

MEMORANDUM

To: Planning Commission

From: John Olson, AICP

Date: July 10, 2018

Subject: SLUP 18-01: Archie C. Wanamaker, owner of 5419 Chamblee Dunwoody Road, Dunwoody, GA 30338, seeks the following Special Land Use Permits from Chapter 27: 1.) Sec. 27-97(e)(1)(e) to allow for steel headers; 2.) Sec. 27-97(e)(2)(a) to allow for a flat roof; 3.) Sec. 27-97(e)(2)(b) to use a light colored roofing material; 4.) Sec. 27-97(e)(2)(e) to remove any roof projects; 5.) Sec. 27-97(e)(4)(a) to allow black framed all glass doors; 6.) Sec. 27-97(e)(4)(d) to allow square window sections; 7.) Sec. 27-97(e)(4)(f) to allow for non-double hung windows; 8.) Sec. 27-97(e)(4)(g) to allow for square window panes; 9.) Sec. 27-97(e)(4)(h) to remove requirements for shutters; 10.) Sec. 27-97(e)(4)(i) to allow for the use of steel channel headers; 11.) Sec. 27-97(e)(4)(j) to allow for windows to be less than 20 inches above grade; and 12.) Sec. 27-97(l)(1) to allow for the removal of the landscape island along on the mitered corner of the building per the conditioned site plan (SLUP 16-101); The tax parcel number is 18 366 05 009.



BACKGROUND

The site, 5419 Chamblee Dunwoody Road, is located in Dunwoody Village on the southeast corner of the intersection of Chamblee Dunwoody Road and Mount Vernon Road. The site is located in the "Neighborhood and Convenience Retail" sub-district of the Dunwoody Village Overlay (DVO) district. The property is zoned Local Commercial (C-1) and is surrounded mainly by properties zoned C-1 that contain commercial, office and retail uses. The Ashworth Manor townhome subdivision is located to the southwest, across Chamblee Dunwoody Road. The lot is approximately 0.58 acres (25,265 square feet) in area, and slopes slightly northeast to southwest towards Chamblee Dunwoody Road, decreasing approximately 8 feet in elevation.

The site was home to a Phillips 66 gas station, which most recently functioned as a hand carwash. The business was demolished in 2017 and the site remains undeveloped today. Along both frontages are existing grassy areas behind a three to four foot wide sidewalk in the right-of-way. At both interior lot lines there are brick retaining walls that are in need of repair; DeKalb Tire shares the south retaining wall with the property. There is a traffic signal cabinet, utility pole, and pedestrian signal in the ROW at the intersection of the roads.

The applicant proposes to construct an approximately 4,470 square foot building for retail and/or restaurant uses that will have one or two tenant spaces. The applicant has indicated that they have a potential restaurant interested in locating at the site, but no specific tenants have been identified at this time. In 2016, the City of Dunwoody approved SLUP 16-101 that included the following four SLUPs:

- 1.) To allow the development to exceed the maximum allowed parking in the Dunwoody Village Overlay District;
- 2.) To construct a building with a non-90 degree corner;
- 3.) To vary sidewalk width below 12 feet; and
- 4.) To increase the 12 foot maximum floor height to 14 feet.

As an addition to the previous SLUP approvals, the applicant has applied for 11 Special Land Use Permits to modify the colonial design requirements of the DVO district to allow for an industrial style of architecture with a flat roof and large windows. To provide a front access point at the corner of Chamblee Dunwoody Road and Mount Vernon Road, the applicant has requested to modify the conditioned site plan to allow for the removal of a small landscape island that is located along the mitered corner of the building within the right-of-way. The 2018 SLUPs and site plan modification requests are requested as follows:

- 1.) Sec. 27-97(e)(1)(e) to allow for steel headers and other trim materials that are not painted wood or painted fiber cement;
- 2.) Sec. 27-97(e)(2)(a) to allow for a flat roof with a raised parapet which will conceal the roof top HVAC units;
- 3.) Sec. 27-97(e)(2)(b) to use a light colored roofing material which will be concealed from view;
- 4.) Sec. 27-97(e)(2)(e) to remove any roof projections;
- 5.) Sec. 27-97(e)(4)(a) to allow black framed all glass doors on entry points to the building;
- 6.) Sec. 27-97(e)(4)(d) to allow square window sections;
- 7.) Sec. 27-97(e)(4)(f) to allow for non-double hung windows;
- 8.) Sec. 27-97(e)(4)(g) to allow for square window panes;
- 9.) Sec. 27-97(e)(4)(h) to remove any requirements for shutters;
- 10.) Sec. 27-97(e)(4)(i) to allow for the use of steel channel headers versus brick arches;
- 11.) Sec. 27-97(e)(4)(j) to allow for windows to be less than 20 inches above grade; and



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Dunwoody, GA 30346
Phone: (678) 382-6800
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12.) Sec. 27-97(I)(1) to allow for the removal of the landscape island along the mitered corner of the building within the right-of-way per the conditioned site plan (SLUP 16-101).

It is important to note that the aforementioned SLUPs do not modify the original building footprint or parking area that was the approved in the 2016 SLUP. The site plan meets all base zoning regulations, therefore no variances are necessary. In addition, the applicant has proposed to follow all Dunwoody Village Overlay regulations other than what is requested in this SLUP application.

ANALYSIS

Procedural excerpts from the code, as discussed herein, are provided below. The full text of the DVO is attached for reference. Portions of both the Comprehensive Plan, related to the Dunwoody Village Character Area, and its addendum, the Dunwoody Village Master Plan, and a surrounding land analysis, are attached for consideration.

Surrounding Land Analysis

Direction	Zoning	Use	Current Land Use
N	C-1	Commercial/Office	Cheek-Spruill House/ Shopping Center
S	C-1	Commercial	Automotive repair
E	C-1	Commercial/Retail	Small-scale shopping center
W	C-1	Commercial/Residential	Fuel Station/Townhomes

REVIEW AND APPROVAL CRITERIA

Chapter 27, Section 27-359 identifies the following criteria to be applied by the department of planning, the planning commission, and the city council in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the city council unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application:

- Whether the proposed use is consistent with the policies of the comprehensive plan;
The proposed restaurant/retail use is consistent with the policies of the comprehensive plan.
- Whether the proposed use complies with the requirements of this zoning ordinance;
Retail and restaurant uses are allowed in the C-1 zoning district. The site is noncompliant with the DVO district only in regards to the design features for which the SLUP requests are sought. However, the "use" itself is compliant.
- Whether the proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district;
In accordance with the approval of SLUP16-101, the site is proposed to exceed the maximum parking requirement within the DVO. The submitted site

plan indicates that the lot coverage for the site is 78.9%, which falls below the maximum 80% requirement of the base zoning. Also, the site provides adequate open space at 21.1%. Adequate room for pedestrian buffer zones and pedestrian circulation is also provided.

4. Whether the proposed use is compatible with adjacent properties and land uses, including consideration of:

- a. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated by the proposed use;

The proposed use will not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated.

- b. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;

The proposed use will not create adverse impacts upon any adjoining land use by reason of the hours of operation. The hours of operation are in line with the hours of operation of many of the surrounding uses such as commercial, retail, and restaurant uses.

- c. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;

The proposed use will not create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

- d. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use;

The proposed use will not create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated. The site, at just over a half acre, and the size of building and associated parking requested are not expected to generate amounts of vehicular traffic that would cause adverse impacts on any adjoining land use.

A proposed cross access easement to eventually connect to the property to the south is indicated on the site plan. The goal is that eventually the driveway on the subject lot and the drive way on the adjacent lot to the south would be closed off and would share one driveway over the property line.

- e. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and

The proposed building is of reasonable size, scale, and massing to other nearby lots and buildings.

- f. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.

The proposed plan will not have an impact on any historic buildings, sites, districts, or archaeological resources. The area on the site which the applicant proposes to develop is already built out.



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5. Whether public services, public facilities and utilities—including motorized and non-motorized transportation facilities—are adequate to serve the proposed use;
Public services, facilities, and utilities are sufficient to serve the proposed use.
6. Whether adequate means of ingress and egress are proposed, with particular reference to non-motorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access;
Proposed emergency vehicle access is sufficient. Traffic flow and proposed means of ingress and egress, and pedestrian and vehicular safety are sufficient, and will be improved from their existing format. The existing driveway on Chamblee Dunwoody Road is currently full ingress and egress. It will be converted to right-in/right-out only with a raised mountable island. To improve pedestrian safety, a pedestrian path made of pavers or other materials crossing both driveways will be constructed.
7. Whether adequate provision has been made for refuse and service areas; and
Proposed provisions for refuse and services are adequate.
8. Whether the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.
No negative shadow impact will occur on any adjoining lot or building.

RECOMMENDATION

Based upon the findings and conclusions herein, Staff recommends the application for the 11 Special Land Use Permits from Chapter 27, Section 27-97, and one modification to the conditioned site plan be **approved**, with the following exhibits and conditions:

EXHIBIT A: Site Plan, completed by completed by SDG Engineering, dated revised June 27, 2018

EXHIBIT B: Landscape Plan, completed by completed by SDG Engineering, dated revised June 27, 2018

1. The subject property shall be developed in general conformity with Exhibit A and B above, with changes to meet land development and zoning regulations.
2. Past approvals from SLUP16-101, including: a.) Section 27(g)(1) to exceed the maximum allowed parking in the Dunwoody Village Overlay District; b.) Section 27-97(e)(3)(e) to construct a building with a non-90 degree corner; c.) Section 27-97(i)(1) to vary width of public improvements below the required minimum; d.) Section 27-97(e)(3)(c) to increase the 12 foot maximum floor height to 14 feet, for a one-story retail/restaurant building shall be carried over with this request.
3. The front entrance, along the mitered section of the building, shall provide window and awning treatments, conducive to the industrial style as approved by the Director of Community Development.
4. The cornice shall provide brick architectural detailing as approved by the Director of Community Development.
5. Two hard wood street trees shall be planted in the right-of-way at each street frontage.
6. The maximum number of parking spaces shall be a ratio of 5 parking spaces/1000 square feet of floor area for retail and 10 parking spaces/1000 square feet of floor area for restaurant (including outdoor seating), not to exceed a 5,800 square foot building or 35 parking spaces.



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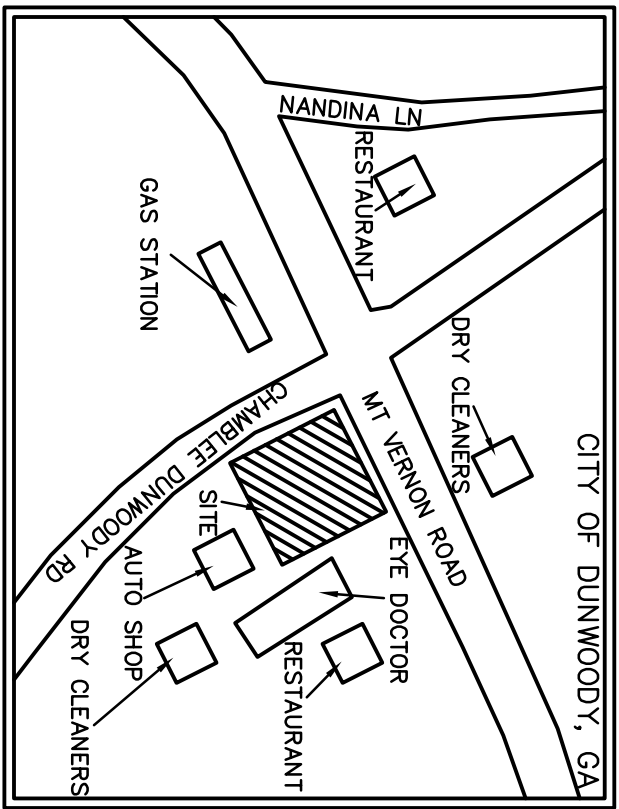
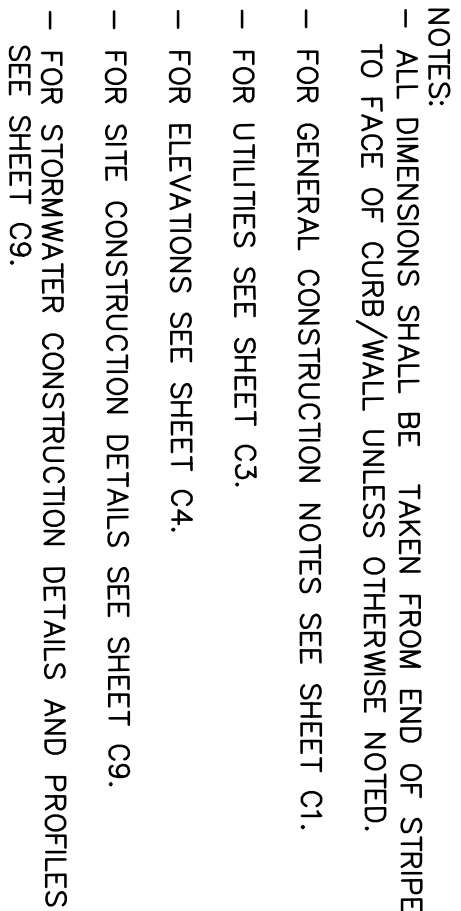
7. A reciprocal cross-access easement identified in the southwest corner of the lot as indicated in the dashed boxed on the site plan, and including the undashed within the dashed area in the southwest corner of the lot, shall be recorded at the time of redevelopment of the abutting lot located at 5397 Chamblee Dunwoody Road. Parking spaces shall be eliminated as necessary to accommodate the shared driveway. The purpose of this easement is to establish a joint access driveway along the common property line.

Attachments

- Exhibit A: Site Plan, dated revised June 27, 2018
- Exhibit B: Landscape Plan, dated revised June 27, 2018
- Maps
- Sec. 27-97 DVO excerpt
- Dunwoody Comprehensive Plan excerpt
- Dunwoody Village Master Plan – Land Use and Framework Plan excerpt
- SLUP Application Packet



SIGNALIZED INTERSECTION



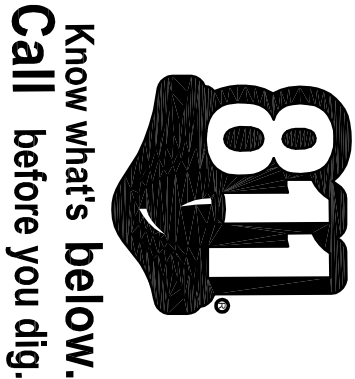
SITE SUMMARY:

PROPOSED USE: RETAIL AND RESTAURANT
PROPOSED SITE AREA: 0.518 ACRES
PROPOSED DISTURBED AREA: 0.67 ACRES
PROPOSED IMPERVIOUS AREA: 0.410 ACRES (79.2% OF TOTAL SITE)
PROPOSED PERVIOUS AREA: 0.108 ACRES (20.8% OF TOTAL SITE)
EXISTING PERVIOUS AREA: 0.09 ACRES (17.3% OF TOTAL SITE)
PROPOSED BUILDING AREA: 4,470 SF
PROPOSED PARKING: 35 TOTAL
ZONED: C-1 "DUNWOODY VILLAGE OVERLAY"
SIDE 20'

NOTES:

- ALL DIMENSIONS SHALL BE TAKEN FROM END OF STRIPE TO FACE OF CURB/WALL UNLESS OTHERWISE NOTED.
- FOR GENERAL CONSTRUCTION NOTES SEE SHEET C1.
- FOR UTILITIES SEE SHEET C3.
- FOR ELEVATIONS SEE SHEET C4.
- FOR SITE CONSTRUCTION DETAILS SEE SHEET C9.
- FOR STORMWATER CONSTRUCTION DETAILS AND PROFILES SEE SHEET C9.

24 HOUR CONTACT
CLAY CRIM
404-234-8144

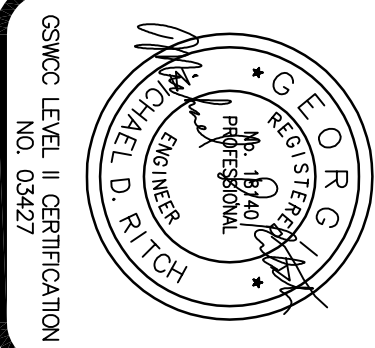


Know what's below.
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REVISIONS
03-08-17
04-20-17
05-15-18
05-23-18
06-27-18

DATE	12-28-16
PROJECT NO.	16506
DRAWN BY	JDR
SCALE	1" = 20'
DRAWING TITLE	SITE PLAN C2

SDG ENGINEERING
P.O. BOX 680963
MARIETTA, GEORGIA 30068-0017
678-560-4161



CRIM & ASSOCIATES
210 SANDY SPRINGS PL.
ATLANTA, GA 30328
404-256-2960

CLIENT NAME

PROJECT TITLE

CRIM RETAIL/RESTAURANT
419 CHAMBLEE-DUNWOODY ROAD
LAND LOT 366, 18TH DISTRICT
DEKALB COUNTY, GA

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	TRAFFIC SIGNAL	
	DROP INLET	
	CATCH BASIN	
	STORM SEWER LINE	
	STORM SEWER MH	
	HANDICAPPED SPACE	
	TRAFFIC DIRECTION	
	EDGE OF PAVEMENT	
	CONCRETE CURB AND GUTTER	
	CONCRETE HEADER CURB	

EXISTING TREES ON SITE
(and within adjacent rights of way)

Note: All trees on site and within adjacent rights-of-way (listed below) shall to be removed; see plan for location.

26" +/- DBH Bradford Pear (DBH measured 30" +/- above existing grade due to low branching)

2 1/2" +/- DBH Hardwood

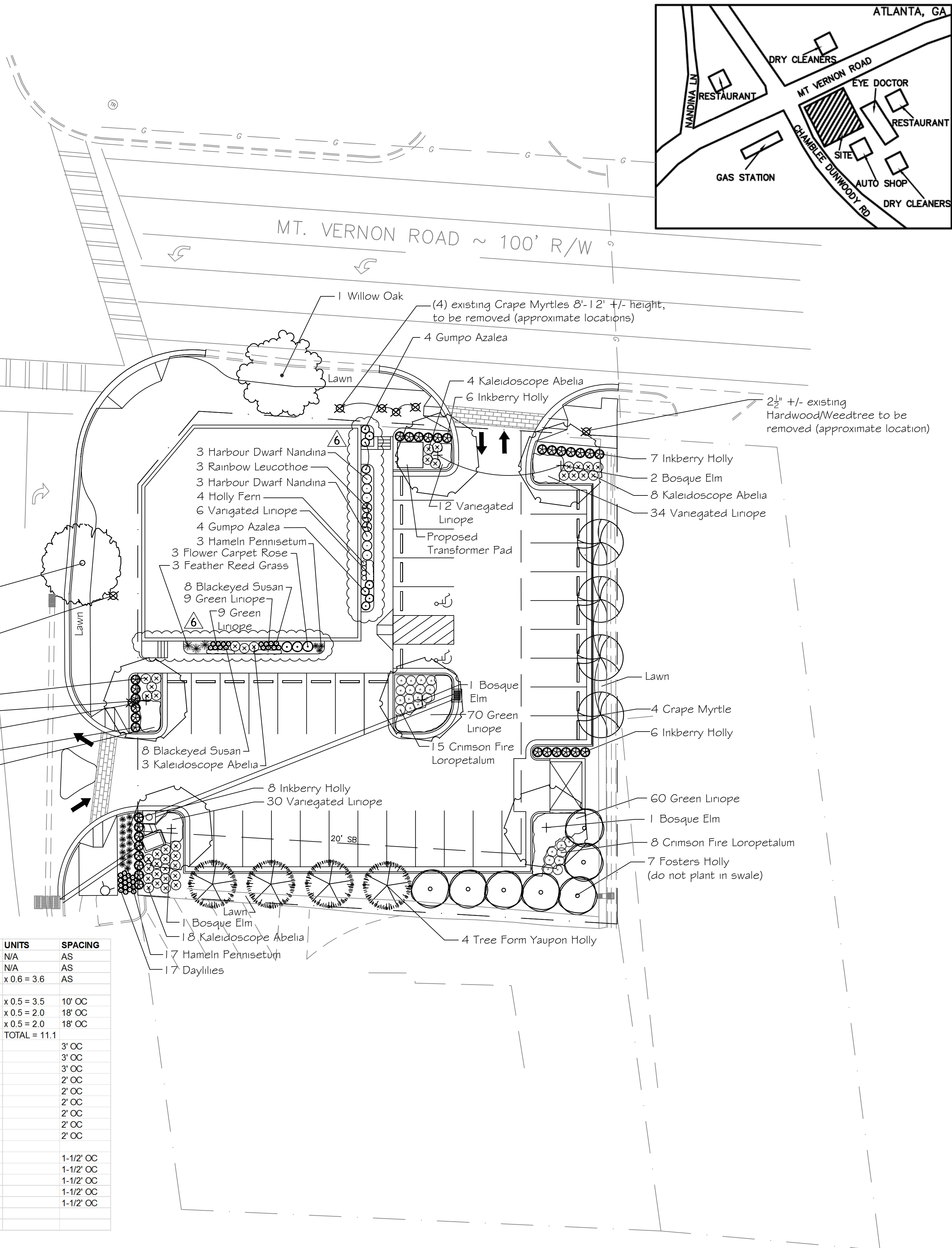
(4) 8'-12' height +/- Crape Myrtles (multistemmed; stems vary between 1" - 2 1/2" +/- in diameter, measured 30" +/- above existing grade)

2 1/2" +/- DBH Hardwood/Weedtree

1 Red Sunset Maple
26" +/- existing Bradford Pear (approximate location) to be removed
5 Kaleidoscope Abelia
1 Bosque Elm
2 1/2" +/- existing Hardwood (approximate location) to be removed
6 Inkberry Holly
26 Variegated Linope

PLANT LIST

PLANT NAME	QTY.	SIZE	ROOT	REMARKS	UNITS	SPACING
Red Maple / Acer rubrum 'Red Sunset'	1	3" - 3-1/2" Cal.	B&B	Full, Matched	N/A	AS
Willow Oak / Quercus phellos	1	3" - 3-1/2" Cal.	B&B	Full, Matched	N/A	AS
Bosque Elm / Ulmus parvifolia 'Bosque'	6	3" - 3-1/2" Cal.	B&B	Full, Matched	x 0.6 = 3.6	AS
Fosters Holly / Ilex x attenuata 'Fosteri'	7	8" - 10' Ht.	B&B	Full, Matched, FTG	x 0.5 = 3.5	10' OC
Tree Yaupon / Ilex vomitoria	4	12" - 14' Ht.	B&B	Full, Matched, 3 Stem	x 0.5 = 2.0	18' OC
Crape Myrtle / Lagerstroemia x 'Sioux'	4	2"-2 1/2" Cal.	30 gal Cont	Full, Matched, Standard	x 0.5 = 2.0	18' OC
					TOTAL = 11.1	
Kaleid. Abelia / Abelia grand. 'Kaleidoscope'	38	1 Gal.	Cont.	Full		3' OC
Inkberry Holly / Ilex glabra 'Densa'	33	1 Gal.	Cont.	Full		3' OC
Loropetalum / Loropetalum chin. 'Crimson Fire'	23	1 Gal.	Cont.	Full		3' OC
Hamel Penn. / Pennisetum Aacp. 'Hamel'	20	1 Gal.	Cont.	Full		2' OC
Gumpo Azalea / Azalea satsuki 'Gumpo Pink'	8	1 Gal.	Cont.	Full		2' OC
Feather Reed Grass / Calamagrostis acutiflora 'Karl Foerster'	3	1 Gal.	Cont.	Full		2' OC
Rainbow Leucothoe / Leucothoe font. 'Rainbow'	3	1 Gal.	Cont.	Full		2' OC
Flower Carpet Rose / Rosa var. 'Flower Carpet Red'	3	1 Gal.	Cont.	Full		2' OC
Harbor Dwarf Nandina / Nandina dom. 'Harbour Dwarf'	6	1 Gal.	Cont.	Full		2' OC
Green Linipe / Liniope muscari 'Big Blue'	148	1 Gal.	Cont.	Full		1-1/2' OC
Variegated Liniope / Liniope muscan 'Variegata'	108	1 Gal.	Cont.	Full		1-1/2' OC
Daylily / Hemerocallis 'Stella d'Oro'	17	1 Gal.	Cont.	Full		1-1/2' OC
Black Eyed Susan / Rudbeckia 'Goldstrum'	16	1 Gal.	Cont.	Full		1-1/2' OC
Holly Fern / Cyrtomium falcatum	4	1 Gal.	Cont.	Full		1-1/2' OC



John Geiger, ASLA
Landscape Architect

I-Site Design Studio™/Land. Architects
2770 Ponderosa Cr./Suite 100
Decatur, GA/30033
404/329-9933 (Office/Fax)



Notes

- SEE CIVIL and ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- OWNER SHALL PROVIDE and BE RESPONSIBLE FOR SOIL TESTING and PROPER PLANT MATERIAL MAINTENANCE, AS NEEDED.
- TREES and SHRUBS SHALL BE TRIMMED AS NECESSARY SO VISIBILITY IS NOT HINDERED. PLANT LOCATIONS SHALL ALSO BE ADJUSTED AS NECESSARY TO AVOID INTERFERENCE WITH SITE UTILITIES, LIGHTS, SIGNS, ETC. SO VISIBILITY IS NOT HINDERED; FIELD VERIFY.
- THERE ARE NOT ANY EXISTING TREES OR SHRUBS TO REMAIN ON THIS SITE.

Specimen Tree Note

- THERE ARE NOT ANY EXISTING SPECIMEN TREES ON THIS SITE;

Tree Replacement Density Factor
Calculations

SITE = 0.5183 AC.

TDF = 0.5183 AC. x 20 UNITS/AC. = 10.37 UNITS REQUIRED

RTF = 0.00 UNITS

RDD = TDF - RTF
= 10.37 - 0.00
= 10.37 TOTAL UNITS REQUIRED and 11.1 UNITS ARE PROVIDED

Dunwoody Village Overlay Requirements

Street trees (2-1/2" cal. min. and 8' in height min.), are provided in the required landscape area between the travel lanes and the sidewalk.

Interior Parking Lot Landscaping
Requirements

- One (1) canopy tree (3" cal. min.) per landscape island (200 SF min. each) abutting row of parking is required and provided.
- Four (4) shrubs (1 gal. min. growing to less than 3' in height) minimum are required and provided per each required canopy tree.

Exterior Parking Lot Landscaping
Requirements

- Thirty (30) shrubs (1 gal. min. growing to 3' in height min.) per 100' of parking lot (or vehicular use area) frontage are required = 30 shrubs/100' = 1 shrub/3.33'
- Each road has 19' + 19' = 38' of parking lot frontage = 38' @ 1shrub/3.33' = 11.41 = 12 shrubs minimum are required and provided along each road frontage

Transition Yard Landscaping
Requirements

Minimum yard width = 7.5' (TY1) landscape strip. = Four (4) understory trees (and no shrubs) minimum are required per 100'
East property line = 152.24' / 100 = 1.52 x 4 = 6 trees required and provided
South property line = 150' / 100 = 1.50 x 4 = 6 trees required and provided

Landscaping Note

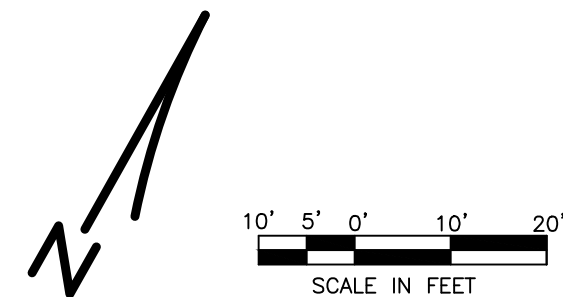
ALL LANDSCAPING SHALL FOLLOW CITY OF DUNWOODY PLANTING AND MAINTENANCE REQUIREMENTS.

Irrigation System Note

CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM AND WATERING SCHEDULE PER CITY OF DUNWOODY REQUIREMENTS. SYSTEM LAYOUT and COMPONENTS SHALL BE APPROVED PRIOR TO INSTALLATION.

Grassing Note

ALL LAWN AREAS SHALL BE SODDED. VERIFY TYPE AND QUANTITY PRIOR TO INSTALLATION.



REVISIONS

	3-22-17 City Arborist comments
	3-22-17 Added transformer vault
	3-22-17 Tree relocations and shrub quantity adjustments
	4-17-17 Revised chart
	5-23-18 Removed plant beds
	6-28-18 Added plant beds

SDG ENGINEERING

P.O. BOX 680963

MARIETTA, GEORGIA 30068-0017

678-560-4161

CLIENT NAME

CRIM & ASSOCIATES
210 SANDY SPRINGS PLACE
ATLANTA, GA 30328
404-256-2960

PROJECT TITLE

CRIM RETAIL/RESTAURANT
5419 CHAMBLEE DUNWOODY RD
ATLANTA, GEORGIA

DATE 12-22-16

PROJECT NO.

DRAWN BY

SCALE 1" = 20'


DRAWING TITLE


LANDSCAPE
PLAN
L-1

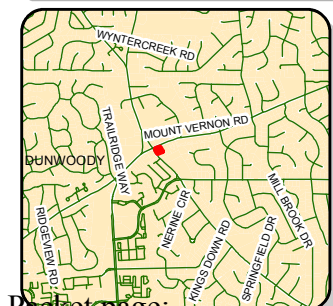


**5419 Chamblee
 Dunwoody Road**
SLUP 16-101
Location Map
September 2016

Legend

-  Parcel
-  Street Centerline

 **Scale:**
 1 in = 499 ft





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**5419 Chamblee
Dunwoody Road**


SLUP 16-101

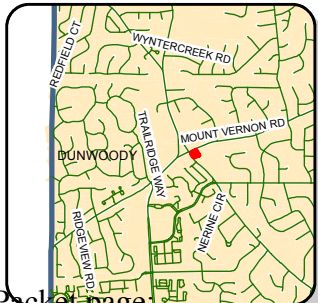
Aerial Map

September 2016

Legend

-  Parcel
-  Street Centerline

 **Scale:**
1 in = 124 ft



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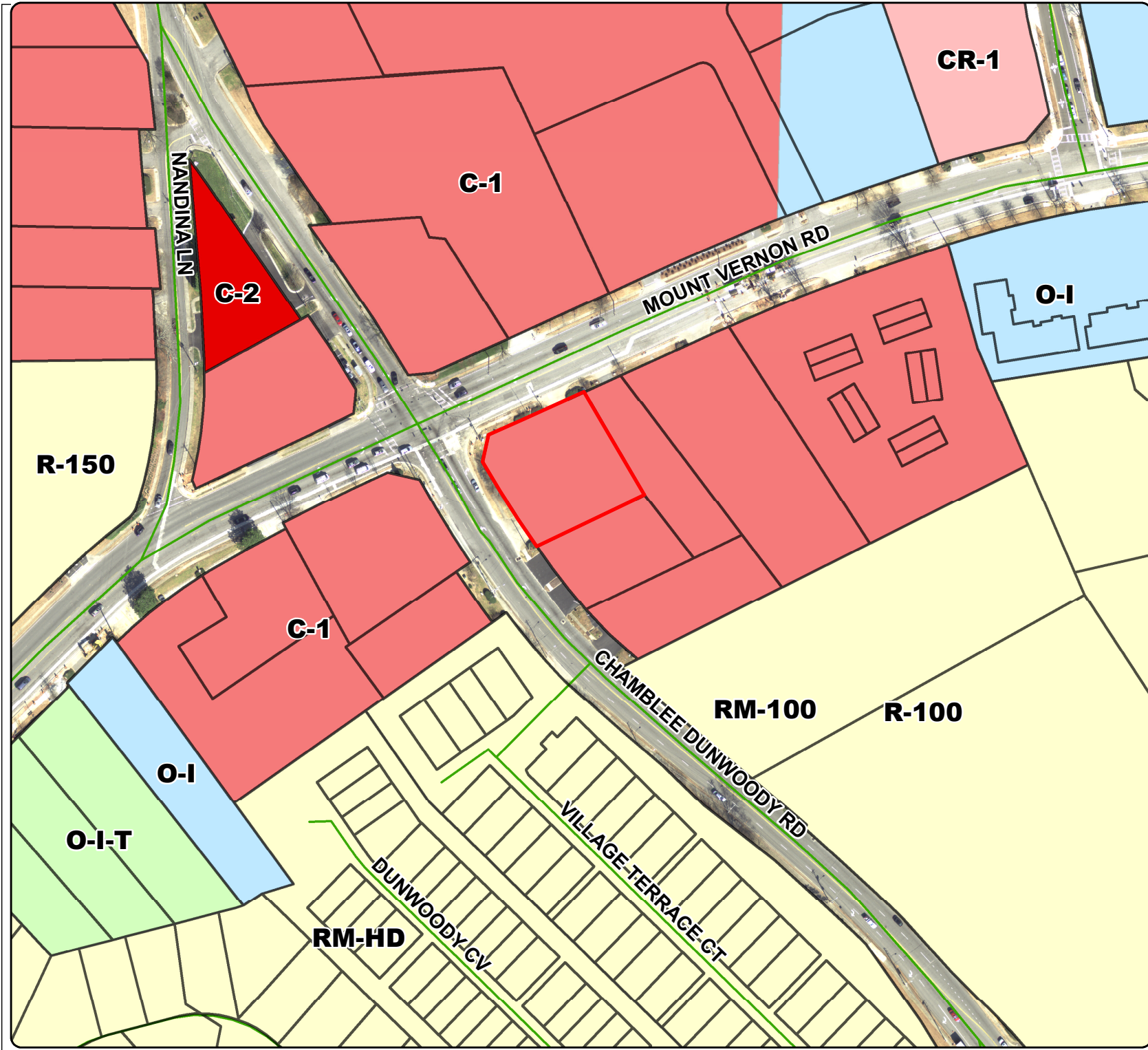
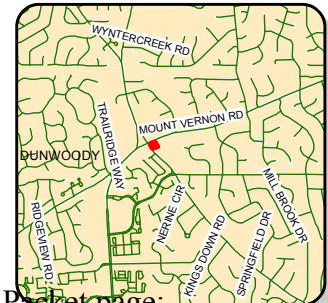
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Suite 250 | 30346-1902
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**5419 Chamblee
Dunwoody Road**
SLUP 16-101
Zoning Map
September 2016

Legend

- Parcel
Street Centerline
- Zoning District**
- Local Commercial (C-1)
 - Local Commercial (C-1c)
 - General Commercial (C-2)
 - Commercial-Residential Mixed-Use (CR-1)
 - Industrial (M)
 - Neighborhood Shopping (NS)
 - Office-Distribution (O-D)
 - Office-Institution (O-I)
 - Office-Institution-Transitional (O-I-T)
 - Office-Institution (O-Ic)
 - Office-Commercial Residential (OCR)
 - Office-Commercial Residential (OCRc)
 - Planned Development (PD)
 - Residential (R)

Scale:
1 in = 166 ft



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 compatible with the pre-1900 Mid Atlantic American Colonial Architecture that is characteristic of the district;
 - (5) 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
 - (6) 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) *Thresholds for compliance.*
 - (1) *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 the applicable regulations:
 - a. Construction of a new building;
 - b. Construction of building additions that result in a ten-percent or greater increase in the floor area or building coverage of the existing building;
 - c. Exterior construction or remodeling with a total value of 15 percent or more of the county tax assessor's 100 percent assessed value of the existing improvements only; and
 - d. Interior construction or remodeling with a total value of 25 percent or more of the county tax assessor's 100 percent assessed value of the existing improvements only.
 - (2) *Partial compliance.* Permits for exterior remodeling or building activities that do not trigger full compliance may be issued only if the portion of the building affected by the work is determined to be in compliance with all applicable overlay district regulations.
- (d) *Design review.* No land-disturbance permit, building permit or sign permit may be issued for buildings or construction activities that are subject to one or more of the overlay district regulations of this section until the design review process of article V, division 4, has been completed.
- (e) *Architecture and design.*
 - (1) *Exterior materials.*
 - 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 facades 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.



- 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.



- 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.



- 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.

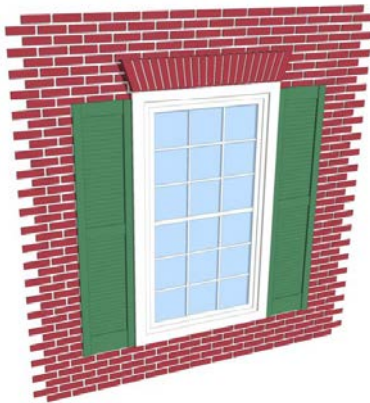
(3) *Building massing.*

- 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 facade through the use of window placement and horizontal details.



- d. Buildings must have at least one building projection on the front facade 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:
- 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, 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.
 - 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.
 - Primary doors may not exceed 42 inches in width and 96 inches in height. Larger doors are prohibited.
 - 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 facades are prohibited. Windowless sections of the front facade may not exceed 20 feet in width. Windows and doors must be provided on at least ten percent of the front facade but may not constitute no more than 50 percent of the total area of the front facade. 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 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.
- (f) *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;
- 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.

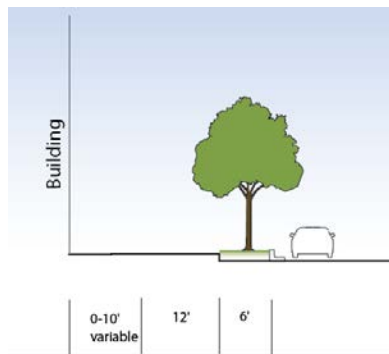
(g) *Parking and circulation.* The parking and circulation regulations of article IV, division 4, apply within the Dunwoody Village Overlay district except as modified by the following regulations:

- (1) New nonresidential buildings and nonresidential uses and additions to existing nonresidential buildings and nonresidential uses may not provide more than three parking spaces per 1,000 square feet of floor area. 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.* The landscaping and screening regulations of article IV, division 2, apply within the Dunwoody Village Overlay district. See also subsection (i).

(i) *Streetscape and pedestrian amenities.*

- (1) A minimum six-foot wide landscape area must be established abutting the back of the curb along abutting 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.
 - 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.

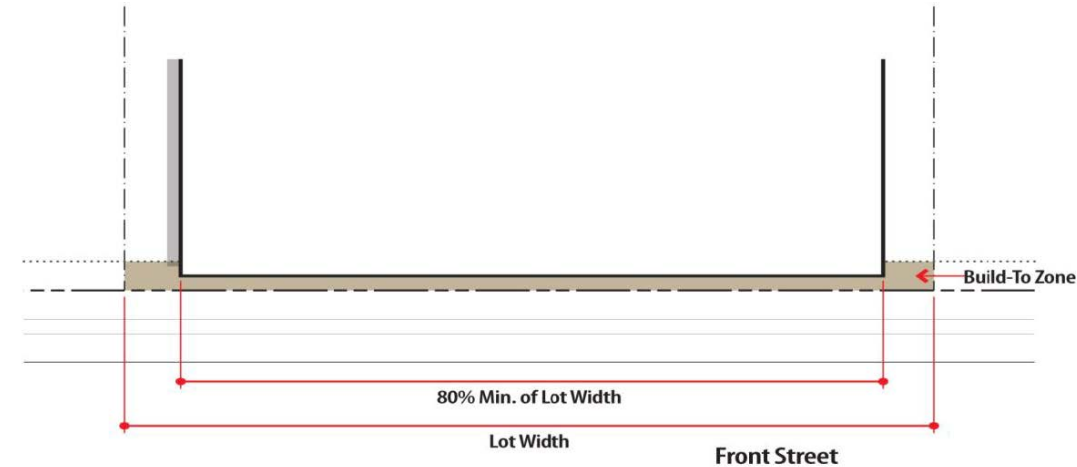
- c. Trees must be at least 2.5-inch caliper and at least eight feet in height at the time of planting. As street trees mature, they must be trimmed as necessary to provide a minimum vertical clearance of seven feet above the sidewalk.
- (3) Pedestrian buffer zones with a minimum width of ten feet must 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.
- (8) 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.
- (9) 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.
- (2) Recycling receptacles must be clearly identified with symbols and/or text indicating its intended use for recyclables.
- (j) *Public areas, service areas and retaining walls.*
 - (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) All utilities must be placed underground.
- (k) *Village core area.* 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. The regulations also apply to renovations of and additions to existing buildings within the village core area that result in an increase of 50 percent or more in the building' gross floor area. These requirements govern in the event of conflict with other DV-O district regulations.
 - (1) *Build-to-zone.*
 - a. The build-to zone is the area on the lot where a certain percentage of the front building facade 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

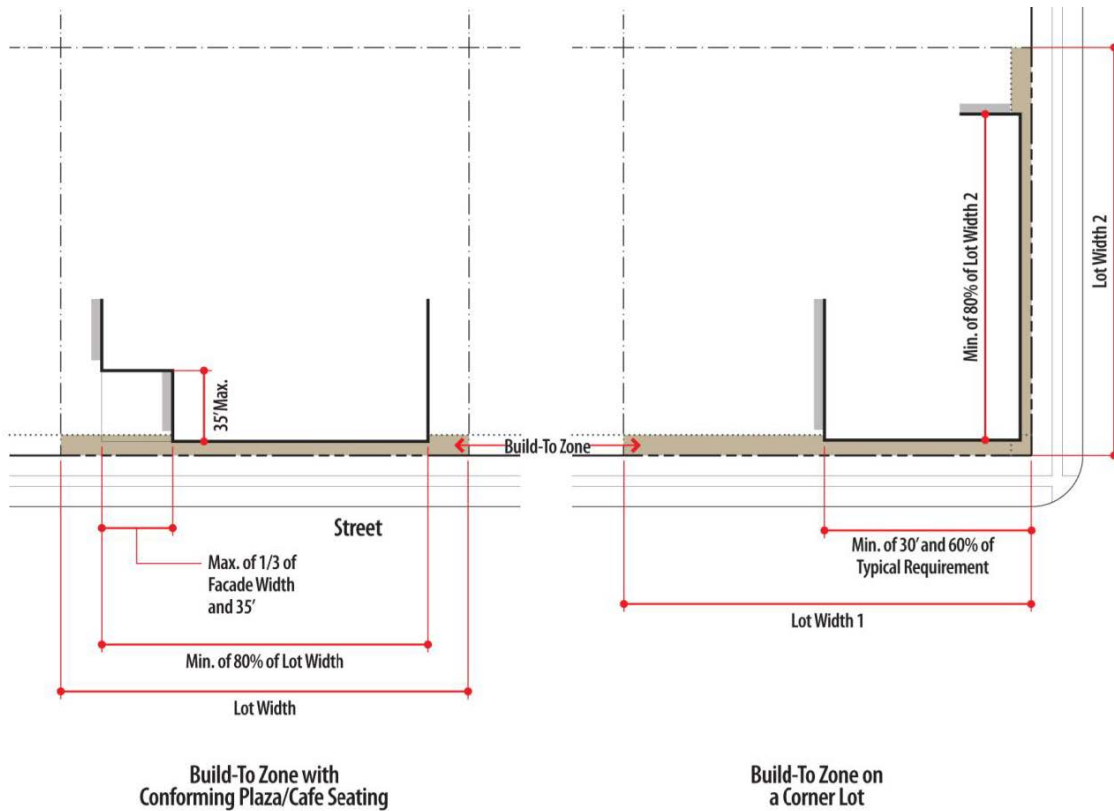
- b. The required percentage specifies the amount of the front building facade that must be located in the build-to zone, based on the width of the front building facade divided by the width of the lot.

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).

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 facade 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 facade 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).

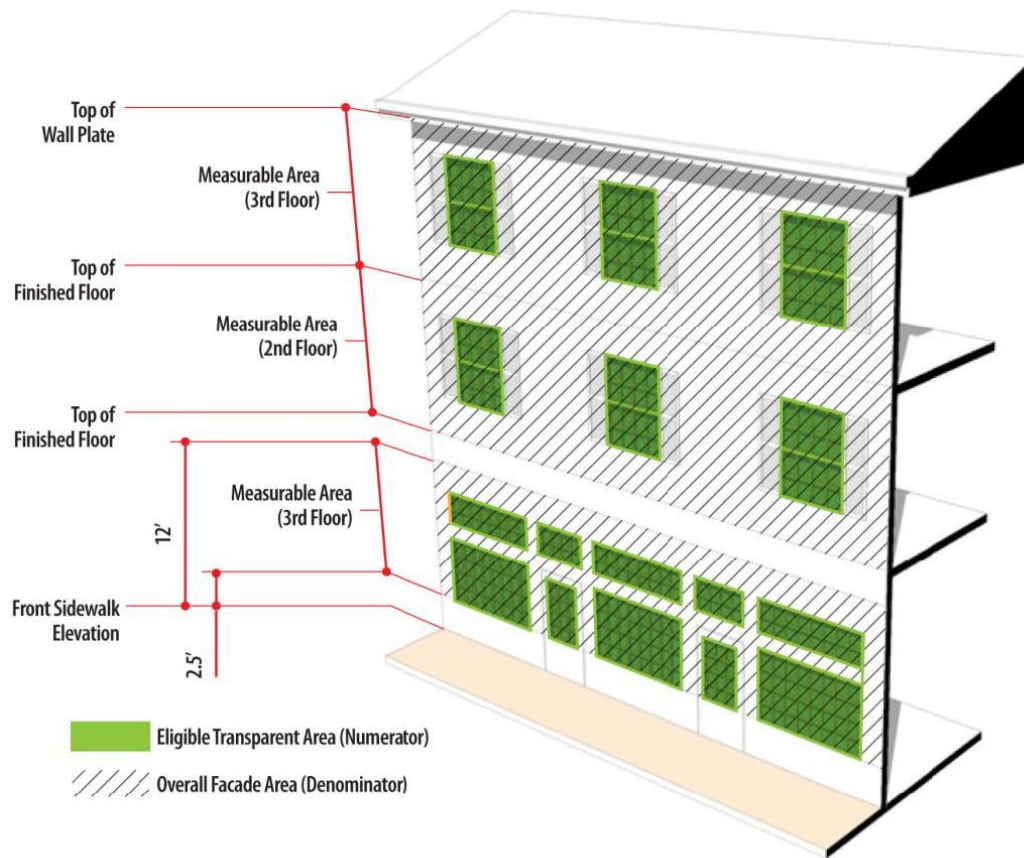
(2) *Transparency.*

- a. Transparency regulations govern the percentage of a street-facing building facade 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 facade is measured between 2.5 and 12 feet above the adjacent sidewalk.
- c. The transparency of an upper-story facade 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.

(3) *Blank wall area.*

- a. Blank walls are areas on the exterior facade 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:

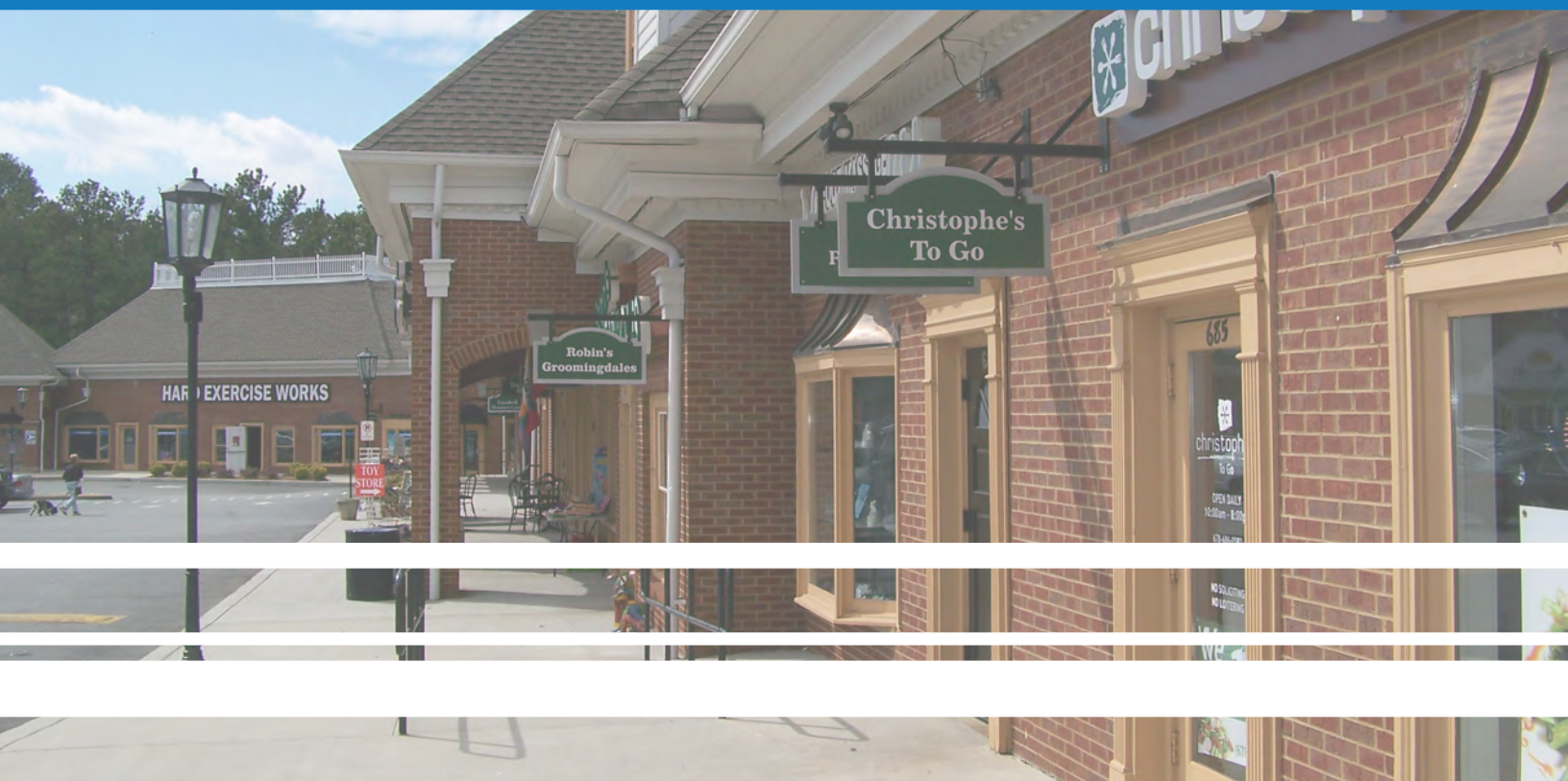
Maximum blank wall length (feet)	20
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- b. Blank wall area regulations apply in both a vertical and horizontal direction.

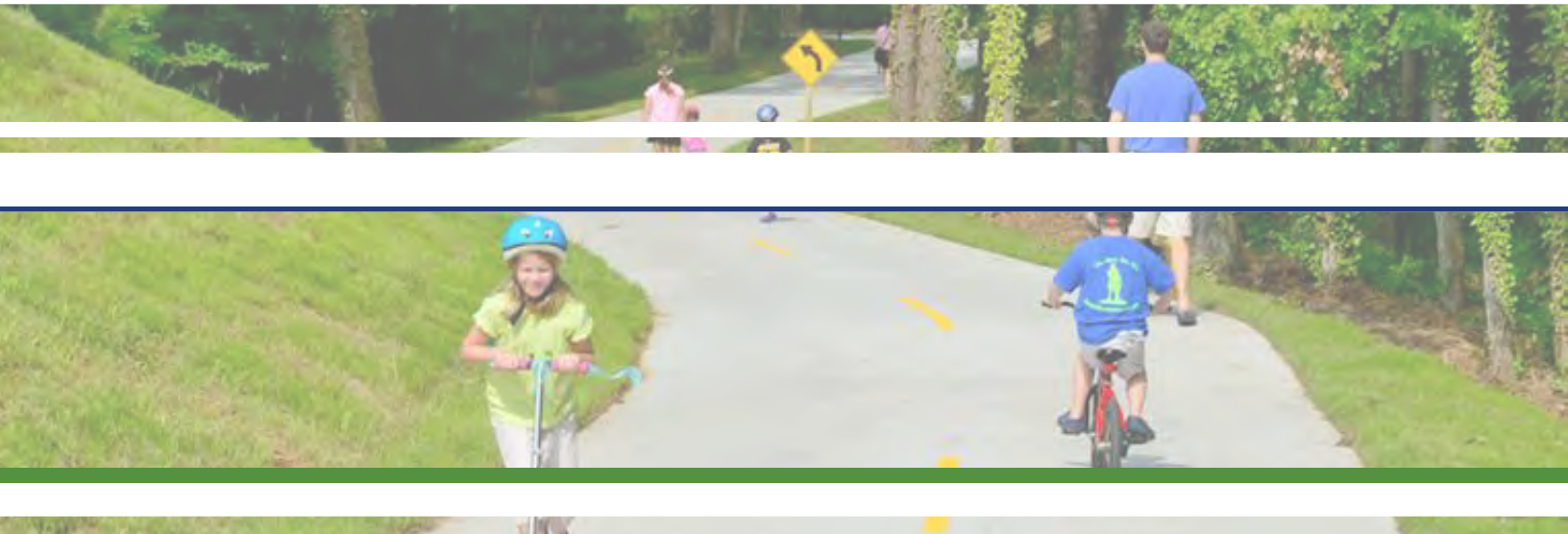
- (4) *Street-facing building entrances.* At least one street-facing building entrance must be provided on all principal buildings. The building entrance must provide ingress and egress for residents and customers. Additional entrances off another street, pedestrian area or internal parking area are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

- (l) *Modifications and adjustments.* The regulations of subsections (e) through (k) may be modified only if reviewed and approved in accordance with the special land use permit procedures of article V, division 3.

(Ord. No. 2013-10-15, § 1(Exh. A § 27-7.20), 10-14-2013; Ord. No. 2015-01-05, § 1, 1-26-2015)



CITY OF DUNWOODY 2015-2035 COMPREHENSIVE PLAN



DUNWOODY VILLAGE

Vision/Intent

Dunwoody Village has historically been the “heart” of Dunwoody. A master planning process established a detailed vision for this center of the community, focused on pedestrian and bicycle amenities, functional public open space, a multi-modal transportation environment, architectural controls, connectivity and place making. A sense of history will add to the charm and sense of place. This area envisions a “village green” with civic activities and amenities, and redevelopment will draw community members to shopping, dining and entertainment. Furthermore, redevelopment should have a residential component for day and evening activity to foster community. The design should embody the unique character of Dunwoody.

Future Development

Form: Master planned design, high quality building materials, civic amenities, integrated open space and appropriate transitions from greater to less intense uses. The periphery of the character area will include a large transitional area to adequately protect single-family residential and other residential homes in the area.

Use (see Future Land Use Map): Mixed-Use (containing a mix of office, retail and residential, including both either vertical or horizontal mixed-use through the district), townhomes, other owner-occupied housing, live-work units, civic institutional, community retail (not greater than 50,000 square feet per tenant space), local and unique business, boutique retail, public assembly and entertainment.



FIGURE 6: Dunwoody Village Character Area Map



▲ Food Market in Dunwoody Village



▲ Local Shops

Action Items

- Create an active community center with public places to gather, following a master planning process that potentially supports a redevelopment investment program.
- Establish way-finding or landmark features that unify the Village and can be used across the City, if a way-finding or gateway plan does not already exist for the greater City as a whole.
- Regularly review the Dunwoody Village Overlay to ensure enforcement meets intent of Overlay and Character Area vision.
- Creatively address the parking and congestion that new local activity may generate.
- Identify solutions for structural parking.
- Establish bicycle network for new connectivity throughout the City so that “all roads lead to the Village.”
- Establish infrastructure thresholds that new development must meet.
- Complete site location evaluation and financing plan locating City Hall, Police and other civic functions, including options for joint public-private partnership. Note that the Georgetown area is also being considered as a possible location of City Hall.
- Create venues for cultural events like music and create programs for public uses of City Hall and library.
- For detailed circulation and open space recommendations concerning the Dunwoody Village character area, see the Dunwoody Village Master Plan.
- Pursue the creation of a central green space and alternatives for acquiring that space.

REDEVELOPMENT WITH OPEN SPACE

Several regional examples of redevelopment with open space were referenced during Community Meeting discussions about Dunwoody Village. The City of Smyrna allows higher buildings adjacent to the plaza at the Market Village. The City of Dunwoody envisions similar development and rules whereby densities may increase, contingent upon the provision of amenities (open space, plazas, etc.) or development features.



FIGURE 7: Dunwoody Village Master Plan

2.5 FUTURE LAND USE

The Future Land Use Map like the Character Areas map is a **visual representation of the City's future development policy**. Interpretation of the map is provided in the supporting text to be considered along with the City's zoning, the Character Areas Map, and other local policies when decision-makers consider land development questions or requests.

FIGURE 16: Future Land Uses Table

	LAND USE	DESCRIPTION	ZONING CATEGORIES
	Single Dwelling Residential	The predominant use of land is for single-family dwelling units, including detached, semi-attached or duplexes.	R- districts (R-150, R-100, R-85, R-75, R-60, R-50, RA, RA-5, RA-8, R-CD, R-CH)
	Multi-dwelling Residential - Apartments	The predominant use of land is for multi-family dwelling units, typically 12 units per acre or more.	RM- districts (RM-150, RM-100, RM-85, RM-75, RM-HD)
	Multi-dwelling Residential - Other	The predominant use of land is for multi-dwelling units, 3 or more units attached, including townhouses and condominiums.	RM- districts (RM-150, RM-100, RM-85, RM-75, and RM-HD)
	Commercial	Land dedicated to non-industrial business uses, including retail sales, office, service, and entertainment facilities. Accessory commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.	O-I, O-I-T, C-1, C-2, NS, O-D
	Public/ Institutional	Government uses at all levels, and institutional land uses. Government uses include City Hall, police and fire stations, libraries, post offices, schools, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Does not include facilities that are publicly owned, but would be classified more accurately in another land use category. For example, publicly owned parks and/or recreational facilities are classified under park/ recreation/conservation category; and general office buildings containing government offices (such as the current Dunwoody City Hall) are included in the commercial category.	Any zoning district.

	LAND USE	DESCRIPTION	ZONING CATEGORIES
	Transportation/ Communication/ Utilities	Major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.	Any zoning district, subject to applicable zoning restrictions.
	Parks/ Recreation/ Conservation - Public	Land dedicated to active or passive recreational uses held in public ownership or land trust. These areas may include playgrounds, public parks, nature preserves, community centers or similar uses.	Any zoning district.
	Parks/ Recreation/ Conservation - Private	Land dedicated to active or passive recreational uses in private ownership. These areas may include subdivision recreation areas, golf courses, swim and tennis centers, or similar uses.	Any zoning district.
	Mixed Use	A mixture of uses on the same parcel, vertical (same building) or horizontal (different buildings). Typically this is made up of a combination of commercial and residential uses, but could include a mix of other uses as well.	OCR, PD, CR-1
	Perimeter Center	Livable regional center with office, retail, mixed-use, and multi-use residential buildings.	Draft PC-1, PC-2, PC-3 and PC-4 Districts

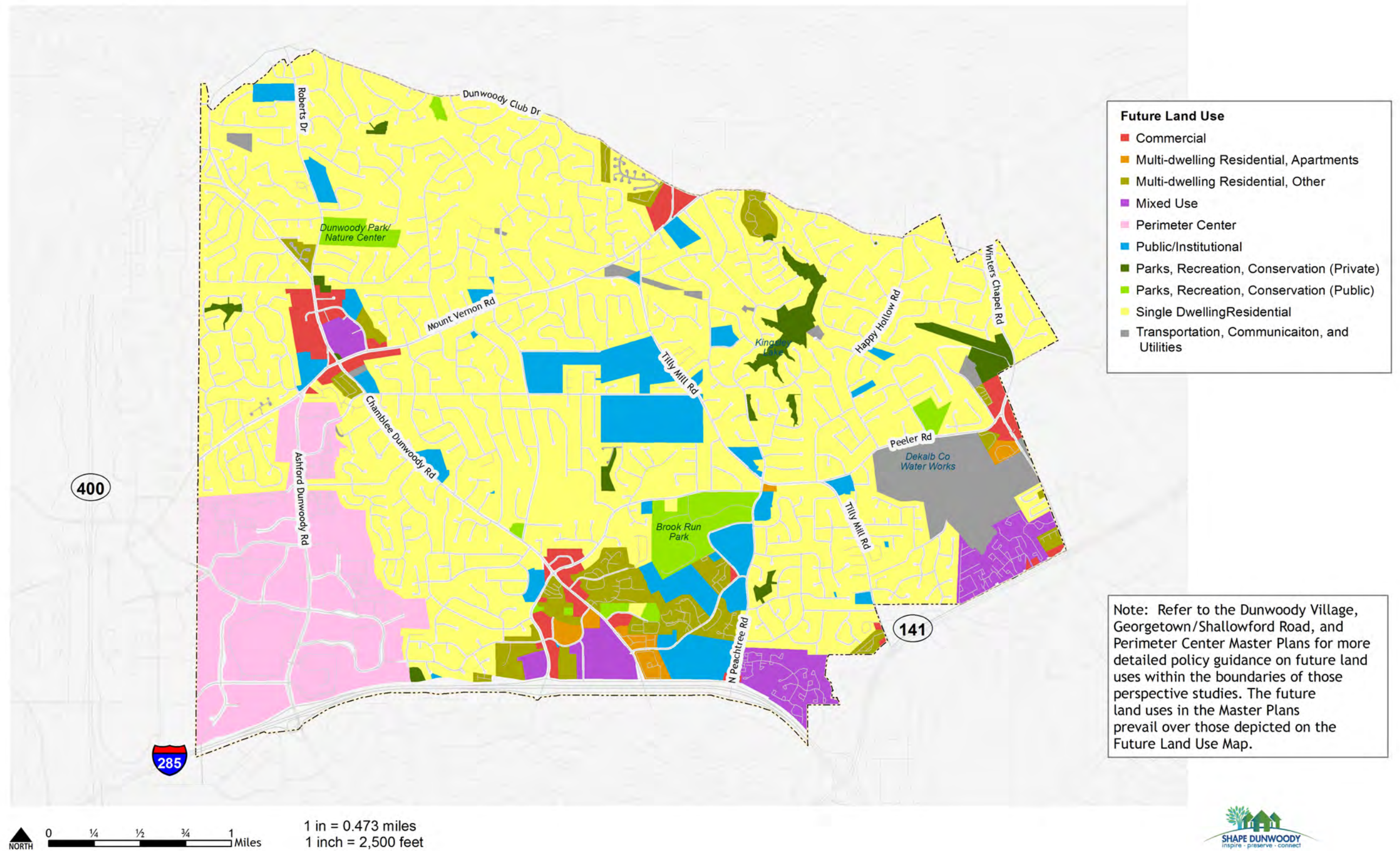


FIGURE 17: Future Land Use Map



LAND USE FRAMEWORK PLAN

The Land Use Framework Plan is intended to guide future redevelopment and community improvements within the Master Plan area over the next 10-20 years. The Dunwoody Village encompasses over 150 acres of property. Based upon current real estate market conditions and the significant amount of existing retail and office space within the Dunwoody Village, it is unlikely that large portions of the Village could experience redevelopment in the short-term (next 3-5 years).

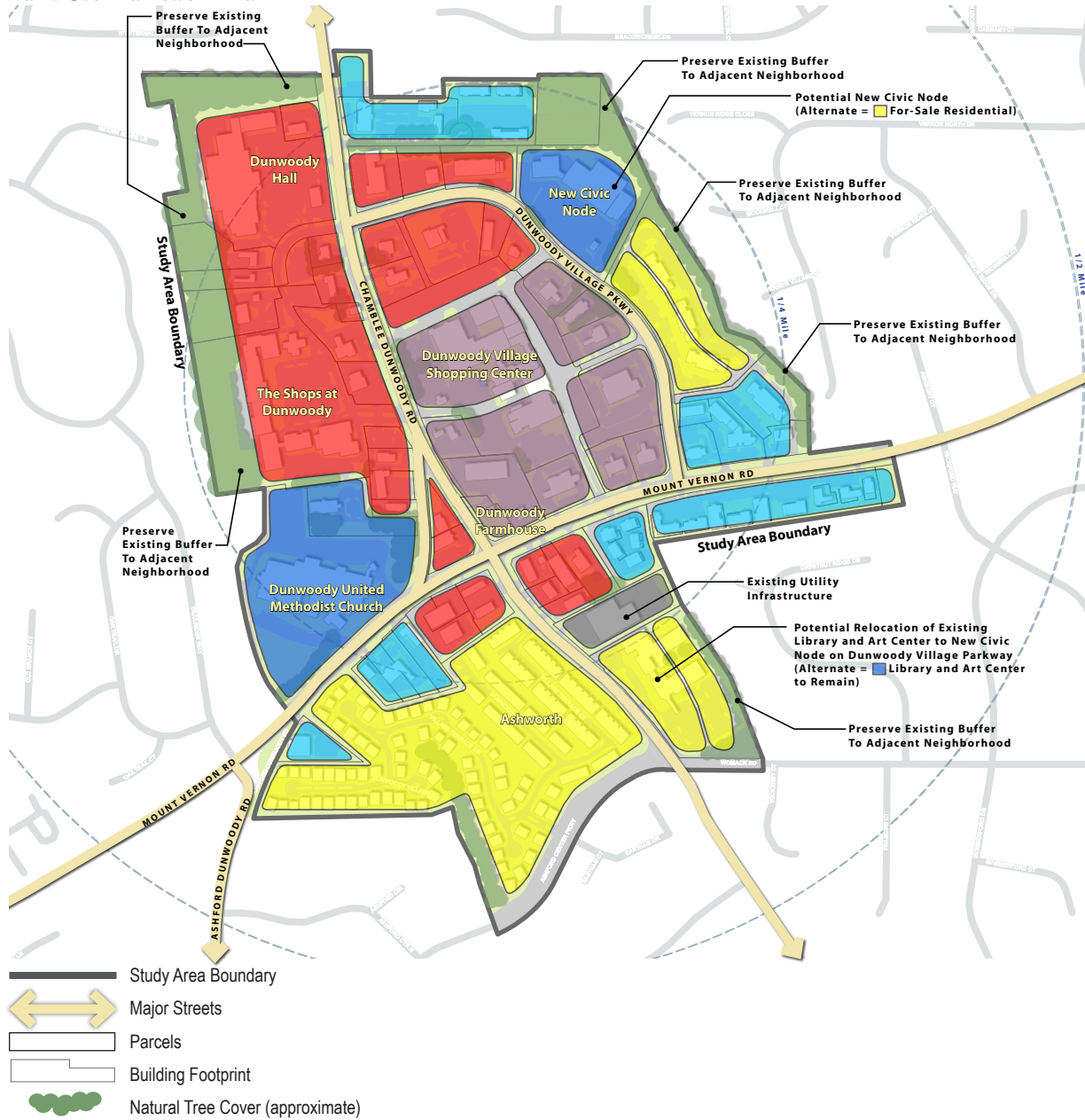
Additionally, a number of properties have multiple owners (office condominiums), are stable institutions or are higher performing retail properties and are unlikely to change in the short- to mid-term. These properties include the Ashworth neighborhood, Dunwoody United Methodist Church, The Shops at Dunwoody, Dunwoody Hall, and a series of office condos on the north side of the study area and along Mount Vernon Road. While some of these properties may need some upkeep and improvement, other areas within the Village exhibit lower levels of activity, rents, and occupancies. These areas are outlined in previous sections of this report related to Activity and Redevelopment Potential.

The land use framework plan seeks to create a 20-year vision for community improvement and redevelopment in areas that are most likely or most susceptible to change. Consistent with the community consensus points the Land Use Framework Plan seeks to:

- Create a more vibrant Village Center including a focal point community green space
- Encourage more compact development forms that promote walkability, but are appropriately sized and scaled to maintain and enhance the area's unique character and identity
- Maintain and enhance convenience retail centers that provide daily goods and services for nearby residents
- "Prune" lower performing retail and office sites over time to improve the area's market fundamentals and visual appeal of the Village
- Allow for modest residential development to enhance walkability and enliven the Village, but in doing so, encourage high-quality, owner-occupied units targeted at empty nesters and active adults

The following sections outline key strategies and recommendations for various districts within the Dunwoody Village Land Use Framework Plan.

Land Use Framework Plan



DUNWOODY VILLAGE DISTRICTS

- NEIGHBORHOOD & CONVENIENCE RETAIL:**
- Primarily existing retail/commercial
 - Limited professional office
 - Limited opportunity for new development
 - Facade / tenant upgrades over time
 - Internal landscape / pedestrian / site improvements over time (private)
 - Generally 1-2 story development
- SMALL-SCALE OFFICE:**
- Existing office space
 - Limited opportunity for new development
 - Facade / tenant upgrades over time
 - Internal landscape / pedestrian / site improvements over time (private)
 - Primarily 1-2 story development (third level of occupied space in some existing buildings)
- CIVIC / INSTITUTIONAL:**
- Existing civic / institutional uses (Dunwoody United Methodist Church)
 - Opportunity for new Civic Node
 - New "town green / plaza" (0.5-1.0 acres)
 - Potential new Municipal Complex
 - Potential relocation of existing Library & Arts Center (from Chamblee Dunwoody Road)
 - Potential new civic uses
 - 1-3 story development
 - Potential supporting retail / office (small-scale 1-2 stories)
 - NOTE: See separate detailed site concept
- FOR-SALE RESIDENTIAL:**
- Existing townhomes and small-lot single-family (Ashworth)
 - Opportunity for new development (Chamblee Dunwoody Road site & Dunwoody Village Parkway site)
 - 10 to 12 units per acre
 - 2 to 3 stories with private garages
 - Age-targeted (empty nesters)
 - Large units (greater than 2,000 sq. ft.)
 - For-sale product
 - Preserve existing buffers
 - High-quality design / materials
- VILLAGE CENTER MIXED-USE:**
- Existing Village commercial
 - Preservation of Cheek-Spruill Farmhouse
 - Preservation of Fresh Market and Walgreens
 - Significant opportunity for redevelopment (multiple sites)
 - New "town green" (1.5-2.0 acres)
 - New internal street grid
 - "Walkable" storefront character
 - Potential new storefront retail / office
 - Potential for-sale loft housing over ground-floor commercial (40-80 units)
 - Age-targeted housing (empty nesters)
 - Large units (greater than 2,000 sq. ft.)
 - Generally for-sale product
 - Primarily 2-3 story development
 - High-quality design / materials (compatible with Village aesthetic)
 - NOTE: See separate detailed site concepts



NEIGHBORHOOD/CONVENIENCE RETAIL

Neighborhood retail centers that meet the daily needs of nearby residents and workers are one of the mainstays of the Dunwoody Village. Under this plan there should be incentives for façade, landscape, and streetscape enhancements to improve the appearance and accessibility of commercial properties primarily along the west side of Chamblee Dunwoody Road and the north end of Dunwoody Village Parkway. However, these shopping areas including Dunwoody Hall, the Shops at Dunwoody, and smaller parcels at the intersection of Chamblee Dunwoody Road and Mount Vernon Road will likely remain retail uses with some limited, storefront offices. Neighborhood/convenience retail areas should maintain consistency with the Dunwoody Village's traditional architectural character.

To enhance neighborhood retail areas the City of Dunwoody should consider:

- A façade and landscape improvement program
- Updating Chamblee Dunwoody Road, Mount Vernon Road, and Dunwoody Village Parkway streetscape requirements to be consistent with those planned in the Circulation and Open Space Framework Plan
- Reviewing the City's site design standards to encourage any redevelopment to address the street by placing buildings at the back of sidewalk and placing parking behind or to the side, screened from public right-of-way
- Enhancing the pedestrian environment by requiring pedestrian sidewalks/paths from major roadways to developments and enhancing parking lot landscaping where appropriate
- Encouraging (or requiring) inter-parcel connectivity and limit curb cuts to major roadways (Mount Vernon Road, Chamblee Dunwoody Road, and Dunwoody Village Parkway) as part of significant development or redevelopment efforts
- Reviewing the City's sign ordinance to ensure that it promotes the installation of low, traditionally styled, high-quality signage and does not serve as a disincentive that results in older, deteriorating signage remaining in place

SMALL-SCALE OFFICE

One of the unique features of the Dunwoody Village is a collection of smaller-scale, Williamsburg-esq office condos. These small scale office facilities are located along the southern edge of Mount Vernon Road between Ashford Dunwoody Road and Wickford Way, at the intersection of Mount Vernon Road and Dunwoody Village Parkway, and along Center Drive at the northernmost end of the Village. As office condos with multiple owners that reinforce the traditional character of the Village, these facilities are unlikely to change over the short- and mid-term. Similar to neighborhood/convenience retail areas, façade and landscape improvements should be undertaken as opportunities arise in keeping with the Village's traditional architectural character.

Maintaining small scale office opportunities is important to maintaining the unique, local character of the Dunwoody Village. However, pruning lower performing office buildings over time will help the Village Center be a more viable location for local businesses. As opportunities arise, low visibility, lower performing, stand-alone office (marked by lower rental rates and higher vacancies) should be removed from inventory over modest reinvestments that will only prolong consolidation and redevelopment.

The following sections outline key green space initiatives and recommended roadway, pedestrian, bicycle, and multi-use trail enhancements.



Circulation and Open Space Framework Plan



DUNWOODY VILLAGE CIRCULATION & OPEN SPACE INITIATIVES

- OPEN SPACES:**
- "Town Green" - 1.5 to 2.0 acres (NOTE: location and layout TBD)
 - "Civic Green" - 0.5 to 1.0 acres
 - Farmhouse Green
 - Chamblee Dunwoody Road & Womack Pocket Park (if property is renovated/redeveloped)
 - The Shops at Dunwoody Plaza (private)
- PEDESTRIAN PATHS / TRAILS:**
- 12-15 feet wide
 - Multi-use for pedestrians and recreational bikers (not bicycle commuters)
 - Some in public right of way, some on private property (with easements)
 - Potential trailheads connecting to adjacent neighborhoods (secured access to be further explored) (NOTE: Will require detailed discussions with affected neighborhoods and existing property owners to determine feasibility and exact locations)
- STREETSCAPE IMPROVEMENTS:**
- Sidewalks, decorative lighting, street trees, mast arms, access management, landscaping, and on-street bike routes (dedicated lane on Dunwoody Village Parkway)
 - Chamblee Dunwoody Road
 - Mount Vernon Road
 - Dunwoody Village Parkway
 - Ashford Center Parkway
- INTERSECTION IMPROVEMENTS:**
- Decorative Pedestrian Crossings
 - Pedestrian Signalization if warranted
 - Operational Improvements (Chamblee Dunwoody Road signalization changes associated with change to Nandina Lane)
- NEW VILLAGE CENTER STREET GRID:**
- New roads to break up super block (associated with new development) (NOTE: location and layout TBD)
 - Roads may be public or private (TBD)
 - Pedestrian oriented streets
 - Operational Improvements
- ACCESS MANAGEMENT IMPROVEMENTS:**
- Operational & access improvements to Chamblee Dunwoody Road north of Mount Vernon Road
 - Potential signal timing, reduced / consolidated curb-cuts, interparcel connectivity enhancements, etc. (requires additional detailed study)
- NANDINA LANE RECONFIGURATION:**
- Conversion of Nandina to one-way (southbound)
 - Requires adjustments to operation of Chamblee Dunwoody Road & Mount Vernon Road intersection (requires additional detailed study)
 - Consider long-term removal



OPEN SPACE

As detailed in the Village Center description in the last section, the centerpiece of the proposed, walkable Village Center is a Village Green Space. The primary goal is to create an appropriately scaled community gathering space as a focal point of the Village Center. The Planning Team's recommended 1.5 to 2 acre open space would accommodate community gatherings of up to 10,000 or more if adjacent streets are designed in a manner that they can be closed for larger events.

The Village Green should be visible from and/or linked to each of the Village's major streets (Mount Vernon Road, Chamblee Dunwoody Road, and Dunwoody Village Parkway) through sidewalks, multi-use trails, and significant landscaping. The Green should also be linked to the Farmhouse via a pedestrian path and enhanced landscaping.



The most significant design challenge for the space is to create an open space that is large enough to accommodate community gatherings without feeling oversized and empty when not in use. To best meet this challenge, the green space must be designed in conjunction with surrounding redevelopment and utilize a variety of materials to create sub-areas. The space should include a combination of hardscape plazas and open green spaces to provide variety and flexibility to comfortably accommodate a variety of groups (from small gatherings to large events). The space is intended to be passive in nature and not a location for active recreation (playgrounds, athletics, etc.).

Other open space opportunities within the Dunwoody Village include maintaining and enhancing green spaces and mature trees that surround the Farmhouse, a more formal "civic green space" of $\frac{1}{2}$ to 1 acre that should accompany the development or relocation of any civic facility into the Dunwoody Village, and encouraging enhanced community green space as a part of major, private redevelopment/improvement projects.

Any public or private redevelopment or major improvement property improvement project should be accompanied with landscape and green space improvements. The Planning Team recommends that the district's zoning classification be reviewed to encourage the creation and enhancement of smaller green spaces, provide street trees along major roadways and entries, and provide landscape islands and trees within surface parking areas. Generally these smaller open spaces should be used to create focal points within redevelopment projects and be bordered on at least one side by a public roadway where reasonable to enhance visibility and safety. If the City were to reposition the current Library/Arts Center site at Chamblee Dunwoody Road and Womack/Ashford Center Parkway, a landscaped area or pocket park should be considered on the northeast corner of the intersection as a gateway into the Dunwoody Village.

NEW ROADWAYS

Integral to enhancing the character of and enhancing walkability in the Dunwoody Village is breaking up the superblock bounded by Mount Vernon Road, Chamblee Dunwoody Road, and Dunwoody Village Parkway. The Dunwoody Village Master Plan calls for two new east-west connections between Chamblee Dunwoody Road and Dunwoody Village Parkway and one north-south connection through the block. These internal roadways should be local, low-speed streets with shared bicycle lanes on-street, on-street parking, landscape buffers (4-6 feet recommended), street trees, lighting and wide pedestrian sidewalks (8-12 feet in width recommended).

The internal street grid is proposed to enhance access, visibility, and walkability providing multiple options for cars, bicycles, and pedestrians alike. These roadways would also alleviate some pressure on the Mount Vernon Road/Chamblee Dunwoody Road intersection and Chamblee Dunwoody Road between Mount Vernon Road and Dunwoody Village Parkway as they would provide options for low circulation. Internal streets will reduce the opportunity to have the “back side” of buildings exposed to public right-of-way and reduce expanses of surface parking lots.





TRAFFIC ENHANCEMENTS

Congestion at the Mount Vernon Road and Chamblee Dunwoody Road intersection, in combination with Nandina Lane, inhibits travel to and through the Village on a daily basis. Particularly during afternoon peak hours, delay at the intersection can back traffic for expansive distances in all directions. Roadway expansions to improve capacity are not supported by the community and would not reinforce the character of the Dunwoody Village. Adjustments are necessary however, to better manage the intersection and enhance safety.

While some inventive concepts have been proposed for the intersection (two-lane roundabouts, bypasses, etc.), the Planning Team recommends a series of more modest improvements including modifications to Nandina Lane and enhanced traffic signal timing of this and all nearby traffic signals.

Left-turn movements onto and out of Nandina Lane create operational and safety conflicts due to their close proximity to the major intersection of Chamblee Dunwoody Road and Mount Vernon Road. This project would involve operationally changing

the intersections at both ends of Nandina Lane to become right-in-right-out only. This may result in needing turn lane reconfigurations at the primary intersection (to be determined by a future traffic study); however, the net result will yield better efficiency and safety within the proximity of this area. This project will also include replacing the existing span wire signals with decorative mast arms and utilizing countdown pedestrian signals and well-marked crosswalks. Over the long-term, Nandina Lane should be further studied as a one-way southbound street or eliminated.

One of the largest challenges for the Dunwoody Village is the high volume of traffic passing through the area along the major corridors of Mount Vernon Road and Chamblee Dunwoody Road. Much of this traffic is regional in nature resulting from traffic patterns that extend well beyond the district. It is unlikely that this traffic can be rerouted, so improving operational efficiency along the major corridors is paramount. Operational improvements can be made by evaluating signal timings and linking signals together to coordinate timings and achieve positive progression. This effort would involve a more detailed traffic study that evaluates the network of signals in and around the Dunwoody Village.

As part of any improvement project, access management along Chamblee Dunwoody Road and all major roadways in the Dunwoody Village area should be considered. Part of the traffic congestion problem in the area is the number of curb cuts and potential conflict points along major roadways. Any future redevelopment and/or streetscape project should consider reducing the number of curb cuts and directing as many turning movements as possible into a limited number of intersections and access points.



STREETSCAPE IMPROVEMENTS

To enhance walkability within Dunwoody Village pedestrian facilities (sidewalks, ramps, crossings) and the pedestrian environment (storefronts, lighting, benches, trash receptacles, etc.) must both be improved. Four significant streetscape (sidewalk, landscape, and lighting) projects are recommended for the Dunwoody Village.

Enhancements to Dunwoody Village Parkway are under design as part of a Transportation Enhancement Grant awarded to the City. Elements of the plan include:

- Reduction in the number of travel lanes from 2 in each direction to 1 northbound and 1 southbound lane
- On-street bicycle lanes
- Landscape buffers 6-feet in width between travel lanes and sidewalks
- Street trees, pedestrian lighting, and roadway lighting within the landscape buffer
- 6-foot wide sidewalks in the short-term with potential to widen to 12-feet as part of future improvements and/or redevelopment
- Flexibility to add on-street parking on the west side of Dunwoody Village Parkway as part of future park development and/or private redevelopment

With future enhancements, efforts should be made to reduce the number of curb cuts along the roadway to limit potential conflict points between motorized vehicles, bicycles, and pedestrians.

Streetscape improvements should be undertaken for Chamblee Dunwoody Road in two phases. The first phase would improve the roadway from Mount Vernon Road to Roberts Drive (approximately 2,700 linear feet). Elements should include:

- Landscape buffers no less than 4 feet in width and preferably 6 feet in width between the roadway and pedestrian sidewalks
- Street trees, pedestrian lighting, and roadway lighting within the landscape buffer
- Wider sidewalks no less than 8 feet in width, preferably 10-12 feet wide
- Off-street bicycle facility on one side of the street (5-foot dedicated path or as part of a 12-foot multi-use path)
- Intersection enhancements including new mast arm traffic signals, pedestrian signals, high visibility crosswalks, and ADA Ramp improvements where necessary
- Removal of overhead utility lines and replace with underground utility lines
- Access management considerations to reduce and limit curb cuts and potential conflict areas along the corridor



The second phase of streetscape improvements along Chamblee Dunwoody Road (approximately 1,300 linear feet) should include the area from Mount Vernon Road south to Ashford Center Parkway.

- Landscape buffers no less than 4 feet in width between the roadway and pedestrian sidewalks
- Street trees, pedestrian lighting, and roadway lighting within the landscape buffer
- Wider sidewalks no less than 8 feet in width,
- Off-street bicycle facility on one side of the street as part of a 12-foot multi-use path
- Intersection enhancements including new mast arm traffic signals, pedestrian signals, high visibility crosswalks, and ADA Ramp improvements where necessary
- Removal of overhead utility lines and replace with underground utility lines

Multi-modal improvements along Mount Vernon Road from Ashford Dunwoody Road to Wickford Way (approximately 3,500 linear feet) should include:

- Landscape buffers no less than 4 feet in width and preferably 6 feet in width between the roadway and pedestrian sidewalks
- Street trees, pedestrian lighting, and roadway lighting within the landscape buffer
- Wider sidewalks no less than 8 feet in width, preferably 10-12 feet wide adjacent to the proposed Village Center
- Off-street bicycle facility on one side of the street (5-foot dedicated path or as part of a 12-foot multi-use path on the north side of Mount Vernon Road)
- Intersection enhancements including new mast arm traffic signals, pedestrian signals, high visibility crosswalks, and ADA Ramp improvements where necessary
- Removal of overhead utility lines and replace with underground utility lines
- Access management considerations to reduce and limit curb cuts and potential conflict areas along the corridor

Finally, pedestrian and bicycle enhancements on Ashford Center Parkway and/or Womack Road should consider:

- On-street bicycle lanes or shared lanes
- Landscape buffers no less than 4 feet in width between the roadway and pedestrian sidewalks
- Street trees, pedestrian lighting, and roadway lighting within the landscape buffer
- Wider sidewalks along both sides of major roadways no less than 6 feet in width
- Intersection enhancements including new mast arm traffic signals, pedestrian signals, high visibility crosswalks, and ADA Ramp improvements where necessary
- Extension of the Ashford Center Parkway median when and where feasible

BICYCLE ROUTES

A combination of on-street and off-street bicycle routes will be necessary to enhance the ability of bicycles to traverse the area more easily. On-street bicycle routes should be included on Dunwoody Village Parkway and as part of new internal street grid through the Village Center. On-street bicycle lanes should be 5 feet in width to meet AASHTO standards.

Off-street bicycle lanes should be considered as part of multi-use trails on one side of Mount Vernon Road and Chamblee Dunwoody Road due to high traffic volumes, the number of conflicts, and other safety concerns. Multi-use paths are typically 12-15 feet in width on one side of a street and accommodate pedestrians (runners/joggers), recreational bicyclists, and sometimes electric carts and/or other devices. Alternatively, dedicated off-street bicycle lanes between landscape buffers and pedestrian sidewalks should be 8 feet or greater in width.

These bicycle routes should be tied into a Citywide network of bicycle facilities in coordination with the City's Comprehensive Transportation Plan.

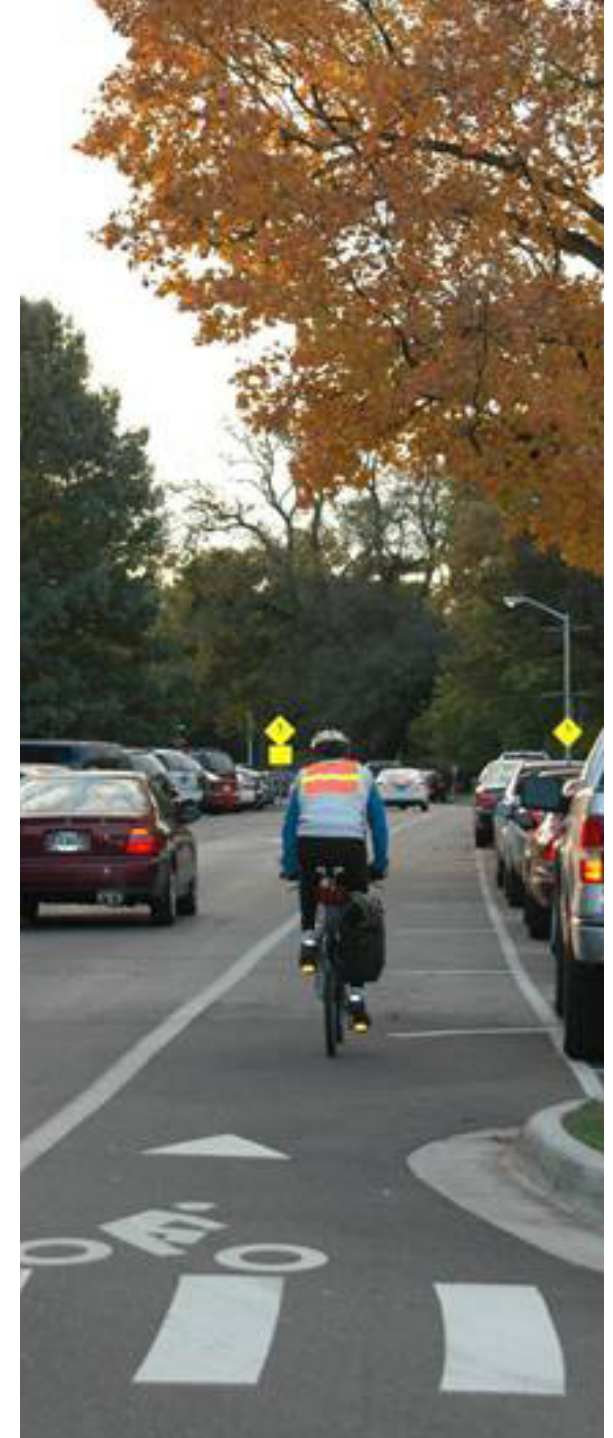


MULTI-USE PATHS/TRAILS

To further enhance connectivity to and from the Dunwoody Village, multi-use paths and trails should be considered, if desired by adjacent neighborhoods, to connect surrounding single-family neighborhoods to the Village. These paths would be 12-15 feet wide to accommodate pedestrians, bicycles, and potentially electric-carts (golf carts) or other devices. Trails would require cooperation within the neighborhoods to determine a proper location and property easements for the City to assist with construction of the path. The City of Dunwoody should consider a policy regarding these paths if individual neighborhoods desire their implementation.

Based upon public involvement in the Dunwoody Village Master Plan, potential priority locations for off-street multi-use trails include:

- A dedicated east-west path through the Village Center in conjunction with the realization of one of the recommended east-west roadways
- Potential links to adjacent neighborhoods (if the neighborhoods desire them and assist in defining the appropriate path):
 - The Branches,
 - Wynterhall,
 - Wyntercreek, and
 - Vernon North.



SPECIAL LAND USE PERMIT APPLICATION



Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338
Phone: (678) 382-6800 | Fax: (770) 396-4828

* Applicant Information:

Company Name:	CAS Dunwoody, LLC		
Contact Name:	Archie C. Wanamaker		
Address:	210 Sandy Springs Place, Atlanta, GA 30328		
Phone:	678-516-6958	Fax:	404-256-3494
Email:	archie@crimandassociates.com		
Pre-application conference date (required):	May 21, 2018		

* Owner Information: ☒ Check here if same as applicant

Owner's Name:			
Owner's Address:			
Phone:		Fax:	
Email:			

* Property Information:

Property Address:	5419 Chamblee Dunwoody Road	Parcel ID:	18 366 05 009
Zoning Classification:	C-1		
Requested Use of the Property:	Retail building of approximately 4,470 sqft. for restaurant/retail uses		

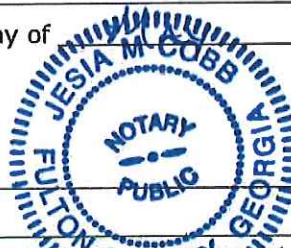
* Applicant Affidavit:

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

Applicant's Name:	Archie C. Wanamaker		
Applicant's Signature:		Date:	5/15/2018

* Notary:

Sworn to and subscribed before me this	15 TH	Day of		, 20	18
Notary Public:	JESIA M. COBB				
Signature:					
My Commission Expires:	18 TH May 2020				



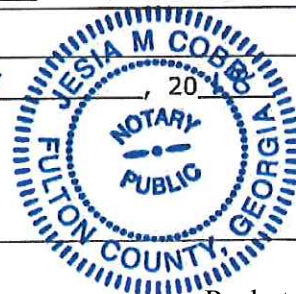
* Owner Affidavit:

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

Property Owner's Name:	CAS Dunwoody, LLC - Archie C. Wanamaker, member		
Property Owner's Signature:		Date:	5-15-2018

* Notary:

Sworn to and subscribed before me this	15 TH	Day of	MAY	, 20	18
Notary Public:	JESIA M. COBB				
Signature:					
My Commission Expires:	18 TH May 2020				



Campaign Disclosure Statement



Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338
Phone: (678) 382-6800 | Fax: (770) 396-4828

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

☐ YES ☒ NO

* Applicant / Owner:

Signature: [Signature] Date: 5-15-2018

Address: 210 Sandy Springs Place, Atlanta, GA 30328

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

Date	Government Official	Official Position	Description	Amount

SIGN IN SHEET FOR APPLICANT-INITIATED MEETING FOR PROPERTY LOCATED AT 5419 CHAMBLE DUNWOODY ROAD

CAS DUNWOODY, LLC, -APPLICANT

MEETING DATE: 6/4/2018

LOCATION: MARLOW'S TAVERN- 1317 VILLAGE PARKWAY, DUNWOODY, GA 30338

NAME

ADDRESS

EMAIL

1. Adrienne Dancu	DHA	dha.president@gmail.com
2. Sue Stanton	CNER	
3. ROBERT WITTENSTEIN	ROBERTA @MINDSPRING.COM	ROBERT WITTENSTEIN
- 4. Sheila Levy	2524 Lakebrook Ct.	levysheila@yahoo.com
5. Kate Lee	1890 Withmore Way	kleegee@gmail.com
6. Bona Allen	1664 Dallen Ct.	bonaallen@gmail.com
7. Joe Hill	1400 Joberry Ct	joseph.hill@comcast.net
8. John Korman	1270 Village Terrace Ct	JKKORMAN@OUTLOOK.COM
9. James Langford	2480 Glenbonnie Dr	Jlangford76@comcast.net
10. GARY COCKERILL	1730 Marlborough Dr.	gcockerill@att.net
11. Tricia Rackliffe	4895 Coldstream Dr.	prackliffe@gsu.edu

Exhibit D- Sign-In Sheet for Applicant-Initiated Meeting

- | | | | |
|-----|---------------|------------------|-------------------------|
| 12. | -JOE SECONDER | 2023 WOODLAND WY | JOE. SECONDER@GMAIL.COM |
| 13. | | | |
| 14. | | | |
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| 20. | | | |



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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift	
1. Jim & Deborah Tisher 1258 Village Terrace Ct. Dunwoody, GA 30338						
2. Ronald & Mary Costa 1266 Village Terrace Ct. Dunwoody, GA 30338						
3. John & Beth Kernan 1270 Village Terrace Ct. Dunwoody, GA 30338						
4. Elizabeth Stappler 1274 Village Terrace Ct. Dunwoody, GA 30338						
5. Cypress Investments LLC 1521 Concord Pike Wilmington, DE 19803						
Guillermo Moreno & Melinda Benton 6. 920 Westpark Drive Celebration, FLA 34747						

EXHIBIT "A" - CERTIFICATES OF MAILING, COPY





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1. Jim & Deborah Tisher 1258 Village Terrace Ct. Dunwoody, GA 30338						
2. Ronald & Mary Costa 1266 Village Terrace Ct. Dunwoody, GA 30338						
3. John & Beth Kernan 1270 Village Terrace Ct. Dunwoody, GA 30338						
4. Elizabeth Stappler 1274 Village Terrace Ct. Dunwoody, GA 30338						
5. Cypress Investments LLC 1521 Concord Pike Wilmington, DE 19803						
6. Guillermo Moreno & Melinda Benton 920 Westpark Drive Celebration, FLA 34747						




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Postmaster, per (name of receiving employee)						
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift	
1. Eric Janis 5025 Village Terrace Dr. Dunwoody, GA 30338	30338-USPS					
2. Samuel & Zarina Fershteyn 5019 Village Terrace Dr. Dunwoody, GA 30338						
3. Najam & Aneela Hasan 5013 Village Terrace Dr. Dunwoody, GA 30338						
4. Vladimir & Aleksandra Gusavac 5008 Village Terrace Dr. Dunwoody, GA 30338						
5. Novo Link Telecom LLC 4780 Ashford Dunwoody Rd Dunwoody, GA 30338						
6. Keyur & Sheryl Patel 4977 Dunwoody Terrace Cove Dunwoody, GA 30338						



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1. Jay Sim 5006 Dunwoody Terrace Cove Dunwoody, GA 30338						
2. George & Priscilia Hoffman 5010 Dunwoody Terrace Cove Dunwoody, GA 30338						
3. Peter & Theresa Hopkinson 5008 Dunwoody Terrace Cove Dunwoody, GA 30338						
4. Valerie Bucher 5005 Dunwoody Terrace Cove Dunwoody, GA 30338						
5. Benjamin Riddick 5001 Dunwoody Terrace Cove Dunwoody, GA 30338						
6. Allyson Lazarek 4995 Dunwoody Terrace Cove Dunwoody, GA 30338						





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1. Umit Seyhan 3179 Flowers Road Atlanta, GA 30341						
2. Siow Chan & Lin Xie 4978 Village Terrace Dr. Dunwoody, GA 30338						
3. Rajashekar & Roopa Kailar 4984 Dunwoody Terrace Dr. Dunwoody, GA 30338						
4. James & Gerri Dickerson 4990 Dunwoody Terrace Cove Dunwoody, GA 30338						
5. Charles Crangle 4996 Dunwoody Terrace Cove Dunwoody, GA 30338						
6. Kudaragundi Umashankar 5002 Dunwoody Terrace Cove Dunwoody, GA 30338						




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1. Houston & Linda Johnson 1209 Village Terrace Ct. Dunwoody, GA 30338						
2. Louise Neale 1207 Village Terrace Ct. Dunwoody, GA 30338						
3. Francis Thompson 1205 Village Terrace Ct. Dunwoody, GA 30338						
4. Jennifer Helfman 1203 Village Terrace Ct. Dunwoody, GA 30338						
5. Anthony Barnes 5007 Village Terrace Drive Dunwoody, GA 30338						
6. Jeff Marshall & Heather Generes 5000 Village Terrace Dr. Dunwoody, GA 30338						



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1. Shirley Story 1233 Village Terrace Ct. Dunwoody, GA 30338						
2. James & Susan White 1229 Village Terrace Ct. Dunwoody, GA 30338						
3. Maria Beamon PO Box 1311 Woodstock, GA 30188						
4. Jean Pride 1221 Village Terrace Ct. Dunwoody, GA 30338						
5. RRE No 2 LLC 1217 Village Terrace Ct. Dunwoody, GA 30338						
6. Shauna Grovell 1213 Village Terrace Ct. Dunwoody, GA 30338						





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Name and Address of Sender CAS Dunwoody, LLC 210 Sandy Springs Place Atlanta, GA 30328		TOTAL NO. of Pieces Listed by Sender <div style="font-size: 2em; text-align: center;">6</div>	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here <i>Postmark with Date of Receipt.</i>		
Postmaster, per (name of receiving employee)						
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift	
1. Julia Sedor 1261 Village Terrace Ct. Dunwoody, GA 30338						
2. Eleanor Smith 1257 Village Terrace Ct. Dunwoody, GA 30338						
3. Joseph & Evelyn Montgomery 1253 Village Terrace Ct. Dunwoody, GA 30338						
4. Rokovich Villaran 1245 Village Terrace Ct. Dunwoody, GA 30338						
5. Patricia Hatigan 1241 Village Terrace Ct. Dunwoody, GA 30338						
6. Janice Kloppenburg 1237 Village Terrace Ct. Dunwoody, GA 30338						




Certificate of Mailing — Firm

Name and Address of Sender CAS Dunwoody, LLC 210 Sandy Springs Place Atlanta, GA 30328	TOTAL NO. of Pieces Listed by Sender <div style="text-align: center;">5</div>	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here <i>Postmark with Date of Receipt.</i> <div style="text-align: right;">  U.S. POSTAGE PAID ATLANTA, GA 30328 MAY 15, 18 AMOUNT <div style="font-size: 1.5em; font-weight: bold;">\$2.00</div> R2303S103747-08 </div> <div style="text-align: center;">  0000 </div>			
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
1. Amrita Pandey 4956-Village-Terrace-Dr. Dunwoody, GA 30338						
2. Katelyn Shearer 1235-Dunwoody-Village-Dr. Dunwoody, GA 30338						
3. Janet Rikhter 4971 Dunwoody Terrace Ct. Dunwoody, GA 30338						
4. Wan & christine Kim 4987 Village Terrace Dr. Dunwoody, GA 30338						
5. John Wheeler & Margaret Owens 5003 Village Terrace Dr. Dunwoody, GA 30338						
6.						



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Name and Address of Sender CAS Dunwoody, LLC 210 Sandy Springs Place Atlanta, GA 30328	TOTAL NO. of Pieces Listed by Sender <div style="font-size: 2em; text-align: center;">6</div>	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here <i>Postmark with Date of Receipt.</i> <div style="text-align: right;"> U.S. POSTAGE PAID ATLANTA, GA 30328 MAY 15, 18 AMOUNT <div style="font-size: 1.5em; font-weight: bold;">\$2.40</div> R2303S103747-08 </div> <div style="text-align: center;">  0000 </div>			
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code)		Postage	Fee	Special Handling	Parcel Airlift
1. Russell & Kimberly Fletcher 4981 Village Terrace Dr. Dunwoody, GA 30338						
2. Chen Kwan & Tai Keng Lim 4999 Village Terrace Dr. Dunwoody, GA 30338						
3. Wayne & Diana Mangum 4017 Northlake Creek Drive Tucker, GA 30084						
4. Laura Lee Blake & Cornelius Nanvelzen 4961 Village Terrace Dr. Dunwoody, GA 30338						
5. Yi Zhao & Naiqi Li 1319 Village Terrace Ct. Dunwoody, GA 30338						
6. Wayne Kistner 1332 Dunwoody Village Pkwy. Dunwoody, GA 30338						





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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
1. Joann Underwood 1323 Village Terrace Ct. Dunwoody, GA 30338						
2. Janis Dickman 1322 Village Terrace Ct. Dunwoody, GA 30338						
3. Anil & Hatice Ozkaynak 4950 Village Terrace Dr. Dunwoody, GA 30338						
4. Jacek & Janina Lyszkowicz 4968 Village Terrace Dr. Dunwoody, GA 30338						
5. Neil Phillips 1230 Dunwoody Village Dr. Dunwoody, GA 30338						
6. Dunwoody United Methodist 1548 Mt. Vernon Rd. Dunwoody, GA 30338						






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Postmaster, per (name of receiving employee)						
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift	
1. Siang Tik The 1234 Dunwoody Village Dr. Dunwoody, GA 30338						
2. Ernest & Nan-Young Clements 1206 Dunwoody Village Dr. Dunwoody, GA 30338						
3. Oscar Arenas 4975 Village Terrace Dr. Dunwoody, GA 30338						
4. Carlos Garcia & Sherry Long 4993 Village Terrace Dr. Dunwoody, GA 30338						
5. Stephen & Maria Wallace 1475 Eastham Drive Dunwoody, GA 30338						
6. Yaniv & Ester Asor 4969 Village Terrace Dr. Dunwoody, GA 30338						



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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift	
1. Wayne & Lee Greenberg 1471 Eastham Dr. Dunwoody, GA 30338						
2. Dolfie & Anita Dsouza 1468 Eastham Drive Dunwoody, GA 30338						
3. Shamsul & Naima Khan 4951 Village Terrace Ct. Dunwoody, GA 30338						
4. James & Mary Corbitt 1318 Village Terrace Ct. Dunwoody, GA 30338						
5. Alexander & Natasha Marinkovic 4937 Village Terrace Drive Dunwoody, GA 30338						
6. David Doctor 4962 Village Terrace Drive Dunwoody, GA 30338						






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	Postmaster, per (name of receiving employee)					
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift	
1. Amy Stone 1286 Village Terrace Ct. Dunwoody, GA 30338						
2. Lynn Wright 1290 Village Terrace Ct. Dunwoody, GA 30338						
3. Tae Hion Kim 1294 Village Terrace Ct. Dunwoody, GA 30338						
4. Mario Sacerdoti & Maria Busato-Gutierrez 1298 Village Terrace Ct. Dunwoody, GA 30338						
5. Theresa Kolany 1269 Village Terrace Ct. Dunwoody, GA 30338						
6. Jodi Fleisher 1265 Village Terrace Ct. Dunwoody, GA 30338						



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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
Patrick T. & Constance J. Duffy 1304 Dunwoody Cove Dunwoody, GA 30338						
John & Jungah IM 1308 Dunwoody Cove Dunwoody, GA 30338						
Ashworth Homeowners Assoc, 1750 Founders Pkwy. Alpharetta, GA 30009						
Calvin P. Jellema 1251 Dunwoody Cove Dunwoody, GA 30338						
Catherine White & Joel Rogers 1247 Dunwoody Cove Dunwoody, GA 30338						
Sherri D. Coffee 1243 Dunwoody Cove Dunwoody, GA 30338						



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Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here <i>Postmark with Date of Receipt.</i> U.S. POSTAGE PAID ATLANTA, GA 30328 MAY 15, 18 AMOUNT \$2.40 R2303S103747-08			
	6					
Postmaster, per (name of receiving employee)						
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
1 John Glenn 1239 Dunwoody Cove Dunwoody, GA 30338			30358-USPS			
2 1228 Dunwoody Cove LLC 225 Mizner Blvd. NE Boca Raton, FLA 33432						
3 Sam J. Davis 1232 Dunwoody Cove Dunwoody, GA 30338						
4 John Visconti 1236 Dunwoody Cove Dunwoody, GA 30338						
5 Shrutti Sareen & Ankur Matto 1240 Dunwoody Cove Dunwoody, GA 30338						
6 Michael Yates 1244 Dunwoody Cove Dunwoody, GA 30338						





Certificate of Mailing — Firm (Domestic)

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Postmaster, per (name of receiving employee)						

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
Joseph E. Cannon Jr. 1248 Dunwoody Cove Dunwoody, GA 30338		30358-USPS			
David & Amy Cohen 1252 Dunwoody Cove Dunwoody, GA 30338					
Patrick F. Carr 1256 Dunwoody Cove Dunwoody, GA 30338					
Carl E. & Valerie McClellan 1264 Dunwoody Cove Dunwoody, GA 30338					
James & Amy Matthews 1260 Dunwoody Cove Dunwoody, GA 30338					
Mark E. Johnson 1268 Dunwoody Cove Dunwoody, GA 30338					

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Name and Address of Sender CAS Dunwoody, LLC 210 Sandy Springs Place Sandy Springs, GA 30338	TOTAL NO. of Pieces Listed by Sender <div style="text-align: center; font-size: 24pt;">6</div>	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here <i>Postmark with Date of Receipt.</i> <div style="text-align: center;">  0000 </div> <div style="text-align: right;"> U.S. POSTAGE PAID ATLANTA, GA 30328 MAY 15 18 AMOUNT \$2.40 R2303S103747-08 </div>			
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
1. Yosung Chang 1272 Dunwoody Cove Dunwoody, GA 30338						
2. Joseph & Euphemia Okoye 1276 Dunwoody Cove Dunwoody, GA 30338						
3. John McLarty 1280 Dunwoody Cove Dunwoody, GA 30338						
4. Karen Chavez 1284 Dunwoody Cove Dunwoody, GA 30338						
5. Richard Grove & Monica Cardenas 1288 Dunwoody Cove Dunwoody, GA 30338						
Jennifer Denise Atkonis 6. 1292 Dunwoody Cove Dunwoody, GA 30338						



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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
1. VAmSi Batthula & Lalitha Reddy 1302 Village Terrace Ct. Dunwoody, GA 30338			00353-USPS			
2. Anil Damani & Isha Adatia 1306 Village Terrace Ct. Dunwoody, GA 30338						
3. Rebecca Smith 1310 Village Terrace Ct. Dunwoody, GA 30338						
4. Mitchell McClearty 1314 Village Terrace Ct. Dunwoody, GA 30338						
5. Norio & Takako Tsubokawa 1201 Village Terrace Ct. Dunwoody, GA 30338						
Bellsouth 6. PO Box 182333 Columbus, OH 43218						



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USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1. City of Dunwoody 4800 Ashford Dunwoody Road Dunwoody, GA 30338						
2. Richard Gaudet & Judith Nunn 4151 Chestnut Ridge Drive Dunwoody, GA 30338						
3. Fred & Charlotte Alyea 4170 Chestnut Ridge Drive Dunwoody, GA 30338						
4. Darrell Solomon 4162 Chestnut Ridge Drive Dunwoody, GA 30338						
5. Philip & Floredia Syribey 4154 Chestnut Ridge Drive Dunwoody, GA 30338						
6. Michael & Susan Tallent 1408 Joberry Ct. Dunwoody, GA 30338						





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Name and Address of Sender CAS Dunwoody, LLC 210 Sandy Springs Place Sandy Springs, GA 30328	TOTAL NO. of Pieces Listed by Sender <div style="font-size: 2em; text-align: center;">6</div>	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here <i>Postmark with Date of Receipt.</i> <div style="text-align: right;"> U.S. POSTAGE PAID ATLANTA, GA 30328 MAY 15, 18 AMOUNT \$2.40 R2303S103747-08 </div> <div style="text-align: center;"> 0000 MAY 15 2018 SANDY SPRINGS POSTAL STORE ATLANTA GA </div>			
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
1. Joseph Hill 1400 Joberry Ct Dunwoody, GA 30338						
2. Christos Markou & Spiridoula Makarouni 1407 Joberry Ct. Dunwoody, GA 30338						
3. Christine & Jackson Michael 1295 Dunwoody Cove Dunwoody, GA 30338						
4. Michael Lavin 4134 Chestnut Ridge Drive Dunwoody, GA 30338						
5. Robert Stinnett 4126 Chestnut Ridge Drive Dunwoody, GA 30338						
6. Martin & Mary Broadwell 4118 Chestnut Ridge Drive Dunwoody, GA 30338						



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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
1. CQ Dunwoody Village Court LLC 1532 Dunwoody Village Pkwy. Dunwoody, GA 30338						
2. Thomas Malone 1303 Dunwoody Cove Dunwoody, GA 30338						
3. Karen Anderson 1299 Dunwoody Cove Dunwoody, GA 30338						
4. Cynthia Coker 1295 Dunwoody Cove Dunwoody, GA 30338						
5. Savitha & Ramdas Shanbhag 1291 Dunwoody Cove Dunwoody, GA 30338						
John & Lisa Palm 6. 1289 Dunwoody Cove Dunwoody, GA 30338						

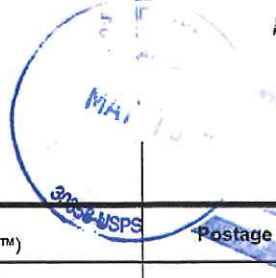



Certificate of Mailing — Firm

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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift		
1. Karen Dwyer 1285 Dunwoody Cove Dunwoody, GA 30338							
2. Catherine & David McGillivray 1281 Dunwoody Cove Dunwoody, GA 30338							
3. Michael Dalessandro 1277 Dunwoody Cove Dunwoody, GA 30338							
4. Sundaram & Uma Vedala 1273 Dunwoody Cove Dunwoody, GA 30338							
5. Joel & Annette 1267 Dunwoody Cove Dunwoody, GA 30338							
6. Emily Jones 1263 Dunwoody Cove Dunwoody, GA 30338							



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Postmaster, per (name of receiving employee) 		 				
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift	
1. Richard Eicholz 1259 Dunwoody Cove Dunwoody, GA 30338						
2. Kimberly Duncan 1255 Dunwoody Cove Dunwoody, GA 30338						
3. Donal, Norma & Joyce Bardill 3022 Fermanagh Drive Tallahassee, FLA 32309						
4. Vijay Gopalakrishnan & Manjusha Sharma 1300 Dunwoody Cove Dunwoody, GA 30338						
5. Phyllis J. Edmonds Trust 1250 Village Terrace Ct. Dunwoody, GA 30338						
6. Thomas & Beverly Mullee 1254 Village Terrace Ct. Dunwoody, GA 30338						



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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
1. Thomas & Julia Braxton 1214 Village Terrace Ct. Dunwoody, GA 30338						
2. Donald & Cynthia Benator 1218 Village Terrace Ct. Dunwoody, GA 30338						
3. Shirley Layne 1222 Village Terrace Ct. Dunwoody, GA 30338						
4. Tracy Dorfman 1226 Village Terrace Ct. Dunwoody, GA 30338						
5. John & Louise Magnuson 1230 Village Terrace Ct. Dunwoody, GA 30338						
6. Walter & Cecelia Berry 1234 Village Terrace Ct. Dunwoody, GA 30338						



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Name and Address of Sender CAS Dunwoody, LLC 210 Sandy Springs Place Atlanta, GA 30328	TOTAL NO. of Pieces Listed by Sender <div style="text-align: center; font-size: 24pt;">4</div>	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here <i>Postmark with Date of Receipt.</i> <div style="text-align: right;"> U.S. POSTAGE PAID ATLANTA, GA 30328 MAY 15, 18 AMOUNT <div style="font-size: 24pt; font-weight: bold;">\$1.60</div> R2303S103747-08 </div>			
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
1. Ashworth HO Assoc. 1465 Northside Dr. NW Atlanta, GA 30318						
2. Christopher Huff PO Box 76913 Atlanta, GA 30358						
3. Stacy Gray 1242 Village Terrace Ct. Dunwoody, GA 30338						
4. Ronald & Carol Mazurek 1246 Village Terrace Ct. Dunwoody, GA 30338						
5.						
6.						

LETTER OF INTENT

CITY OF DUNWOODY

CAS Dunwoody, LLC (the "Applicant") requests Thirteen Special Land Use Permits (SLUP) that, if granted, would allow for modification of the elevation of their proposed 4,470 square foot retail/restaurant development within the Dunwoody Village Overlay zoning district at 5419 Chamblee Dunwoody Road (the "Property"). Specifically, the Applicant requests a SLUP to allow for trim materials other than painted wood or painted fiber cement as outlined in Section 27-97 (e) (1) (e); a second SLUP allow for a flat roof (completely concealed from view) with a raised parapet and to remove the requirement for a gabled roof as outlined in Section 27-97 (e) (2) (a) of the Code of the City of Dunwoody, Georgia; a third SLUP to allow for a light colored membrane roofing material (completely concealed from view) versus the materials outlined in Section 27-97 (e) (2) (b); a fourth SLUP to remove the roof projection requirements as outlined in Section 27-97 (e) (2) (c); a fifth SLUP to allow black-framed all glass doors on the entry points to the building in replacement of the doors as outlined in Section 27-97 (e) (4) (a); a sixth SLUP to allow for square window sections in replacement of the vertical proportion requirement as outlined in Section 27-97 (e) (4) (d); a seventh SLUP to allow for non-double hung windows as outlined in Section 27-97 (e) (4) (f); an eighth SLUP to allow for square window panes in replacement of those outlined in Section 27-97 (e) (4) (g); an ninth SLUP remove the requirement for shutters on the building as outlined in Section 27-97 (e) (4) (h); a tenth SLUP to allow for the use of steel channel headers instead of the brick arches as outlined in Section 27-97 (e) (4) (i); an eleventh SLUP to allow for the buildings windows to be less than 20" above grade as outlined in Section 27-97 (e) (4) (J); a twelfth SLUP to remove the landscape strip in front of the mitered corner of the building as outlined in Section 27-97 (I) (1); and a thirteenth SLUP to remove the planting area alongside the south and east sides of the building alongside the pedestrian buffer as outlined in Section 27-97 (I) (3). Each of these SLUP's would be consistent with the review and approval criteria set forth in Section 27-359, as described below. Accordingly, the Applicant respectfully asks that the Mayor and City Council of the City of Dunwoody grant the SLUP's as requested.

1. **The proposed use is consistent with the policies of the Comprehensive Plan.** The City has designated the Property to the Dunwoody Village character area. This character area expressly calls for community retail, boutique retail, and dining attractions that will support the "village green" concept envisioned for the area. 2015-2035 Comprehensive Plan at 18.
2. **The proposed use complies with the requirements of the Zoning Ordinance.** The property is zoned to the C-1 Local Commercial zoning district. "Restaurants" and "other eating and drinking establishments" are uses permitted as of right in the C-1 district, as are "retail sales of goods produced on the premises" and "other retail sales." Section 27-72.

3. **The proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district.** The property measures .518 acres (22,564 sqft.). As shown on the Site Plan filed with this application, the Property's area is large enough for the proposed building, parking, refuse facility, and landscaping.
4. **The proposed use is compatible with adjacent properties and land uses, including consideration of:**
 - (a) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated by the proposed use.** As a non-intensive commercial use, the proposed retail/restaurant use is unlikely to generate noise, smoke, odor, dust or vibrations that would burden the majority of the Property's neighbors. On the contrary, nearby uses are either comparably non-intensive, such as the fast-casual restaurant located some fifty (50) feet east along Mt. Vernon Road, or are more intense, such as the tire and automotive service facility adjoining the Property to the south and the gas station across Chamblee Dunwoody Road to the west.
 - (b) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.** The proposed retail/restaurant use is expected to keep hours typical of the industry. As such, it will not operate at hours very early in the morning or very last at night.
 - (c) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.** The envisioned restaurant/retail use entails operations conducted almost entirely within the proposed building's interior. Consequently, the manner of operations occurring at the Property is unlikely to have an adverse impact on adjoining uses.
 - (d) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed used.** As a restaurant/retail use, the number of vehicles entering or exiting the Property is not expected to rise to a level that would congest nearby traffic corridors. Moreover, if the use is a restaurant its hours of operation at the Property would likely be at lunch or in the evening, rather than during the morning and afternoon rush hours. For these reasons, the proposed use will not generate traffic that would burden adjoining land uses.
 - (e) **Whether the size, scale and massing of the proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.** As shown on the Site Plan, the proposed building is appropriate for the Property, which has an area just over one-half

acre. The proposed building and the requested additional parking would be similar in size, scale, and massing to adjacent and nearby lots and buildings.

- (f) Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.** The Applicant is unaware of any such resources located at the Property.

(5) Public services, public facilities and utilities-including motorized and nonmotorized transportation facilities-are adequate to serve the proposed use. The existing utilities supply, roadway capacity, and available public services are sufficient to meet the needs of the proposed development.

(6) Adequate means of ingress and egress are proposed, particularly in reference to nonmotorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access. The Property is a corner lot. As shown on the Site Plan, the Applicant proposes points of ingress and egress on both Mt. Vernon Road and Chamblee Dunwoody Road. This arrangement provides optimal motorized traffic circulation while still meeting the parking needs of the proposed use. To ensure nonmotorized traffic safety and convenience, sidewalks have been provided along both street frontages, as well as architecturally differentiated pedestrian crosswalks within the vehicular circulation areas.

(7) Adequate provision has been made for refuse and service areas. As the Site Plan demonstrates, a screened refuse and service area is included at the Property's southeastern corner.

(8) The proposed building as a result of its proposed height will not create a negative shadow impact on any adjoining lot or building. The building will be constructed at the northwestern corner of the Property, closest to the intersection of Mt. Vernon Road and Chamblee Dunwoody Road, putting the greatest possible distance between it and any existing neighboring structures. As such, the Applicant does not expect the proposed building's height or location to create a negative shadow impact on an adjoining lot or building.

Because these SLUP's would be consistent with the review and approval criteria set forth in Section 27-358 of the Code of the City of Dunwoody, the Applicant asks that the Mayor and the City Council of the City of Dunwoody grant the SLUP's as requested.

Sincerely,

CAS Dunwoody, LLC

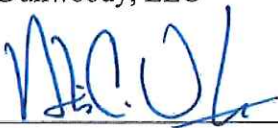


Archie C. Wanamaker-member
210 Sandy Springs Place
Atlanta, GA 30328

In addition, this constitutes formal written notice to the City of Dunwoody, pursuant to O.C.G.A. 36-33-5, that the Applicant plans to seek to recover all damages that is sustains or suffers as a result of the denial of this Application and/or the unconstitutional zoning of the Property by the City of Dunwoody. Such damages may include but are not necessarily limited to, damages related to the diminution in the value of the Property, attorney's fees and expenses of litigation.

Accordingly, the Applicant respectfully asks that the Special Land Use Permits be approved as requested by the Applicant.

CAS Dunwoody, LLC

BY: _____

Archie C. Wanamaker-member

210 Sandy Springs Place

Atlanta, GA 30328

(404) 256-2960

EXHIBIT "B"- LETTER OF NOTICE

May 15, 2018

INFORMATION MEETING FOR PROPERTY LOCATED AT
5419 CHAMBLEE DUNWOODY ROAD
DUNWOODY, GEORGIA

We are notifying all nearby property owners of a proposed Special Land Use Permit to allow variations to the Dunwoody Village Overlay District requirements to allow the development of a new retail/restaurant building at 5419 Chamblee Dunwoody Road. The property is zoned C-1 Local Commercial and is the former site of the hand car wash.

A public information meeting will take place on June 4, 2018, from 6:30-7:30pm to discuss this proposal. This meeting will be held at Marlow's Tavern, located at 1317 Dunwoody Village Parkway, Dunwoody, Georgia 30338 (please join us on the outside patio area). Please feel free to attend this meeting should you have any questions regarding the proposed Special Land Use Permit. If you are unable to attend but would like to obtain information, please contact:

Archie C. Wanamaker at (404) 256-2960 Ext. 4.

Sincerely,

CAS Dunwoody, LLC
210 Sandy Springs Place
Atlanta, GA 30328

NEIGHBOR COMMUNICATIONS SUMMARY REPORT

CITY OF DUNWOODY

CAS Dunwoody, LLC (the "Applicant") public meeting was held for the proposed SLUP applications for 5419 Chamblee Dunwoody Road on June 4, 2018, at 6:30 p.m. at Marlow's Tavern, located at 1317 Village Parkway, Dunwoody, Georgia, 30338. The Applicant submits this Neighbor Communications Summary Report pursuant to Section 27-306(d) of the Code of the City of Dunwoody, Georgia.

The Applicant compiled a list of owners of all residentially zoned property within 1,000 feet using the City of Dunwoody's Global Information System. On May 15, 2018, the Applicant sent a letter by first class mail to each identified owner inviting them to an Applicant-Initiated Meeting. See Exhibit A-Certificates of Mailing, copy; Exhibit B- Letter of Notice. Additionally, the Applicant caused to be published on May 23, 2018, public notice of the Applicant Meeting by advertisement in the Dunwoody Crier. See Exhibit C-Published Notice. Approximately twelve (12) people attended the Applicant-Initiated Meeting. See Exhibit D-Sign-In Sheet for Applicant Initiated Meeting. The meeting was informal and lasted about forty-five (45) minutes.

After a presentation of the proposed use, site plan and renderings by the Applicant, attendees were invited to provide feedback on the proposal. A list of issues raised, and responses follows:

1. Can you add a second floor to the building?
Response: Yes, but the parking is limited and does not meet the needs of those restaurants seeking a roof top space so at this time there is no plan for a roof top deck.
2. Who are your Tenants?
Response: We have been speaking with a variety of fast-casual restaurants along with other retailers. Currently, we have a signed LOI with a fast-casual Mexican concept out of Florida that is similar to Chipotle.
3. Why move from the Williamsburg architectural style?
Response: We have been marketing the current building to prospective Tenants for almost a year and the consistent feedback has been, "It looks like an office building, not a retail building." We now have interested Tenants who have told us if we can get the architectural design revised as currently proposed in the SLUP application, they are willing to move forward.
4. When do you anticipate beginning construction?
Response: If the process with the City goes per the current timeline, we would begin our architectural drawings immediately following the final hearing and submit for a building permit within 6-8 weeks. The hope would to begin construction November-December of this year.

5. Would you consider doing a mansard roof similar to the one at Goodyear?

Response: No, that is not an option. It is not what our Tenants are seeking in regards to architectural style.

6. Is the SLUP application the correct means to achieve what you are seeking or should you be going to the ZBA?

Response: We have received feedback from the City of Dunwoody and are proceeding via the SLUP application as was directed by the City.

7. Is there room enough on the sidewalk for outdoor dining?

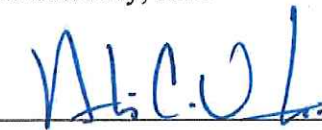
Response: Yes, the sidewalks are 12' wide and the outdoor dining takes up about 4' so there is 8' left for pedestrian traffic.

In addition to the Applicant-Initiated Meeting, the Applicant will also present at the July meeting of the Dunwoody Homeowner's Association to seek additional input.

Sincerely,

CAS Dunwoody, LLC

BY: _____



Archie C. Wanamaker
CAS Dunwoody, LLC
210 Sandy Springs Place
Atlanta, GA 30328
(678) 516-6958

Project summary for 5419 Chamblee Dunwoody Road
Dunwoody, GA 30338

CAS Dunwoody, LLC is proposing to build a 4,470 sqft. retail building that will accommodate 1 or more retail/restaurant Tenants. The total acreage is approximately .518 acres. CAS Dunwoody, LLC is requesting multiple SLUP's to the Dunwoody Village Overlay in order to modify the elevation and accommodate a retail/restaurant use.

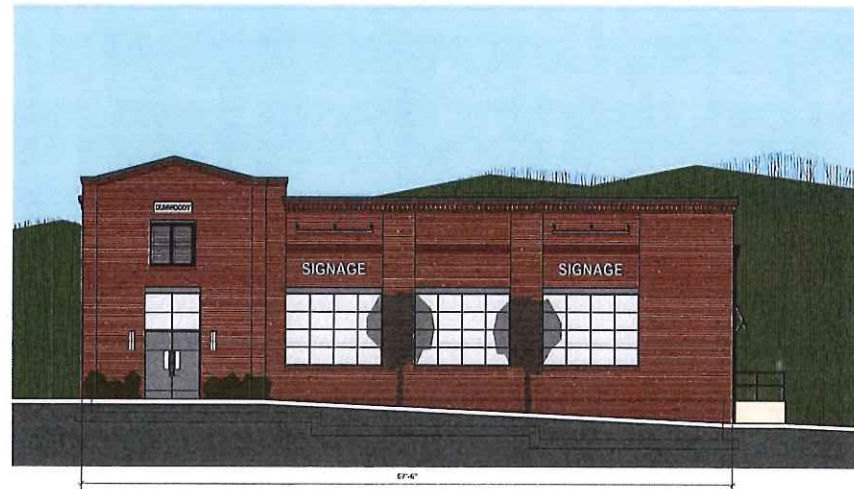
Applicant desires to modify the Dunwoody Village Overlay as follows:

1. To allow for steel headers and other trim materials that are not painted wood or painted fiber cement; Section 27-97 (e) (1) (e).
2. To allow for a flat roof with a raised parapet which will conceal the roof top HVAC units; Section 27-97 (e) (2) (a).
3. Use light colored membrane roofing material which will be concealed from view; Section 27-97 (e) (2) (b).
4. Remove any roof projections; Sect. 27-97 (e) (2) (e).
5. Allow black framed all glass doors on entry points to the building; Section 27-97 (e) (4) (a).
6. Allow square window sections; Section 27-97 (e) (4) (d).
7. Allow for non-double hung windows; Section 27-97 (e) (4) (f).
8. Allow for square window panes; Section 27-97 (e) (4) (g).
9. Remove any requirement for shutters; Section 27-97 (e) (4) (h).
10. Allow for use of steel channel headers vs. brick arches; Section 27-97 (e) (4) (i).
11. Allow for windows to be less than 20" above grade; Section 27-97 (e) (4) (j).
12. Allow for the removal of the landscape strip located at the mitered corner of the building; Section 27-97 (I) (1).
13. Allow for the removal of the planting area along the south and east sides of the building within the pedestrian buffer zone; Section 27-97 (I) (3).

The subject property is a single lot that is currently developed and landscaped per the plans which were approved on December 12, 2016 by the Dunwoody City Council.



PROPOSED NORTH (MT. VERNON RD.) ELEVATION- 5419 CHAMBLEE-DUNWOODY ROAD.
3/16"=1'-0"



PROPOSED WEST (CHAMBLEE-DUNWOODY RD.) ELEVATION- 5419 CHAMBLEE-DUNWOODY ROAD.
3/16"=1'-0"



PROPOSED SOUTH PARKING ELEVATION- 5419 CHAMBLEE-DUNWOODY ROAD.
3/16"=1'-0" FOR CRIM & ASSOCIATES 5/31/18



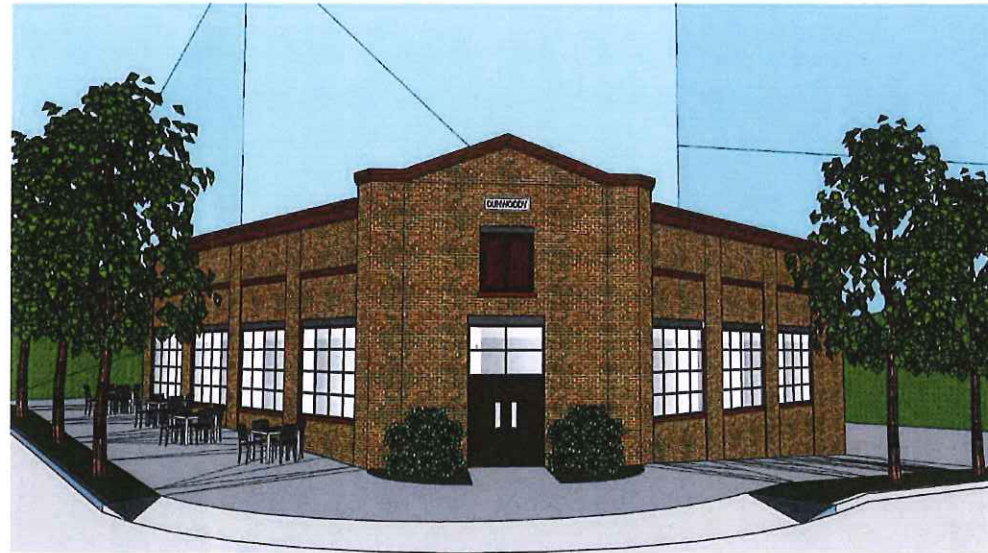
PROPOSED EAST PARKING ELEVATION- 5419 CHAMBLEE-DUNWOODY ROAD.
3/16"=1'-0"



PROPOSED CORNER ELEVATION- MT. VERNON RD. AT CHAMBLEE-DUNWOODY ROAD.
3/16"-1/4"=1'-0"



AWNING & WINDOW DETAIL - 5419 CHAMBLEE-DUNWOODY ROAD.
FOR CRB & ASSOCIATES 5/31/16



PERSPECTIVE VIEW OF CORNER- 5419 CHAMBLEE-DUNWOODY ROAD.

