

## **MEMORANDUM**

To: City Council

From: John Olson, AICP  
Planning Manager

Date: December 10, 2018

Subject: Amendment to City of Dunwoody Ordinances  
Chapter 27 - DVO, Dunwoody Village Overlay

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### **ITEM DESCRIPTION**

This item is a request to consider zoning text amendments to the Dunwoody Village Overlay (DVO) in regards to *Chapter 27-Zoning Ordinance*. The proposed revisions are attached to this memo.

### **BACKGROUND**

Over the course of its 50 year history, Dunwoody Village has existed as an auto-oriented commercial center. It's placement around the major intersection of Mount Vernon Road and Chamblee Dunwoody Road have helped define the area as a civic center and "heart" of Dunwoody. In regards to character, the buildings in the Village take on a "colonial" style of architecture that are characterized by fairly steep roof pitches, brick siding, and divided-light windows. While some residents and stakeholders have fallen in love with this character, many others have also recognized that changes are necessary to keep pace with time, updated architecture, business needs, and quality of life. At the same time, the regulations within the Dunwoody Village Overlay have created many challenges for applicants, as the review processes are sometimes lengthy, compliance measures are convoluted, and the design requirements are astoundingly restrictive. Staff has summarized some of the issues below:

- 1.) *Architectural Restrictions*. The current code requires that all new buildings, renovations and additions follow a pre-1900 mid Atlantic American Colonial style of architecture, whereby architectural standards specify strict adherence to colonial window and door treatments, materials, and pitched roofs. More specifically, design restrictions do not allow flat and shed roofs, and windows must adhere to specific dimensions and be broken up with divided lights or mullions. In terms of detail, the architectural standards are very specific; for example, the current code requires all exposed bricks to be approximately eight inches wide by three inches deep by 2.67 inches high, and be laid in a running bond. As well, all joints must be tooled with grapevine joint, and mortar must be buff or ochre in color. As written, these standards sometimes act as a disincentive to new development, as they offer very little flexibility when it comes to design.
- 2.) *SLUP Review*. In the event that some aspect(s) of design do not meet the architectural requirements of the code, the applicant/developer is required to obtain a Special Land Use Permit (SLUP). It is important to note that SLUPs are generally required for the approval of certain uses that have operational characteristics and/or impacts that are significantly different from the zoning district's principal authorized uses. An example

of this would be a church or bed and breakfast that wants to build in a single family residential neighborhood. The problem at hand is that requested variations to the DVO district relate to the architecture, not land use, so variations to windows, roofs, and doors could take 4 to 6 months to receive approval. Another problem is that the SLUP land use criteria does not evaluate architecture. So oddly, staff is tasked with evaluating design changes against proposed use criteria (For example, a door modification would be evaluated against use criteria such as impacts of noise, hours of operations, character of vehicles, etc.). An alternative option is that design variations to the code would be processed as special exceptions to be reviewed and approved by the Zoning Board of Appeals, instead of Planning Commission and City Council.

- 3.) *Thresholds for Compliance.* Thresholds for compliance trigger either partial or full compliance to Dunwoody Village Overlay design standards when the value of certain construction activity exceeds pre-determined thresholds (based on the DeKalb County valuation). For staff and the applicant, thresholds for compliance have been difficult to accurately assess before construction commences, as separate itemized costs and calculations of exterior construction, interior renovations, and interior remodeling need to be provided early on in the development process. Moreover, because improvements are cumulative for all buildings on the entire site over time, value costs of old and new permits must be tracked perpetually over time. In 2015 the Council approved a Special Land Use Permit (SLUP) request for interior renovations at 1441 Dunwoody Village Parkway to allow the owner to exceed threshold limitations for interior renovations. Similar discussions regarding the DVO thresholds have been held with owners of the former Hickory House restaurant, the Shoppes at Dunwoody, the former Chevron gas station, and other sites within the Village. Each conversation illustrates the fact that compliance measures do not provide a simple review path for review.
- 4.) *Maximum Parking Requirement.* The maximum parking requirement has created difficulty for new businesses on small lots as restrictions state that parking cannot exceed more than three parking spaces per 1,000 square feet of floor area. This restriction has been especially challenging for restaurants, mainly because they currently need approximately 5-10 spaces per 1,000 square feet to meet demands. There have been three separate SLUP requests to relieve parking restriction that have been approved by Council in the last two years; still, many other businesses have chosen to locate outside of the village due to the restriction, particularly because relief would require a four month SLUP review.

In response to these issues, Council held a work session on June 4, 2018 with City staff to discuss challenges facing development within the Dunwoody Village Overlay. At the meeting, Council members agreed that it was time to make some changes to the code. Council advised staff to not throw out the overlay, but fine tune it to allow more flexibility in architectural design. Also, discussions at the meeting included the topics of removing thresholds for compliance, loosening maximum parking standards, and disengaging the Design Review Advisory Committee (DRAC) from conducting their advisory design review role within the DVO district. Finally, Council advised staff that revisions to the DVO-district should be done in a manner that accomplish a clear separation of character from the less urban DVO district and Perimeter Center.

In July of 2018 the City hired Historical Concepts, an architecture and planning firm out of Atlanta, to develop a survey targeted at garnering public opinion about architecture within the DVO-district. The survey was opened from August 7 to August 19<sup>th</sup>, with over 1,800 respondents. In addition, on August 23<sup>rd</sup>, City Staff and Historical concepts held a 5 hour design charrette at Vintage Pizzeria, and approximately 175 people attended. The purpose

of this charrette was to answer any questions on the results of the survey and begin drawing some of the architecture and planning concepts identified in the survey. The key take away from the public outreach process is that 85% of residents would like to see a variety of architectural character in the Village that goes beyond the pre-1900 Mid-Atlantic American Colonial style that is currently specified in the code. In addition, 75% of respondents also indicated that the level of detail specified in the zoning ordinance is not necessary. Finally, many residents suggested the Village needs more public gathering spaces. In response to the public outreach process, and aforementioned issues facing new development stated above, staff has identified several proposed code changes within the overlay. The draft changes may be summarized as follows:

1. Remove the pre-1900 mid Atlantic American Colonial style of architecture specified in the code, to allow for some variation in style, while also acknowledging the existing precedent;
2. Predominant exterior materials will include brick, natural stone, wood, cement-based siding, and/or hard coat stucco; secondary façade materials will include all predominant materials and others approved by the Director of Community Development. Revisions to the materials will allow durable metals, wood trim, PVC/Cementitious boards, and other materials to be used for trim, details, soffits, eaves, and other accent areas;
3. Allow the design review to be handled under the site plan review process of *Division 10- Site plan review* and disengage DRAC from conducting advisory design review with the Dunwoody Village Overlay;
4. Remove Section 27-979(c) Thresholds for compliance and require all new exterior renovation, additions, or new construction to meet the overlay code;
5. For restaurants only, increase the maximum parking limitation in *Section 27-97(g)(1)* from three parking spaces per 1,000 square feet of floor area to five parking space per 1,000 square feet.
6. Take out redundant sections in *27-97(f) signs* that are already addressed in Chapter 20, ~~signs and eliminate standard informational signage in Village~~;
7. Modify the landscaping section so it references requirements for Chapter 16, Section 16.238 Street Trees and Section 27-106 Open Space Types, whereby any redevelopment would have to comply with one of the open space types unless off-site open space or a fee in lieu of open space provision is approved in accordance with the special administrative permit process;
8. Prohibit drive-thrus for all new buildings;
9. Add a provision that buildings heights are allowed up to three stories in the DVO-district and buildings in excess of three-stories may be approved through the special land use permit procedures of article V, division 3; and
10. Modify the procedure for modifications and adjustments within sections 27-97 (d) thru (k), so things that do not meet the letter of the code such as design, streetscape, and parking can be reviewed by the Zoning Board of Appeals as a special exception instead of a SLUP.

It is important to note that these changes are considered a first step in addressing some of the shortcomings of the Dunwoody Village Overlay. Next year the City will select a consultant to take a deeper dive into the code to further enhance the character and vitality of the Village.

## PLANNING COMMISSION

The Planning Commission heard the request to consider zoning text amendments to the Dunwoody Village Overlay at their October 9, 2018 meeting. After much discussion with staff, the Planning Commission voted unanimously 6-0 to approve the proposed code changes listed in items 1 thru 9 and voted 5-1 to deny item 10. Each proposed code change and Planning Commission action is listed individually below:

1. *Remove the pre-1900 mid Atlantic American Colonial style of architecture specified in the code, to allow for some variation in style, while also acknowledging the existing precedent.*

Thomas O'Brien motioned to approve with the following condition that Sec. 7-97(a)(4) shall read as follows:

"Ensure that new development and substantial additions to existing buildings are designed to promote the Dunwoody Village Overlay as an area of unique character while requiring that all construction makes use of design standards and materials that enhance the district, complement existing character, and allow for the introduction of new design elements while encouraging the addition of walkability and green space."

Ed Wagner seconded. The motion passed unanimously 6-0.

2. *Predominant exterior materials will include brick, natural stone, wood, cement based siding, and/or hard coat stucco; secondary façade materials will include all predominant materials and others approved by the Director of Community Development. Revisions to the materials will allow durable metals, wood trim, PVC/Cementitious boards, and other materials to be used for trim, details, soffits, eaves, and other accent areas.*

Jared Abram motioned to approve. Thomas O'Brien seconded. The motion passed unanimously 6-0.

3. *Allow the design review to be handled under the site plan review process of Division 10- Site plan review and disengage DRAC from conducting advisory design review with the Dunwoody Village Overlay.*

Jared Abram motioned to approve. Erika Harris seconded. The motion passed unanimously 6-0.

4. *Remove Section 27-979(c) Thresholds for compliance and require all new exterior renovation, additions, or new construction to meet the overlay code;*

Jared Abram motioned to approve. Ed Wagner seconded. The motion passed unanimously 6-0.

5. *For restaurants only, increase the maximum parking limitation in Section 2797(g)(1) from three parking spaces per 1,000 square feet of floor area to five parking space per 1,000 square feet.*

Erika Harris motioned to approve. Robert Price seconded. The motion passed unanimously 6-0.

6. *Take out redundant sections in 27-97(f) signs that are already addressed in Chapter 20, signs and eliminate standard informational signage in Village.*

No action was taken as the section was recommended for approval at previous meeting.

7. *Modify the landscaping section so it references requirements for Chapter 16, Section 16.238 Street Trees and Section 27-106 Open Space Types, whereby any redevelopment would have to comply with one of the open space types unless off-site open space or a fee in lieu of open space provision is approved in accordance with the special administrative permit process.*



Robert Price motioned to approve. Thomas O'Brien seconded. The motion passed unanimously 6-0.

8. *Prohibit drive-thrus for all new buildings.*

Robert Price motioned to approve with the following condition: "Drive-thrus may be permitted with the acquisition of a SLUP." Erika Harris seconded. The motion passed unanimously 6-0.

9. *Add a provision that buildings heights are allowed up to three stories in the DVO-district and buildings in excess of three-stories may be approved through the special land use permit procedures of article V, division 3.*

Robert Price motioned to approve. Jared Abram seconded. The motion passed unanimously 6-0.

10. *Modify the procedure for modifications and adjustments within sections 27-97 (d) thru (k), so things that do not meet the letter of the code such as design, streetscape, and parking can be reviewed by the Zoning Board of Appeals as a special exception, instead of a SLUP.*

Thomas O'Brien motioned to deny. Robert Price seconded. The motion passed 5-1.

Staff has updated the draft code amendments to include Planning Commission's recommendation to change the verbiage in Sec. 7-97(a)(4) to read as follows: *"Ensure that new development and substantial additions to existing buildings are designed to promote the Dunwoody Village Overlay as an area of unique character while requiring that all construction makes use of design standards and materials that enhance the district, complement existing character, and allow for the introduction of new design elements while encouraging the addition of walkability and green space."* As noted in item 8, Planning Commission made a motion to change the recommendation from "prohibit drive-thrus for all new buildings" to "Drive-thrus may be permitted with the acquisition of a SLUP." It is the opinion of staff that new drive-thrus will detract from the goal to transform the Village from an auto-oriented shopping district into a walkable village environment. As such, the draft document keeps staff's recommendation to prohibit drive-thrus on all new development. Finally, upon review Planning Commission voted to deny item 10 listed above. Considering the long review times associated with SLUPs, and the fact that building siting, design, streetscaping and parking are not use related decisions, item ten has been left in the draft as recommended. As previously noted, an advantage to the special exception process is that modifications to building siting, design, parking and streetscape modifications could be expressly reviewed and authorized only by Zoning Board of Appeals instead of Planning Commission and City Council. This change would cut the review time down from 4 months to 6 weeks.

**Update since City Council 1<sup>st</sup> read:**

At the November 5, 2018 City Council meeting, concerns were raised about proposed code changes that would prohibit standard informational signage within the Village. The main comment made was that the exclusion of standard informational signs may inadvertently cause 'content-based regulations'. Because the regulation of federal law is notoriously complicated, and the fact that non-commercial signage can be interpreted as standard informational signage, staff has reinserted 'Standard Informations Signs' as it is currently adopted in Chapter 27-97 of the code.



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## **RECOMMENDATION**

Staff recommends that the changes to Chapter 27, Section 27-97-Dunwoody Village Overlay be approved as recommended in the attached draft with edits.

### Attachments:

Chapter 27, Section 27-97– with edits  
Dunwoody Village Survey and Charrette Summary  
Dunwoody Village Charrette Comment Card

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**AN ORDINANCE TO AMEND CHAPTER 27 TO AMEND THE DESIGN &  
PROCEDURES RELATING TO THE DUNWOODY VILLAGE OVERLAY DISTRICT;  
TO PROVIDE FOR AN EFFECTIVE DATE; AND TO REPEAL CONFLCTING  
ORDINANCES**

**WHEREAS:** The Mayor and Council of the City of Dunwoody is charged with creating and maintaining the zoning code applicable to parcels in the City of Dunwoody; and

**WHEREAS:** The current zoning requirements for the Dunwoody village overlay district requires the use of a pre-1900 Mid Atlantic Colonial style architecture; and

**WHEREAS:** The Community Development Department of the City of Dunwoody believes that certain alterations to the Dunwoody Village Overlay District are necessary in order for the area to continue to attract and retain high quality businesses; and

**THEREFORE,** THE MAYOR AND COUNCIL OF THE CITY OF DUNWOODY, GEORGIA HEREBY ORDAIN THAT CHAPTER 27 ARTICLE 5 IS AMENDED TO READ AS FOLLOWS:

**Section I:** Section 27-97 of the code is hereby amended as follows:

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Sec. 27-97. - DVO, Dunwoody Village Overlay.

- (a) *Purpose and intent.* The Dunwoody Village Overlay district is primarily intended to implement the policies and objectives of the comprehensive plan and the Dunwoody Village master plan. It is further intended to help:
- (1) Maintain and enhance the identity and image of the Dunwoody Village area;
  - (2) Accommodate and promote walkable, development patterns containing a complementary mix of land uses;
  - (3) Create new opportunities for public open spaces and gathering spaces in the commercial core of Dunwoody;
  - (4) Ensure that new development and substantial additions to existing buildings are designed to promote the Dunwoody Village Overlay as an area of unique character while requiring that all new construction makes use of design standards and materials that enhance the district, complement existing character, and allow for the introduction of new design elements while encouraging the addition of walkability and green space; compatible with the pre-1900 Mid Atlantic American Colonial Architecture that is characteristic of the district;
  - (54) Support efforts to create a vibrant shopping and entertainment area in which merchants and businesses thrive and grow, thereby helping to maintain property values and keeping vacancy rates low; and
  - (65) Maintain and enhance the area's role as a place for civic activities and public gatherings within well-designed open spaces.
- (b) *Redevelopment.* The city council anticipates that in the future a developer may desire to redevelop all or portions of the Dunwoody Village area, and that the type of redevelopment proposed may be difficult or impossible to carry out under the existing zoning. To accommodate and encourage large-scale redevelopment in accordance with the approved Dunwoody Village Master Plan, the city council may consider rezoning or planned development (PD) development proposals.
- (c) *Site plan review. Design review.* No building permit may be issued for buildings that are subject to one or more of the overlay district regulations of this section until the building has been reviewed through the site plan review process prescribed in article V, division 4 10. In order to ensure compliance with the requirements set forth in this section, a code compliance certificate (CCC) shall be required prior to approval of any building permit for any exterior and building facade additions, improvements, or renovations within the Dunwoody Village Overlay.
- ~~(c) *Thresholds for compliance.*~~
- ~~(1) *Partial compliance.* Permits for the following activities may be issued only as described herein below.~~
- ~~a. *Exterior construction and/or remodeling work described in [subsection] (2) below that does not trigger full compliance may be issued provided that the portion of the building affected by the work is determined to be in compliance with applicable overlay district regulations.*~~
  - ~~b. *Interior renovations, maintenance, and/or repair activities exceeding 50 percent of the county tax assessor's valuation may be authorized provided that partial compliance is achieved according to paragraph d. below.*~~
  - ~~c. *Interior remodeling or construction with a total value exceeding 35 percent of the county tax assessor's valuation may be authorized provided that partial compliance is achieved according to paragraph d. below.*~~
  - ~~d. *Partial compliance shall be achieved as determined by the community development director's reasonable discretion and includes those site and/or building improvements which can be achieved without requiring the demolition of principal buildings or the removal of substantial portions of parking*~~

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~~lots. Improvements required under partial compliance may include, but are not limited to; [section] 27-97(f) signs, (h) landscaping, (i) subsections (2), (4), (7) (9), and (j) public areas, service areas and retaining walls as determined by the community development director. Modification of the director's decision may be sought per section 27-97(l).~~

~~e. Calculations used for determining partial compliance do not include the cost of interior or exterior improvements required to comply with ADA and/or life safety code requirements, or exterior or interior improvements required as a condition of partial compliance. Work that does not require the issuance of a building permit, such as, painting and carpet replacement, is not included.~~

~~(2) Full compliance. Except as otherwise expressly stated by the specific provisions of this section (section 27-97), permits for the following building and construction activities may be issued only if the entire building is determined to comply with applicable Dunwoody Village overlay district regulations:~~

~~a. Construction of a new building;~~

~~b. Construction of building additions that result in an increase of 25 percent or more in the floor area or building coverage of the existing building;~~

~~c. Exterior construction or remodeling of the building, that does not increase the floor area of the building, but has a total value exceeding 25 percent of the county tax assessor's valuation;~~

~~d. Interior renovation, maintenance, and/or repair activities exceeding 75 percent of the county tax assessor's valuation.~~

~~e. Interior remodeling, construction, and/or addition activities exceeding 50 percent of the county tax assessor's valuation.~~

~~f. Calculations used for determining full compliance do not include the cost of interior or exterior renovations, maintenance, or repair work as defined herein, or interior or exterior improvements required to comply with ADA and/or life safety code requirements. Work that does not require the issuance of a building permit, such as, painting and carpet replacement, is not included. All remodeling, construction and addition work as defined herein is included.~~

~~(3) Renovations, maintenance and repair: include the replacement, including the upgrading, of fixtures, appliances, countertops, painting and wallpaper, window coverings, flooring, roofing, exterior façades, and other similar features of building.~~

~~(4) Remodeling, construction, and additions: include the physical alteration of a structure by moving, constructing, or the addition of new walls, plumbing, bathrooms, or similar space changes.~~

~~(5) All references in this section to the "county tax assessor's valuation" shall mean the most recently published data from DeKalb County and refers to the 100 percent assessed valuation of existing improvements only (building). Land value is not included.~~

~~(6) All calculations of improvements for full or partial compliance shall be cumulative for all buildings on the entire site and over time. Calculations are not "per building" or "per occurrence."~~

~~(d) **Architecture and design.** The architecture and design regulations of this subsection apply within the Dunwoody Village Overlay District to all new buildings, additions, and exterior renovations to building facades. Work that includes maintenance and repair of the existing doors, windows, paint and roofs does not apply. These requirements govern in the event of conflict with other DVO district and base zoning regulations.~~

~~(1) Exterior materials.~~

~~a. Predominant exterior materials. Exterior finish materials must include brick, natural stone, wood, cement-based siding, and/or hard coat stucco.~~

~~b. Secondary exterior materials. Secondary façade materials include all predominant materials; Other materials may be approved by the Director of Community Development during the site plan process.~~

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- c. Accent materials. The following materials may be used for trim, details, soffits, eaves, and other accent areas: all predominant exterior material, wood or painted wood; PVC/Cementitious trim boards, aluminum and other durable metals. Other materials may be approved by the Director of Community Development.
- d. Restrictions. The use of plain CMU block, aluminum siding, and vinyl materials are prohibited as a façade material.
- e. Roof materials. Acceptable roofing materials include asphalt shingles, wood shingles, reflective flat roofing systems, and other materials approved by the Director of Community Development. Wherever asphalt shingles are used, they shall be a minimum three-dimensional architectural type. Standing seam metal roofs are permitted only as accents on porches or dormers.

(2) Building Facades

- a. Provide front entrance(s) that are distinct and visible from the street, but should not exaggerate or double the height of the entrance.
  - b. Simple massing is preferred and should be used with stoops, porches, galleries, arcades, roof eaves, and/or balconies to provide expressive character.
  - c. Facades shall provide a discernable base, middle and cap that are clearly defined by horizontal elements along the bottom and top of the building. Expression of the elements should be handled through changes in material selection, color, or plane. Use of horizontal bands, cornices, and or varied window patterns can assist in expression.
  - d. Building wall materials may be combined on each facade only horizontally, with the lighter above more substantial materials.
  - e. All glass shall be clear and free of color.
  - f. Low pitch or flat roofs shall be enclosed by a parapet that is a minimum of 42" in height, or a greater height as necessary to conceal mechanical equipment.
  - g. Hardwood used for rafters, fascia boards and all visible portions of roof decking shall be varnished, oiled, stained or painted. Pressure treated wood shall be painted.
- 
- ~~a. Exterior cladding material must consist of stone, earth tone brick (the preferred material) or white/cream painted horizontal lap siding. Lap siding must be wood, fiber cement lap siding or other substitute approved by the design review advisory committee because of its wood-like appearance and durability. If lap siding is used, the base of the structure must have brick or stone cladding from the grade to the first floor elevation. Vertical siding, stucco, external insulating finishing system (EIFS), metal siding, metal trim, vinyl siding, vinyl trim, marble siding, marble trim, exposed concrete and block are prohibited.~~
  - ~~b. Exterior siding material must be consistent and uniform on all exterior elevations. Siding material must be predominantly brick, stone or lap siding. Buildings and building additions with masonry on only street-facing façades are prohibited. Buildings and building additions with first floor masonry and second floor lap siding are prohibited.~~
  - ~~c. All exposed bricks must be approximately eight inches wide by three inches deep by 2.67 inches high and must be laid in a running bond. Engineer size bricks and Flemish bond are also allowed. All joints must be tooled with grapevine joint, and mortar must be buff or ochre in color. Stone veneers must have ochre tooled mortar joints.~~



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- d. ~~When lap siding is used, the maximum allowable exposure on lap siding is eight inches.~~
- e. ~~Applied trim materials, cornice and window casings must consist of painted wood or painted fiber cement or other substitute material approved by the design review advisory committee because of its wood-like appearance, durability and ability to hold paint. Metal, vinyl, stucco, block stone and concrete are prohibited, except that wrought iron handrails are permitted. Nonmasonry trim colors are limited to colors available in the Martin Senour Williamsburg Paint Collection or similar approved alternatives.~~

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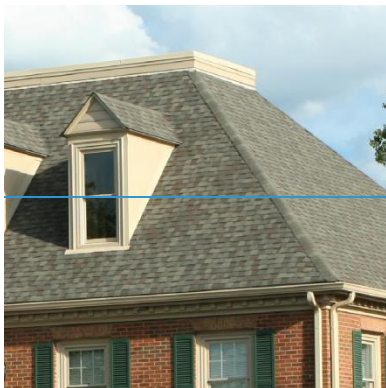
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~~f. Exposed portions of the foundation must be covered in masonry veneer. Exposed block, stucco and concrete are prohibited.~~

~~(2) Roofs. The following requirements apply to roofs visible from public rights of way, outdoor activity areas (e.g., seating areas) or other areas of the site intended for public access:~~

~~a. Gabled roofs, hipped roofs, or combinations of such roof forms are permitted. Flat roofs and shed roofs are prohibited.~~



~~b. Exterior roofing material is limited to asphalt (fiberglass) shingles, slate or cedar shake. Roofs must be black, a dark shade of gray or weathered wood color. All asphalt (fiberglass) shingles must be dimensional. Standing seam copper or bronze color metal roofs are permitted only as accents on porches or dormers.~~

~~c. Roof overhangs must be at least eight inches but not greater than 12 inches. Gabled ends may have either an overhang or a flush rake.~~

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- d. ~~Eave lines must be consistent, largely unbroken and horizontal. All eaves must be architecturally detailed with one or more of the following elements: dental molding, crown molding, built-up fascia, or frieze board. The total width of fascias/cornices and rake trim must be at least 9.25 inches.~~
- e. ~~Roofs must contain at least one roof projection for every 75 lineal feet of building frontage. Roof projections may include cupolas, dormers, balustrade walks, chimneys or gables.~~

~~(3) *Building massing.*~~

- a. ~~Buildings that are longer than 75 feet must be designed so as to appear as multiple structures through the use of varied roof forms, building projections or architectural details.~~
- b. ~~Buildings that are longer than 100 feet must provide a pedestrian arcade or covered porch with minimum dimensions of eight feet in any direction. Exterior metal columns are prohibited. Exterior columns must include a base and a capital, and must generally align with story heights. Two-story exterior columns are prohibited. All exterior columns must be traditional in style.~~
- c. ~~The apparent exterior floor to floor height of each story of a building may not exceed 12 feet. Individual floors must be delineated on the building façade through the use of window placement and horizontal details.~~



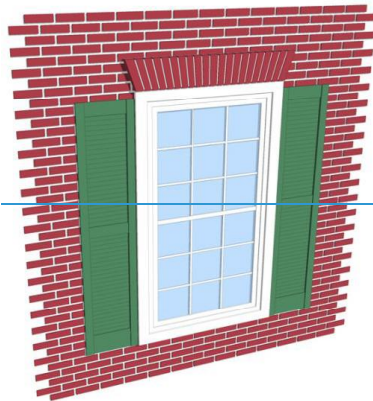
- d. ~~Buildings must have at least one building projection on the front façade below the eave line. Building projections may consist of stoops, bay windows, covered porches, extruded entrances, pedestrian arcades or other approved features.~~
  - e. ~~Primary building walls must be rectilinear and simplified in form. Curved walls or non-90-degree corners are prohibited, except that bay projections may be allowed.~~
- ~~(4) *Fenestration.* The following requirements apply only to areas visible from public rights of way, outdoor activity areas (e.g., seating areas) or other areas of the site intended for public access:~~
- a. ~~Doors must be compatible with pre-1900 Mid Atlantic American Colonial Architecture style. All glass doors and flush doors are prohibited. Solid doors must be six-panel and may have sidelights or a transom sashes. Windowed doors must contain a solid border, a minimum of six-inch-wide panels,~~

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and must include mullions or divided lights not exceeding 12 inches in any direction. Mullions must be 0.75 inches in size. French, three-quarter glass or nine-light doors are allowed if they comply with the requirements of this paragraph.

- b. Individual doors must be of a single color and are limited to colors available in the Martin Senour Williamsburg Paint Collection or similar approved alternatives. Dark stained doors are allowed if the shade is equal to or darker than Minwax special walnut.
- c. Primary doors may not exceed 42 inches in width and 96 inches in height. Larger doors are prohibited.
- d. Windows must be vertically proportioned standard sizes, with a minimum width of 28 inches and minimum height of 66 inches. Transom windows are not subject to vertical proportion requirements and do not count in the overall window proportion. Vertical windows may be grouped to create storefront windows but are limited to 15-foot sections with a minimum of four inch mulls. Group windows must be separated by at least five feet of unbroken wall space. Slit windows, strip windows, and ribbon windows are prohibited.



Window Trim and Mullions



- e. Blank façades are prohibited. Windowless sections of the front façade may not exceed 20 feet in width. Windows and doors must be provided on at least ten percent of the front façade but may not constitute no more than 50 percent of the total area of the front façade. For this purpose, windows must be measured at the sash and only the swinging part of the doors may be counted. Casing is not included in the measurement. Windows must generally be spaced in an even rhythm.
- f. All windows must be rectilinear double hung, provided that arch top and fixed sash windows are allowed. Triangular or otherwise angular windows are prohibited. Round windows are permitted as

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~~accent windows in locations such as gables. Louvered gable vents are allowed, but they must be rectilinear and surrounded by one-by-four and backband.~~

~~g. All windows must have the appearance of mullions or divided lights. Mullions must be at least 0.75 inches in width. Panes must be vertical rectilinear, generally square in proportion. Diagonal panes are not permitted except in arch windows.~~

~~h. Shutters must be constructed of wood or a substitute material approved by the design review advisory committee because of its wood-like appearance and durability. Shutters must be sized to fit the window and include horizontal slats or raised panels. Metal and vinyl shutters are prohibited. Shutter colors are limited to colors available in the Martin Senour Williamsburg Paint Collection or similar approved alternatives. Shutters must appear operable, with hinges and tie backs.~~

~~i. All windows must have sill and header trim details. Cut brick jack arches must be installed on all windows visible from the street or parking lot.~~

~~j. The bottom of windows must be at least 20 inches above grade.~~

~~(fe)~~ **Signs.** All signs within the Dunwoody Village Overlay district are subject to the requirements of the city's sign ordinance and the following additional regulations:

- (1) Signs must be designed and constructed to be compatible with the architectural style that is characteristic of the Dunwoody Village Overlay district area.
- (2) Ground signs must be monument-style signs with a brick base.
- (3) For lots containing nine or fewer storefronts, ground signs may not exceed eight feet in height and eight feet in width.
- (4) For lots containing ten or more storefronts, ground signs may not exceed 12 feet in height and eight feet in width.

~~(5) Window signs may not exceed two square feet in area.~~

(6) Banners are prohibited except for pole banners as permitted in chapter 26 of the Municipal Code.

(7) Signs must have a matte finish and be constructed of wood or other substitute material approved by the design review advisory committee because of its wood-like appearance and durability.

~~(8) Sign colors, except for logos, are limited to colors available in the Martin Senour Williamsburg Paint Collection or similar approved alternatives.~~

~~(9) All illuminated signs must be indirectly illuminated or halo lighted.~~

(10) Neon, gas, colored, flashing, animated, marquee, sound emitting, fluorescent, rotating or otherwise moving signs are prohibited. This prohibition notwithstanding, a single LED or neon sign up to two square feet in area is allowed, provided that the sign does not employ any flashing, animation, movement or sound and provided that the sign may be illuminated only during hours in which the establishment is open for business.

(11) Sign shape and lettering is limited as follows:

a. Sign facing must be flat in profile and may not exceed eight inches in thickness.

~~b. Signs with more than two faces are prohibited.~~

c. Sign lettering and logo content may not exceed 18 inches in height.

(12) Standard informational signs:

a. May not be more than three feet above grade;

b. May not exceed six square feet in area;



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- c. May not have more than two sign faces;
- d. May not be made from flexible materials, such as vinyl, cloth or paper;
- e. Must be free-standing and not attached to permanent or temporary structures;
- f. Must comply with the color standards of the district; and
- g. Must be maintained in good repair.

(g) *Parking and circulation.* The parking and circulation regulations of article IV, division 4, apply within the Dunwoody Village Overlay district except as modified by the following regulations:

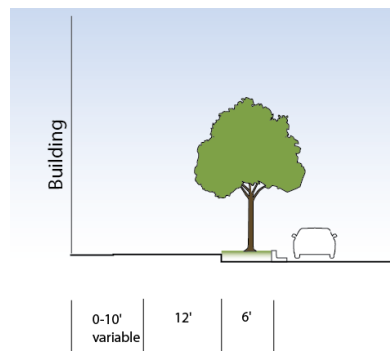
- (1) New nonresidential buildings and nonresidential uses and additions to existing nonresidential buildings and nonresidential uses may not provide more than ~~five~~ three parking spaces per 1,000 square feet of floor area for restaurants and three parking spaces per 1,000 square feet for all other uses. This provision does not require that existing "excess" parking spaces be removed.
- (2) Parking areas must be separated from the main road by a minimum distance of 30 feet and include at least the landscaping required by section 27-229. Wherever possible, parking must be confined to the rear of structures or be placed underground.

(h) *Landscaping and open space.*

- (1) The landscaping and screening regulations of article IV, division 2, apply within the Dunwoody Village Overlay district. See also subsection (i).
- (2) Street tree regulations of Chapter 16, Section 16.238 shall apply within the Dunwoody Village Overlay district.
- (3) For any redevelopment, all open space provided within Dunwoody Village shall comply with the open space requirements in Section 27-106.

(i) *Streetscape and pedestrian amenities.*

- (1) The streetscape and pedestrian regulations of this subsection apply within the Dunwoody Village Overlay District to all new buildings, additions, and exterior renovations. A minimum six-foot wide landscape area must be established abutting the back of the curb along abutting public and private streets. This landscape area must adjoin a minimum 12-foot wide sidewalk. Buildings must abut the sidewalk or be located within ten feet of the sidewalk. If buildings are set back from the edge of the required 12-foot sidewalk, the setback area must include features such as outdoor dining and seating areas, plazas and landscaped open spaces that provide a safe, comfortable and active environment for pedestrians.



~~(2) Street trees, spaced no more than 50 feet on center, must be provided in the required landscape area between the travel lanes and the sidewalk.~~

~~a. Maintenance of trees is the full responsibility of the owner of the adjacent site or the owner of the property on which the tree is located if it is located on private property.~~



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- ~~b. Trees species must be selected from the city's approved street tree list, which is available in the community development department; alternative cultivars may be approved on a case-by-case basis with the approval of the city arborist.~~
- ~~c. Trees must be at least 2.5-inch caliper and at least eight feet in height at the time of planting. As street trees mature, they must be trimmed as necessary to provide a minimum vertical clearance of seven feet above the sidewalk.~~
- ~~(3) Pedestrian buffer zones with a minimum width of ten feet must be provided abutting the sides and rear of all buildings. These areas provide a buffer between buildings and parking and service areas. The pedestrian buffer zones must contain walkways, planting areas, plazas, and similar pedestrian-oriented landscaped spaces. All pedestrian walkways within buffer zones must be at least six feet in width and finished with brick pavers or other approved accents or designs.~~
- ~~(4) The front entrance of all buildings must be easily and safely accessible to pedestrians from the public sidewalk through a combination of pedestrian walkways and crosswalks. All entrances to crosswalks and sidewalks must include wheelchair ramps, per code.~~
- ~~(5) Covered sidewalks that are a part of the building and that are located within the buildable area of the lot are encouraged. Such covered sidewalks may be used for outdoor seating and dining, and as terraces and arcades.~~
- ~~(6) In multi-tenant retail buildings, a continuous, unimpeded walkway must be provided to connect all business entrances.~~
- ~~(7) Sidewalks must conform to the following:~~
  - ~~a. Sidewalks must be paved using concrete or alternative pervious material as approved by city staff.~~
  - ~~b. Where a sidewalk exists conforming to the standards of this ordinance except for the width, the developer must supplement the existing sidewalk width, adding width to create a 12-foot sidewalk.~~
  - ~~c. Streetscaping performed as a function of city-initiated redevelopment must provide a landscape area at least six feet in depth.~~
- ~~(82)~~ Lighting must conform to the following:
  - a. Pedestrian and street lighting must be placed in the landscape zone at intervals of 90 to 100 feet on center and must be equal distance from required street trees, ~~in accordance with the Georgia Power Area Wide Pedestrian Lighting Plan.~~
  - b. Pole height may not exceed 15 feet.
  - c. Light poles and lamps must be selected from the city's approved streetscape list, which is available in the Community Development Department; alternative designs may be approved on a case-by-case basis with the approval of the Community Development Director.
- ~~(93)~~ Furniture must be provided as follows:
  - a. Benches and trash and recycling receptacles must be installed every 250 feet along the public street and at each building entrance adjacent to a pedestrian walkway.
  - b. Furniture must be selected from the city's approved streetscape list, which is available in the Community Development Department; alternative designs may be approved on a case-by-case basis with the approval of the Community Development Director.
- (1) Maintenance of trash and recycling receptacles, including servicing, repair, and replacement, is the full responsibility of the nearest adjacent property owner.

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- (2) Recycling receptacles must be clearly identified with symbols and/or text indicating its intended use for recyclables.

**(h) Public areas, service areas ~~and~~ retaining walls, and drive-thrus.**

- (1) Public plazas and outdoor dining areas must be easily accessible to pedestrians and provide protection from vehicular traffic by means of their location and design.
- (2) All dumpsters and other building service areas must be concealed from view of public rights-of-way, publicly accessible areas of the site and residential zoning districts. All dumpsters must be concealed with secured gates screening in accordance with section 27-231.
- (3) Retaining walls must comply with the city building code. Visible areas of retaining wall must be covered with the face brick or stone of the downhill neighbor with a roll lock at the top. Horizontal wall expanses exceeding 20 feet must include offset pilasters with the same brick or stone rising three courses above the top of the adjoining wall and finished with a double course capital of the same brick or stone.
- (4) Evergreen hedges and street walls may be used to mask parking, so long as they are no less than seventy-five (75) percent opaque and built along the build-to-line. Street walls shall be a minimum of three and one-half (3.5) feet in height. The street wall shall have other individual openings not exceeding four (4) square feet in area at height of less than three and one-half (3.5) feet.
- (5) All utilities must be placed underground unless otherwise approved by the Director of Community Development and the Public Works Director.
- (6) Drive-thrus for new buildings are prohibited.

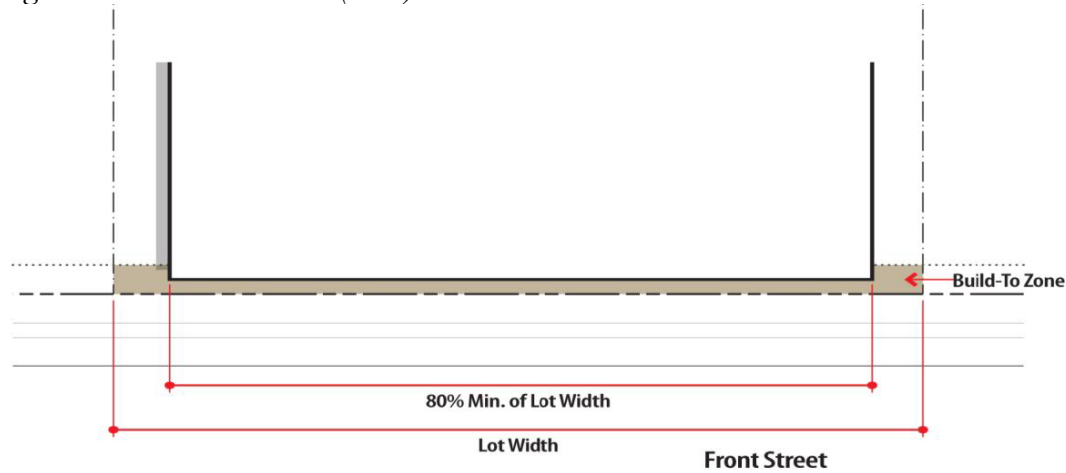
**(k) ~~Village core area.~~ Building Placement.** The ~~village core area~~ form and design regulations of this subsection apply ~~within designated village core area of the DV-O district~~ to all new buildings, and additions to existing buildings within the ~~village core~~DVO-district area that result in an increase of ~~10~~50 percent or more in the building's gross floor area. These requirements govern in the event of conflict with other ~~Chapter 27 DVO-district regulations~~ zoning regulations.

- (1) *Build-to-zone.*
  - a. The build-to zone is the area on the lot where a certain percentage of the front building façade must be located, measured as a minimum and maximum yard (setback) range from the edge of the right-of-way. The requirements are as follows:

Build-to-Zone	
Minimum/maximum (feet)	0/10
Minimum percent of building in build-to-zone (percent)	80
Parking Setback	
Minimum (feet)	30

- b. The required percentage specifies the amount of the front building façade that must be located in the build-to zone, based on the width of the front building façade divided by the width of the lot.

*Figure 7-1: Build-to-Zone (BTZ)*

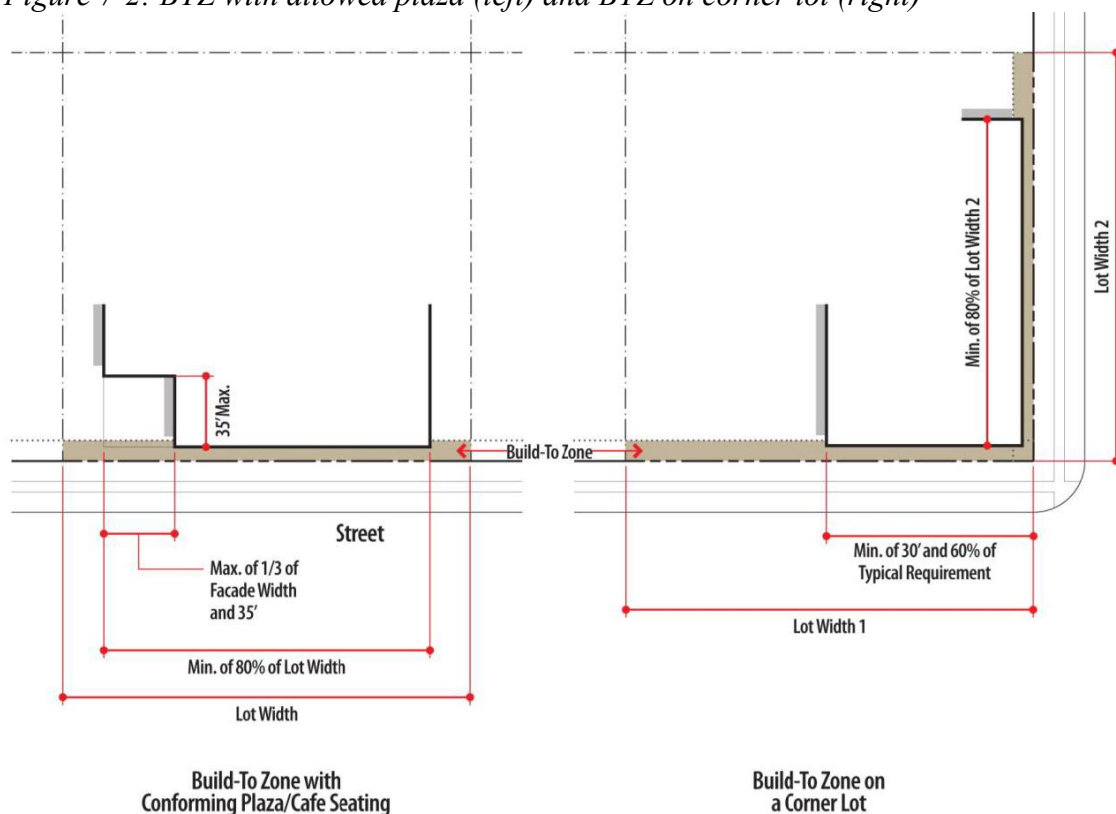


- c. Outdoor open space, plazas and outdoor dining areas are counted as part of the building for the purpose of measuring compliance with build-to zone requirements, provided that:
1. The area does not exceed one-third the length of the building face or 35 feet, whichever is less; and
  2. The area is no more than 35 feet in depth (see Figure 7-2).

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*Figure 7-2: BTZ with allowed plaza (left) and BTZ on corner lot (right)*



- d. On corner lots, minimum requirements governing the percent of building façade that must be located in the build-to-zone may be reduced by 60 percent along one of the frontages, at the property owner's option, provided that a building façade must be placed in the build-to zone for the first 30 feet along each street extending from the corner (the intersection of the build-to-zones) (see Figure 7-2).

(2) *Transparency.*

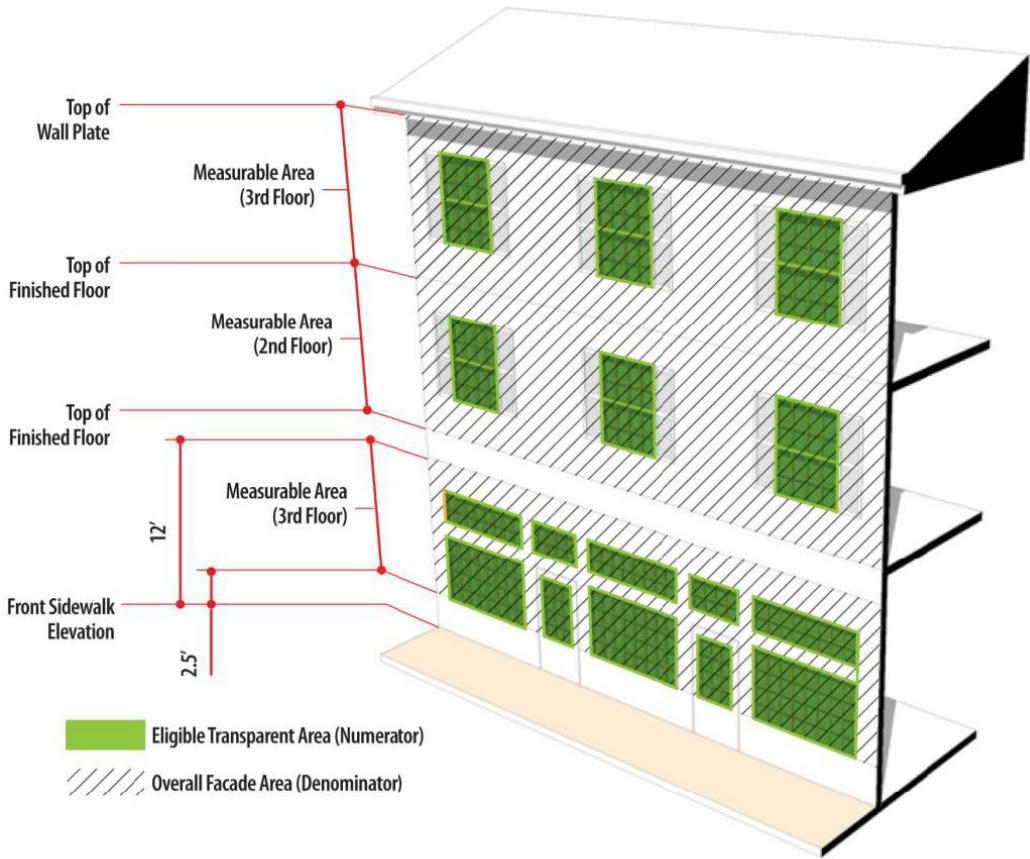
- a. Transparency regulations govern the percentage of a street-facing building façade that must be covered by glazing (e.g., transparent windows and doors). The minimum requirements are as follows:

Transparency	
Minimum ground story (%)	65
Minimum upper story (%)	20

- b. The transparency of a ground story façade is measured between 2.5 and 12 feet above the adjacent sidewalk.

- c. The transparency of an upper-story façade is measured from top of the finished floor to the top of the finished floor above. When there is no floor above, upper-story transparency is measured from the top of the finished floor to the top of the wall plate (see Figure 7-3).

Figure 7-3: Transparency Measurements



- d. Glazed element must be clear and non-reflective and not be painted or tinted, provided that low-emission (Low-E) glass coatings are permitted.
- e. On the ground floor or street level, finished ceiling heights must be a minimum of 12 feet tall.
- f. Along street frontages, the base of the building and entrances shall be at the average level of the sidewalk.

(3) Blank wall area.

- a. Blank walls are areas on the exterior façade of a building that do not include a substantial material change; windows or doors; columns, pilasters or other articulation greater than 12 inches in depth. Blank wall limits are established as follows:

Maximum blank wall length (feet)	20
----------------------------------	----

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b. Blank wall area regulations apply in both a vertical and horizontal direction.

- (4) *Street-facing building entrances.* At least one street-facing building entrance must be provided on all principal buildings. The building entrance must provide ingress and egress for residents and customers. Additional entrances off another street, pedestrian area or internal parking area are also permitted.

(k) *Building Heights.* All buildings heights are allowed up to three stories in the DVO-district. Buildings in excess of three-stories may be approved through the special land use permit procedures of article V, division 3.

(l) *Modifications and adjustments.* Unless otherwise stated in the chapter, the regulations of subsections (ed) through (kj) above ~~and decisions of the Community Development Director in [subsection] (c)(2)~~ may be modified only if reviewed and approved in accordance with the ~~special land use permit procedures of article V, division 3~~ special exceptions procedures of Article V, Division 6.

(Ord. No. 2013-10-15, § 1(Exh. A § 27-7.20), 10-14-2013; Ord. No. 2015-01-05, § 1, 1-26-2015; Ord. No. 2017-02-03, § 1, 2-13-2017; Ord. No. 2017-04-07, § 1, 4-11-2017)



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**Section II:**

- a. It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.
- b. It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section paragraph, sentence, clause or phrase of this Ordinance.
- c. In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

**Section III:**

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**Section IV:**

This Ordinance shall be codified in accordance with state law and the Code of the City of Dunwoody, Georgia. This Ordinance shall become effective upon adoption.

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**ORDINANCE 2018-XX-XX**

Approved by:

Approved as to Form and Content

\_\_\_\_\_  
Denis L. Shortal, Mayor

\_\_\_\_\_  
City Attorney

Attest:

\_\_\_\_\_  
Sharon Lowery, City Clerk

SEAL



# Dunwoody Village Overlay District

Survey and Charrette Summary

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*August 29, 2018*

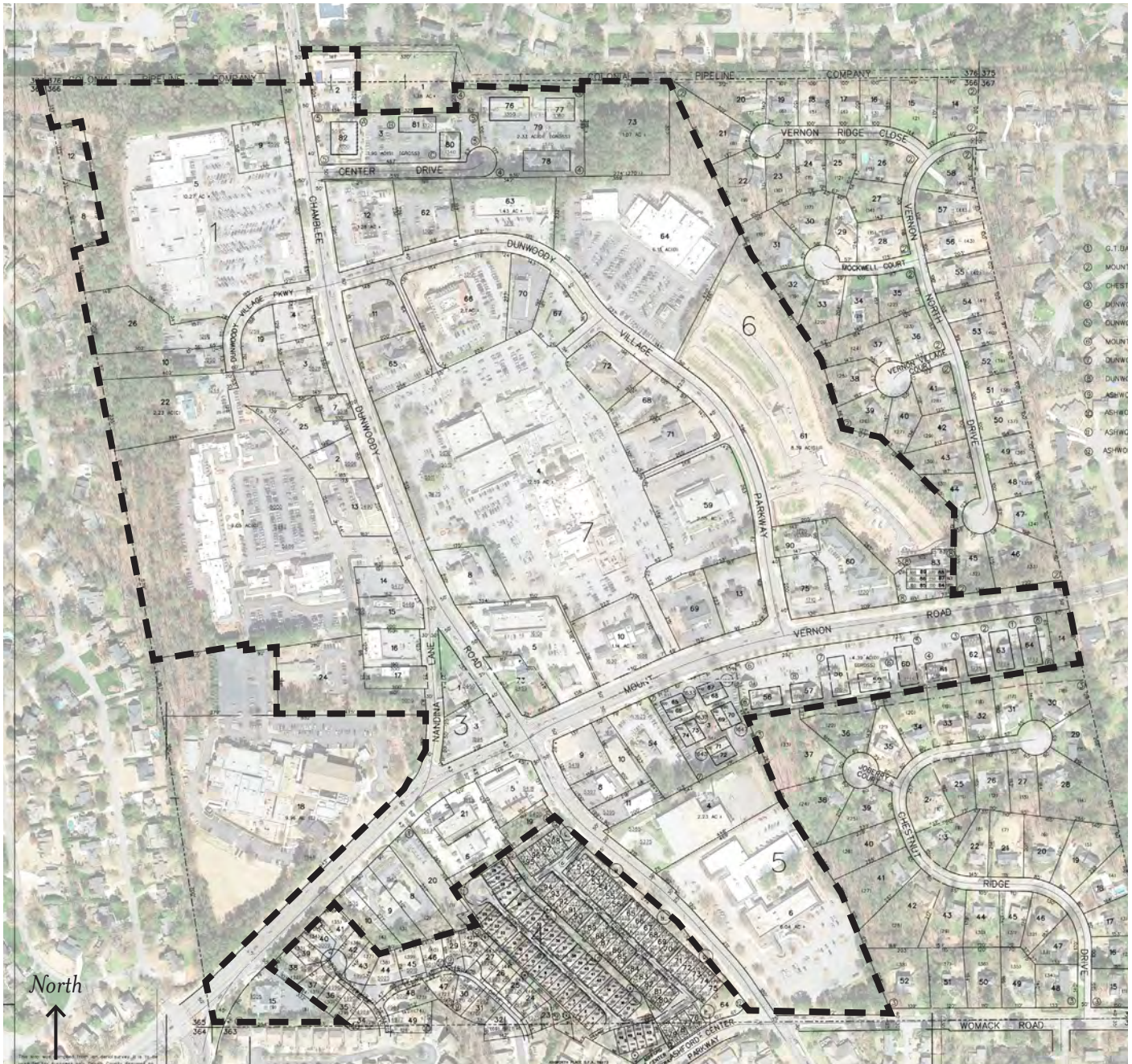


prepared by  
**HISTORICAL CONCEPTS**  
ARCHITECTURE & PLANNING





# Dunwoody Village Overlay District



Aerial photograph with parcel information. The dashed outline indicates the extents of the Village as defined by the current zoning overlay.

Scale: 1"=500'

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# Survey

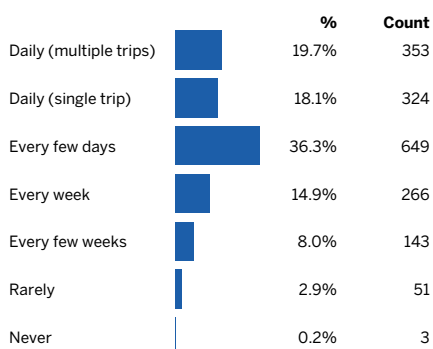
The City of Dunwoody approached Historical Concepts, an architecture and planning firm in Atlanta, to develop a survey targeted at garnering public opinion on the architecture of the Dunwoody Village Overlay District. The survey was open between August 7 and August 19, 2018, and had over 1800 responses. Those responses are summarized on the following pages, with explanatory text to help elucidate the results.



## Respondent Data

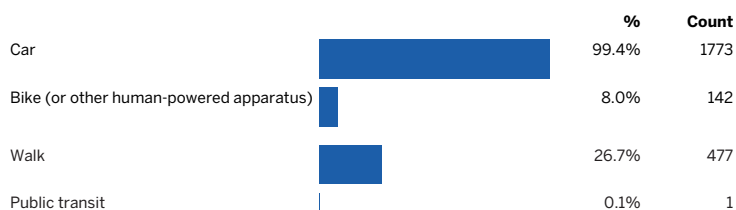


### How often do you go to Dunwoody Village?



*The Village is a busy place! 38% of respondents go there at least once per day and 74% at least every few days.*

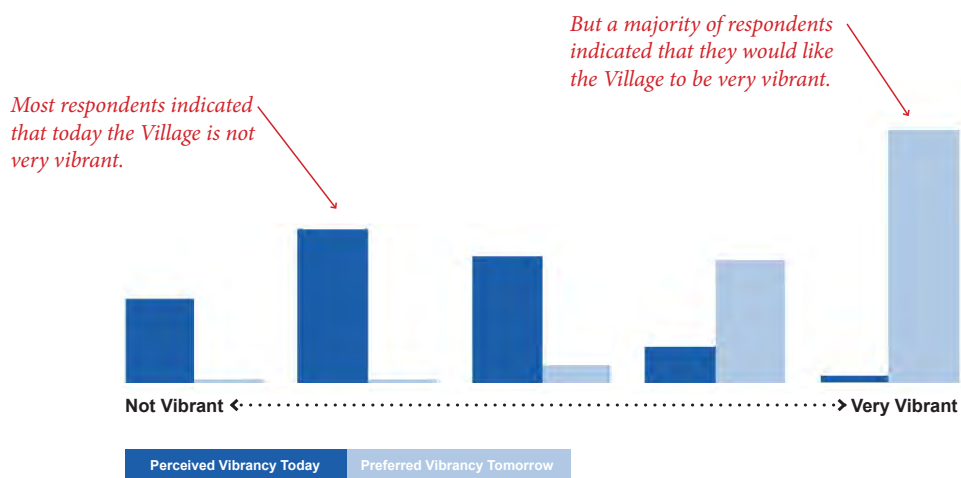
### When visiting Dunwoody Village, how do you arrive?



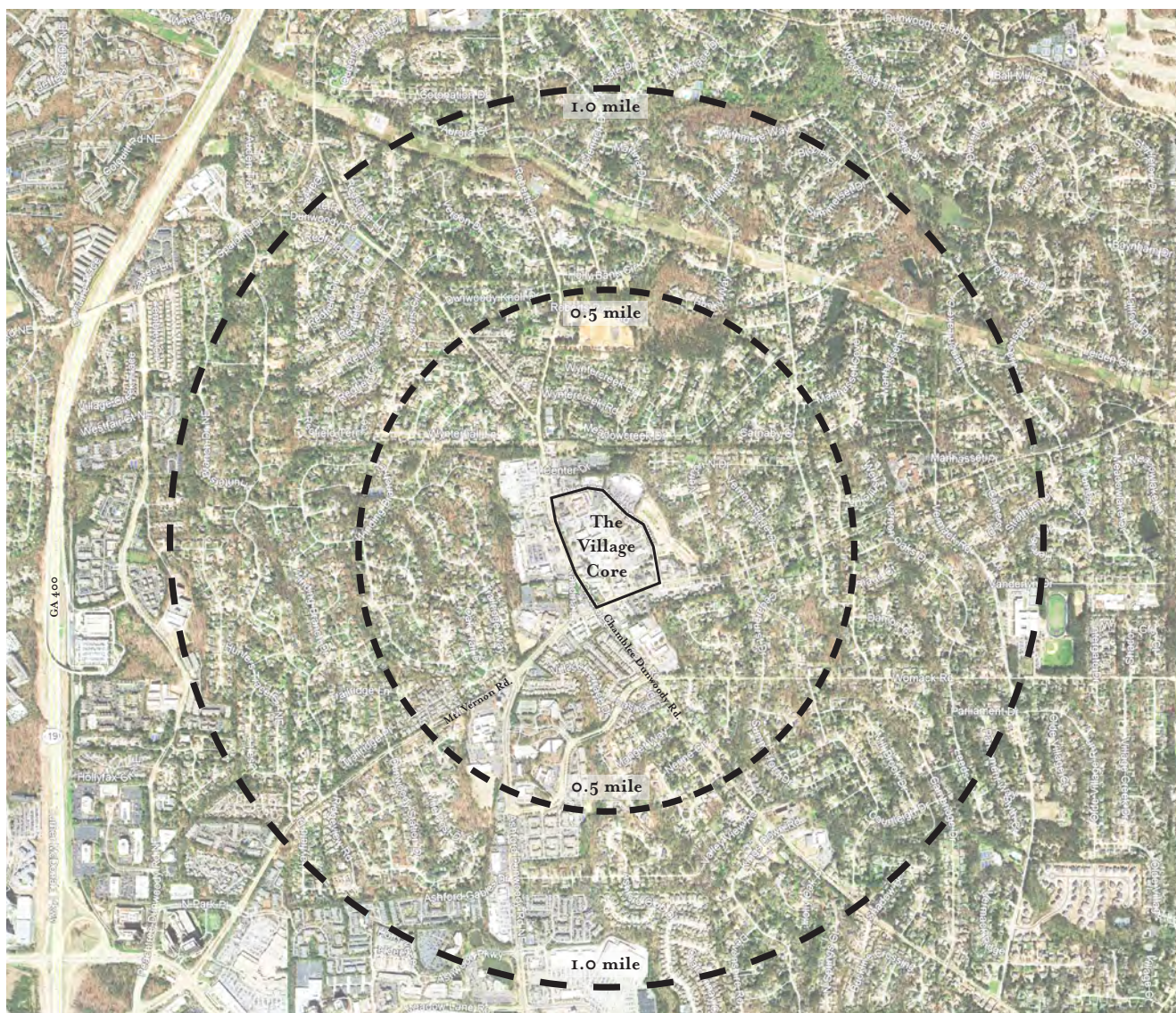
*The majority of people arrive to the Village by car, but given the number of people who live within close proximity (see question on separate board), walking and biking can become more main stream with proper planning and infrastructure which would reduce vehicular traffic and parking demand and increase walkability and vibrancy.*

### How vibrant is the Village today? How vibrant would you like it to be?

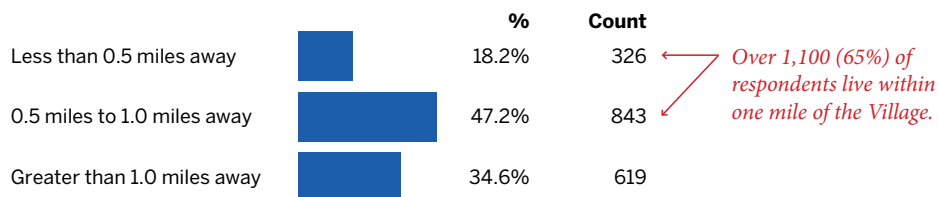
*Vibrancy is defined as high level of activity, multiple uses, many people, community centers, hangout spaces, etc.*



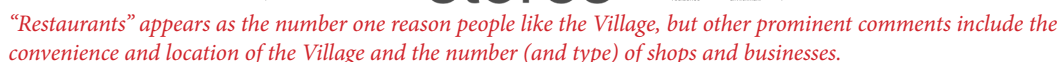
## Greater Dunwoody Village Area



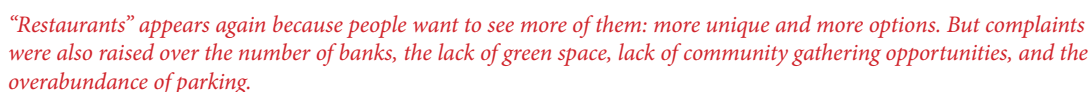
### How far away do you live from Dunwoody Village?







## What do you *dislike* about Dunwoody Village?





Refer to the photo and identify “most appropriate” to “least appropriate” as to what you’d like to see in Dunwoody Village.

Flat roof  
not allowed  
in current  
Dunwoody  
code.



← These top four images received the highest number of votes. Together they embody the desired elements of architecture and town planning that the majority of respondents alluded to in previous comments, including architectural variety, green- and outdoor-spaces, and a focus on pedestrian spaces.



Flat roof  
not allowed  
in current  
Dunwoody  
code.

Window lite  
size does not  
meet current  
Dunwoody  
code.



Flat roof  
not allowed  
in current  
Dunwoody  
code.



Dunwoody Village  
was the least  
popular image.



# What do you like about the images you selected?

Top 10 responses shown with number of mentions in parentheses.

Most  
Appropriate



Least  
Appropriate

1. Look and feel (572)
2. Buildings, style, and architecture (507)
3. Green spaces (404)
4. Less parking, on-street parking, obscured parking (193)
5. Walkable (171)
6. Restaurants (159)
7. Modern (156)
8. Shops (120)
9. Outdoor spaces (92)
10. People-friendly, people-watching (92)

*Note: answers to this question were captured in a free-form text box. Similar terms and phrases were combined together to generate the overall numbers shown above.*



## Which of the following storefronts most closely matches your vision for Dunwoody Village?

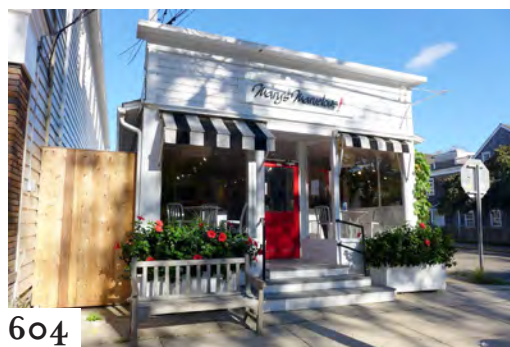
*Respondents were asked to key in on the amount of glass, colors, signage, and architectural details.*



Number → 929  
of votes  
received



676



604



557



484



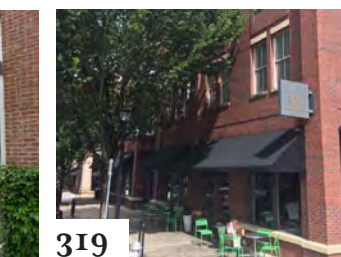
468



340



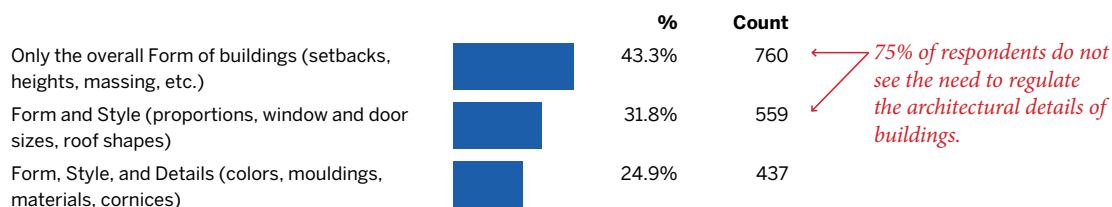
326



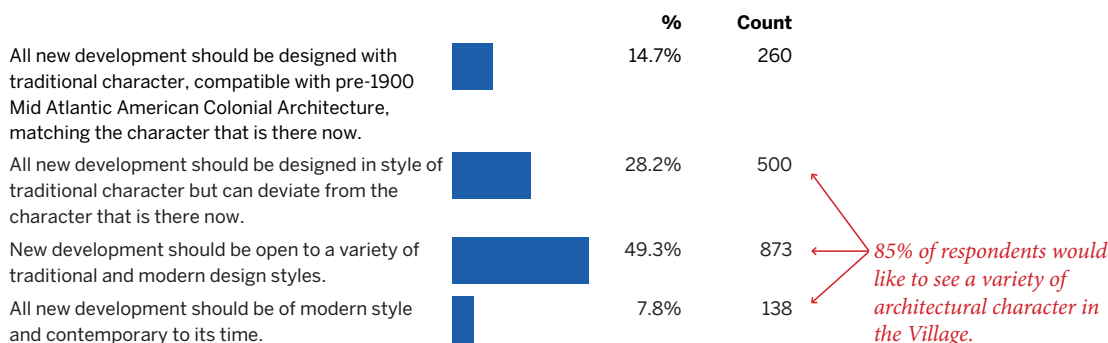
319



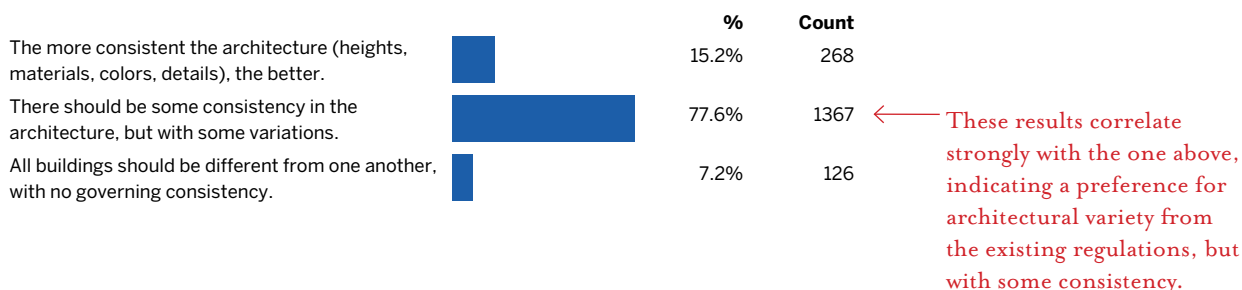
## To what extent should the city regulate the architectural character of the Dunwoody Village Overlay?



## Which of the following statements most closely matches your vision for the architectural style of Dunwoody Village?



## Which of the following statements most closely matches your vision for the architecture of Dunwoody Village?



## Is there another town/neighborhood/district that embodies the characteristics you would like to see in Dunwoody Village?

*Top 10 responses shown with number of mentions in parentheses.*

### 1. Roswell - Canton Street (1,064)



*With over 1,000 votes, Canton Street in Roswell (pictured here) received the majority of the votes. With outdoor seating, pleasant walks and shopping, street trees, and parking behind buildings, this section of Roswell embodies many of the characteristics that the residents of Dunwoody are looking for in the Village.*

### 2. Brookhaven Village - Dresden Drive (529)



3. Williamsburg, Virginia (269)
4. Woodstock - Downtown (236)
5. Glenwood Park (100)
6. Vickery - Town Center (88)

*Note: a free-form text box was also provided to allow respondents to enter their own place names. Those that were mentioned most were Avalon, Alpharetta, Decatur, and Norcross.*

## Summary of Survey and Key Takeaways

1. A majority of respondents (65%) live within one mile of the Village, indicating that the survey results captured opinions from many of the Village's nearby neighbors.
2. The village is highly frequented—74% of respondents go there at least every few days, but the majority of those trips are made by car.
3. Respondents indicated that the Village today is “not vibrant” but that they would like to see it become “very vibrant”.
4. Positive attributes of the Village include restaurants, location and convenience, shops, and potential.
5. Negative attributes of the Village include restaurants (desire for more of them), number of banks, overabundance of parking, and lack of place.
6. 85% of respondents would like to see a variety of architectural character in the Village, beyond the pre-1900 Mid-Atlantic American Colonial that is currently specified in the zoning ordinance. 75% of respondents also indicated that the level of detail specified in the zoning ordinance is not necessary.
7. Canton Street in Roswell was selected as the most desireable district to emulate outside of Dunwoody with over 1,000 votes. Other areas noted included Brookhaven Village, Williamsburg VA, Woodstock, Glenwood Park, Vickery, Avalon, Downtown Alpharetta, Decatur, and Norcross.
8. The top four “most appropriate” images (taken from Vickery, Senoia, Williamsburg, and Woodstock, respectively) indicate a variety of architecture (brick and steel, punched openings and walls of glass, sloped roofs and flat roofs, traditional and modern) and high-quality public spaces (parks, outdoor seating, large sidewalks, street trees and furniture).

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*Considering both the survey results and comments received from the August 25th charrette, our biggest take way is that Dunwoody residents, overall, are seeking great public gathering spaces in a vibrant Village setting. As with many great places, the architecture tends to be secondary to the layout of streets and blocks and the quality of “outdoor rooms.” With that in mind, the 2011 Dunwoody Village Master Plan already outlines many of the steps necessary to take the Village in the desired direction for master planning. As it relates to the architectural regulations, our recommendation is that the City engage in a modification to allow for some variation, while also acknowledging the existing precedent.*



# Charrette

On August 25, 2018, a charrette was held from 11am to 4pm at Vintage Pizzeria. It was staffed by members of Historical Concepts and the City of Dunwoody. The purpose for this one-day charrette was to answer any questions on the results of the survey and to allow Historical Concepts to begin drawing some of the architecture and planning directives indicated in the survey. Scans of those conceptual drawings appear on the following pages.





## Scale Comparisons

Survey respondents indicated a list of neighborhoods they found most appropriate to emulate in Dunwoody Village. Here, the dimensions and design scales of those neighborhoods are compared to that of the Village. All drawings and aerial photographs are shown at the same scale.



Dunwoody Village Parkway

An entire block in Roswell can fit within this parking lot in the Village



Canton St., Roswell





Dunwoody Village Core

The core of  
Glenwood  
Park fits within  
Regency's lot in  
the Village

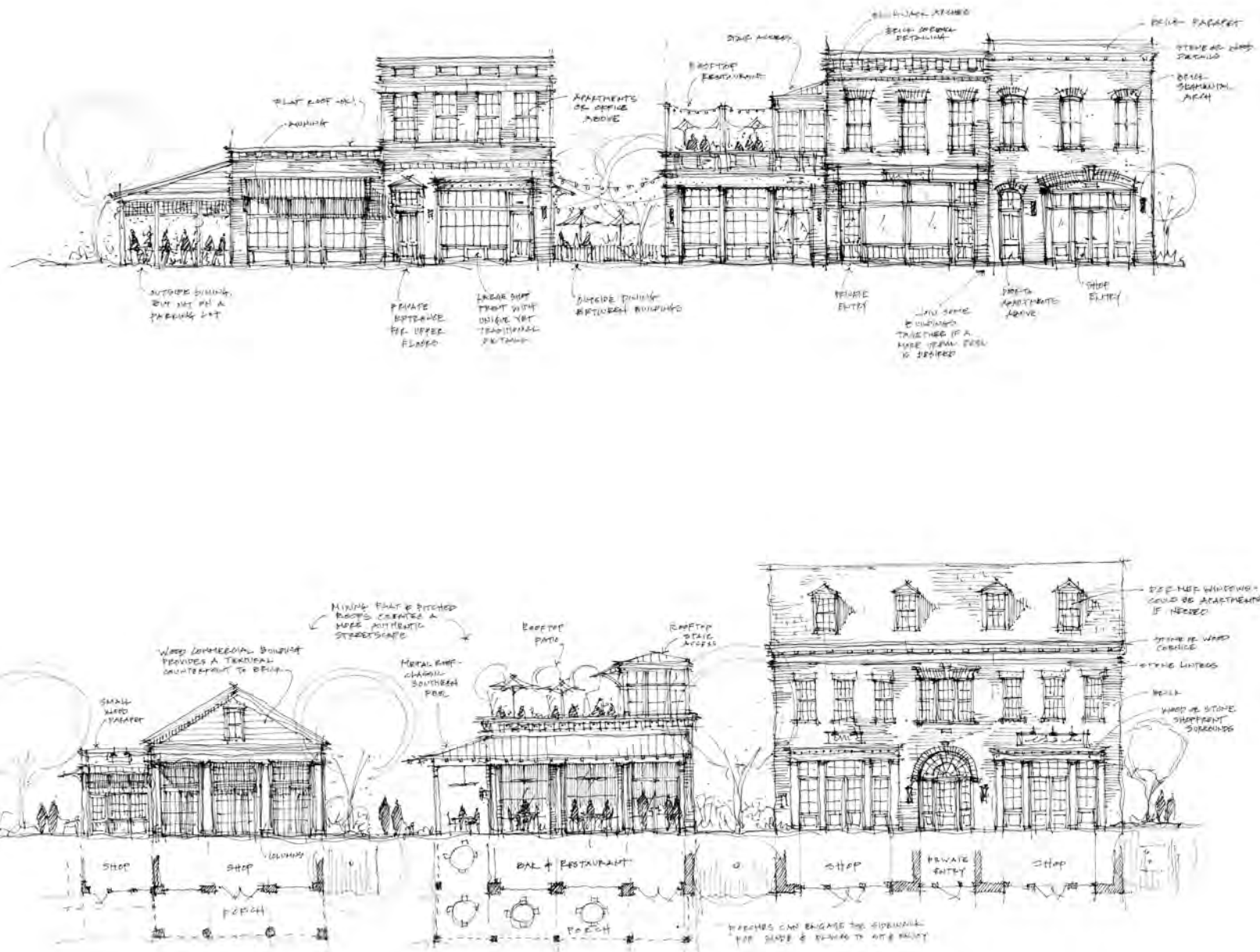


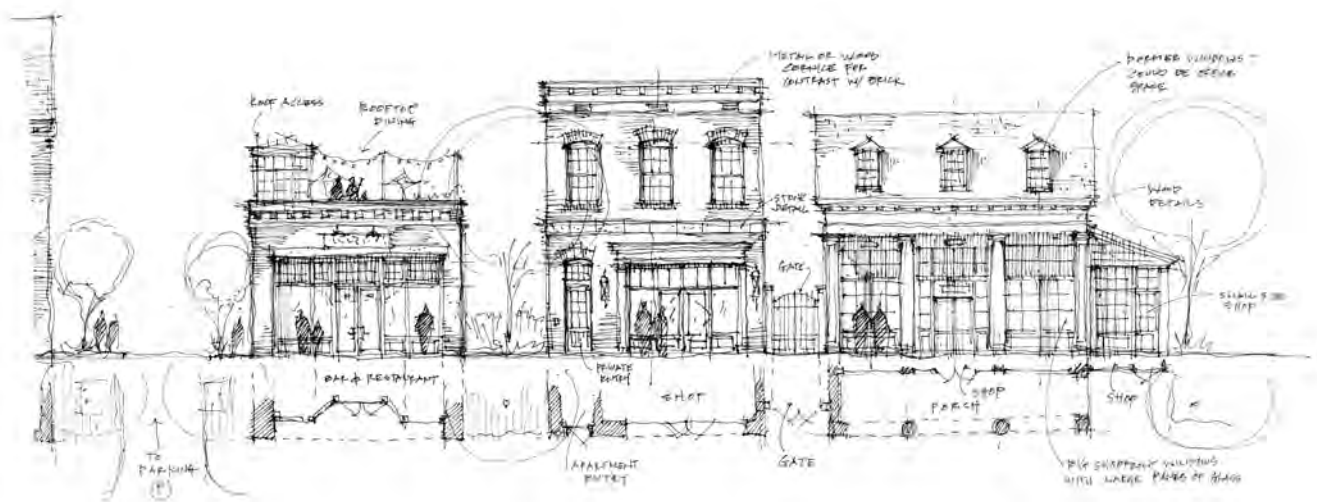
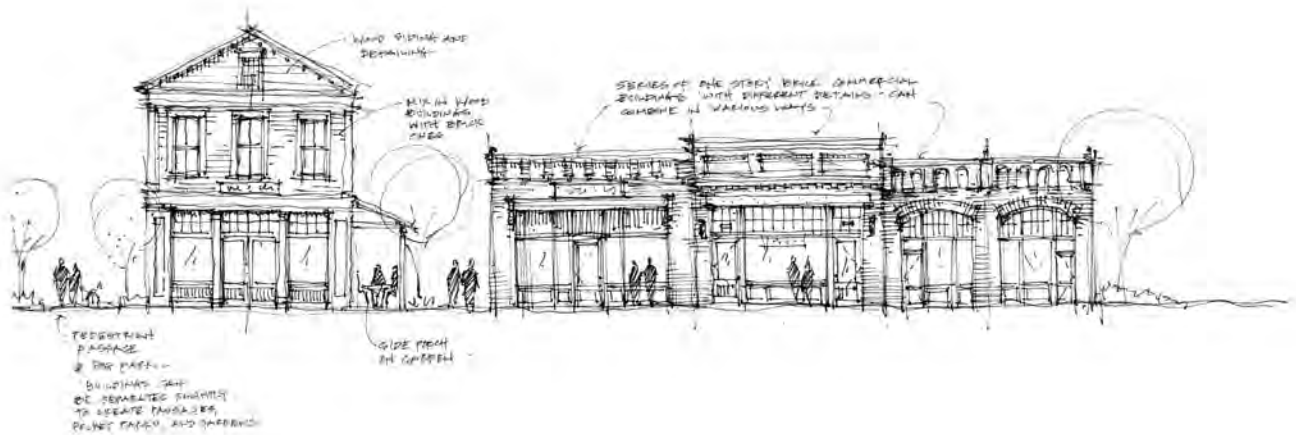
Glenwood Park



## Architectural Character

The survey results indicated that a loosening of the regulations for the architectural character of the Village was desired. Here, illustrative examples show how a variety of character can be achieved to work in concert with the existing aesthetic context.

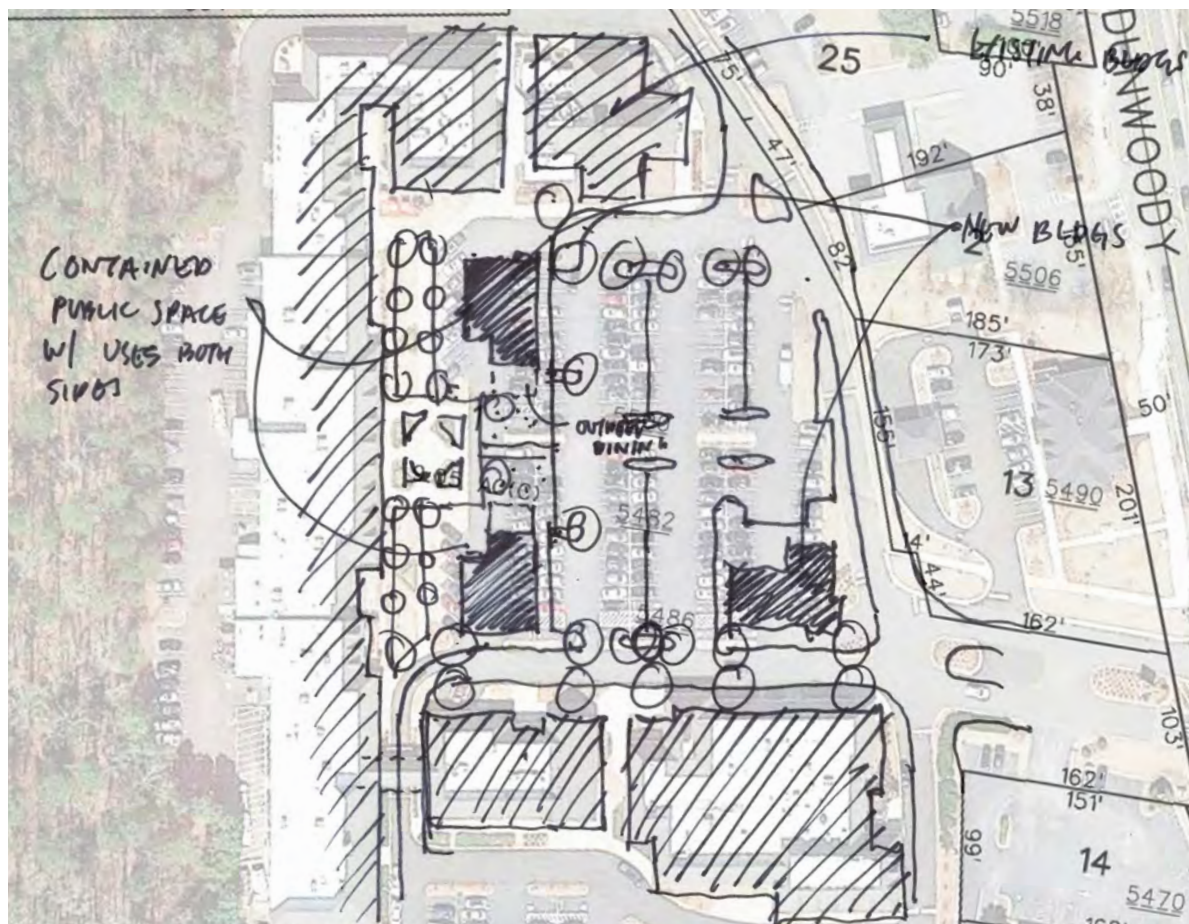
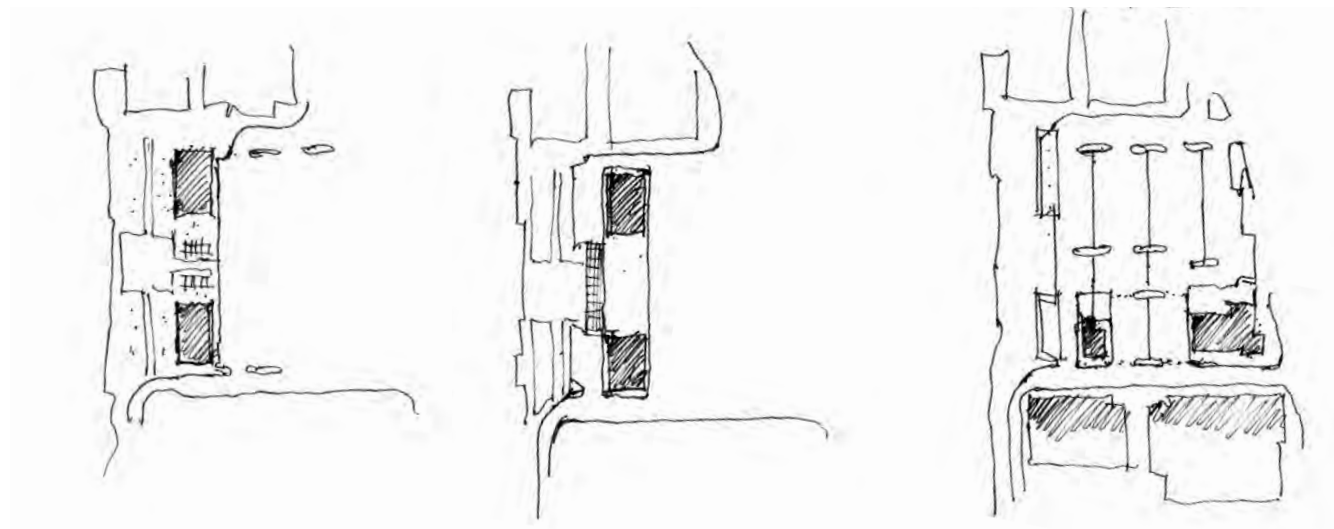






## Infill Studies

Design ideas for using buildings and programming to convert parking lots into well-defined, well-articulated gathering spaces.



Drawings contained herein  
are conceptual in nature  
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Dunwoody Village Overlay Community Meeting  
Comment Card

Saturday, August 25, 2018

#21..

Name:

Pat Alexandro (7)393-2644

Canton Street -

Change Williamsburg Look

Change is good! - Make it  
more modern by keeping a Village  
Look on Canton Street - Like the  
idea of mixed use development  
# park use - number # 448 & 445

Racket page

Q key

Have a square or pad, make it walkable <sup>#21.</sup>  
with restaurants & shops

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

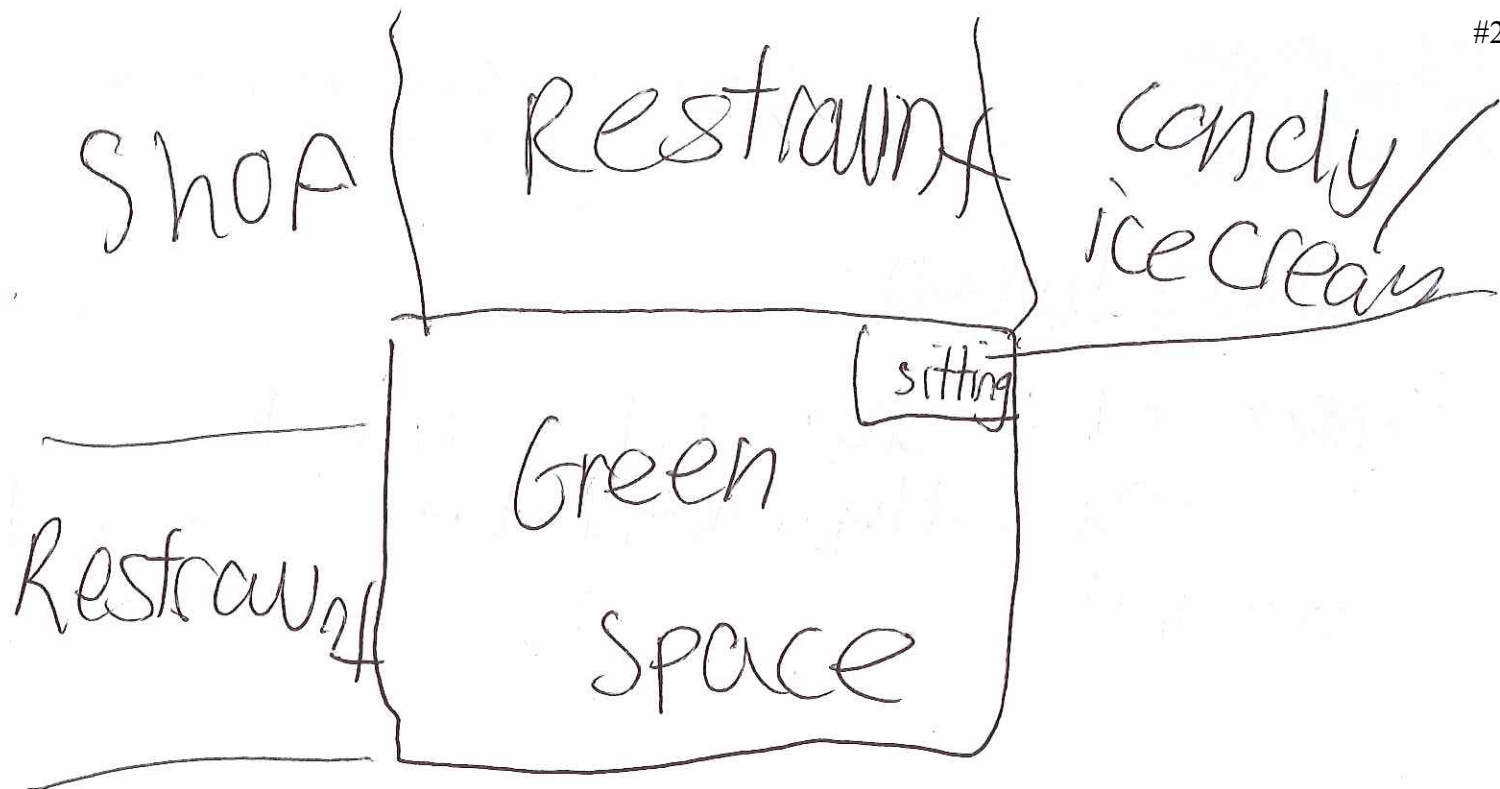
Dunwoody Village Overlay Community Meeting  
Comment Card

Saturday, August 25, 2018

Name: Hilary Hansen

~~• More~~ • More shops and restaurants.

• Dunwoody should be more kid friendly!



DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

Dunwoody Village Overlay Community Meeting  
Comment Card Saturday, August 25, 2018

Name:

OTHERYL SUMMERS

You are screwing the results of the survey  
again to your desired end result. 78% of  
survey respondents say they want "CONSISTENCY  
in architecture but with some variations"  
You have deliberately left out CONSISTENCY  
and focused on variety. Traditional  
and modern designs are diametrically

opposed and cannot result in  
CONSISTENCY ~~THE~~ in the same developed  
area.



DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

Dunwoody Village Overlay Community Meeting  
Comment Card

Saturday, August 25, 2018

Name: LUISE & MIKE STONE

The memo to the Council referred to "relaxing" the DVOD. However, the proposed changes presented to the Dunwoody Planning Commission makes a mockery of that statement. I feel that more time and careful consideration would make the final decision more effective. We must retain most of the elements of the DVOD or else end up with an ugly, hodge podge City / Village area, much to the detriment of

the original design stipulations, as well as to the beauty and character of our City. We should carefully consider changes instead of totally overriding the basic tenets upon which Denevood was founded, over 45 years ago.

I am hopeful (speaking for myself & my husband) that the Council take baby steps and not giant leaps into a totally diverse, architecturally displeasing design. Keep the major portion of DVOD as it is, moving forward with caution. Relapsing the DVOD is a step towards the future, but there is no need to trash the original concepts therein?

# Dunwoody Village Overlay Community Meeting

## Comment Card

Saturday, August 25, 2018

#21..

Name:

Leslie Bandy

Trees and shade seem to be the  
required unification of preferences.  
- I thoroughly agree.

The examples showed me how a  
variety of building styles could  
still be cohesive in feeling.

We are a SMALL community, so

While charming, may give a more  
ambitious overview than we can  
afford -



DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

**Dunwoody Village Overlay Community Meeting**  
**Comment Card**      Saturday, August 25, 2018

Name:

Brennan Anstey

I am in 8<sup>th</sup> grade and I ~~like~~ live half a mile from the Dunwoody Village and I like to come here a lot with friends. I don't like that it is all parking lot and there is no grass. I would like more grass and benches for people to hang out at. I also think that there are WAY too many banks, where nice family friendly restaurants could be. Little playgrounds could be great for younger.

Packet page...

→ go to back



Kids to play, while parents hang out.

#21..

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

Dunwoody Village Overlay Community Meeting  
Comment Card

Saturday, August 25, 2018

Name: Lisa Heydorn

Drive more community involvement  
by incorporating these ~~with~~ with  
other community events (Bannister Farm  
movies)  
We want changes to  
happen sooner — need to move  
past planning and into execution.  
What do community owners need to do →

to help!

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

Dunwoody Village Overlay Community Meeting  
Comment Card Saturday, August 25, 2018

Name: ALEXANDRA MCDANIEL

I'm GLAD THE RESULTS MIRRORED IN  
MANY WAYS, MY OWN FEELINGS ON  
THE CHANGES NEEDED. DUNWOODY IS  
EXTREMELY OUTDATED. TOO MANY BANKS,  
PARKING LOTS. THERE IS NOTHING HERE  
MAKING IT A DESTINATION LIKE  
CANTON ST, WE NEED MORE GALLERIES →



UNIQUE SHOPS, MODERN, UNIQUE  
RESTAURANTS, A BETTER FLOW &  
DESIGN. MORE GREEN SPACE,  
MORE VENUES & EVENTS. I JUST  
WANT TO SAY THAT AS A  
MEMBER OF THE YOUNGER  
DEMOGRAPHIC, A HOMEOWNER ON  
CORONATION -- I'M HERE, I CARE,  
I HAVE OPINIONS & I WILL DO  
MY BEST TO ATTEND FURTHER  
MEETINGS.

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

Dunwoody Village Overlay Community Meeting  
Comment Card Saturday, August 25, 2018

Name:

Ruler 8/25/18

Top  
Choice has  
lots of green space.  
Would it go  
in park if  
center was a  
parking lot?  
→ 9 trees?

Not enough Trees and shade in any of the choices.

Too dense, not enough room between + around buildings.

People indicated willingness to consider variations in buildings, but the amounts they are happy with are unclear.

Comparing to brand new areas, built from scratch, <sup>ie, Brookhaven</sup> is misleading when our scenario will be more spot redevelopment.

Packet page:...

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

Dunwoody Village Overlay Community Meeting  
Comment Card

Saturday, August 25, 2018

Name:

STEVE BARTON

YES TO CHANGE

YES TO ARCHITECTURAL VARIETY

YES TO A GRID - CONNECTING TO  
NEIGHBORHOODS IF POSSIBLE

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

Dunwoody Village Overlay Community Meeting  
Comment Card

Saturday, August 25, 2018

Name:

M. A. Grant

We need to tweak Overlay - go away  
from millions to plate glass, Create green  
space, beds of flowers, benches but  
don't change our feel + small town look.  
Picture on top of posters that most voted for  
is great.

Packet page:...



DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

Dunwoody Village Overlay Community Meeting  
Comment Card

Saturday, August 25, 2018

Name:

JAN KUTTI

Please Model after Canton Street, Roswell.  
We go there with kids and it's so  
much better walking and visiting different  
stores and trying out new cuisine.

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

# Dunwoody Village Overlay Community Meeting

## Comment Card

Saturday, August 25, 2018

Name: Mike Kenig mkenig@holder.com  
Marcy Louza mdlouza@gmail.com

~~Area~~ Please look @ Pinehurst, NC  
 Mooreville, NC Cornelius, NC  
 Davidson, NC Matthews, NC

➔ old towns being made into  
young towns.

Survey ages - More breakdown.  
 Reach under 35 in different ways.

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

**Dunwoody Village Overlay Community Meeting**  
**Comment Card**      Saturday, August 25, 2018

Name: \_\_\_\_\_

575 6410 OFFER THE BEST POSSIBILITY  
OF STACKED FLATS ON TOP OF RETAIL  
STACKED FLATS ARE PREFERRED FOR SENIORS

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

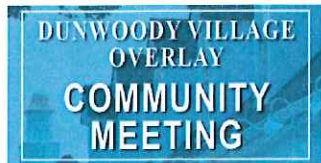
**Dunwoody Village Overlay Community Meeting**  
**Comment Card**      Saturday, August 25, 2018

Name:

PAIGE RATONNY

I appreciate seeing the survey results. I think relaxing the strict overlay requirements in terms of form & architectural details will give new life to the village & encourage businesses to develop in the area, bringing more revenue to our city. Williamsburg style is outdated. Time for new ideas.





## Dunwoody Village Overlay Community Meeting Comment Card

Saturday, August 25, 2018

Name: David Rutan

I like the Canton Street (Roswell) concept  
in the Village (for now) and the Bradshaw  
Village concept for the Arkland - Dunwoody  
area



# Dunwoody Village Overlay Community Meeting

## Comment Card

Saturday, August 25, 2018

Name: Ryan Esslinger

Consider buying a plot of land for parking  
So folks can ditch the car!

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

Dunwoody Village Overlay Community Meeting  
Comment Card Saturday, August 25, 2018

Name: \_\_\_\_\_

- 1) WE DON'T NEED MIXED-USE, RESIDENTIAL
- 2) WE CAN ADJUST INSTEAD OF REPLACE
- 3) WE CANNOT ATTRACT HIGH VOLUME RETAILERS  
TO DUNWOODY VILLAGE BECAUSE THEY ALREADY  
HAVE OUTLETS APPROX ~~2~~ 2-3 MILES AWAY
- 4) WISHING SOMETHING IS NOT GOING TO MAKE  
IT PASS THE FINANCIAL REALITY OF RETAILING

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

**Dunwoody Village Overlay Community Meeting**  
**Comment Card**      Saturday, August 25, 2018

Name: Carol Sherwinter

Thanks for the time + effort you are giving this important topic. Our warm, wonderful community needs an update to continue to attract people to its "heart". A modernization with controls would greatly enhance the area - to attract more businesses and community participation.

Packet page:...



# Dunwoody Village Overlay Community Meeting

## Comment Card

Saturday, August 25, 2018

#21..

Name:

Marten Wintermantel

Interesting, pre millianials <sup>(18-24)</sup> had an .08% <sup>survey</sup> response.  
In the end it seems to me staff & consultants carry  
the day in Dunwoody - and City Council, elected to serve  
the residents, seem to be largely capitulating. It is  
not staff, consultants, or developers decision.  
I support mid Atlantic Colonial style architecture (verbal  
interpretation of Williamsburg - with some flexibility.

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

Dunwoody Village Overlay Community Meeting  
Comment Card

Saturday, August 25, 2018

Name:

Eron Usher

(786) 385-0209

The comparison picture taken of the parking lot next  
to Vintage Pizzeria was an unfair comparison. No other picture  
in the group showed traffic and parking management.  
A picture showing a more beautiful part of the center  
should have been used.

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

Dunwoody Village Overlay Community Meeting  
Comment Card

Saturday, August 25, 2018

Name: Michael Kering

In addition to "look & feel"  
(codes, ordinances, etc) more  
focus on "function" (~~an~~ performing  
arts gazebo, lawn, gathering place)  
outdoor seating, etc) would  
be nice!

Packet page:...

DUNWOODY VILLAGE  
OVERLAY  
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MEETING

Dunwoody Village Overlay Community Meeting  
Comment Card      Saturday, August 25, 2018

Name: Varda Sauer

I do think there should be some solid guidelines - but we need some green space with possible activities and more family-priced cool restaurants other than pizza. (Good health ratings, too!) Residential-on-top is very cool to attract both young + senior-citizens

Packet page:...



DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

# Dunwoody Village Overlay Community Meeting

## Comment Card

Saturday, August 25, 2018

Name:

Sara Mahan

I would like to see change so that Dunwoody continues or starts to be more vibrant & convenient for family life. The restriction & lack of ability to do something is leaving Dunwoody behind, making it a less desirable place to live (compared to other nearby areas), making it less convenient to eat at close to home. My fear is that long term lack of ability to modernize some (detail) aspects will decrease my home value in the long run.

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

**Dunwoody Village Overlay Community Meeting**  
**Comment Card**      Saturday, August 25, 2018

Name: \_\_\_\_\_

Nice Meeting

Please consider adding more parks, & green space, force traffic elsewhere, add pleasant safe walking areas & bike areas,

A cross between Savannah & San Francisco

Packet page:...

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

Dunwoody Village Overlay Community Meeting  
Comment Card Saturday, August 25, 2018

Name: Libby Pollock

Let's make Dunwoody vibrant! More of the  
same will not do this. We need to  
attract young families to make Dunwoody  
continue — sustain — in the long term —  
as a great place to live. Don't make us  
leave Dunwoody to go to Roswell or Brookhaven for  
restaurants & boutiques. Make Dunwoody a destination  
in itself! ☺

Packet page: 4

Thank you

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

Dunwoody Village Overlay Community Meeting  
Comment Card      Saturday, August 25, 2018

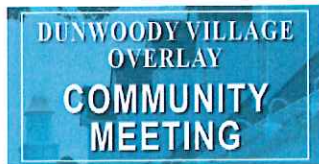
Name:

SCOTT WILKINSON

I WAS VERY GLAD TO SEE THAT A STRONG MAJORITY SUPPORTS  
SOME MODERNIZATION AND FLEXIBILITY. CONSISTENCY IS IMPORTANT.  
STAGNATION IS NOT.

THANKS FOR THE HARD WORK.





## Dunwoody Village Overlay Community Meeting

### Comment Card

Saturday, August 25, 2018

Name: Tina Wilkinson

Would like wide sidewalks so that outside dining  
is not too close to passing cars and their exhaust

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

Dunwoody Village Overlay Community Meeting  
Comment Card

Saturday, August 25, 2018

Name:

ALBERTA BRONOVICH

Commented in the online survey. Like Dunwoody just the way it is NO CHANGE PLEASE! Incidentally SPROUTS Shopping Center looks GREAT painted white! Parking lots preferred. No on-street parking! If people don't like it the way it is they can MOVE!

Dunwoody Village Overlay Community Meeting  
Comment Card

Saturday, August 25, 2018

#21..

Name:

Frances Perry

Hear the people!

No, No, No! The pictures to choose from do not represent Dunwoody at all. So any choice does not represent those of us who moved to Dunwoody because of the Williamstown look. That look is why I moved here. Why change what works, is unique and distinctive. Mayor Ghertel, the City Council don't reinvent what we have.

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

Dunwoody Village Overlay Community Meeting  
Comment Card Saturday, August 25, 2018

Name:

ROBERT BRODOVICK

KEEP THE CHARM & BEACH OF DUNWOODY  
VILLAGE THE SAME AS IN THE PAST, WHICH IS  
WHY WE MOVE HERE TO BEGIN WITH



DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

Dunwoody Village Overlay Community Meeting  
Comment Card

Saturday, August 25, 2018

Name: Joe Wagner 678-640-3751 jhwagner@yahoo.com

So glad to see this being addressed. Other cities in the surrounding areas are developing or redeveloping villages or city centers. If we don't do this soon, it will be detrimental. Side note, I do not like the townhomes over by Village Burger.

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

# Dunwoody Village Overlay Community Meeting

## Comment Card

Saturday, August 25, 2018

Name:

Holly Bryman

I live within 1 mile of the "Village." While I do want an enhanced sense of community for Dunwoody, I think "community" arises organically when people who live in an area gather and hang out with each other. I don't think increasing business traffic is the same thing - in fact, I believe the two are in conflict. Also, I'm concerned that "green space" is undefined. Street trees are ok but don't count. A square block for multi purpose (patios, pavilions, playgrounds)

also NOT green space.

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

Dunwoody Village Overlay Community Meeting  
Comment Card

Saturday, August 25, 2018

Name: Andree Wanamaker

Very Exciting to see a variety of new  
Elevations being proposed. I believe the  
integrity of the DVO Map can be held  
in tact while still allowing for these  
New changes in design.

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

**Dunwoody Village Overlay Community Meeting**  
**Comment Card**      Saturday, August 25, 2018

Name:

Melanie Brent

It was nice to be able  
to talk to people about  
the different results.



DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

Dunwoody Village Overlay Community Meeting  
Comment Card Saturday, August 25, 2018

Name:

Tim Betbotowski

Improving the walkability of the village and making variances easier to implement are two priorities that I would like to see improved. Also, finding ways to have the voices of a wider range of residents heard through social media and other means would be helpful to get a fuller representation of the community. I'm very appreciative of the work put into the survey, and the outreach to the community. Thanks. Tim

Packet page:...

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

Dunwoody Village Overlay Community Meeting  
Comment Card Saturday, August 25, 2018

Name:

Debbie Sumner

Thanks for doing this

Hope the results will  
be taken seriously

More green space ( ~~less~~ parking  
behind)

Thank you

attract better/ varied

restaurants - feedback

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

# Dunwoody Village Overlay Community Meeting

## Comment Card

Saturday, August 25, 2018

Name: Wright Dempsey wrightdempseyjr@comcast.net

- 1) Thanks for hosting meeting.
- 2) Please be mindful of the desire to maintain a unique sense of place. Don't cut & paste other communities or developments here. Create a true streetscape.
- 3) Explore less restriction in design guidelines, but keep it to community involvement and not ~~stuff~~ for guideline review & approval.
- 4) Regulate with less is more. There are 6 zones in the village plus overlay. Use regulation to allow quality design. Don't adversely micromanage Packet page... ~~to follow a faux~~ style.



Name: Malinda Belbutowski

We have been craving a desirable Village for nearly a decade. Please continue to allow our voices to be heard outside of attending counsel meetings in person. In the age of technology and communication we will need to be heard via website, email, social media, etc. The senior citizens of Dunwoody with unbounded free time are NOT the voice of Dunwoody - today's survey results show that abundantly.



**DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING****Dunwoody Village Overlay Community Meeting  
Comment Card**

Saturday, August 25, 2018

Name:

Debra Donovan

the survey closed too early. Can you try it again now that there is more awareness? Hardly any of my neighbors heard anything about the survey. I would have voted for a much more modern look so that we can look updated and trendy. No cool places are going to want to open shop in Dunwoody if they have to look 300 yrs old. Except banks & pizza places!!!

Packet page:...

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

**Dunwoody Village Overlay Community Meeting**  
**Comment Card**      **Saturday, August 25, 2018**

Name: Amanda Richmond

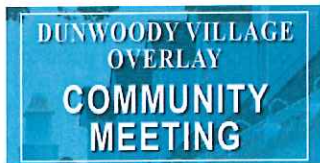
More green space. Would be nice to have in current village. like Avalon. lovely to have a place kids can run with restaurants surrounding.

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

**Dunwoody Village Overlay Community Meeting**  
**Comment Card**      Saturday, August 25, 2018

Name: Heidi Nagel

Please add green space to the  
current village parking  
Add a park and replace some  
parking spaces - by Post Office and  
Brusters.



## Dunwoody Village Overlay Community Meeting Comment Card

Saturday, August 25, 2018

Name:

Nancy Dreisbach

PLEASE, as you spend so much time making the Village more attractive, is there some way to take care of the appearance of the right-of-way along Mt. Vernon in front of Dunwoody West down to Hidden Branches?

Thank you.



Name: Fred Bounds

- Would support "loosening" the overlay specs
- " like something like Roswell or any of the example villages
- there is a lot of underutilized space, parking could be more consolidated

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

**Dunwoody Village Overlay Community Meeting**  
**Comment Card**      Saturday, August 25, 2018

Name: Rachel Zinkand / Jason Hart

Thank you for the opportunity to provide  
our input into the future of our city!



## Dunwoody Village Overlay Community Meeting

### Comment Card

Saturday, August 25, 2018

Name:

Shannon Cox

would like to see more dog-friendly  
greenspace & restaurants

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

**Dunwoody Village Overlay Community Meeting**  
**Comment Card**      Saturday, August 25, 2018

Name: Kelly Castleberry

would like mix of high quality chain restaurants and small businesses that can afford rent. Walkable from <sup>3/4-</sup> 1 mile away without hot parking lots between businesses. NO highrise /apartments above stores. Schools are overcrowded, traffic is bad already. I like Decatur and Roswell Canton Street as examples

Packet page:...

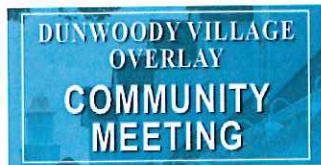


DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

**Dunwoody Village Overlay Community Meeting**  
**Comment Card**      Saturday, August 25, 2018

Name: Lorna Sherwinter

We support any changes that  
would boost the variety of restaurants,  
stores and that would increase  
outdoor space. Would love to be able  
to walk around the village!



## Dunwoody Village Overlay Community Meeting

### Comment Card

Saturday, August 25, 2018

Name: Erin Zack

Please, no more banks!

would love green space, more of  
a Freshfields or Carlton Street feel.

Dunwoody is so great - lets make it  
better!

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

# Dunwoody Village Overlay Community Meeting

## Comment Card

Saturday, August 25, 2018

Name: Winston Porter

Area needs to get away from Williamsburg  
motif and upgrade to more hip architecture, walking  
line work restaurants, small shops (Roswell Canton Street)  
need to join or connect the 3 shopping centers. Maybe  
SHUT down traffic 6-11 on Fri + Sat.

wnporter@bellsouth.net cell 678-521-1271

Please loosen up requirements / Easier to build + ATTACH ~~PK~~ Packet page:...

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

Dunwoody Village Overlay Community Meeting  
Comment Card      Saturday, August 25, 2018

Name: Caroline Daniel

\*walkability between restaurants, shops

\*green space to include lots of trees & grassy common

\*eliminate large parking lots - I think we could use that space more efficiently.

\*mixed use to include shops, restaurant, residence - but  
2 story limit - concerned about traffic and  
additional burden to already overcrowded schools if we  
add apartment or townhome complex.

\* NO MORE BANKS!!

Packet page:...



# Dunwoody Village Overlay Community Meeting

## Comment Card

Saturday, August 25, 2018

#21..

Name: Gerri Penn

The survey was very well done & the results pretty much <sup>are</sup> where I am. One design blends in very well with the farmhouse. It is East Hampton, NY & had 929 votes. It's really important to have a green space & get rid <sup>of</sup> so much unused asphalt. Please make sure everything is handicap accessible.

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

Dunwoody Village Overlay Community Meeting  
Comment Card

Saturday, August 25, 2018

Name:

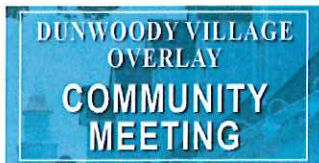
Paul Wintermantel

I try to re-create a city in  
S.C. or Roswell Ga.

We have great foundations there  
are the "Williamsburg" choices?

I live in Dunwoody and maybe  
Council could be "original" forcing  
'Safe Cities' on us!

Packet page:...



## Dunwoody Village Overlay Community Meeting

### Comment Card

Saturday, August 25, 2018

Name: Russell Endicott

We like having our own identity that's separate from Chamblee, Brookhaven, Roswell, etc.

We feel the identity should be based on the history of the area. We are not industrial.

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

Dunwoody Village Overlay Community Meeting  
Comment Card Saturday, August 25, 2018

Name:

David Corbett

I agree that modifying the current code to  
attract more restaurants etc is a good idea.

All the while trying to tie the new with the  
old. Not drastic modern styles.

Thanks

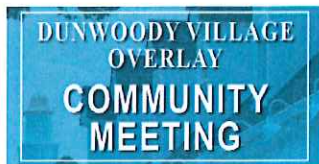


DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

**Dunwoody Village Overlay Community Meeting**  
**Comment Card**      Saturday, August 25, 2018

Name: David Sherwinter

We are in favor of anything that promotes the cultural, culinary and community appeal of the village. We would love to maintain some standards to keep things cohesive without alienating new and more interesting businesses from wanting to move here.



## Dunwoody Village Overlay Community Meeting Comment Card

Saturday, August 25, 2018

Name: Linda Pozzoban

Harness the Artist from Spruil  
+ local musicians to  
add to the vibrance. Make  
D~~a~~ a destination - include  
ages 12-15 !



## Dunwoody Village Overlay Community Meeting

**Comment Card**

Saturday, August 25, 2018

Name: NEIL ANSTEY

FULLY SUPPORT THE CHANGE. IMPROVED  
GREEN SPACE, MORE OPEN DESIGN (TO BRING  
IN MORE BUSINESSES), AND TO MOVE  
AS FAST AS POSSIBLE.

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

Dunwoody Village Overlay Community Meeting  
Comment Card Saturday, August 25, 2018

Name:

Erica Anstey

We are very excited about the prospect of change to improve Dunwoody. We need the downtown <sup>(Village)</sup> to be redesigned. We need walkability, greenspace, cool restaurants w/ outdoor seating. There is so much potential - let's do something! And quickly please - I would love this to be done while my kids still live here.

— Thanks! —

Packet page:...



DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

**Dunwoody Village Overlay Community Meeting**  
**Comment Card**      Saturday, August 25, 2018

Name: Rob Friesman

My concern is that we are turning away businesses who could help make our community more vibrant due to our Legislative restrictions of Architecture.

We should allow for more changes in the code to bring some businesses into the area.

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

**Dunwoody Village Overlay Community Meeting**  
**Comment Card**      Saturday, August 25, 2018

Name: Tatiana Solis

I like dunwoody parking & streets, but  
more good restaurant would be nice!

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

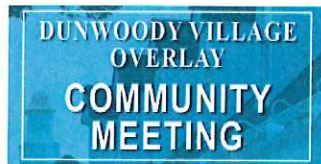
Dunwoody Village Overlay Community Meeting  
Comment Card

Saturday, August 25, 2018

Name:

Maria García

~~Upset~~ I love Dunwoody  
today! I love the lack  
of development and the  
ease of parking in Dunwoody  
Village. I love Colonial Williamsburg.



## Dunwoody Village Overlay Community Meeting

### Comment Card

Saturday, August 25, 2018

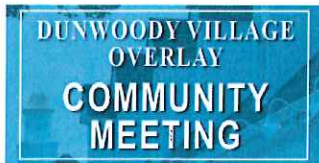
Name: Elizabeth Craymer      The Branches

I am happy that the survey results have outlined what the residents of Dunwoody want in thier town. I am / would be excited to see these changes implemented and supported. We have a unique opportunity... to change. lets not be afraid

#oneteam one dream

Packet page:...





Incorporate the art scene: Talk to Anthony Harper of The Goat Farm

# Dunwoody Village Overlay Community Meeting

## Comment Card

Saturday, August 25, 2018

#21..

Name:

Joel Krieger

joelkrieger@gmail.com

(look to East Atlanta)

small

Must develop w/ authenticity & character - ~~the~~ owner/operator businesses

No more chain restaurants - need unique f&b offerings

More public spaces - bars & night life - music venues!

Make the whole zone walkable / bike friendly

Public greenspace - hide all the parking - <sup>no car zones</sup> walking only

Diversity of <sup>shops / restaurants / bars</sup> businesses that occupy the district is key to creating a healthy & vibrant scene. Incorporate the

Packet page....

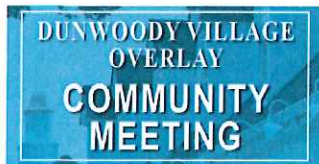
ARTS

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

**Dunwoody Village Overlay Community Meeting**  
**Comment Card**      Saturday, August 25, 2018

Name: Mark Castleberry

Excited about the results! Let's freshen this town up w/ green space, patio dining that DOESN'T hang over a parking lot, and a broader diversity of restaurants and shopping!!!



# Dunwoody Village Overlay Community Meeting

## Comment Card

Saturday, August 25, 2018

Name:

KARA KROHN // The Branches

Happy to see that ~~UTAHAS~~ <sup>UTAHAS</sup> ~~BRANCH~~ THE SURVEY RESULTS SHOW THAT IT IS TIME FOR CHANGE AND HOPE THE COUNCIL MEMBERS USE THIS AS A GUIDE. WE LOVE DUNWOODY AND WANT TO SEE IT GROW. LESS ASPHALT, MORE GREENSPACE! MAKE IT SAFE FOR FAMILIES TO WALK AND RIDE TO RESTAURANTS THAT ARE UNIQUE AND NOT MORE CHAINS! IT'S TIME TO LEAVE COLONIAL TIMES AND MOVE ONTO A BETTER FUTURE FOR DUNWOODY! Packet page...

DUNWOODY VILLAGE  
OVERLAY  
COMMUNITY  
MEETING

Dunwoody Village Overlay Community Meeting  
Comment Card

Saturday, August 25, 2018

Name:

Justin Lyons

We finally have a chance to  
make Dunwoody a great place to  
~~live~~ enjoy with my family. Instead  
of leaving ~~the~~ Dunwoody to eat and  
have fun, I'd love to keep my  
~~money~~ money local. Thanks!



## Examples of blended architecture

Howard, Jennifer A

**Sent:** Thursday, August 16, 2018 4:29 PM

**To:** paula@perimeterchamber.com

**Cc:** stephanie@dunwoodycommerce.org

**Attachments:** 2839TheBishopsgateTower\_pic7.jpg (335 KB) ; sqr\_lrg\_chicago-theater-de~1.jpg (113 KB)

Stephanie and Paula,

Since someone asked, attached are two pictures that illustrate the ability to honor the past, enjoy the present and welcome the future. They showcase beautiful authentic historic architecture, modern places of business, and with an eye catching futuristic view. Thanks to the Dunwoody Preservation Society and countless others, Dunwoody has several admirable examples of historic architecture which require no need to fabricate the past. The city presently has a thriving business and residential community with countless benefits for use today. These attribute combined with a future expectation that can hardly be surpassed anywhere in the United States.

All this to say, it would be lovely to honor the past, enjoy the present and welcome the future in our actions, policies and architecture.

Respectfully,  
Jennifer

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