City of Dunwoody Georgia
Community Development

4800 Ashford Dunwoody Road
Dunwoody, GA 30338
Phone: (678) 382-6800
dunwoodyga.gov

MEMORANDUM

To: City Council

From: Madalyn Smith, Senior Planner

Date: August 11th, 2025

Subject: RZ 25-03 – 4891 Ashford Dunwoody Road, Parcel ID# 18 363 08 008

REQUEST
Dominium c/o Dillard Sellers requests a rezoning from O-I (Office Institution) to PD (Planned Development) to allow the construction of an age-restricted multi-unit rental building.

APPLICANT		
Property Owner: Lifesouth Community Blood	Petitioner: Dominium	Representative: Dillard Sellars

PLANNING COMMISSION, 6.10.25
The Planning Commission held a public hearing on June 10, 2025. There were 12 public comments in opposition. The Planning Commission had several questions related to the design of the building as it related to parking, enforcement of age-restriction requirements, income qualifications, construction type, and the development's relation to the draft comprehensive plan. The applicant has provided a supplemental letter to address questions posed at the public hearing.

PLANNING COMMISSION, 7.8.25
The Planning Commission held a public hearing on June 10, 2025. There was 1 public comment in support and 13 public comments in opposition. The Planning Commission requested clarification on traffic generation, the height of the building, parking, and the 2020-2040 Comprehensive Plan. Commissioner Gordon motioned to approved the request subject to staff's recommended conditions, Commissioner Wallach seconded, motioned passed. For: 4 (Brown, Cameron, Gordon, Wallach); Against: 1 (O'Brien); Absent: 2 (Edmundson, Shin).

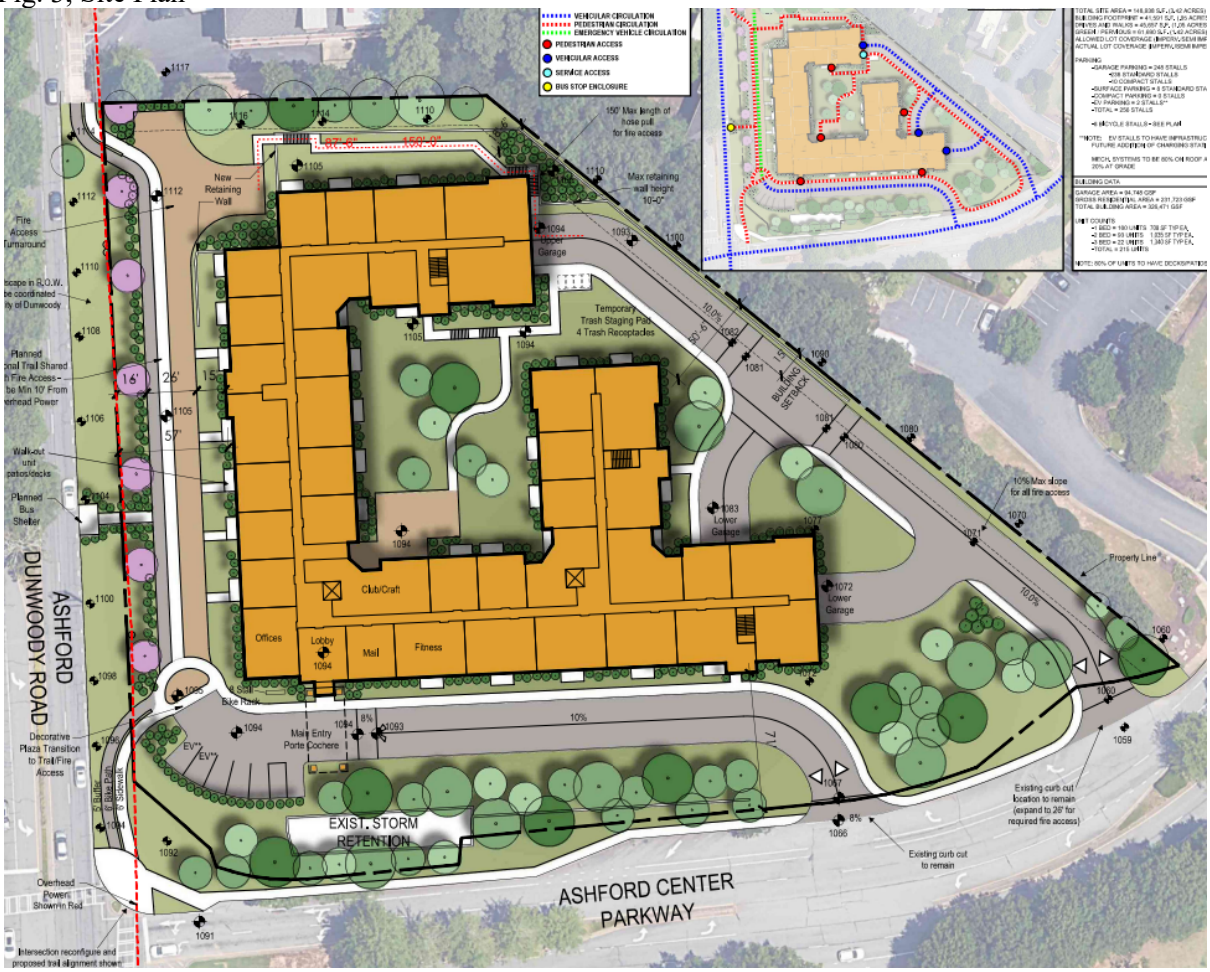
BACKGROUND & PROPOSED DEVELOPMENT
The subject property, 4891 Ashford Dunwoody Road, is a 3.42 acre parcel located on the eastern side of Ashford Dunwoody Road at the intersection of Ashford Center Parkway. It is zoned O-I (Office Institution) and is developed with a 15,700 SF medical office, currently occupied and owned by the Lifesouth Community Blood Center. Dominium, a property management and development company, seeks permission to rezone the property from O-I to PD to allow the site to be redeveloped into an age-restricted senior housing community with 220 rental units. The current O-I zoning category does not allow residential uses, necessitating the rezoning application to the PD district. As part of the PD zoning requirements, the applicant has provided an Overall Development Plan, which creates unique and specific zoning requirements for the subject property.

Fig. 1 Zoning Map

Fig 2. Aerial view of property, looking north

SITE PLAN ANALYSIS & ELEVATIONS

Fig. 3, Site Plan

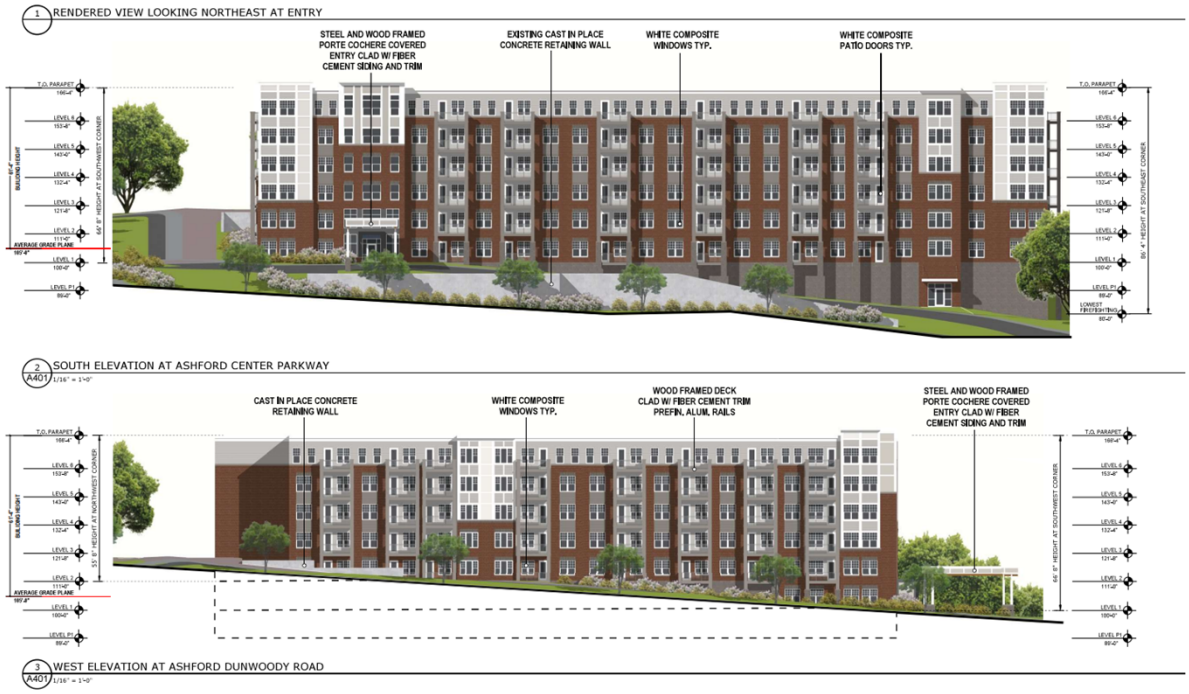


The applicant proposes to demolish the existing office building and 77-space surface parking lot and redevelop the site with a 220-unit apartment building, 248-space parking garage, and 8 surface parking spaces. The units will range from 1-3 bedrooms.

The vehicular access to the site will remain in its current configuration, via two curb cuts on Ashford Center Parkway. The eastern-most curb cut will provide access to the parking garage; this curb cut is considered legal nonconforming due to its distance from the adjacent entrance to the assisted living facility. The PM peak hour, i.e. "rush hour", trip generation for the existing medical office use is 81 trips and the proposed senior housing development is 48 trips, thus the proposed use would not exacerbate the existing nonconformity. The western curb cut will provide access to the building's front entrance and small surface parking lot. No regular vehicular access is proposed from Ashford Dunwoody Road.

The proposed Ashford Dunwoody Path will be constructed by the developer to accommodate emergency vehicle access; the applicant will coordinate with the Dekalb County Fire Marshal's Office and the Public Works Department to determine the final design and configuration of the multi-use path. As currently proposed, the development would provide a 26-foot fire access along the western property side; however, the staff hopes that this can be reduced. The applicant has also requested to keep and maintain the multi-use path on their property and propose to provide access through an easement. The applicant will coordinate with the Public Works department at the time of permitting to develop a maintenance and easement agreement. Improvements to the street and sidewalks along Ashford Center Parkway are currently under consideration by the Public Works Department, as such no streetscape recommendations are recommended along this frontage.

Fig. 4, Street-facing Elevations



The applicant proposes a six-story residential building above a parking structure with a maximum height of 95 feet. The street-facing elevations will be clad in a mixture of earth-toned brick and fiber cement siding.

SURROUNDING LAND ANALYSIS

The table below summarizes all of the nearby zoning districts and land uses:

Direction	Zoning	Future Land Use	Current Land Use
N	O-D	Perimeter Center (PC-3)	Storage facility
S	RM-HD	Perimeter Center (PC-3)	Mid-rise apartments
E	O-I	Perimeter Center (PC-3)	Assisted living
W	O-I	Perimeter Center (PC-3)	Office

ZONING AMENDMENT REVIEW AND APPROVAL CRITERIA

Chapter 27, Section 27-335 identifies criteria for evaluating applications for zoning amendments. No application for an amendment 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:

(1) Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan;
(2) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;
(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
(4) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
(5) Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal;
(6) Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources; and
(7) Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The current zoning district is O-I (Office-Institution). The proposed zoning district is PD (Planned Development). PD districts are not subject to specific zoning district regulations; instead, the uses and lot and building regulations are dictated by the Overall Development Plan (ODP).

The ODP limits the subject property to a residential age-restricted rental community with parking. No other uses are proposed. No other uses, including non-senior rental apartments or retail, would be allowed without future City Council approval.

While the City is currently in the process of adopting a new Comprehensive Plan, the applicable current Comprehensive Plan is the 2020 – 2040 Comprehensive Plan. The 2020 – 2040 Comprehensive Plan identified several goals, including "Expanding housing choice and making aging in place an achievable reality for residents" (pg. 12). Along with the goals, a series of policies were developed to support these goals, including "[Encouraging] the integration of senior appropriate housing, both active adult and assisted living, into the fabric of the community, thus offering multi-generational or lifelong housing opportunities," (pg. 17). The applicant's proposal to construct an age-restricted, multi-unit senior housing community would be a first for the city of Dunwoody. Increasing both the senior housing stock and introducing a new type of senior housing addresses this goal and implements the associated policy directly.

The Perimeter Center Character Area also strives for "high quality design" and to "Achieve a lifelong-community for residents who can age in place with safe access to medical, recreational and other necessary services," (pg. 32). The current zoning district, O-I, is a limited zoning district that does not accommodate residential development. Within the Perimeter area, the office market currently has a 26% vacancy rate (City of Dunwoody Q1 Economic Development Update) with office buildings further away from the Dunwoody MARTA station and Perimeter Mall especially impacted. The redevelopment of aging office sites is necessary and common within the Perimeter area; for example, office-to residential transitions along Perimeter Center East and mixed-use redevelopments such as Campus 244 and High Street. The proposed amendment would allow for a development that is—in design, use, and location—aligned with area's vision and goals and provides future residents convenient proximity to all the amenities of both the Perimeter Center and Dunwoody Village.

Due to its location on Ashford Dunwoody Road and Ashford Center Parkway, the property sits in a transition area between Perimeter to the south, Dunwoody Village to the north, and the Dunwoody neighborhoods to the east. Senior residential uses create little peak traffic and are generally good transition uses between land uses with high levels of activity and quiet neighborhoods. Staff also finds that the scale of the building, at six stories, is compatible with surrounding development such as the four-story Jefferson apartments to the south and the five-story office building to the north.

Dominium, the applicant, is intending to implement the development as a low-income tax-credit development. In return for receiving federal subsidies, the building would offer rent-subsidized apartment to seniors at certain income levels. To be eligible, a certain percentage, typically 40% or more, of units in a development, need to rent at no more than 30% of a household's income. Households are restricted at between 20% and 80% of the area median income level. The federal government has complex income averaging rules, which lead to a mix of income levels within a development. The overall composition of affordability levels, and the burden to stay within federal reporting requirements, falls to Dominium.

To staff's knowledge, there are no historical or archaeological resources on the subject site. The proposal would not be burdensome to existing streets, transportation facilities, utilities, or schools. School impacts are limited due to the nature of age-restricted communities.

DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee provides a staff recommendation. The Committee consists of members from the offices of City Management, Community Development, Planning and Zoning, Public Works, and Economic Development. At the April 2nd meeting, the committee recommend approval of the request RZ 25-03.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Based on the above analysis and findings, staff has determined that the requested rezoning meets the requirements of Chapter 27, §27-335. Therefore, staff recommends the application RZ 25-03, to rezone the subject site from O-I to PD, be approved subject to the following exhibit(s) and condition(s):

Exhibit A: Site Plan, prepared by BKV Group and dated May 12, 2025.
Exhibit B: Overall Development Plan, submitted May 13, 2025
Exhibit C: Elevations, prepared by BKV Group, and dated May 12, 2025.

1. Development of the Subject Property shall be substantially consistent with the Site Plan, referenced as Exhibit A and the Overall Development Plan, referenced as Exhibit B.
2. Architectural design and massing of all buildings shall be substantially consistent with the Conceptual Renderings, referenced as Exhibit C.
3. A landscape plan shall be submitted to the Community Development Director as part of the land disturbance permit application and must be approved prior to the issuance of a land disturbance permit.
4. A multi-use trail connection and easement, installed and maintained by the property owner, shall be provided along Ashford Dunwoody Road as shown on Exhibit A. Final streetscape design is subject to the approval of the Public Works Director.
5. The age restricted residential rental community is limited to: (i) Development that is consistent with Federal Fair Housing for older persons requirements for residents over 55 years of age and (ii) development that is initially financed through Section 42 of the Tax Code administered by Georgia Department of Community Affairs subjecting the development to both rent and income limitations set by the U.S. Department of Housing and Urban Development.

ATTACHMENTS

- Exhibit A
- Exhibit B
- Exhibit C
- Application Packet
- Supplemental Letters
- Public Comment

STATE OF GEORGIA
CITY OF DUNWOODY **ORDINANCE 2025-XX-XX**

AN ORDINANCE TO AMEND THE CITY OF DUNWOODY ZONING CLASSIFICATION AND MAP OF LOT PARCEL NUMBER 18 363 08 008 IN CONSIDERATION OF ZONING CASE RZ 25-03 (4891 ASHFORD DUNWOODY ROAD) FROM O-I (OFFICE INSTITUTION) DISTRICT ZONING CLASSIFICATION TO PD (PLANNED DEVELOPMENT) DISTRICT.

WHEREAS: Dominium, seeks permission to rezone property currently zoned O-I (Office Institution) District to Planned Development (PD) District to allow the development of age-restricted multi-unit rental building; and

WHEREAS: the subject property, Tax Parcel 18 363 08 008, is located at the intersection of Ashford Center Parkway and Ashford Dunwoody Road, and consists of approximately 3.42 acres; and

WHEREAS: the applicant has submitted an Overall Development Plan (ODP) as required by PD Zoning; and

WHEREAS: the PD Zoning is intended to provide a means of accomplishing specific objectives, including providing flexibility, unity and diversity in land planning and development, to encourage innovation in residential, commercial and industrial development and renewal, to encourage more efficient use of land and public services, and to lessen the burden of traffic; and

WHEREAS: the Mayor and City Council find that the proposed Overall Development Plan will meet the 2020-2040 Comprehensive Plan goals of "Expanding housing choice and making aging in place an achievable reality for residents" (pg. 12) and "[Encouraging] the integration of senior appropriate housing, both active adult and assisted living, into the fabric of the community, thus offering multi-generational or lifelong housing opportunities," (pg. 17); and

WHEREAS: Notice to the public regarding said rezoning has been duly published in The Dunwoody Crier, the Official News Organ of the City of Dunwoody; and

WHEREAS: A public hearing was held by the Mayor and City Council of the City of Dunwoody as required by the Zoning Procedures Law.

NOW THEREFORE, The Mayor and City Council of the City of Dunwoody hereby **ORDAIN AND APPROVE** the rezoning of said property from O-I (Office Institution) District to Planned Development (PD) District, subject to the following exhibits and conditions:

Exhibit A: Site Plan, prepared by BKV Group and dated May 12, 2025.
Exhibit B: Overall Development Plan, submitted May 13, 2025
Exhibit C: Elevations, prepared by BKV Group, and dated May 12, 2025.

1. Development of the Subject Property shall be substantially consistent with the Site Plan, referenced as Exhibit A and the Overall Development Plan, referenced as Exhibit B.
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STATE OF GEORGIA
CITY OF DUNWOODY **ORDINANCE 2025-XX-XX**

3. A landscape plan shall be submitted to the Community Development Director as part of the land disturbance permit application and must be approved prior to the issuance of a land disturbance permit.
4. A multi-use trail connection and easement, installed and maintained by the property owner, shall be provided along Ashford Dunwoody Road as shown on Exhibit A. Final streetscape design is subject to the approval of the Public Works Director.
5. The age restricted residential rental community is limited to: (i) Development that is consistent with Federal Fair Housing for older persons requirements for residents over 55 years of age and (ii) development that is initially financed through Section 42 of the Tax Code administered by Georgia Department of Community Affairs subjecting the development to both rent and income limitations set by the U.S. Department of Housing and Urban Development.

SO ORDAINED AND EFFECTIVE, this the __ day of _____, 2025.

Approved by:

_____
Lynn P. Deutsch, Mayor

Approved as to Form and Content

_____
City Attorney

Attest:

_____
Sharon Lowery, City Clerk

SEAL

Application Form

City of Dunwoody Georgia

Community Development
4800 Ashford Dunwoody Road
Dunwoody, GA 30338
Phone: (678) 382-6800
dunwoodyga.gov

Purpose of Application (check all that apply):

- [ ] Comprehensive Plan Land Use Map Amendment
- [ ] Zoning Ordinance Text Amendment
- [✓] Zoning Map Amendment
- [ ] Special Land Use Permit
- [ ] Major Modification of Zoning Conditions

Application Information

Company Name: Dominium c/o Dillard Sellers

Contact Name: Julie Sellers

Address: 1776 Peachtree Street NW, Suite 415 South, Atlanta, Georgia 30309

Phone: 404.665.1242 Email: jsellers@dillardsellers.com

Pre-Application Conference Date: 3/7/2025

Owner Information [ ] Check here if same as applicant

Owner's Name: Lifesouth Community Blood

Owner's Address: 4039 W Newberry Road, Gainesville, Florida 32607

Phone: _____ Email: _____

Property Information

Property Address(es): 4891 Ashford Dunwoody Road, Dunwoody, Georgia 30338

Parcel ID #(s): 18 363 08 008

Total Acreage: 3.42 Current Zoning Classification: O-I Current Use: Medical Office Building

Project Information

Proposed Zoning Classification: PD Proposed Use: Age-restricted multi-unit building, rental

Project Details: Proposing 212 Senior Apartments, please see details in attached materials.

Applicant Affidavit

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

Applicant's Name: Shaun Reinhardt

Applicant's Signature: _____ Date: 04/22/25

Notary:

Sworn to and subscribed before me this 22 Day of April, 20 25

Notary Public: DeKalb County

Signature: _____

My Commission Expires: October 12, 2027

SHANDON HUBBARD NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 12, 2027

Applicant Notarized Certification

City of Dunwoody Georgia

I hereby certify that to the best of my knowledge, this 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.

Community Development
4800 Ashford Dunwoody Road
Dunwoody, GA 30338
Phone: (678) 382-6800
dunwoodyga.gov

Applicant:

Name: Dominium

Signature: _____ Date: 3/27/2025

Address: 375 Northridge Road, Suite 500, Atlanta, Georgia 30350

Phone: _____ Email: _____

Notary Public: County of Fulton, State of Georgia

Sworn to and subscribed before me this 27 Day of March, 20 25

Notary Signature: _____

My Commission Expires: 09/13/2025

Farangiz Asadulla
NOTARY PUBLIC
Fulton County, GEORGIA
My Commission Expires 09/13/2025

Applicant:

Name: Dillard Sellers (attorneys and representatives)

Signature: _____ Date: _____

Address: 1776 Peachtree Street NW, Suite 415 South, Atlanta, Georgia 30309

Phone: 404.665.1242 Email: jsellers@dillardsellers.com

Notary Public: _____

Sworn to and subscribed before me this _____ Day of _____, 20____

Notary Signature: _____

My Commission Expires: _____

Applicant:

Name: _____

Signature: _____ Date: _____

Address: _____

Phone: _____ Email: _____

Notary Public: _____

Sworn to and subscribed before me this _____ Day of _____, 20____

Notary Signature: _____

My Commission Expires: _____

Applicant Notarized Certification

City of Dunwoody Georgia

I hereby certify that to the best of my knowledge, this 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.

Community Development
4800 Ashford Dunwoody Road
Dunwoody, GA 30338
Phone: (678) 382-6800
dunwoodyga.gov

Applicant:

Name: Dominium

Signature: _____ Date: _____

Address: 375 Northridge Road, Suite 500, Atlanta, Georgia 30350

Phone: _____ Email: _____

Notary Public: _____

Sworn to and subscribed before me this _____Day of _____, 20_____

Notary Signature: _____

My Commission Expires: _____

Applicant:

Name: Dillard Sellers (attorneys and representatives)

Signature: D. Baxter Russell (D. Baxter Russell) Date: 4/1/2025

Address: 1776 Peachtree Street NW, Suite 415 South, Atlanta, Georgia 30309

Phone: 404.665.1242 Email: jsellers@dillardsellers.com

Notary Public: Ashley Van der Lande

Sworn to and subscribed before me this 1 Day of April, 20 25

Notary Signature: Ashley Van der Lande

My Commission Expires: March 13, 2029

ASHLEY VAN DER LANDE
My Commission Expires
NOTARY PUBLIC
March 13, 2029
FULTON COUNTY, GEORGIA

Applicant:

Name: _____

Signature: _____ Date: _____

Address: _____

Phone: _____ Email: _____

Notary Public: _____

Sworn to and subscribed before me this _____Day of _____, 20_____

Notary Signature: _____

My Commission Expires: _____

Property Owner(s) Notarized Certification

City of Dunwoody Georgia
Community Development
4800 Ashford Dunwoody Road
Dunwoody, GA 30338
Phone: (678) 382-6800
dunwoodyga.gov

Property Owner:

Owner Name: Lifesouth Community Blood Centers, Inc

Signature: Daniel R Galasso Date: 3/17/2025

Address: 4039 W Newberry Road, Gainesville, Florida 32607

Phone: 352.224.1749 Email: drgalasso@lifesouth.org

Notary Public: Athira Nair

Sworn to and subscribed before me this 17 Day of March, 2025

Athira Nair
Commission # HH 594491
Commission Expires 09-17-2028
Bonded Through - Cynanotary
Florida - Notary Public

Notary Signature: Athira Nair

My Commission Expires: 09-17-2028

Property Owner:

Owner Name: _____

Signature: _____ Date: _____

Address: _____

Phone: _____ Email: _____

Notary Public: _____

Sworn to and subscribed before me this _____ Day of _____, 20___

Notary Signature: _____

My Commission Expires: _____

Property Owner:

Owner Name: _____

Signature: _____ Date: _____

Address: _____

Phone: _____ Email: _____

Notary Public: _____

Sworn to and subscribed before me this _____ Day of _____, 20___

Notary Signature: _____

My Commission Expires: _____

Campaign Disclosure Ordinance

City of Dunwoody Georgia
Community Development
4800 Ashford Dunwoody Road
Dunwoody, GA 30338
Phone: (678) 382-6800
dunwoodyga.gov

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: _____ Date: 3/27/2025

Address: 375 Northridge Rd, Atlanta GA 30350

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

Date	Government Official	Official Position	Description	Amount

Campaign Disclosure Ordinance

City of Dunwoody Georgia
Community Development
4800 Ashford Dunwoody Road
Dunwoody, GA 30338
Phone: (678) 382-6800
dunwoodyga.gov

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 [X] NO

Applicant/Owner

Signature: _____ (R. Baxter Russell) Date: 04/01/2025

Address: 1776 Peachtree Street NW, Suite 415 South, Atlanta, GA 30309

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

Date	Government Official	Official Position	Description	Amount

First Community Meeting
Applicant—Dominium
Meeting Summary Report
March 31, 2025

Application and Requests

- Applicant seeks to develop an age-restricted multi-unit building.
- Applicant requests a zoning map amendment and special land use permit with major exceptions (Perimeter Center District).

Notification Efforts

Meeting information was mailed to residents located within 1,000 feet of the property pursuant to the list provided by the City. The notices were mailed on March 10th and notice of the meeting was also published in the Dunwoody Crier newspaper. In addition, Applicant contacted the President of the Dunwoody Homeowners Association as requested and confirmed the Association had notice of the meeting.

Meeting Details and Attendees

Location:	In Person: LifeSouth, 4891 Ashford Dunwoody Road, Dunwoody, Georgia 30338
Time:	6:00 p.m. until 7:00 p.m.
Attendees:	Applicant representatives included: Shaun Reinhardt, Miller Calhoun, John Rodriguez, Julie Sellers, Baxter Russell, and Jawun Jackson Community members included: Tim Brown, Bob Fiscella, Debbie Amundsen, Su Ellis, & Susan Mitchell

Meeting Summary and Discussion Topics

The applicant team had presentation boards at three stations to discuss the application and development plans with attendees in an open house setting. The discussions included the subject property, Dominium company history and experience, the development details including the use, site plan, and design features of the age-restricted multi-unit building.

Applicant team was available for discussion, answered questions and also provided contact information for any follow-up questions. No follow-up questions have been received.

Topics of questions raised and discussion included:

1. Parking – questions surrounding location and number of parking spaces. Questions about amount of parking for residents and inquiries about additional parking. Based on experience the 1 space per unit works for the residential population with the age restriction.
2. Age Restrictions – questions about whether the age restriction can be deleted in the future. Based on the deed restrictions in place pursuant to the funding the restriction would remain.
3. Building Height – discuss the need to exceed the code requirement due to the grade of the property.
4. Income restriction – questions about the income level and assets for a resident to be able to qualify to live at the Property. Description was provided regarding 60% AMI and test to determine assets.
5. Elevation challenges with the site – discussion of the necessary retaining walls, the existing retaining walls and the use of the grade change to provide deck parking instead of surface parking.
6. Funding for the affordability component – questions raised about whether the federal funding sources would change and discuss regarding the program connection to IRS tax laws and bipartisan and lengthy history of program.
7. Exterior elevations – one observation and expression of opinion that different color palette would be personally preferred and recognition of differing preferences for exterior elevations.

Community Meeting Notice

Date: Monday, March 31, 2025

Time: 6:00 p.m. - 7:00 p.m.

Location: LifeSouth, 4891 Ashford Dunwoody Rd, Dunwoody

Purpose: Dominium plans to file an application for rezoning 4891 Ashford Dunwoody Rd, from O-I (Office-Institutional) to PC-3 (Perimeter Center 3) and a special use permit to create additional housing that is deed restricted for residents aged 55+.

We invite you to join us to learn about Dominium and the development plans and to provide us with your feedback.

You are receiving this notice as a property owner within close proximity to the subject property, 4891 Ashford Dunwoody Rd (the current LifeSouth property).

We look forward to seeing you and if you have any questions, please do not hesitate to contact Julie Sellers at Dillard Sellers at jsellers@dillardsellers.com or 404.665.1242.

Community Meeting Notice

Date: Monday, March 31, 2025, and
New Date Added: Tuesday, April 8, 2025 (you previously received notice for the March 31st date only)

Time: 6:00 p.m. - 7:00 p.m.

Location: LifeSouth, 4891 Ashford Dunwoody Rd, Dunwoody

Purpose: Dominium plans to file an application for rezoning 4891 Ashford Dunwoody Rd, from O-I (Office-Institutional) to PC-3 (Perimeter Center 3) and a special use permit to create additional housing that is deed restricted for residents aged 55+.

We invite you to join us to learn about Dominium and the development plans and to provide us with your feedback. The same information will be presented at both meeting date options.

You are receiving this notice as a property owner within close proximity to the subject property, 4891 Ashford Dunwoody Rd (the current LifeSouth property).

We look forward to seeing you and if you have any questions, please do not hesitate to contact Julie Sellers at Dillard Sellers at jsellers@dillardsellers.com or 404.665.1242.

UNITED STATES POSTAL SERVICE®

Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here *Postmark with Date of Receipt.*
Dillard Sellers 1776 Peachtree Street, NW Suite 415-South Atlanta, Georgia 30309	6	6	U.S. POSTAGE PAID ATLANTA, GA 30327 MAR 10, 25 AMOUNT **$3.90** S2324A502693-8 0000
	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.	SIR JEFFERSON LLC PO BOX 530292 BIRMINGHAM, AL 35253				
2.	JACOBS LESLIE L III 1278 VALLEY VIEW RD DUNWOODY, GA 30338				
3.	MEHROTRA SHWETA 1246 VALLEY VIEW RD ATLANTA, GA 30338				
4.	GREEN RICHARD JAMES 4864 MANGET CT DUNWOODY, GA 30338				
5.	BATH SURINDER 1323 MANGET WAY DUNWOODY, GA 30338				
6.	TAN KIM YOW 4810 VALLEY VIEW CT DUNWOODY, GA 30338				

HOWELL MILL STATION MAR 10 2025 ATLANTA GA 30327 USPS

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Dillard Sellers 1776 Peachtree Street, NW Suite 415-South Atlanta, Georgia 30309	6	6	U.S. POSTAGE PAID ATLANTA, GA 30327 MAR 10, 25 AMOUNT **$3.90** S2324A502693-8 0000
	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.	RANGEL JAVIER 4832 VALLEY VIEW CT DUNWOODY, GA 30338				
2.	SHAIB WALID L 4816 ASHFORD LN DUNWOODY, GA 30338				
3.	MARKS DANNY 4886 ASHFORD WALK DUNWOODY, GA 30338				
4.	PNC BANK NATIONAL ASSOCIATION 130 S JEFFERSON ST STE 300 CHICAGO, IL 60601				
5.	SIR JEFFERSON LLC PO BOX 530292 BIRMINGHAM, AL 35253				
6.	GOMEZ LOUIS V 8050 INNSBRUCK DR ATLANTA, GA 30350				

HOWELL MILL STATION
MAR 10 2025
ATLANTA GA 30327 USPS

UNITED STATES POSTAL SERVICE®

Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here *Postmark with Date of Receipt.*
Dillard Sellers 1776 Peachtree Street, NW Suite 415-South Atlanta, Georgia 30309	6	6	U.S. POSTAGE PAID ATLANTA, GA 30327 MAR 10, 25 AMOUNT $3.90 S2324A502693-8 0000
	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.	WOLK BRIAN C 1328 MANGET WAY DUNWOODY, GA 30338				
2.	BATH SURINDER 1323 MANGET WAY ATLANTA, GA 30338				
3.	SELLERS NANCY F REVOCABLE TR 4798 VALLEY VIEW CT DUNWOODY, GA 30338				
4.	PARKER WILLIAM LINDSEY 4816 VALLEY VIEW CT DUNWOODY, GA 30338				
5.	ATLANTA INVESTMENT SPECIALISTS 819 PINNACLE PL MARIETTA, GA 30062				
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5.	ONYEMENEM ONYINYE 4833 TOPEKA CT DUNWOODY, GA 30338				
6.	JIWANI ARIF 1163 ATCHESON LN DUNWOODY, GA 30338				

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Postmaster, per *(name of receiving employee)*

UNITED STATES POSTAL SERVICE®
0000

U.S. POSTAGE PAID
ATLANTA, GA
30327
MAR 10, 25
AMOUNT
$2.20
S2324A502693-8

UNITED STATES POSTAL SERVICE®
0000

ATLANTA, GA
30327
MAR 10, 25
AMOUNT
$2.20
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	Postmaster, per *(name of receiving employee)*		U.S. POSTAGE PAID ATLANTA, GA 30327 MAR 19, 25 AMOUNT **$8.45** S2324A502702-11 0000

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)			
1.	SIR JEFFERSON LLC PO BOX 530292 BIRMINGHAM, AL 35253			
2.	JACOBS LESLIE L III 1278 VALLEY VIEW RD DUNWOODY, GA 30338			
3.	MEHROTRA SHWETA 1246 VALLEY VIEW RD ATLANTA, GA 30338			
4.	GREEN RICHARD JAMES 4864 MANGET CT DUNWOODY, GA 30338			
5.	BATH SURINDER 1323 MANGET WAY DUNWOODY, GA 30338			
6.	TAN KIM YOW 4810 VALLEY VIEW CT DUNWOODY, GA 30338			

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1.	RANGEL JAVIER 4832 VALLEY VIEW CT DUNWOODY, GA 30338				
2.	SHAIB WALID L 4816 ASHFORD LN DUNWOODY, GA 30338				
3.	MARKS DANNY 4886 ASHFORD WALK DUNWOODY, GA 30338				
4.	PNC BANK NATIONAL ASSOCIATION 130 S JEFFERSON ST STE 300 CHICAGO, IL 60601				
5.	SIR JEFFERSON LLC PO BOX 530292 BIRMINGHAM, AL 35253				
6.	GOMEZ LOUIS V 8050 INNSBRUCK DR ATLANTA, GA 30350				

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3.					
4.					
5.					
6.					

RE:
4891 Ashford Dunwoody Rd
Dunwoody, GA
Parcel Id: 18 363 08 008

#4.

Dominium is seeking approval from the City of Dunwoody to Rezone the property from O-I (Office-Institutional) to PC-3 (Perimeter Center 3) and a Special Use Permit to create additional housing that is deed restricted for residents aged 55+.

You are invited to attend a meeting at the LifeSouth Community Blood Center Building located at 4891 Ashford Dunwoody Rd to discuss the development plans and application. Two meeting options are offered with the same information presented at both: Monday, March 31, 2025, at 6:00 p.m. and Tuesday, April 8, 2025 at 6:00 p.m.

Please contact Julie Sellers at jsellers@dillardsellers.com or 404.665.1242 with any questions.

Sign-in Sheet

Community Meeting

4891 Ashford Dunwoody Road

Monday, March 31, 2025

6:00 PM

Name	Mailing Address	E-mail Address	Phone Number
Tim Brown	4509 Knockgate Dr	tbrown.realtor@gmail.com	
Bob Fiscella	4894 Summerford Dr	bob@bobfiscella.com	404-262-2857 4/644-5220

Sign-in Sheet

Community Meeting

4891 Ashford Dunwoody Road

Monday, March 31, 2025

6:00 PM

Name	Mailing Address	E-mail Address	Phone Number
Debbie Amundsen	1169 Mile Post Dr Dunw 30338	debamundsen @ msn.com	404 271 0787
Sue Ellis	1621 Derrevet Ct	SUELLIS @ Bellsouth.net	4043144022
Susan Mitchell	4831 Dunwoody Jct, 30338		

BOUNDARY SURVEY
FOR
DOMMINIUM, INC.
(4891 ASHFORD DUNWOODY ROAD)

LOCATED IN LAND LOT 363, 18TH DISTRICT
CITY OF DUNWOODY, DEKALB COUNTY, GEORGIA

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SURVEY NOTES

EQUIPMENT USED:
A TRIMBLE "S" SERIES TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIMBLE R-12 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

CLOSURE STATEMENT:
THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 270,144 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY WAS PERFORMED IS BASED UPON GPS OBSERVATIONS WHICH WERE ESTABLISHED USING A TRIMBLE R-12 DUAL FREQUENCY RECEIVER USING STATIC AND REAL TIME KINEMATIC OBSERVATIONS. THE RELATIVE POSITIONAL ACCURACY ACHIEVED IS BETTER THAN 0.02 FEET PER OBSERVATION POINT. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED, ARE WITHIN THE POSITIONAL TOLERANCES ALLOWED FOR ALTA/NSPS LAND TITLE SURVEYS PER THE 2021 MINIMUM TECHNICAL STANDARDS ESTABLISHED BY ALTA AND NSPS.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON MARCH 19, 2025.

DUE TO VARIANCES IN GPS EQUIPMENT, TECHNIQUES, FEDERAL ADJUSTMENTS TO STATE PLANE MODELS AND DAILY CONDITIONS IMPACTING GPS RECEPTIVITY, GPS SOLUTIONS MAY VARY FROM THOSE PROVIDED ON THIS SURVEY BOTH HORIZONTALLY AND VERTICALLY. ANY AND ALL CONTRACTORS, CONSULTANTS, INDIVIDUALS OR ENTITIES RELYING ON STATE PLANE COORDINATES TO RELATE TO DATA PROVIDED ON THIS SURVEY MUST LOCALIZE TO THE SURVEY CONTROL, BENCHMARKS OR PROPERTY MONUMENTATION, ESTABLISHED BY THIS SURVEY IN ORDER TO ENSURE ACCURACY OF DATA. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ISSUES ENCOUNTERED DUE TO FAILURE TO LOCALIZE DIRECTLY TO THIS SURVEY DATUM.

THIS SURVEY MAY NOT REPRESENT OFFSITE PAINT STRIPING TO THE ACCURACY REQUIRED FOR LANE DESIGN. TERRAMARK LOCATES THE EDGE OF PAVING AND CRITICAL POINTS TO REFLECT ACCURATE TOPOGRAPHIC DATA ONLY. ACCURACY OF PAINT LOCATIONS SHOULD BE VERIFIED WITH SURVEYOR PRIOR TO USING THIS SURVEY FOR DESIGN.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING.
THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON, IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE. THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

TERRAMARK LAND SURVEYING, INC. WAS UNABLE TO DETERMINE THE EXTENT OF PIPES MARKED AS APPROXIMATE DIRECTION ONLY. AFORESAID PIPE IS DRAWN ON THE SURVEY TO REFLECT THE OBSERVED DIRECTION BASED UPON A VISUAL INSPECTION OF THE STRUCTURE ONLY AND IS SHOWN FOR INFORMATIONAL PURPOSES.

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION.

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

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF DEKALB COUNTY, GEORGIA (PANEL NUMBERS 13089C0005K), DATED 08/15/2019; NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN ON THIS SURVEY.

SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC RIGHT OF WAY OF ASHFORD CENTER PARKWAY.

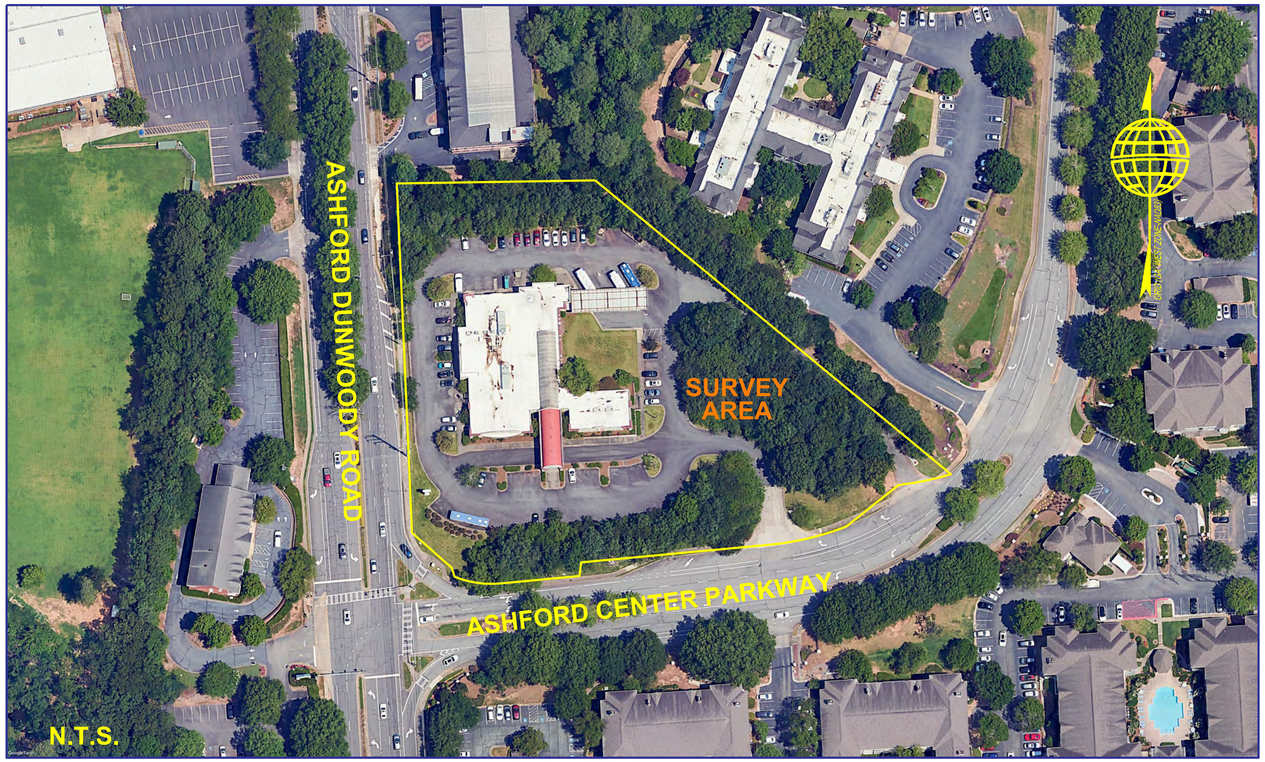
REFERENCE MATERIAL

1. ALL DEEDS AND PLATS SHOWN HEREON
2. SURVEY FOR LIFESOUTH COMMUNITY BLOOD CENTERS, LLC
   PREPARED BY J.A. EVANS & ASSOCIATES
   DATED DECEMBER 11, 2009

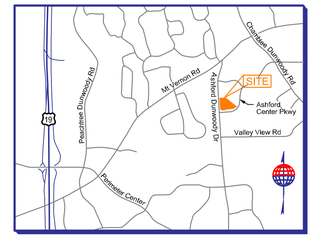
SITE INFORMATION

CURRENT OWNER:	LIFESOUTH COMMUNITY BLOOD CENTERS, LLC DB. 10827 PG. 602
TAX PARCEL ID #	18 363 08 008
ADDRESS:	4891 ASHFORD DUNWOODY ROAD
ZONING: JURISDICTION:	O-I (OFFICE & INDUSTRIAL) CITY OF DUNWOODY)
SETBACKS:	
FRONT -	50 FEET
SIDE -	20 FEET
REAR -	30 FEET
PARKING COUNT:	
REGULAR PARKING -	77 SPACES
HANDICAPPED PARKING -	3 SPACES
TOTAL PARKING COUNT -	80 SPACES

SITE MAP



AERIAL IMAGE PROVIDED BY GOOGLE EARTH
DATED 7/18/2023



LOCATION MAP

NOT TO SCALE
LAT - 33°56'21.39"N
LONG - 84°20'14.44"W

PROPERTY DESCRIPTION

Being all that tract or parcel of land lying in the City of Dunwoody, Georgia and being within Land Lot 363, 18th District of DeKalb County, Georgia and being more particularly described as follows:

Beginning for the same at a point being at the northwestern end of a mitered corner at the intersection of Northern Right of Way Line of Ashford Center Parkway (having a variable width public right of way) and the Eastern Right of Way Line of Ashford Dunwoody Road (having a variable width public right of way); thence, leaving said Point of Beginning and running adjacent to the said line of Ashford Dunwoody Road,

1. North 03° 30' 03" West, 352.36 feet to a 1/2 inch rebar found; thence, leaving the aforesaid line of Ashford Dunwoody Road and running adjacent to the property now or formerly owned by Cubesmart, L.P., as described in a deed recorded among the Land Records of DeKalb County, Georgia in Deed Book 22896, Page 337,
2. North 88° 09' 40" East, 199.87 feet to a 1/2 inch rebar found; thence, running adjacent to the property now or formerly owned by SJV 2 Dunwoody LLC, as described in a deed recorded among the aforesaid Land Records in Deed Book 29021, Page 748,
3. South 51° 25' 03" East, 464.81 feet to a 1/2 inch rebar found on the aforesaid line of Ashford Center Parkway; thence, running with the said line of Ashford Center Parkway,
4. 53.95 feet along the arc of a curve deflecting to the right, having a radius of 282.00 feet and a chord bearing and distance of South 77° 22' 48" West, 53.87 feet to a P.K. Nail found; thence,
5. South 50° 34' 46" West, 67.38 feet to a 1/2 inch rebar found; thence,
6. 82.35 feet along the arc of a curve deflecting to the right, having a radius of 293.63 feet and a chord bearing and distance of South 76° 01' 56" West, 82.08 feet; thence,
7. South 83° 39' 27" West, 187.67 feet; thence,
8. South 05° 56' 38" West, 13.82 feet to a 1/2 inch rebar found; thence,
9. South 83° 39' 27" West, 79.57 feet to a 1/2 inch rebar found; thence,
10. 47.64 feet along the arc of a curve deflecting to the right, having a radius of 99.00 feet and a chord bearing and distance of North 82° 44' 56" West, 47.18 feet to a 1/2 inch rebar found at the southeastern end of the aforesaid mitered corner; thence, running along said mitered corner,
11. North 18° 07' 43" West, 9.33 feet; thence,
12. North 49° 34' 38" West, 53.31 feet to the Point of Beginning, containing 149,132 square feet or 3.4236 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

SITE AREA

149,132 SQ.FT.
OR
3.4236 AC.

SPECIAL NOTES

1. CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
3. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
4. NO CEMETERIES OR BURIAL GROUNDS HAVE BEEN OBSERVED BY TERRAMARK.
5. NO WETLAND DELINEATION MARKINGS HAVE BEEN OBSERVED BY TERRAMARK.
6. NO RECENT EARTH MOVING OR BUILDING CONSTRUCTION HAS BEEN OBSERVED BY TERRAMARK.
7. NO CHANGE IN STREET RIGHTS OF WAY HAVE BEEN MADE AVAILABLE TO TERRAMARK.

SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED No. 2577 LAND SURVEYOR WILLIAM C. WOHLFORD, JR.

WILLIAM C. WOHLFORD, JR., RLS
REGISTERED NUMBER: 2577

JOB NUMBER 2025-069 PLOT SIZE 24 X 36

TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1927
www.TerraMark.com
C. O. A. # LSF000610

TerraMark Geospatial

No	Revision	Date
#1		
#2		
#3		
#4		
#5		
#6		
#7		
#8		

S. SURVEYED 2025-069 DON BOUNDARY DON

Project No:	2025-069
Survey Crew:	SEB
Drawn By:	KWH
Approved By:	WCW
Date:	03/21/2025
Scale:	1"=30'
PATH:	

BOUNDARY SURVEY
FOR
DOMMINIUM, INC.
(4891 ASHFORD DUNWOODY ROAD)

LOCATED IN LAND LOT 363, 18TH DISTRICT
CITY OF DUNWOODY, DEKALB COUNTY, GEORGIA

SHEET NO.
1/2
DRAWING# TM 25-069

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND

- CURB AND GUTTER (C&G)
- FENCE
- HANDRAIL
- STORM DRAIN LINE
- SANITARY SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- COMMUNICATION
- TOPOGRAPHIC CONTOUR
- PROPERTY LINE
- CATCH BASIN (DWCB)
- CATCH BASIN (SWCB)
- DROP INLET (DI)
- JUNCTION BOX (JB)
- HEAD WALL (HW)
- CURB INLET (CI)
- FLARED END SECTION (FES)
- OUTLET CONTROL STRUCTURE
- YARD DRAIN INLET
- SS MANHOLE (MH)
- CLEAN OUT (CO)
- GREASE TRAP (GT)
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- FIRE DEPT. CONNECTION (FDC)
- WATER VALVE MARKER
- TRANSFORMER BOX (TX)
- AIR CONDITIONER (AC)
- ELECTRIC METER (EM)
- ELECTRIC UTILITY
- LIGHT POLE (LP)
- POWER POLE WITH LIGHT
- POWER POLE (PP)
- UTILITY MANHOLE (UM)
- SPOTLIGHT
- GAS METER (GM)
- GAS VALVE (GV)
- TELEPHONE PEDESTAL
- COMMUNICATION BOX
- TRAFFIC SIGNAL
- BOLLARD (BO)
- MAIL BOX
- SIGN
- CROSSWALK SIGNAL
- X 1000.00 SPOT ELEVATION
- CONCRETE AREA
- OVERHANG AREA
- RIP-RAP AREA
- BRICK AREA
- TREELINE

ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC.	ACRE	N/F	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTP	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB.	PLAT BOOK
BW	BARBWIRE	PG.	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
CONC.	CONCRETE	R/W MON	RIGHT OF WAY MONUMENT
CTP	CRIMP TOP PIPE	RB	REBAR
DB.	DEED BOOK	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SDE	STORM DRAINAGE EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SQ. FT.	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD PRIVACY FENCE
IPF	IRON PIN FOUND		

SITE AREA

149,132 SQ.FT.
OR
3.4236 AC.

GRID (GA WEST ZONE-NAD83)

N/F
CUBESMART L P
TAX ID# 18 363 08 007
DB. 22896 PG. 337
(ODC) ZONING

N/F
SJV 2 DUNWOODY LLC
TAX ID# 18 363 08 009
DB. 29021 PG. 748
(O-I) ZONING

N/F
LIFESOUTH COMMUNITY BLOOD CENTERS, LLC
TAX ID# 18 363 08 008
DB. 10827 PG. 602
(O-I) ZONING

ASHFORD DUNWOODY ROAD
(VARIABLE PUBLIC RIGHT OF WAY)
(45 MPH - POSTED SPEED LIMIT)

ASHFORD CENTER PARKWAY
(VARIABLE PUBLIC RIGHT OF WAY)
(30 MPH - POSTED SPEED LIMIT)

P.O.B.
N:1402800.21
E:2246464.34

1/2"RB FND.
1-1/2" CTP FND. (1.8' N)
PK NAIL FND.

N 88° 09' 40" E 199.87'
S 51° 25' 03" E 464.81'
N 03° 30' 03" W 352.36'
N 49° 34' 38" W 53.31'
N 18° 07' 43" W 9.33'
N 82°44'56" W A=47.64' R=99.00' CH=47.18'
S 83° 39' 27" W 79.57'
S 83° 39' 27" W 187.67'
S 05° 56' 38" W 13.82'
S 76°01'56" W A=82.35' R=293.63' CH=82.08'
S 77°22'48" W A=53.95' R=282.00' CH=53.97'
S 58° 34' 46" W 67.38'

ONE STORY STUCCO & BRICK
LIFE SOUTH
COVERED WALKWAY
GENERATOR
DRIVE THRU
AWNING
DETENTION POND
POND WALL CROSSES PROPERTY LINE
CONC. WALL W/ METAL FENCE
CONC. WALL
COLUMN (TYP.)
ASPHALT PARKING
ASPHALT DRIVE
DRIVEWAY
SIDEWALK
18"CMP
24"CMP
STOP FOR PEDS
YIELD
MERGE
20' B.S.L.
30' B.S.L.
50' B.S.L.
60' B.S.L.
92' B.S.L.

30 0 30 60 90 FT.
SCALE: 1" = 30'

TerraMark Land Surveying, Inc.
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TerraMark Geospatial

No	Revision	Date
#1		
#2		
#3		
#4		
#5		
#6		
#7		
#8		

Project No.	2025-069
Survey Crew:	SEB
Drawn By:	KWH
Approved By:	WCW
Date:	03/21/2025
Scale:	1"=30'

S: SURVEY\2025\2025-069 DUNWOODY ROAD\BOUNDARY.DGN

BOUNDARY SURVEY
FOR
DOMINIUM, INC.
(4891 ASHFORD DUNWOODY ROAD)

LOCATED IN LAND LOT 363, 18TH DISTRICT
CITY OF DUNWOODY, DEKALB COUNTY, GEORGIA

SHEET NO.
2/2

DRAWING# TM 25-069

JOB NUMBER 2025-069 PLOT SIZE 24 X 36

PROPERTY DESCRIPTION

Being all that tract or parcel of land lying in the City of Dunwoody, Georgia and being within Land Lot 363, 18th District of DeKalb County, Georgia and being more particularly described as follows:

Beginning for the same at a point being at the northwestern end of a mitered corner at the intersection of Northern Right of Way Line of Ashford Center Parkway (having a variable width public right of way) and the Eastern Right of Way Line of Ashford Dunwoody Road (having a variable width public right of way); thence, leaving said Point of Beginning and running adjacent to the said line of Ashford Dunwoody Road,

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12. North 49° 34' 38" West, 53.31 feet to the Point of Beginning, containing 149,132 square feet or 3.4236 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

Amended Letter of Intent

City of Dunwoody

Zoning Map Amendment

Applicant:
Dominium
c/o Dillard Sellers

Property:
4891 Ashford Dunwoody Road,
Dunwoody, Georgia 30338

Acreage:
+/- 3.42

Tax Parcel ID:
18 363 08 008

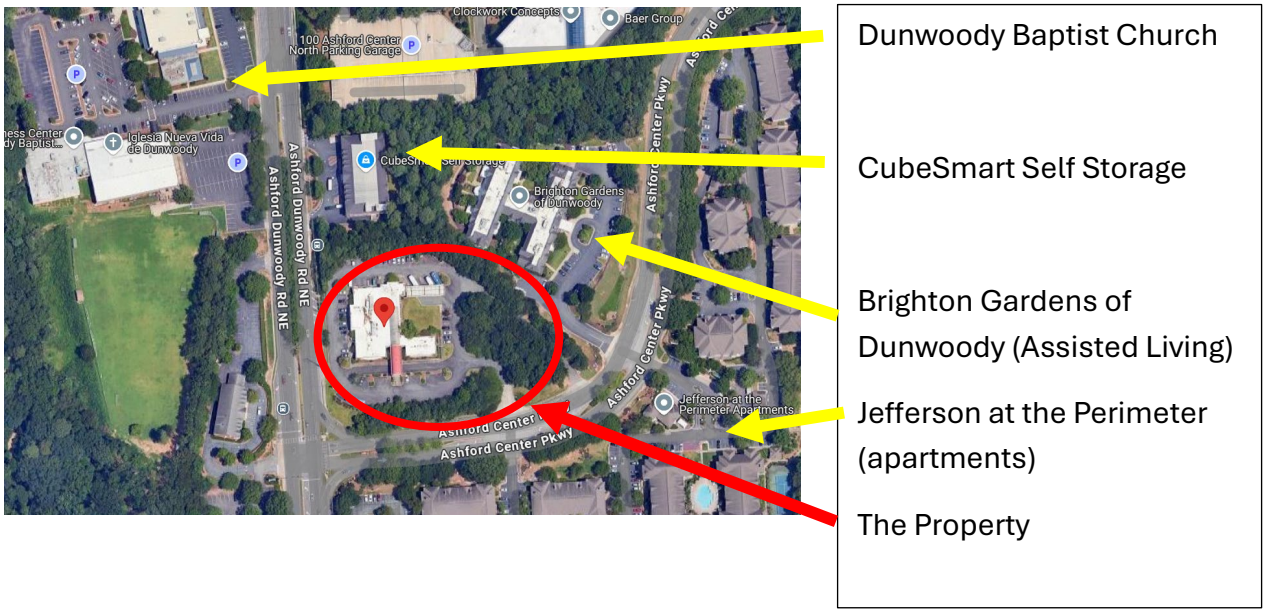
Submitted for Applicant by:

Julie Sellers
R. Baxter Russell
DILLARD SELLERS
1776 Peachtree Street NW, Suite 415-S
Atlanta, Georgia 30309
(404) 665-1242
jsellers@dillardsellers.com

April 23, 2025

I. INTRODUCTION

The Applicant, Dominium, files this application requesting approval from the City of Dunwoody to develop a new age-restricted, senior residential rental community on the property located at 4891 Ashford Dunwoody Road, Dunwoody, Georgia (the "Property"). Currently, the LifeSouth Community Blood Center is located at the Property, approximately 3.42 acres of land at the corner of Ashford Dunwoody Road and Ashford Center Parkway. The Applicant requests a Zoning Map Amendment ("rezoning") to the PD, Planned Development district to allow for the redevelopment of the Property.



Dominium is a leading affordable housing developer, owner, and manager with more than 50 years of experience across the U.S. With more than 40,000 homes, Dominium brings experience and a focus on quality residential communities. Because of the company's focus on being a long-term owner and manager of its communities, the construction and design is approached with a focus on excellence and longevity. The approval of this application will provide much-needed housing options in Dunwoody for current residents to remain in the City during retirement years in a cost-effective manner. Due to the lack of affordable senior housing in the City, most residents are faced with few options to consider when looking to downsize. Similarly, current Dunwoody residents face limited options available for aging family members who want to relocate to be close to family in Dunwoody. The age restriction will remain in place by zoning conditions, as well as deed restrictions and covenants to provide the assurance that the residents will be limited to those ages 55 and older.

Application Request Aligns with City's Goal

The City's adopted Comprehensive Plan underscores the need for the housing option that Dominium seeks to create by approval of this application. Specifically, in Goals 2.2, p. 12 the residents through the public input process, prioritized the need for diversity in housing options:

EXPAND HOUSING CHOICE AND MAKE AGING IN PLACE AN ACHIEVABLE REALITY FOR RESIDENTS

The Dunwoody Next plan process revealed acknowledgment that the city should work to diversify its range of housing options to attract, accommodate, and retain a wider cross-section of residents and workers. Dunwoody's housing types are concentrated in single family detached and larger multifamily products, with only a small percentage in single family attached (e.g., townhomes) and smaller multifamily products. Meanwhile, about a quarter of the city's households are cost burdened, paying over 30 percent of their income toward housing. Roughly 12 percent of Dunwoody's households are severely cost burdened, paying more than 50 percent of their income toward housing. As a result, the city should strive to incorporate "missing middle" and workforce housing development opportunities. Promoting housing options and policies that encourage greater diversity in housing product can help enhance equity and quality of life for all citizens. Public input showed that sensitivity in terms of location, design, construction quality, and school system impacts, are important factors to balance as part of this goal.

Residential options for seniors remain paramount as well. Dunwoody has a population that has strong roots and connections to the broader community. Unfortunately, most of the City's housing stock is single-family residential, designed for traditional, younger families with children. As a result, housing stock and other factors that make aging in place easy, are not present to meet the changing needs of this growing portion of the population. To retain and serve long-time residents, Dunwoody must work to provide better options for older adults to stay in their neighborhood or the wider community as they age.

The multi-unit building with age and income restricted residential rental units planned by Dominium meets the City's goal. With approval of this application, Dominium will create a community with 220 rental units. The units will include primarily 1- and 2-bedroom units with a limited number of 3-bedroom units. Based on the age restrictions limiting residents to 55 and older, this community will not allow for minors or younger adults to reside at the Property. Accordingly, no impact to the school system will result from this approval. The redevelopment of the Property will also allow the new building to have more street engagement than the current LifeSouth building, which is located below grade of Ashford Dunwoody Road. The location is well situated for a senior community with convenient access to grocery stores, retail and restaurants, religious institutions, and health care. The approval of this application will create a housing option for Dunwoody residents who desire to continue to live in the City in a manner that will maximize retirement savings and reduce the maintenance obligations of inherent with home ownership.

Rezoning (O-I to PD)

Under the city's Comprehensive Plan, the Property is located within Perimeter Center Character Area designation and the Future Land Uses Table. As set forth in detail below, this request satisfies the rezoning criteria and also aligns the Property and the use with the Comprehensive Plan and priorities of additional housing options for seniors.

II. RESPONSE TO REVIEW AND APPROVAL CRITERIA

Zoning Map Amendment

The Applicant satisfies the review and approval criteria for zoning map amendment approval, as set forth in the Zoning Ordinance of the City of Dunwoody, Georgia ("Zoning Ordinance"), Section 27-335(b). For this reason, this request should be granted as described by the Applicant.

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

   Yes, the requested zoning district of PD is aligned with the Comprehensive Plan. Approval is consistent with multiple goals and priorities of "senior housing desires are adequately supported and aging in the community is possible." (Comprehensive Plan p. 41)

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

   Yes, the rezoning of the Property to the PD district is suitable and complementary of the surrounding properties. The Property is adjacent to an assisted living community, an apartment community and a self-storage facility. The Dunwoody Baptist Church is across the street and the Property is close to the retail options in both Dunwoody Village and Perimeter Marketplace.

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

   No, the current O-I zoning does not support a reasonable economic use of the property. The current zoning does not align with the Perimeter Center Character Area designation and the Future Land Uses Table.

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

   No, the requested PD zoning will not adversely affect the use or usability of adjacent of nearby properties. Instead, the use will allow a housing option at an affordable rate to residents in the City aged 55 and older. The Perimeter retail and commercial uses in the area will also benefit from additional residents in close proximity to support those businesses. The approval of this application is consistent with the key need identified in the Comprehensive Plan Section 3.2.8 of "Encouraging the construction of a greater variety of housing options, including for seniors." (p. 41)

5. **Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal;**

   Yes, the need for additional senior housing options has increased and the City does not have sufficient options for residents. This fact is highlighted in of the City's goals in the Comprehensive Plan (p.17) of "expand housing choice and make aging in place an achievable reality for residents." Approval of this application will be a significant step in removing "barriers to the development of "missing middle" and workforce housing options." (Comprehensive Plan p. 17).

6. **Whether the zoning proposal will adversely affect historical buildings, sites, districts, or archeological resources; and**

   No, the redevelopment of the LifeSouth Community Blood Center building and property will not adversely affect any historical buildings, sites, districts or resources.

7. **Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

   No, the age-restricted housing community will have no impact on schools and will not be burdensome on the streets, transportation facilities or utilities. Instead, the approval will provide housing options both desired and needed by Dunwoody residents.

III. CONCLUSION

For the foregoing reasons, Dominium respectfully requests that this application be granted, and the Zoning Map Amendment be approved. If there are any questions about this request, you may contact me at 404-665-1242 or jsellers@dillardsellers.com.

Sincerely,

DILLARD SELLERS, LLC

Julie Sellers
R. Baxter Russell
Attorneys for the Applicant

Exhibit A
REQUIRED CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of the City of Dunwoody require the Applicant to raise Federal and State constitutional objections during the public hearing process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, the following constitutional objections are stated:

The portions of the City's Zoning Ordinance, facially and as applied to the Property, which restrict the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Ordinance, facially and as applied to the Property, which restricts the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than in accordance with the application as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this application would be unconstitutional under the Takings Clause of the Fifth Amendment to the Constitution of the United States and the Just Compensation Clause of Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983. A refusal by the City of Dunwoody to grant the application as requested would constitute a taking of the Applicant's property. Because of this unconstitutional taking, the City would be required to pay just compensation to the Applicant.

A denial of this application would constitute an arbitrary and capricious act by the City without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. A refusal to grant the Zoning Map Amendment request would lack objective justification and would result only from neighborhood opposition, which would constitute an unlawful delegation of the zoning power to non-legislative bodies in violation of the Georgia Constitution, Article IX, Section II, Paragraph 4.

A refusal by the City of Dunwoody to grant the Zoning Map Amendment request for the Property in accordance with the criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and

owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the requests subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A denial of these applications would be unconstitutional. This notice is being given to comply with the provisions of O.C.G.A. § 36-33-5 to afford the City of Dunwoody and/or the City Council an opportunity to approve the Zoning Map Amendment as requested by the Applicant. If action is not taken by the City to approve the application within a reasonable time, a claim will be filed in the Superior Court of DeKalb County demanding just and adequate compensation under Georgia law for the taking of the Property, inverse condemnation, diminution of value of the Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Standing Objection

The Applicant further objects to the standing of each and every surrounding resident to challenge, whether before the City Council or any court of competent jurisdiction, any decision by these bodies in that he/she has not shown, nor can show, that he/she will suffer special damages within the meaning of Georgia law as a result of said decision. The Applicant raises this objection before the City and requests the City Council to determine the standing of any individual who challenges or objects to these bodies decision to grant variances for the Property. Applicant further raises this objection before the City to preserve said objection on appeal, if any, to any court of competent jurisdiction.

Evidence Objection

Applicant objects to the testimony and documentary evidence proffered by anyone opposed to the Application based on relevancy, inadmissibility, hearsay, lack of foundation and any other applicable evidentiary objection.

We respectfully request that the City grant the aforementioned request(s), including the Zoning Map Amendment, by approving the Application. Should the City have any questions, suggestions and/or concerns, we ask that you bring these to our attention so they can be timely addressed.

Overall Development Plan

RZ 25-03

4891 Ashford Dunwoody Road

April 22, 2025

Overall Development Plan

Pursuant to Section 27-87(c) of the Dunwoody Zoning Ordinance (the "Ordinance"), the Applicant offers the following Overall Development Plan ("ODP") for the proposed redevelopment of the Property located at 4891 Ashford Dunwoody Road, Dunwoody, Georgia (the "Subject Property"). This ODP presented for consideration by the Mayor and Council includes the Development Standards Text required by Section 27-87(c)(1) of the Ordinance as well as all minimum elements set forth in Section 27-87(c)(2) of the Ordinance and other information deemed necessary by staff for planning review.

Development Standards Text

1. The Subject Property shall be rezoned from the O-I (Office Institutional) zoning classification to the PD (Planned Development) zoning classification to allow for the development of a new age-restricted (55+), residential rental community on the property together with structured parking and service areas, streetscape, landscaping, green space, and pedestrian improvements.

2. It is understood that the precise layout of the proposed development has not been finalized to the extent of producing construction drawings; however, the location of the building, driveways, and pedestrian amenities sidewalks, and green space shall be substantially similar to that depicted in the Conceptual Site Plan prepared by BKV Group and attached hereto as Exhibit "A."

As the Site Plan is finalized for purposes of seeking a Land Disturbance Permit, the Applicant agrees to consult with the City's Community Development Director on any minor changes to the proposed Site Plan. Property identified generally on the Site Plan as streetscape improvements along Ashford Dunwoody Road (buffer, landscaping, sidewalk and bike path, etc.) shall be finalized as to location and size with the City's Community Development Director in coordination with the City's plans for improvements along Ashford Dunwoody Road.

3. It is understood that the architectural style of the proposed development has not been finalized at this stage; however, the quality of construction, pedestrian orientation and general feel of the development shall be substantially similar to that depicted in the artist's rendering of the development attached as Exhibit "B." The building facades may include fiber cement lap siding (James Hardie), natural stone, cast stone, precast, stucco, EIFS, or brick. The massing will be similar to that shown in Exhibit "B" with variations in height and size of floor plates as indicated elsewhere in the ODP and shown on the Conceptual Site Plan. No additional requirements, such as horizontal expression lines or façade divisions, distinctive caps, view terminations, or future requirements governing the massing/materials/ aesthetics of the buildings, shall be required by the City as a condition precedent to the issuance of any permits, certificates of occupancy, or other approvals required by the development.

4. Building setback lines and/or "build to" lines will generally conform to those depicted on the Conceptual Site Plan adopted as part of the ODP and shall, if necessary following the dedication of property to the City by the Owner, abut the public right-of-way.

5. The development will include up to 6 floors of residential units above structure parking. The total height of the building shall not exceed 80 feet.

6. Ground-mounted mechanical equipment shall be allowed, provided such equipment is screened from view by a solid fence, solid wall, dense hedge, or combination of such features.

7. The maximum impervious cover on the subject property shall not exceed 75% and the maximum impervious plus semi-pervious cover on the subject property shall not exceed 85%. This calculation shall be based on the total area of the parcel prior to any dedication of land for public rights-of-way and any land to be so dedicated shall be considered in its pre-development state. The area of the proposed multi-use path shall not be counted toward either the impervious or semi-pervious cover on the parcel.

Additional Required Elements of the ODP

A. **Sketch Plan -** The Conceptual Site Plan for the proposed revitalization of the site is provided as Exhibit "A." It is anticipated that slight variations will be made to this conceptual Site Plan for the proposed redevelopment of the Subject Property through interaction with staff, City officials, and the community.

B. **Type and location of all intended uses -** The redevelopment of the Subject Property is proposed to include one building and parking for age restricted residential rental community, pedestrian connections, and landscaping as depicted on the Conceptual Site Plan for the proposed development.

C. **Expected gross land areas of all intended uses including open space -** The gross land area of the Subject Property is ~3.42 acres and currently contains a single building (LifeSouth Community Blood Center) and surface parking. The Subject Property will be redeveloped with residential age-restricted rental community and parking.

D. **Gross floor area or residential unit size and number for all building structures, including a statement pertaining to the appropriateness of the density and intensity of the suggested uses relative to policies and standards contained within the comprehensive plan -** The proposed development will contain up to 220 residential rental units that are age-restricted for residents 55 and over. The development is aligned with the Comprehensive Plan, Edge City 2.0 and the Perimeter Center District regulating plan adopted by the City as part of the Zoning Ordinance. In particular, the use for senior housing is consistent with multiple goals and priorities of "senior housing desires are adequately supported and aging in the community is possible." (Comprehensive Plan p. 41)

E. **Architectural elevations of all proposed building sides, a description of the types of exterior treatments of buildings, a site plan to scale, density calculations -** The architectural style of the proposed development has not been finalized at this stage;

however, the quality of construction, pedestrian orientation, and general feel of the development shall be substantially similar to that depicted in the representative elevations of the development attached as Exhibit "B". The building facades may include fiber cement lap siding (James Hardie), natural stone, cast stone, precast, stucco, EIFS, or brick.

A conceptual Site Plan depicting the overall development is attached hereto as Exhibit "A".

F. Circulation plan - The pedestrian circulation plan for the proposed development, indicating the location and direction of pedestrian movement to, from, and through the development, will be provided during the application process.

G. Street documentation - The Subject Property is bound on the west by Ashford Dunwoody Road and on the south by Ashford Center Parkway. Both of these roads are shown on the Survey provided with the Applicant's original application submittal and have variable rights-of-way with two travel lanes in each direction, partial medians and turn lanes at main intersections. In addition, there are sidewalks adjacent to the roadways on each frontage.

H. Parking analysis - The proposed development will include up to approximately 254 parking spaces for residents, employees and guests.

I. A tree plan showing the existing trees on site that are six inches in diameter a breast height or greater for hardwoods and 16 inches in diameter at breast height for other trees - A tree plan will be provided during the application process.

J. Existing site survey and a grading plan - A survey of the Subject Property, prepared by Terramark Land Surveying, Inc. and dated March 21, 2025, was submitted with Applicant's original application. A conceptual grading plan will be provided during the application process.

K. Any other information deemed necessary by the community development director for planning review - Should staff deem additional information necessary for planning review, the Applicant will work with staff to provide such information.

Overall Development Plan

RZ 25-03

4891 Ashford Dunwoody Road

May 13, 2025 (updated)

Overall Development Plan

Pursuant to Section 27-87(c) of the Dunwoody Zoning Ordinance (the "Ordinance"), the Applicant offers the following Overall Development Plan ("ODP") for the proposed redevelopment of the Property located at 4891 Ashford Dunwoody Road, Dunwoody, Georgia (the "Subject Property"). This ODP presented for consideration by the Mayor and Council includes the Development Standards Text required by Section 27-87(c)(1) of the Ordinance as well as all minimum elements set forth in Section 27-87(c)(2) of the Ordinance and other information deemed necessary by staff for planning review.

Exhibits

A. Existing Conditions prepared by BKV Group, dated May 12, 2025, titled Ashford Dunwoody Senior Apartments.
B. Site plan (with circulation plan) prepared by BKV Group, dated May 12, 2025, titled Ashford Dunwoody Senior Apartments.
C. Renderings/Elevations prepared by BKV Group, dated May 12, 2025, titled Ashford Dunwoody Senior Apartments.
D. Tree Report prepared by Outdoor Spaces, LLC, dated April 15, 2025.

Property Overview

The Subject Property is 3.42 acres at the corner of Ashford Dunwoody Road and Ashford Center Parkway as shown in Exhibit A. The redevelopment of this property for much needed senior housing can be achieved by approval of this ODP.

Development Standards Text

1. The Subject Property shall be rezoned from the O-I (Office Institutional) zoning classification to the PD (Planned Development) zoning classification to allow for the development of a new age-restricted (55+), residential rental community on the property together with structured parking and service areas, streetscape, landscaping, green space, and pedestrian improvements.

2. It is understood that the precise layout of the proposed development has not been finalized to the extent of producing construction drawings; however, the location of the building, driveways, and pedestrian amenities sidewalks, and green space shall be substantially similar to that depicted in the Conceptual Site Plan prepared by BKV Group and attached hereto as Exhibit "B."

As the Site Plan is finalized for purposes of seeking a Land Disturbance Permit, the Applicant agrees to consult with the City's Community Development Director on any minor changes to the proposed Site Plan. Property identified generally on the Site Plan as streetscape improvements along Ashford Dunwoody Road (buffer, landscaping, sidewalk and bike path, etc.) shall be finalized as to location and size with the City's Community Development Director in coordination with the City's plans for improvements along Ashford Dunwoody Road.

3. It is understood that the architectural style of the proposed development has not been finalized at this stage; however, the quality of construction, pedestrian orientation and general feel of the development shall be substantially similar to that depicted in the artist's rendering of the development attached as Exhibit "C." The building facades may include fiber cement lap siding (James Hardie), natural stone, cast stone, precast, stucco, EIFS, or brick.

The minimum percentage of major materials that will be utilized on the facades facing Ashford Dunwoody and Ashford Center Pkwy is 80%. The major materials could include field face brick, accent brick, and cast concrete sills and caps. Minor façade materials will comprise a maximum of 20% of the materials utilized on the facades facing Ashford Dunwoody and Ashford Center. Minor materials could include fiber cement and EIFS.

Major materials utilized on the exterior facades will align with the materials used on the interior and rear facades. The percentage of major materials utilized on the interior and rear facades will be a minimum of 30%.

The massing will be similar to that shown in Exhibit "C" with variations in height and size of floor plates as indicated elsewhere in the ODP and shown on the Conceptual Site Plan. No additional requirements, such as horizontal expression lines or façade divisions, distinctive caps, view terminations, or future requirements governing the massing/materials/ aesthetics of the buildings, shall be required by the City as a condition precedent to the issuance of any permits, certificates of occupancy, or other approvals required by the development.

4. Building setback lines and/or "build to" lines will generally conform to those depicted on the Conceptual Site Plan adopted as part of the ODP and shall, if necessary following the dedication of property to the City by the Owner, abut the public right-of-way.

5. The development will include up to 6 floors of residential units above structure parking. The total height of the building shall not exceed 95 feet.

6. Ground-mounted mechanical equipment shall be allowed, provided such equipment is screened from view by a solid fence, solid wall, dense hedge, or combination of such features.

7. The maximum impervious cover on the subject property shall not exceed 85% This calculation shall be based on the total area of the parcel prior to any dedication of land for public rights-of-way and any land to be so dedicated shall be considered in its pre-development state. The area of the proposed multi-use path shall not be counted toward either the impervious or semi-pervious cover on the parcel.

Development Standard Summary

a. Maximum retaining wall height – 15 feet
b. Maximum building height – 95 feet
c. Expected gross land area of intended uses
    - Building footprint: 41,591 SF
    - Drives and walks: 45,657 SF
    - Green/Pervious: 61,690 SF

d. 4 trash receptacles
e. Minimum percentage of mechanical systems to be located on roof is 80%. Remaining mechanical systems to be located at grade.
f. Total Building Area: 326,471 GSF
    - Garage area: 94,748
    - Gross residential area: 231,723 GSF
g. Total units: 215
    - 1 Bed – 100 units – 708 SF
    - 2 Bed – 93 units – 1,035 SF
    - 3 Bed – 22 units – 1,340 SF

Additional Required Elements of the ODP

A. Sketch Plan - The Conceptual Site Plan for the proposed revitalization of the site is provided as Exhibit "A." It is anticipated that slight variations will be made to this conceptual Site Plan for the proposed redevelopment of the Subject Property through interaction with staff, City officials, and the community.

B. Type and location of all intended uses - The redevelopment of the Subject Property is proposed to include one building and parking for age restricted residential rental community, pedestrian connections, and landscaping as depicted on the Conceptual Site Plan for the proposed development.

C. Expected gross land areas of all intended uses including open space - The gross land area of the Subject Property is ~3.42 acres and currently contains a single building (LifeSouth Community Blood Center) and surface parking. The Subject Property will be redeveloped with residential age-restricted rental community and parking. This is the only land use for the property and the details are set forth in the development summary above.

D. Gross floor area or residential unit size and number for all building structures, including a statement pertaining to the appropriateness of the density and intensity of the suggested uses relative to policies and standards contained within the comprehensive plan - The proposed development will contain up to 215 residential rental units that are age-restricted for residents 55 and over. The development is aligned with the Comprehensive Plan, Edge City 2.0 and the Perimeter Center District regulating plan adopted by the City as part of the Zoning Ordinance. In particular, the use for senior housing is consistent with multiple goals and priorities of "senior housing desires are adequately supported and aging in the community is possible." (Comprehensive Plan p. 41)

E. Architectural elevations of all proposed building sides, a description of the types of exterior treatments of buildings, a site plan to scale, density calculations - The architectural style of the proposed development has not been finalized at this stage;

however, the quality of construction, pedestrian orientation, and general feel of the development shall be substantially similar to that depicted in the representative elevations of the development attached as Exhibit "C".

Approximately 80% of the units shall have decks or patio space.

A conceptual Site Plan depicting the overall development is attached hereto as Exhibit "B".

F. Circulation plan - The pedestrian circulation plan for the proposed development, indicating the location and direction of pedestrian movement to, from, and through the development is reflected on Exhibit B.

G. Street documentation - The Subject Property is bound on the west by Ashford Dunwoody Road and on the south by Ashford Center Parkway. Both of these roads are shown on the Survey provided with the Applicant's original application submittal and have variable rights-of-way with two travel lanes in each direction, partial medians and turn lanes at main intersections. In addition, there are sidewalks adjacent to the roadways on each frontage.

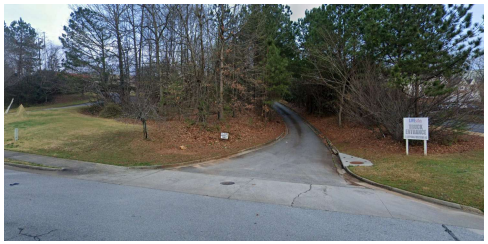
H. Parking analysis – The development includes parking for both vehicular and bicycles. Specifically for vehicular parking, the development includes 248 structured parking stalls (238 standard stalls and 10 compact stalls) and 8 surface parking stalls (all standard stalls). The maximum number of surface parking spaces will be 12 stalls. The parking spaces will be used by residents, employees and guests.

The minimum number of bicycle parking spaces shall be 6.

I. A tree plan showing the existing trees on site that are six inches in diameter a breast height or greater for hardwoods and 16 inches in diameter at breast height for other trees - A tree report is attached as Exhibit D.

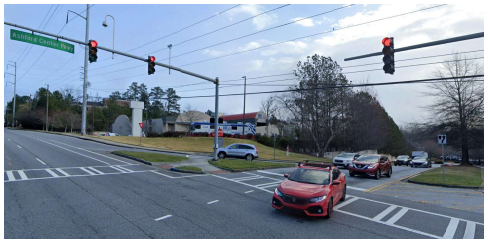
J. Existing site survey and a grading plan - A survey of the Subject Property, prepared by Terramark Land Surveying, Inc. and dated March 21, 2025, was submitted with Applicant's original application. A conceptual grading plan is included with the site plan.

K. Any other information deemed necessary by the community development director for planning review - Should staff deem additional information necessary for planning review, the Applicant will work with staff to provide such information.

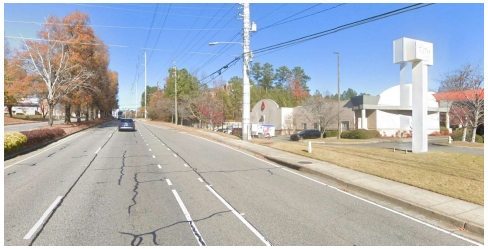


VIEW 1 - EXISTING ROADWAY ON ASHFORD CENTER PARKWAY

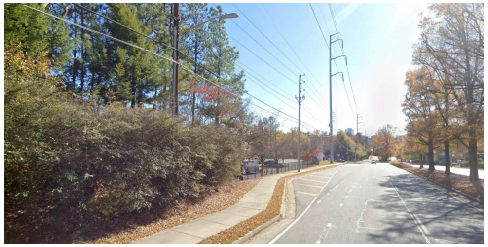
VIEW 2 - EXISTING RETAINING WALL ON ASHFORD CENTER PARKWAY



VIEW 3 - INTERSECTION OF ASHFORD CENTER PKWY AND ASHFORD DUNWOODY RD



VIEW 4 - LOOKING NORTH ON ASHFORD DUNWOODY RD



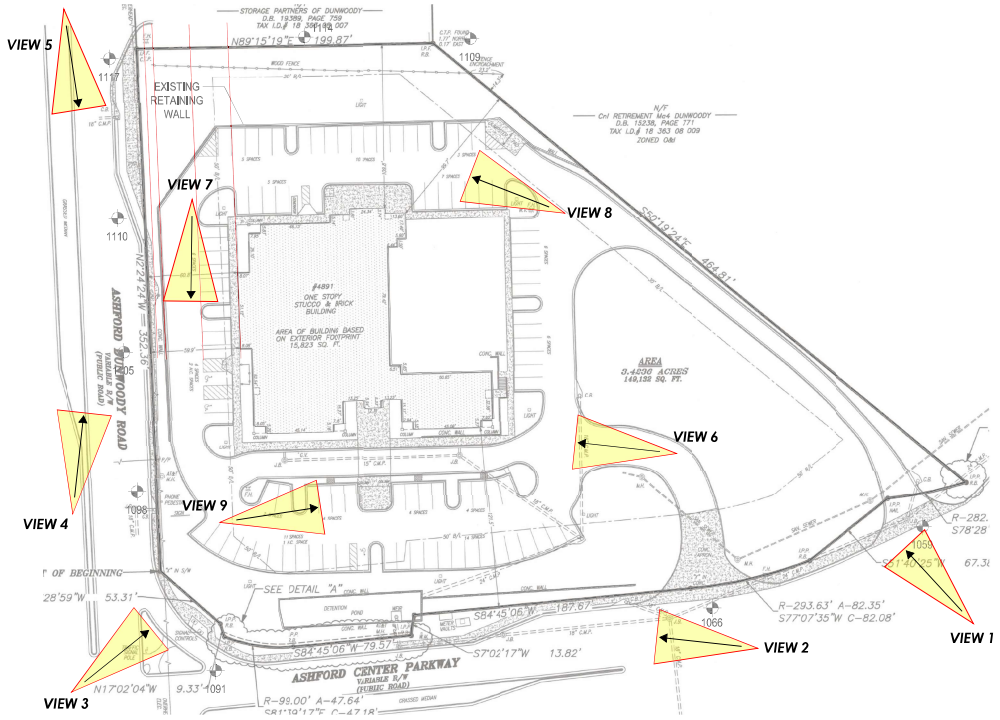
VIEW 5 - LOOKING SOUTH ON ASHFORD DUNWOODY RD

VIEW 6 - SITE ENTRY AT BACK OF EXISTING BUILDING

VIEW 7 - LOOKING SOUTH WITHIN SITE ALONG ASHFORD DUNWOODY RD

VIEW 8 - LOOKING NORTHWEST AT EXISTING RETAINING WALL

VIEW 9 - LOOKING SOUTH WITHIN SITE AT EXISTING BUILDING ENTRY



1 / A001 EXISTING CONDITIONS REFERENCE SURVEY

SCALE: N.T.S.

North

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

1412 Main Street
Adolphus Tower
Suite 700
Dallas, TX
75202
469.405.1196

www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

Ashford Dunwoody Senior Apartments
Dunwoody, GA

ISSUE #	DATE	DESCRIPTION
1	5/12/25	Zoning Application

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	Author GJ
CHECKED BY	Checker MN
COMMISSION NUMBER	1393-328

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

A001

1 A101 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

North

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SHEET TITLE

SITE PLAN

SHEET NUMBER

A101

1 RENDERED VIEW LOOKING NORTHEAST AT ENTRY

2 A401 SOUTH ELEVATION AT ASHFORD CENTER PARKWAY
1/16" = 1'-0"

3 A401 WEST ELEVATION AT ASHFORD DUNWOODY ROAD
1/16" = 1'-0"

EXTERIOR MATERIAL KEY

- FB-1 FIELD FACE BRICK - UTILITY SIZED COLOR 1
- FB-2 ACCENT BRICK - UTILITY SIZED COLOR 2
- CAST CONCRETE SILLS AND CAPS
- FSDG-1 FIBER CEMENT LAP SIDING - 6" REVEAL COLOR 3
- FSDG-2 FIBER CEMENT LAP SIDING - 6" REVEAL COLOR 4
- FSDG-3 FIBER CEMENT PANEL SIDING - COLOR 3
- FSDG-4 FIBER CEMENT TRIM - COLOR 5

	SOUTH ELEVATION % OF FACADE TOTAL	WEST ELEVATION % OF FACADE TOTAL
MAJOR FAÇADE ACCEPTABLE MATERIALS		
FB-1 (FIELD FACE BRICK - UTILITY SIZED COLOR 1)	45.81%	44.26%
FB-2 (ACCENT BRICK SOLDIER COURSES) + UTILITY SIZED COLOR 2	3.21%	3.73%
CAST ARCHITECTURAL CONCRETE SILLS AND CAPS	3.21%	3.34%
WINDOW AND DOOR GLAZING	30.71%	29.06%
TOTAL (MIN. 80% ON MAJOR FACADES)	83.00%	80.39%
MINOR FAÇADE ACCEPTABLE MATERIALS		
FSDG-1 (FIBER CEMENT LAP SIDING 6" REVEAL COLOR 3	11.01%	13.26%
FSDG-2 (FIBER CEMENT LAP SIDING 6" REVEAL COLOR 4	3.21%	3.73%
FSDG-3 (FIBER CEMENT PANEL SIDING) COLOR 3	1.01%	0.00%
FSDG-4 (FIBER CEMENT TRIM) COLOR 5	4.28%	3.26%
TOTAL (MAX 20% ON MAJOR FACADES)	20.00%	19.26%
FACADE TOTAL	103.00%	100.26%

NOTE: MAJOR FACADES SHOWN FOR REFERENCE BASED ON CURRENT DESIGN - PERCENTAGES MAY VARY IN FINAL DESIGN BUT TOTAL MAJOR MATERIAL PERCENTAGES WILL NOT FALL BELOW 80%

MATERIALS ON INTERIOR/REAR FACADES (NOT SHOWN) TO BE COMPLEMENTARY TO MAJOR FACADES SHOWN, PERCENTAGES OF MAJOR FACADE MATERIALS ON THESE FACADES SHALL NOT FALL BELOW 30%

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Ashford Dunwoody Senior Apartments
Dunwoody, GA

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DRAWN BY	Author GJ
CHECKED BY	Checker MN
COMMISSION NUMBER	1393-328

SHEET TITLE

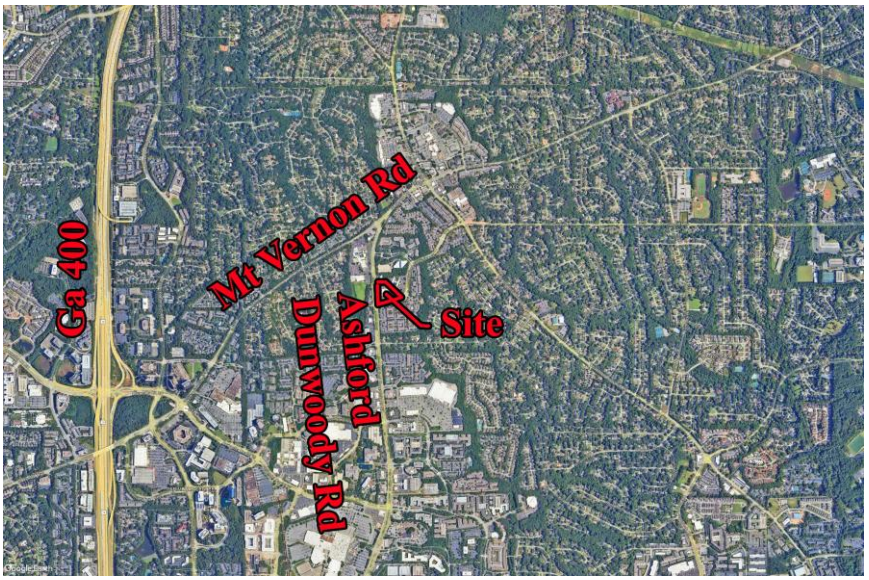
SITE PLAN

SHEET NUMBER

A101

25-04-09-01
4891 Ashford Dunwoody Rd
Arborist Report
Dunwoody

Reference UDC
City of Dunwoody, Georgia
Online Dated: April 1, 2025



Location Map North

All of the following information is based upon visual field observations and 35 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: April 14, 2025
Report Date: April 15, 2025
Revised Date:

Outdoor Spaces, LLC
1740 Watercrest Dr.
Cumming, GA 30041
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THE CODE OF THE CITY OF DUNWOODY, GEORGIA

(Related to this Report)

Chapter 16 - LAND DEVELOPMENT REGULATIONS[1]
DIVISION 6. - TREE PRESERVATION[7]

Sec. 16-110. – Specimen and special trees.

(a) *Criteria.* Some trees on a site warrant special consideration and encouragement for preservation. These trees are referred to as Specimen or special trees. The following criteria are used by the city arborist to identify Specimen and special trees. Both the size and condition must be met for a tree to qualify.

(1) *Tree size.*

Criteria	Special Trees	Specimen/Special Trees
Minimum size for Hardwoods	14” to 23” DBH	24” DBH
Minimum size for Softwoods	20”to 29” DBH	30” DBH
Minimum size for Understory Trees	4” to 5” DBH	6” DBH
Minimum Life Expectancy	25 Years	15 Years

(2) *Tree condition.*

a. Relatively sound and solid trunk with no extensive decay.

b. No more than one major and several minor dead limbs.

c. No major insect or pathological problems.

d. No major pruning deficiencies, i.e. topping.

e. At least 75 percent of the critical root zone in a natural, undisturbed state.

DIVISION 2. - DEFINITIONS
Sec. 16-301. - Terms defined.

Caliper means the diameter of a tree trunk, taken six inches above the ground for up to and including four-inch caliper size, and 12 inches above the ground for larger sizes.

Certified arborist means an individual who has been certified as an arborist by the International Society of Arboriculture and maintains the certification in good standing.

DBH (diameter at breast height) means the diameter of a tree trunk measured in inches at a height of four and one-half feet above the ground. If a tree splits into multiple trunks below four and one-half feet, then the trunk is measured at its most narrow point beneath the split.

Hardwood tree means a tree that does not bear either needles or cones. The term hardwood is based on the colloquialism and does not reflect any true qualities of the tree.

Overstory tree means those trees that compose the top layer or canopy of vegetation and will generally reach a mature height of greater than 40 feet.

Significant tree means any existing, healthy, living tree eight inches DBH or greater in size.

Softwood tree means any coniferous (cone-bearing) tree.

Special tree means any tree that qualifies for special consideration for preservation due to its size, type, and condition.

Specimen tree means any tree that has been determined by the city arborist to be of high value because of its type, size, age, and/or of historical significance, or other professional criteria, and has been so designated in administrative standards established by the city. This is usually a plant with desirable form, foliage, fruit or flower that can be emphasized although isolated.

Tree means any living, self-supporting, woody perennial plant that has a trunk caliper of two inches or more measured at a point six inches above the ground and that normally attains a height of at least ten feet at maturity, usually with one main stem or trunk and many branches.

Tree topping means the removal of tree limbs, branches, or stems by cutting at the internodes and resulting in the failure of the tree to assume apical dominance.

Understory tree means those trees that grow beneath the overstory trees and will generally reach a mature height of less than 40 feet.

Outdoor Spaces interpretations and fact findings:

Warranty Disclaimer:

Although, this report will determine whether or not a tree is a Specimen/Special; it is provided as best judgment opinion. Ultimately, the governing body's (City of Dunwoody) arborist or representative shall determine whether a tree is classified as a Specimen/Special or not.

All Specimen/Special tree locations shall be approximate. The provided tree locations shall NOT be GPS located and in no manner shall the provided tree location plan be used or represented as a tree survey. It is the sole responsibility of the OWNER to have all tagged Specimen/Special trees located by a Certified Land Surveyor.

No warranties express or implied are made with respect to the report of aforementioned Specimen/Special trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER's sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be Specimen/Special.

Arborist Note:

Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true. Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees that have multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and they become Co-Dominate Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will always cause decay. In this case these trees become a life safety issue and cannot be considered Specimen/Special trees.

Some trees are an exception to this rule, such as, but not limited to:

Crape Myrtles, Birches, Wax Myrtles, Red Buds, Fringe Trees, Dogwoods, Hollies, Cedars, Sourwoods, Sweet Bay Magnolias, Red Bays and Live Oaks.

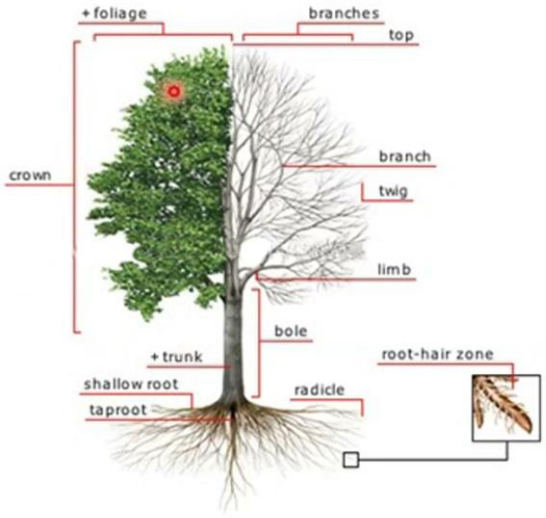
These are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically have the life safety issues because they are not large growing trees.

Co-Dominate Leaders:

One of the most common locations for the aboveground portion of a tree to fail is at the junction of two or more codominant stems. Due to the frequency of failures at this point, a study was undertaken to get a better understanding of the mechanical strength of this point and to determine if included bark reduces the strength of the union. Eighty-four codominant stems were removed from 26 felled maple trees. These crotches were securely anchored and split apart using measured force. Breaking force varied from 64 to 2,363 kg. The regression line produced from the comparison of stem diameter and force required for breaking the union when there was no included bark was Force = Diameter * 613 - 1388, r 2 = 0.92. When only those unions with included bark were analyzed, the regression line was Force = Diameter * 537 - 1285, r 2 = 0.76. There was a significant difference between the regression lines ($p < 0.05$). Codominant stems that have bark trapped in the union are significantly weaker than those that do not have bark included. The differences appear to be greater with smaller-diameter stems than with larger stems.

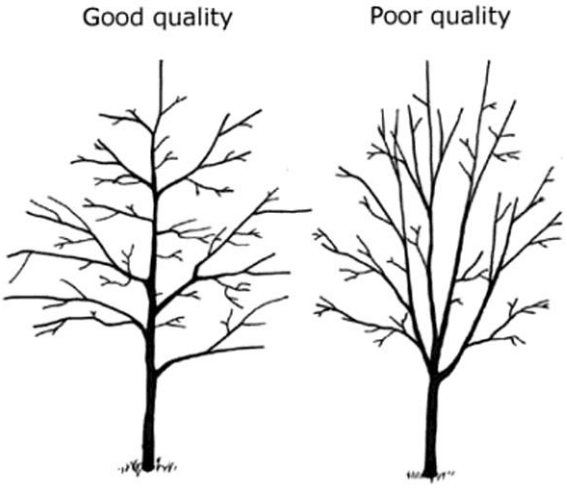
Smiley, E.. (2003). Does included bark reduce the strength of codominant stems?. Journal of Arboriculture 29.

Tree Structure Examples:



2022: ISA Certified Arborist® Exam Review Course.
Rob Swanson, Kay Evanovich, January 2022

Specimen/Special **Non-Specimen/Special**



The following are images of examples of diseases, fungus and other health/ structural issues that are found on site. The following examples are referenced from Diseases of Trees and Shrubs by Sinclair and Lyon.

Butt and Root Rot Examples

A, B. Root rot caused by *Ganoderma* sp. in *Gleditsia triacanthos* (honeylocust). A. Dieback associated with the disease (MS, Apr). B. Young basidiocarps of *Ganoderma* sp. developing as irregular white masses at the base of a diseased tree. Several initially discrete masses would later coalesce to form large basidiocarps (MS, Apr).

C, D. Basidiocarps of *G. "lucidum"* associated with root and butt rot of *Quercus rubra* (northern red oak). The cluster of basidiocarps in D was about 30 cm in diameter (NY, Aug–Sep).

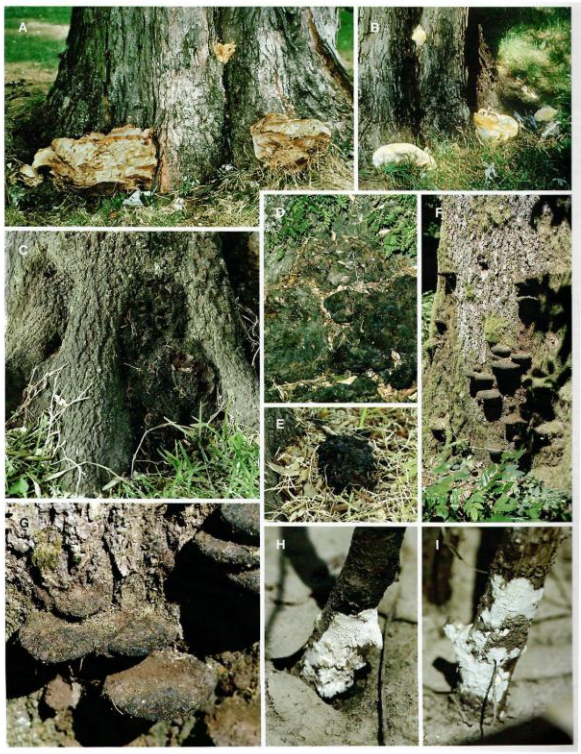
E, F. Basidiocarps of *G. curtisii*. E. A growing specimen associated with *Quercus* sp. F. Older specimens with a central stalk (left) or lateral stalk (NC, Sep.)

G. Mature basidiocarps of *G. tsugae* on a decaying *Tsuga canadensis* (eastern hemlock) stump (NY, Sep).

H. A young basidiocarp of *G. oregonense,* about 12 cm across, growing from a decaying root of *T. heterophylla* (western hemlock) (ID, Jul).

I. Stringy white rot caused by *G. oregonense* in *T. heterophylla* (ID, Jul).

Photo credits: E, F—J.-M. Moncalvo



A, B. Basidiocarps of *Inonotus dryadeus* on *Acer saccharinum* (silver maple) and *A. platanoides* (Norway maple), respectively (ON, Sep & early summer, respectively).

C–E. Indicators of root and butt rot by *I. dryadeus* on *Quercus phellos* (willow oak). C. Irregular dark brown to black old basidiocarps in root crotches of a mature tree. D. Flat, pattylike basidiocarps of two age classes extending from a tree at soil level; the older structures are weathered gray-brown. E. A small clinkerlike basidiocarp that grew from a decaying root beneath the soil surface (MS, Apr).

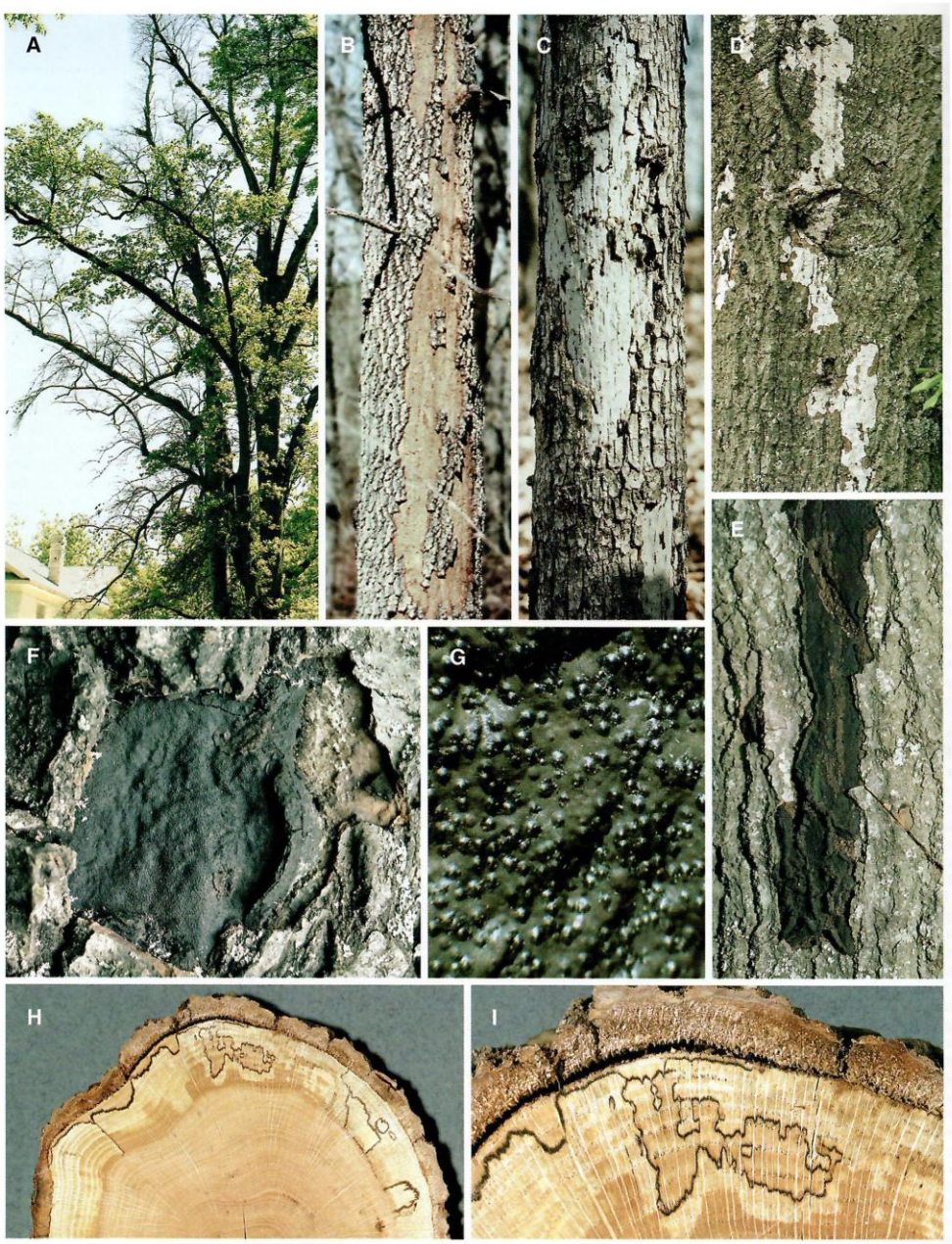
F, G. Year-old inactive bracket-shaped basidiocarps of *I. dryadeus* on the butt of a dead *Abies grandis* (grand fir) (OR, Jul).

H, I. Root rot of *Prunus persica* (peach) and *Populus deltoides* (cottonwood) seedlings, respectively, caused by *Oxyporus latemarginatus*. The fungus produces white mycelial sheets and poroid basidiocarps at the bases of recently killed small plants (MS, Apr).

Photo credits: A—J. C. Krug; B—P. Dmytrasz

Reference: **Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd Ed. Published 2005**

Hypoxylon Canker Examples



A. Dieback of a large *Quercus nigra* (water oak) (MS, Apr).
B–E. *Biscogniauxia atropunctata*. B. A tan conidial stroma on *Quercus velutina* (black oak) (AR, winter). C. A silver gray perithecial stroma on *Q. alba* (white oak) (AR, winter). D, E. Young and old mature perithecial stromata, respectively, on *Q. nigra* (MS, Apr).
F, G. *B. mediterranea* on *Q. texana* (Texas red oak). Close (F) and magnified (G) views of a perithecial stroma. Black pimplelike projections are the tips of perithecia (TX, Mar).
H, I. Sapwood of *Q. texana* colonized by *B. atropunctata*. Black zone lines (pseudosclerotial plates) are typical (TX, Mar).
Photo credits: B, C—P. Fenn

Reference: Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd Ed. Published 2005

Phytophthora Examples

A–G. Bleeding canker of *Fagus sylvatica* (European beech), caused by a member of the *Phytophthora citricola* complex (discussion on p. 360). A. Severe dieback due to cankers near ground level. B, C. Discolored bark due to bleeding cankers. D–F. Close views of lesions before and after removing bark. The cambial region is red where recently killed. G. Woundwood ridges at the edges of old cankers indicate that a tree has resisted the pathogen (CT, Nov).
H, I. Pit canker of *Ulmus americana* (American elm), caused by *P. inflata* (discussion, p. 358). H. Coalescing perennial cankers have extended more than halfway around a trunk. I. Deep pit cankers on another tree were exposed by removing outer bark scales (NY, Jun).
Photo credits: A–G—G. W. Hudler

Reference: Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd Ed. Published 2005

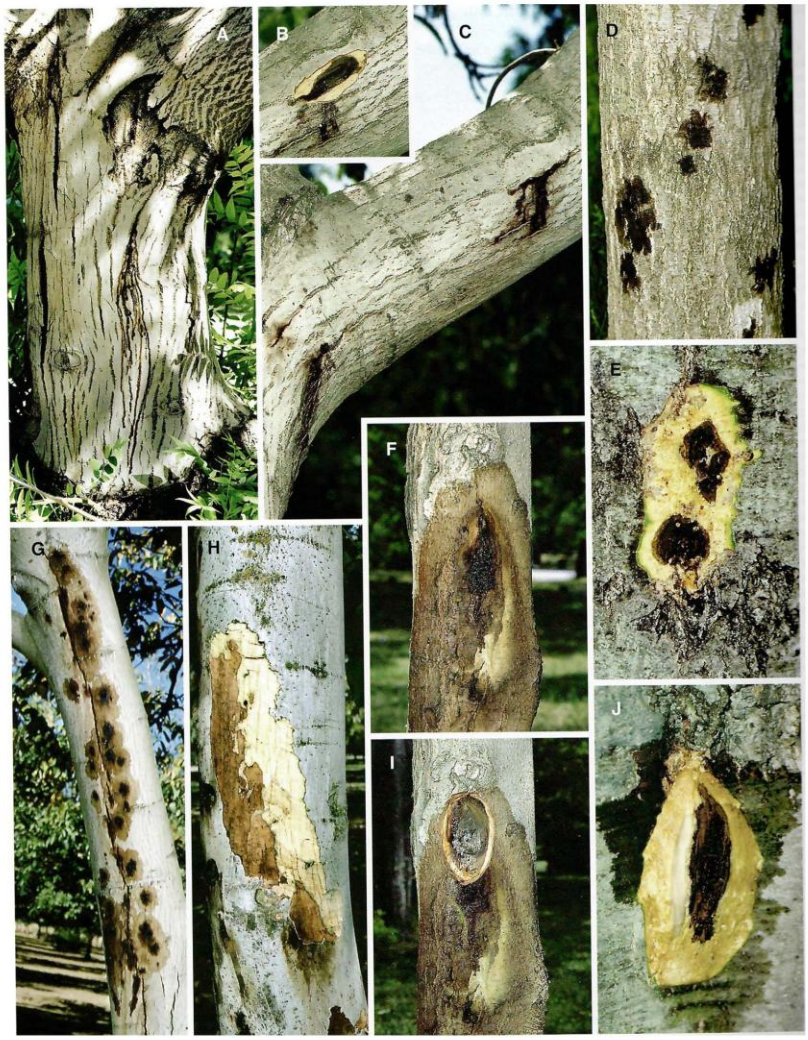
Trunk Rot Examples

A, B. *Stereum gausapatum* on a basal scar on *Quercus nigra* (water oak) (MS, May).
C, D. *Hericium erinaceus,* the hedgehog fungus, fruiting at a branch scar on *Quercus texana* (Nuttall oak) (MS, May).
E–H. Trunk rot caused by *Phellinus igniarius*. E. A young basidiocarp developing at a wound scar on *Juglans cinerea* (butternut) (NY, Apr). F. A typical perennial basidiocarp growing from a canker on a pole-size *Fagus grandifolia* (American beech) (NY, May). G. Zone lines associated with decay by *P. igniarius* and other fungi in a freshly cut *F. grandifolia* butt. Sapwood at left was alive when cut (NY, May). H. Close view of zone lines on a transverse surface of an *Acer saccharum* (sugar maple) log (NY, Oct).
I–K. Heart rot caused by *Phellinus tremulae* in *Populus tremuloides* (trembling aspen). I, J. Perennial basidiocarps on living trunks (NY, Aug). K. Transverse view of a decay column with black zone lines (CO, Jun).

A. *Phellinus robiniae* on *Robinia pseudoacacia* (black locust) (MS, Apr).
B. *P. everhartii* on *Quercus arizonica* (Arizona white oak) (AZ, Jul).
C. *P. weirianus* on *Juglans major* (Arizona walnut) (AZ, Jul).
D. *Climacodon septentrionalis* on *Acer saccharum* (sugar maple) (NY, Aug).
E. *Bjerkandera adusta* on a canker on *Salix caprea* (goat willow) (NY, May).
F. *Fomes fomentarius* on a dead trunk of *Betula alleghaniensis* (yellow birch) (NY, Aug).
G–I. Trunk decay of *Quercus* (oak) caused by *Globifomes graveolens*. G. Old basidiocarps on an elongate canker on *Q. nigra* (water oak). H, I. Young and old basidiocarps, respectively, on *Q. falcata* (southern red oak) (GA, May).

Reference: Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd Ed. Published 2005

Bleeding Cankers Examples



Other bacterial cankers. Bleeding cankers on many shade, ornamental, and forest trees, apparently caused by bacteria, are common but seldom seem to persist or cause much damage. Liquid escaping from a lesion onto the bark surface may be the only external symptom. The lesions are usually localized in inner bark and often involve the cambium. The liquid often has a sour odor due to organic acids produced by bacteria. These organisms are presumed to cause the lesions, but their pathogenicity has seldom been tested. Species of *Brenneria*, *Erwinia*, and *Pseudomonas* are associated with some of these diseases. Bacterial infections that cause bleeding often follow environmental stress or another disease or injury, and some authors have suggested that the bacteria are opportunists able to cause damage only in stressed trees. Galleries made by bark beetles or ambrosia beetles in previously stressed trees are common sites of infection.

Bleeding of sour liquid from small cankers should not be confused with that from wetwood (Plate 191). Some fungi such as *Cryptosporiopsis* sp. on *Acer rubrum* (red maple; Plate 86) and *Phytophthora* species on various trees (Plates 176–178) also cause bleeding cankers, so this symptom should be interpreted cautiously.

A second type of bleeding lesion, also seemingly associated with previous stress, results in production of white froth with an alcoholic odor at cracks in the bark surface (Plate 191). The microorganisms in these lesions apparently produce gas and alcohol during fermentation of sap. This "alcoholic flux" is reported to be common on *Liquidambar styraciflua* (sweetgum), *Quercus* (oak), and *Ulmus* (elm) in the Midwest and on *Morus* (mulberry) and *Prunus* (almond, apricot, peach) in California.

References: 662, 1113, 1238, 1547, 1859, 2236, 2728, 2737, 2896, 2898, 3375, 3428, 3431, 3432, 3993, 4385, 4386

A–C. Deep bark canker of *Juglans regia* (Persian walnut), caused by *Brenneria rubrifaciens*. Brown streaks on bark originated as bacteria-laden fluid that exuded from cracks overlying elongate cankers in inner bark (CA, Jul).

D, E, J. Cankers apparently caused by unidentified bacteria on *Quercus velutina* (black oak). Bleeding spots (D) were associated with tiny wounds made by insects. Lesions involved inner bark (E) and the cambium and outer sapwood (J) (NY, May).

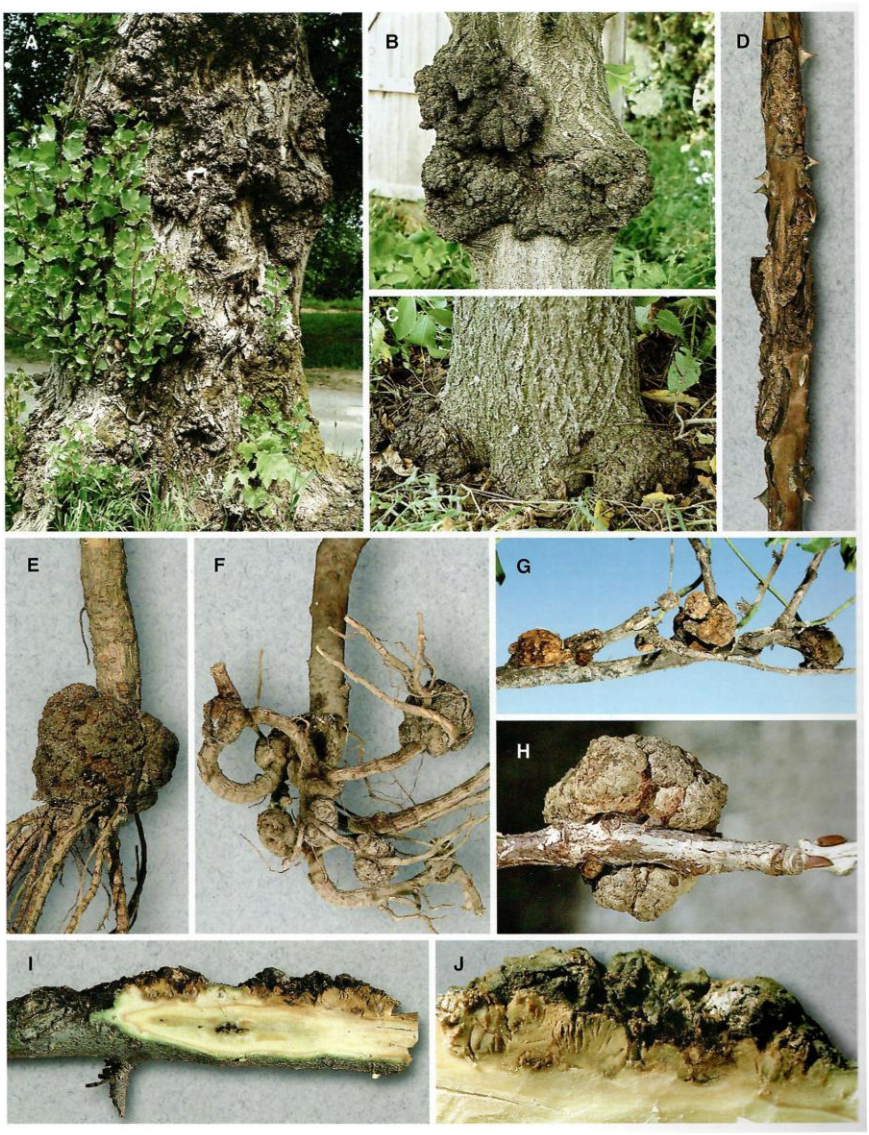
F, I. A bleeding canker apparently caused by bacteria on *Aesculus hippocastanum* (horse-chestnut). Extensive staining of bark (F) was caused by exudation from a canker about 10 cm long. Water-soaked sapwood beneath the canker, exposed by removing bark, is dead and stained dark brown (NY, Jul).

G, H. Shallow bark canker, caused by *Brenneria nigrifluens*, on *J. regia*. G. Multiple discolored spots where brown liquid seeped out, indicating presence of cankers. H. Internal appearance of bark, exposed by removing the periderm, where the surface was covered with numerous bleeding spots (CA, Nov).

Photo credits: G, H—B. L. Teviotdale

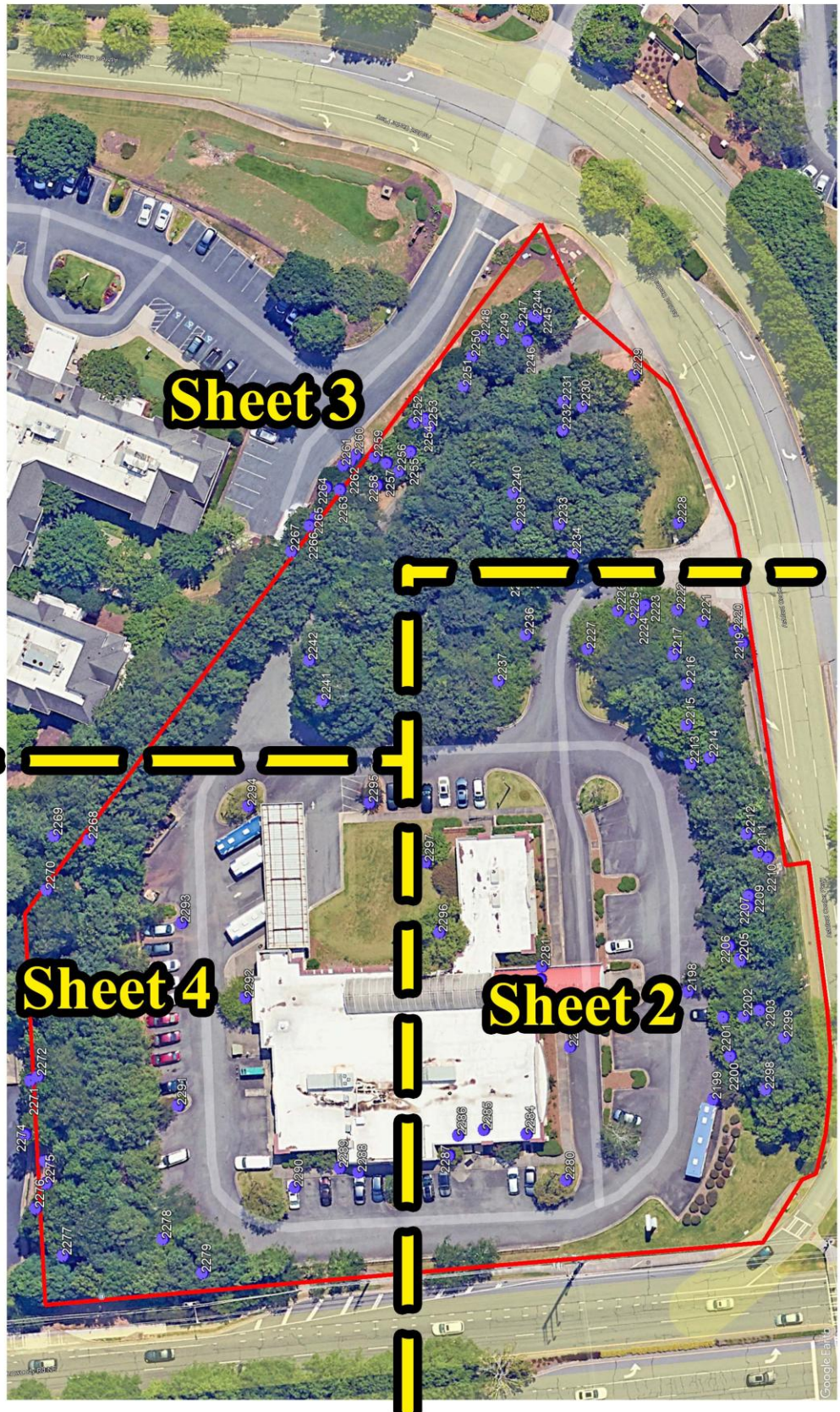
Reference: Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd Ed. Published 2005

Crown Gall Examples



Crown gall, caused by *Agrobacterium tumefaciens*.
A. Old galls thought to be caused by *A. tumefaciens* on *Populus nigra* 'Italica' (Lombardy poplar (WA, Jun).
B, C. Large old galls on the trunk and at the root crown of a mature *Juglans cinerea* (butternut) tree (NY, Jul).
D. Streaks of crown-gall tissue on a stem of *Rosa* sp. The streaks could have arisen either from multiple infections along a scraped area or from internal spread of bacteria (NY, Sep).
E, F. Crown gall on 2-year-old *Prunus avium* (mazzard cherry) seedlings. Numerous galls on lateral roots may only retard growth, while one gall encircling the root collar may be lethal (NY, Jul).
G. Crown gall on *Euonymus fortunei* (climbing euonymus). Galls formed during the current season are light brown and somewhat spongy; those a year old or older are dark brown and hard (NY, Oct).
H. Crown gall on *Wisteria* sp. (CA, Sep).
I, J. Successively closer cutaway views of a stem of *Ligustrum vulgare* (common privet) with crown gall developing at the site of a scrape wound. Gall tissue differs from normal bark and wood in texture and anatomy (NY, Sep).

Reference: Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd Ed. Published 2005



Notes:
-All tree locations shall be approximate.
-The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Tree Location Plan be used or represented as a tree survey.
-It is the sole responsibility of the OWNER to have all tagged trees located by a Certified Land Surveyor.

Tree Location

North

Not To Scale

Tree Location Plan Sheet 1

Notes:
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Tree Location

North

Not To Scale

Tree Location Plan Sheet 2

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Tree Location

North

Not To Scale

Tree Location Plan Sheet 3

Notes:
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-The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Tree Location Plan be used or represented as a tree survey.
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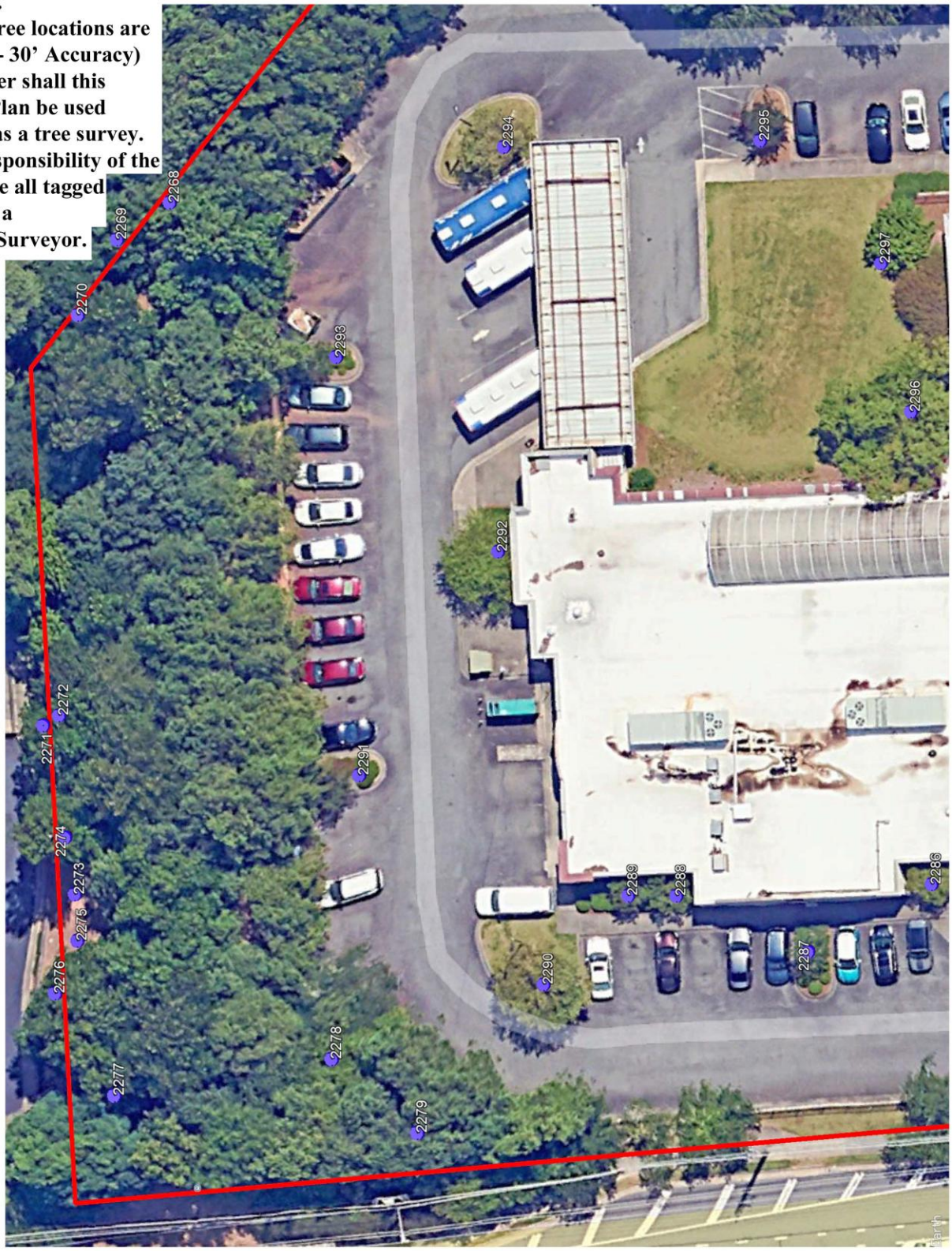

Tree Location

North

Not To Scale

Tree Location Plan Sheet 4

25-04-09-01 4891 Ashford Dunwoody Rd Arborist Report Dunwoody Part 2
(This is inundated with Hypoxylon Canker; probably spread through poor pruning practices and leaving cuttings on site. There many trees that have the Canker, but only the trees I have listed are showing symptoms of a failing tree,) (There are a number of tree species on site that were not accounted for because they are invasive species or poor growth characteristic such as: Mimosa, Ornamental/ seedling Pear, Catalpa and Black Cherry Trees.)
(*) Unable to get a good or clear picture

Tree #	Size/ Species	Health Condition	Structural Condition	Special/ Specimen Tree	Comments	Photo # (See Attached)
2199	12" Crape Myrtle	Good	Good	Yes		
2199	14" Crape Myrtle	Good	Good	Yes		
2200	10" Dogwood	Good	Good	Yes		
2201	12" Flowering Cherry	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers.	1
2202	8" Flowering Cherry	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers.	2
2203	5" Flowering Cherry	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers.	
2204	12" Dogwood	Poor	Poor	No	Severe dieback. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	3
2205	5" American Holly	Fair	Fair	Yes	Lace Bug insect	
2206	14" Crape Myrtle	Good	Good	Yes		
2207	4" Flowering Cherry	Good	Good	Yes		
2208	5" Flowering Cherry	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers.	4
2209	9" Flowering Cherry	Good	Good	Yes		
2210	10" Dogwood	Poor	Poor	No	Severe dieback. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	5
2211	5" Flowering Cherry	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers.	6
2212	8" Flowering Cherry	Poor	Poor	No	Severe dieback. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	7-8
2213	17" Red Maple	Fair	Poor	No	3 Co-Dominate Leaders 10' up with weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	9
2214	10" Nellie R Stevens Holly	Good	Good	Yes		
2215	10" Nellie R Stevens Holly	Good	Good	Yes		
2216	6" Flowering Cherry	Poor	Poor	No	Phytophthora Trunk Cankers; an indication of possible trunk rot.	10
2217	15" Crape Myrtle	Good	Good	Yes		
2218	10" Crape Myrtle	Good	Good	Yes		
2219	25" Crape Myrtle	Fair	Fair	Yes	Scale insect.	11
2220	19" Crape Myrtle	Good	Good	Yes		
2221	18" Crape Myrtle	Good	Good	Yes		
2222	4" Flowering Cherry	Fair	Fair	Yes		
2223	4" Flowering Cherry	Fair	Fair	Yes		
2224	5" Flowering Cherry	Poor	Poor	No	Phytophthora Trunk Cankers; an indication of possible trunk rot.	12
2225	5" Flowering Cherry	Fair	Fair	Yes		
2226	11" Flowering Cherry	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers.	13
2227	14" Flowering Cherry	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers.	14
2228	16" Flowering Cherry	Poor	Poor	No	Crown Gall; an indication of possible trunk rot. Circling roots. Severe decay in trunk. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	15-17

25-04-09-01 4891 Ashford Dunwoody Rd Arborist Report Dunwoody Part 2
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(*) Unable to get a good or clear picture

Tree #	Size/ Species	Health Condition	Structural Condition	Special/ Specimen Tree	Comments	Photo # (See Attached)
2229	9" Flowering Cherry	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers. Large through cavity the length of the trunk.	18
2230	20" Red Oak	Poor	Poor	No	More than one main limb and several minor limbs dead/gone. Signs of Hypoxylon Canker with limb loss and/or visible cankers. 3 Co-Dominate Leaders 10' up with weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	19-20
2231	15" White Oak	Poor	Poor	No	Trunk Cankers; an indication of possible trunk rot. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	21-22
2232	16" Post Oak	Poor	Poor	No	Trunk Cankers; an indication of possible trunk rot. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	23-24
2233	25" Red Oak	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers.	25
2234	9" Flowering Cherry	Poor	Poor	No	Phytophthora Trunk Cankers; an indication of possible trunk rot. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	26
2235	9" Dogwood	Poor	Poor	No	Severe dieback. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	27
2236	14" Flowering Cherry	Poor	Poor	No	Phytophthora Trunk Cankers; an indication of possible trunk rot. Severe dieback. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	28
2237	15" Flowering Cherry	Poor	Poor	No	Root Rot with Basidiocarps and/or fruiting bodies. Large cavity with decay. Phytophthora Trunk Cankers; an indication of possible trunk rot. Severe dieback. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	29-30
2238	22" Water Oak	Good	Good	Yes		
2239	29" Chestnut Oak	Fair	Poor	No	4 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	31
2240	22" Chestnut Oak	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers. Butt/ Root Rot with Basidiocarps and/or fruiting bodies.	32-33
2241	28" Chestnut Oak	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers.	34
2242	20" Pine	Poor	Poor	No	2 Trees creating 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	35
2243	4" Flowering Cherry	Fair	Poor	No	Severe lean over 45°	36
2244	8" Flowering Cherry	Fair	Poor	No	Severe lean over 45°	
2245	9" Flowering Cherry	Poor	Poor	No	Severe dieback. Large cavities with decay. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	37

25-04-09-01 4891 Ashford Dunwoody Rd Arborist Report Dunwoody Part 2
(This is inundated with Hypoxylon Canker; probably spread through poor pruning practices and leaving cuttings on site. There many trees that have the Canker, but only the trees I have listed are showing symptoms of a failing tree,) (There are a number of tree species on site that were not accounted for because they are invasive species or poor growth characteristic such as: Mimosa, Ornamental/ seedling Pear, Catalpa and Black Cherry Trees.)
(*) Unable to get a good or clear picture

Tree #	Size/ Species	Health Condition	Structural Condition	Special/ Specimen Tree	Comments	Photo # (See Attached)
2246	10" Flowering Cherry	Poor	Poor	No	Severe dieback. Large cavities with decay. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	38
2247	9" Flowering Cherry	Poor	Poor	No	Severe dieback. Large cavities with decay. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	39
2248	23" Buford Holly	Good	Good	Yes		
2249	8" Flowering Cherry	Poor	Poor	No	90% dead	40
2250	14" Buford Holly	Good	Good	Yes		
2251	14" Buford Holly	Good	Good	Yes		
2252	7" Flowering Cherry	Poor	Poor	No	Severe dieback. Phytophthora Trunk Cankers; an indication of possible trunk rot. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	41
2253	6" Flowering Cherry	Poor	Poor	No	Severe dieback. Large cavities with decay. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	42
2254	9" Flowering Cherry	Good	Good	Yes		
2255	8" Flowering Cherry	Poor	Poor	No	Severe dieback. Large cavities with decay. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	43
2256	4" Flowering Cherry	Poor	Poor	No	Phytophthora Trunk Cankers; an indication of possible trunk rot.	44
2257	4" Flowering Cherry	Good	Good	Yes		
2258	4" Flowering Cherry	Poor	Poor	No	Phytophthora Trunk Cankers; an indication of possible trunk rot.	45
2259	6" Flowering Cherry	Poor	Poor	No	Phytophthora Trunk Cankers; an indication of possible trunk rot.	46
2260	18" Buford Holly	Good	Good	Yes		
2261	23" Buford Holly	Good	Good	Yes		
2262	16" Buford Holly	Good	Good	Yes		
2263	10" Buford Holly	Good	Good	Yes		
2264	14" Buford Holly	Good	Good	Yes		
2265	6" Flowering Cherry	Good	Good	Yes		
2266	5" Flowering Cherry	Good	Good	Yes		
2267	6" Flowering Cherry	Fair	Fair	Yes		
2268	24" Chestnut Oak	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers. 3 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	47
2269	14" Chestnut Oak	Fair	Poor	No	3 Trees creating 3 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	48

25-04-09-01 4891 Ashford Dunwoody Rd Arborist Report Dunwoody Part 2
(This is inundated with Hypoxylon Canker; probably spread through poor pruning practices and leaving cuttings on site. There many trees that have the Canker, but only the trees I have listed are showing symptoms of a failing tree,) (There are a number of tree species on site that were not accounted for because they are invasive species or poor growth characteristic such as: Mimosa, Ornamental/ seedling Pear, Catalpa and Black Cherry Trees.)
(*) Unable to get a good or clear picture

Tree #	Size/ Species	Health Condition	Structural Condition	Special/ Specimen Tree	Comments	Photo # (See Attached)
2270	22" Chestnut Oak	Poor	Poor	No	Butt/Root Rot with Basidiocarps and/or fruiting bodies. Signs of Hypoxylon Canker with limb loss and/or visible cankers. 2 Co-Dominate Leaders 20' up with weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	49-50
2271	28" Chestnut Oak	Poor	Poor	No	Trunk Cankers; an indication of possible trunk rot. Signs of Hypoxylon Canker with limb loss and/or visible cankers. 4 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	51-52
2272	16" Chestnut Oak	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers.	53
2273	19" Chestnut Oak	Poor	Poor	No	Severe dieback. Trunk Cankers; an indication of possible trunk rot. Signs of Hypoxylon Canker with limb loss and/or visible cankers. 2 Co-Dominate Leaders 50' up with weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	54-56
2274	15" Chestnut Oak	Poor	Poor	No	Trunk Cankers; an indication of possible trunk rot. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	57-58
2275	16" Chestnut Oak	Poor	Poor	No	Trunk Cankers; an indication of possible trunk rot. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	59-60
2276	19" Chestnut Oak	Poor	Poor	No	In severe decline. Trunk Cankers; an indication of possible trunk rot. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	61-62
2277	29" Chestnut Oak	Poor	Poor	No	In severe decline. Trunk Gall; an indication of possible trunk rot. Signs of Hypoxylon Canker with limb loss and/or visible cankers. 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	63-64
2278	18" River Birch	Poor	Poor	No	4 Co-Dominate Leaders with 2 dead/ gone. Tree has Rust Fungi.	65
2279	10" Dogwood	Good	Good	Yes		
2280	10" Dogwood	Good	Good	Yes		
2281	11" Jap Red Maple	Good	Good	Yes		
2282	10" Jap Red Maple	Good	Good	Yes		
2283	5" Crape Myrtle	Good	Good	Yes		
2284	5" Crape Myrtle	Good	Good	Yes		
2285	14" Crape Myrtle	Good	Good	Yes		
2286	13" Crape Myrtle	Good	Good	Yes		
2287	9" Crape Myrtle	Good	Good	Yes		
2288	13" Crape Myrtle	Good	Good	Yes		
2289	9" Crape Myrtle	Good	Good	Yes		
2290	10" Dogwood	Good	Good	Yes		
2291	9" Crape Myrtle	Poor	Poor	No	Trunk Cankers; an indication of possible trunk rot.	66
2292	8" Flowering Cherry	Fair	Fair	Yes		

25-04-09-01 4891 Ashford Dunwoody Rd Arborist Report Dunwoody Part 2
(This is inundated with Hypoxylon Canker; probably spread through poor pruning practices and leaving cuttings on site. There many trees that have the Canker, but only the trees I have listed are showing symptoms of a failing tree,) (There are a number of tree species on site that were not accounted for because they are invasive species or poor growth characteristic such as: Mimosa, Ornamental/ seedling Pear, Catalpa and Black Cherry Trees.)
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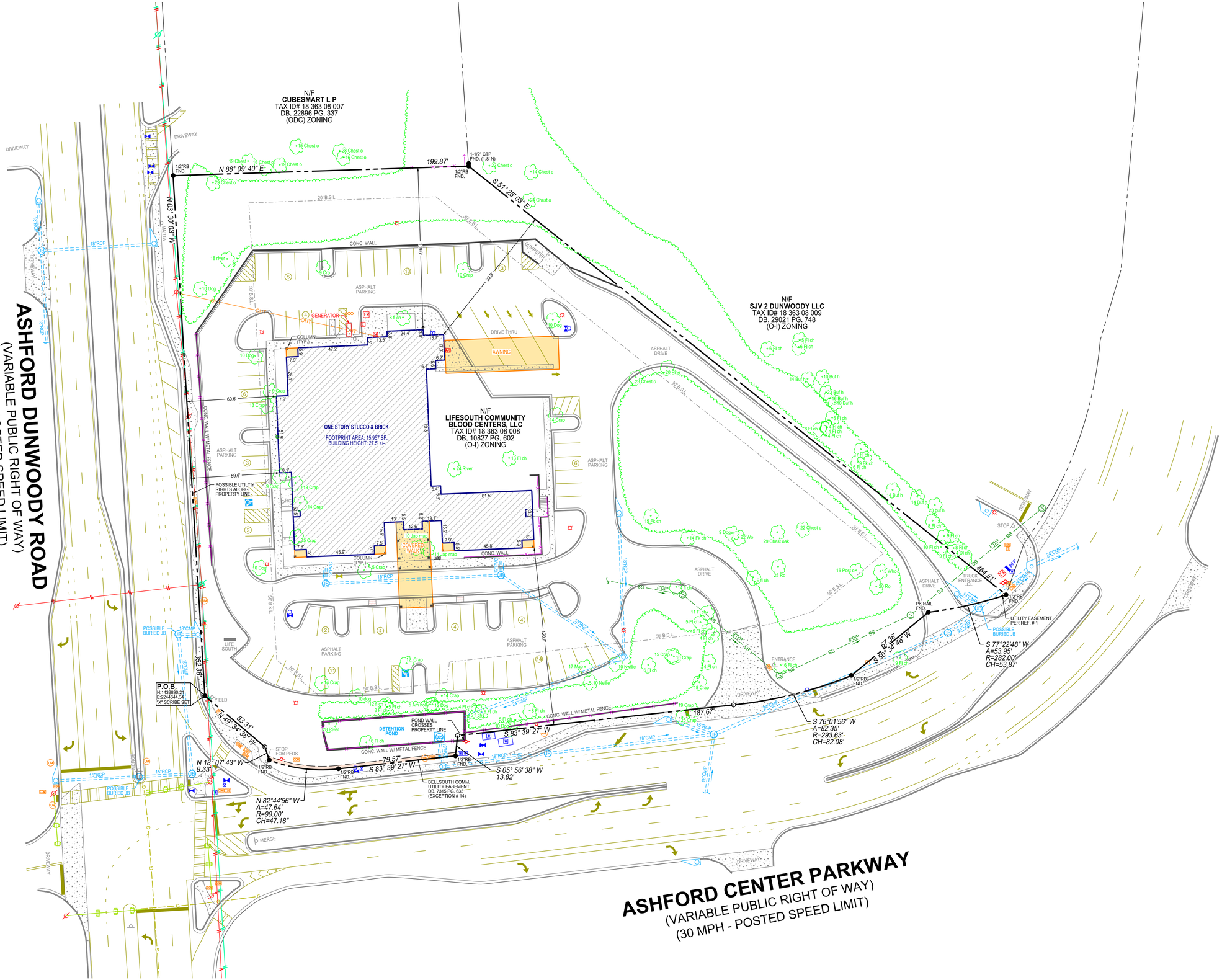
Tree #	Size/ Species	Health Condition	Structural Condition	Special/ Specimen Tree	Comments	Photo # (See Attached)
2293	10" Crape Myrtle	Poor	Poor	No	Trunk Cankers; an indication of possible trunk rot.	67
2294	10" Dogwood	Good	Good	Yes		
2295	14" Crape Myrtle	Good	Good	Yes		
2296	24" River Birch	Good	Good	Yes		
2297	13" Flowering Cherry	Poor	Poor	No	Large cavity with decay. Phytophthora Trunk Cankers; an indication of possible trunk rot.	68
2298	28" River Birch	Fair	Fair	Yes	Minor root damage from mowers.	69
2299	16" Flowering Cherry	Fair	Fair	Yes	1 Circling root	70


N/F
CUBESMART L P
TAX ID# 18 363 08 007
DB. 22896 PG. 337
(ODC) ZONING
N/F
SJV 2 DUNWOODY LLC
TAX ID# 18 363 08 009
DB. 29021 PG. 748
(O-I) ZONING
N/F
LIFESOUTH COMMUNITY
BLOOD CENTERS, LLC
TAX ID# 18 363 08 008
DB. 10827 PG. 602
(O-I) ZONING
ONE STORY STUCCO & BRICK
FOOTPRINT AREA: 15,957 SF.
BUILDING HEIGHT: 27.5 +/-
ASHFORD DUNWOODY ROAD
(VARIABLE PUBLIC RIGHT OF WAY)
(45 MPH - POSTED SPEED LIMIT)
ASHFORD CENTER PARKWAY
(VARIABLE PUBLIC RIGHT OF WAY)
(30 MPH - POSTED SPEED LIMIT)
P.O.B.
N:1432890.21
E:2246644.34
"X" SCRIBE SET
N 88° 09' 40" E
199.87'
S 51° 25' 03" E
464.81'
N 00° 30' 03" W
752.36'
N 49° 34' 36" W
53.31'
N 18° 07' 43" W
9.33'
S 83° 39' 27" W
79.57'
S 83° 39' 27" W
187.67'
S 05° 56' 38" W
13.82'
S 50° 34' 46" W
67.38'
S 76°01'56" W
A=82.35'
R=293.63'
CH=82.08'
S 77°22'48" W
A=53.95'
R=282.00'
CH=53.87'
N 82°44'56" W
A=47.64'
R=99.00'
CH=47.18"
1/2"RB FND.
1-1/2" CTP FND. (1.8' N)
PK NAIL FND.
CONC. WALL
CONC. WALL W/ METAL FENCE
ASPHALT PARKING
ASPHALT DRIVE
DRIVE THRU
AWNING
GENERATOR
COLUMN (TYP.)
DUMPSTER
COVERED WALK
DETENTION POND
POND WALL CROSSES PROPERTY LINE
POSSIBLE UTILITY RIGHTS ALONG PROPERTY LINE
BELLSOUTH COMM. UTILITY EASEMENT. DB. 7315 PG. 633 (EXCEPTION # 14)
UTILITY EASEMENT PER REF. # 1
POSSIBLE BURIED JB
STOP FOR PEDS
TRUCK ENTRANCE
ENTRANCE
DRIVEWAY
MERGE
LIFE SOUTH
18"RCP
15"RCP
24"CMP
18"CMP
8"DIP
SS
20' B.S.L.
30' B.S.L.
50' B.S.L.

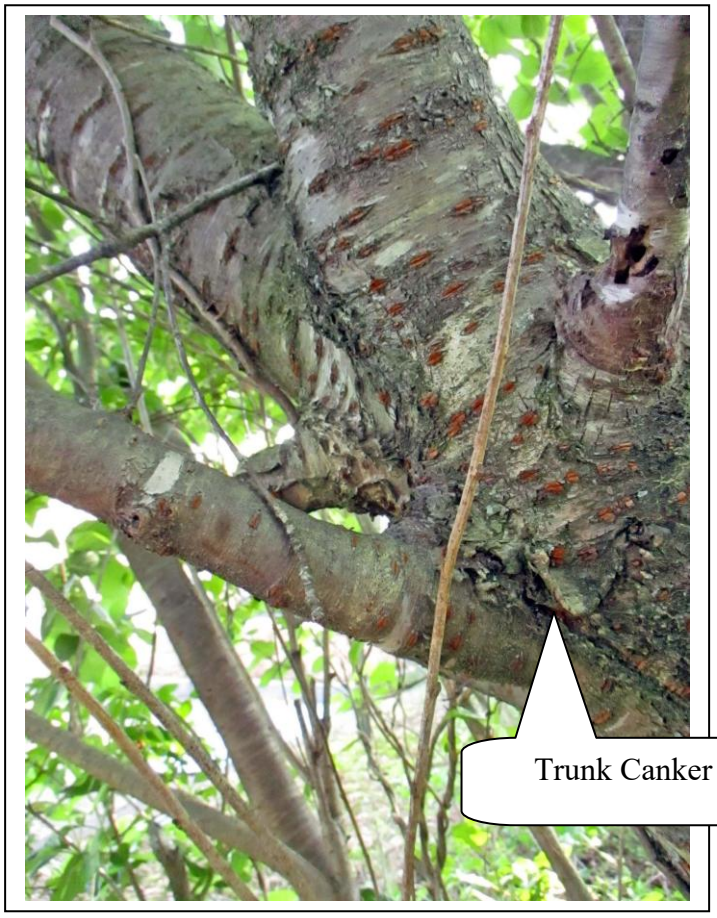
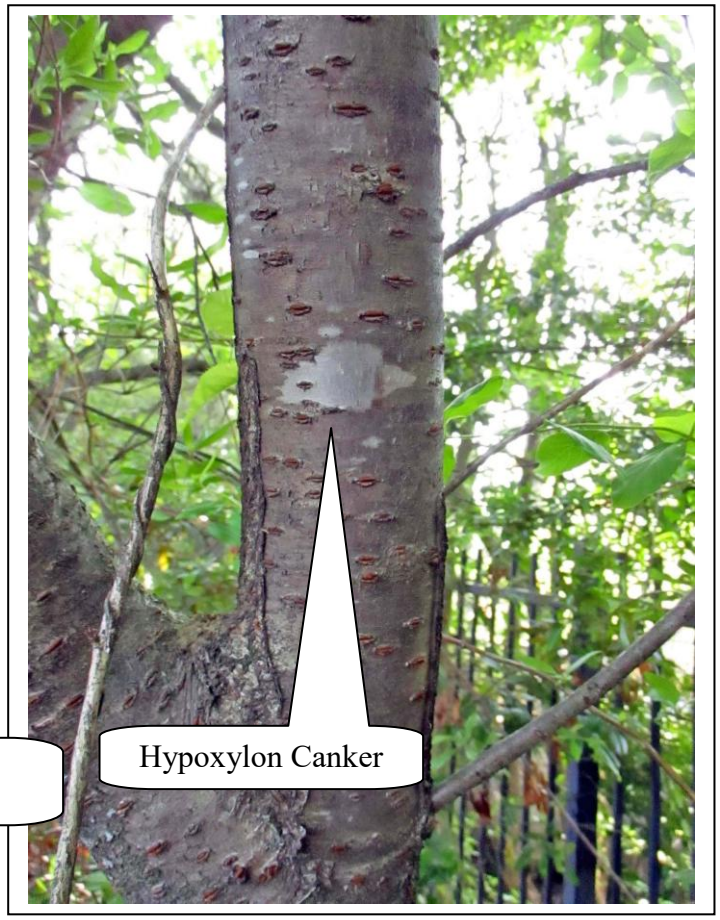


Photo 1



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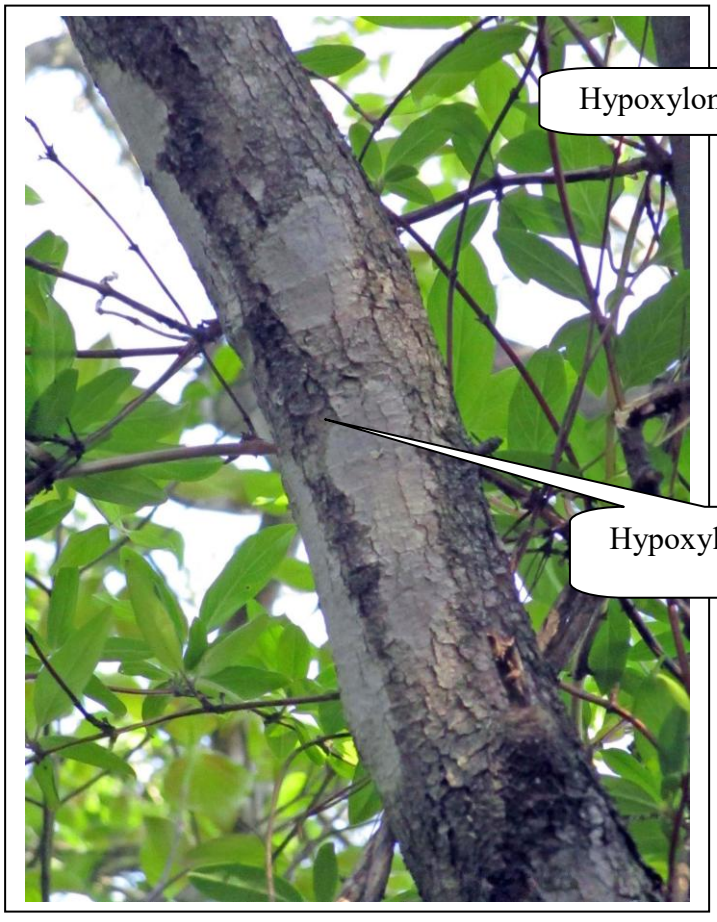


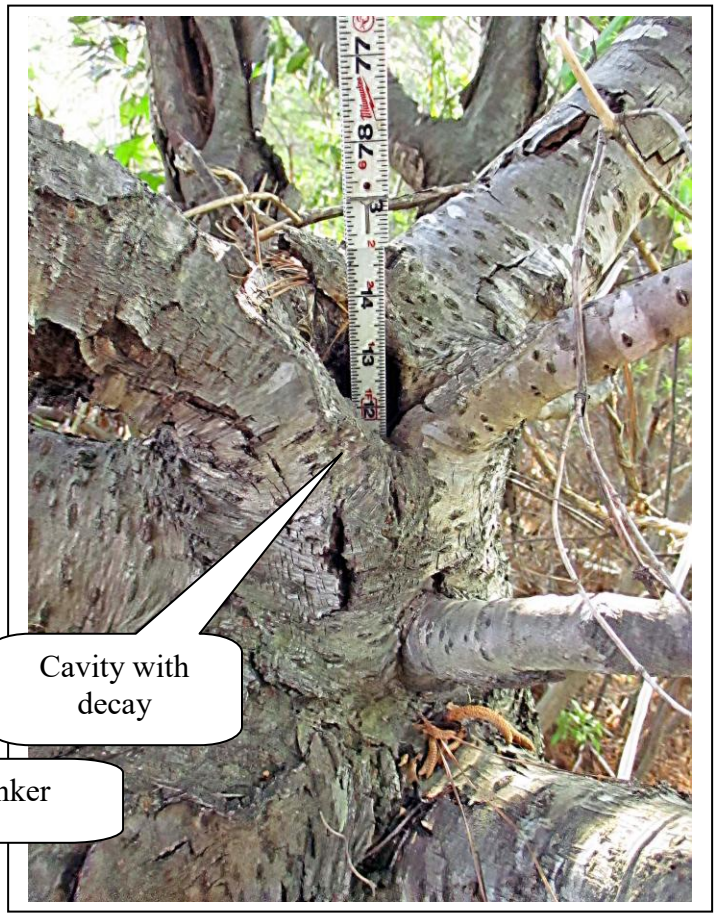
Photo 3

Photo 4

Photo 5

Photo 6

Photo 7



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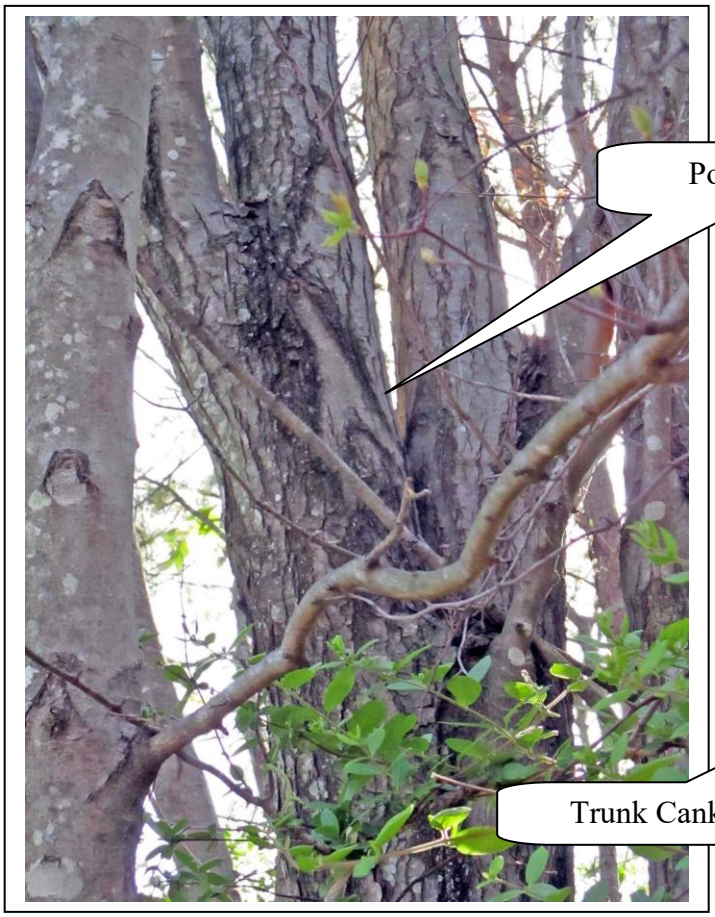


Photo 9

Photo 10

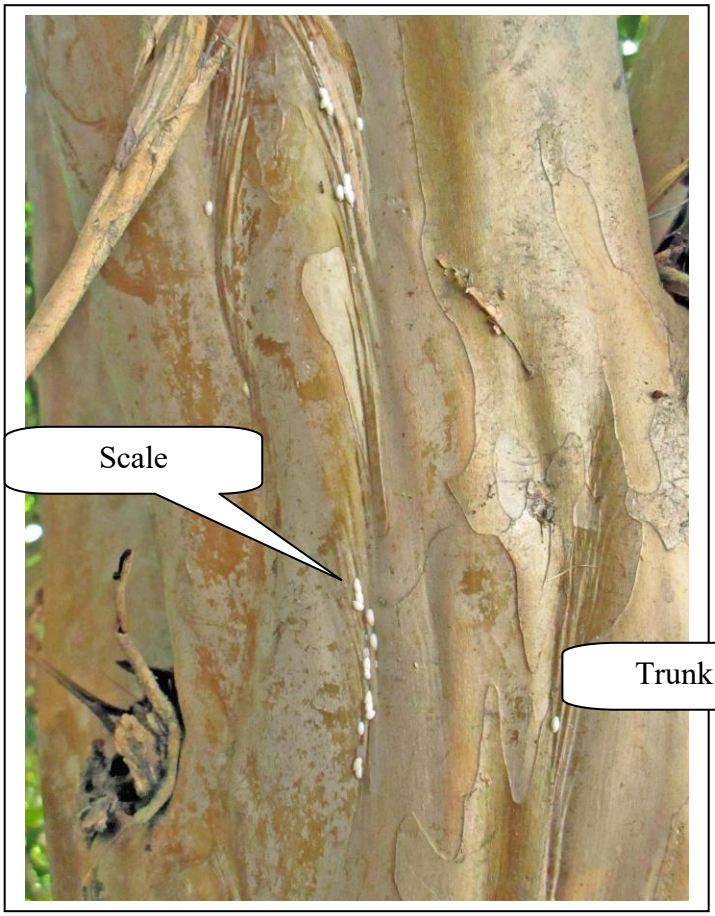


Photo 11

Photo 12

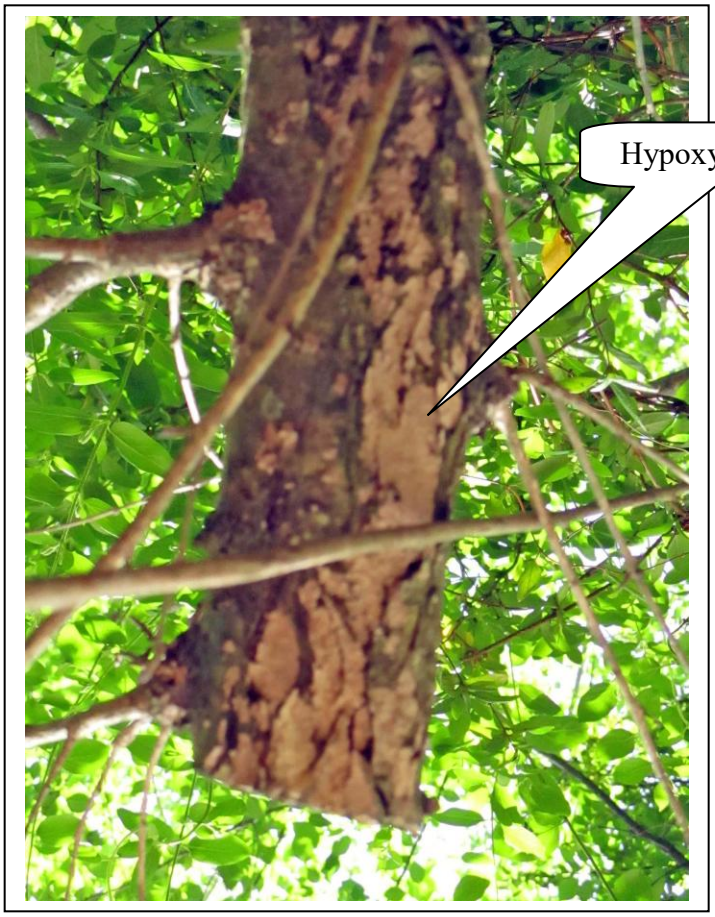
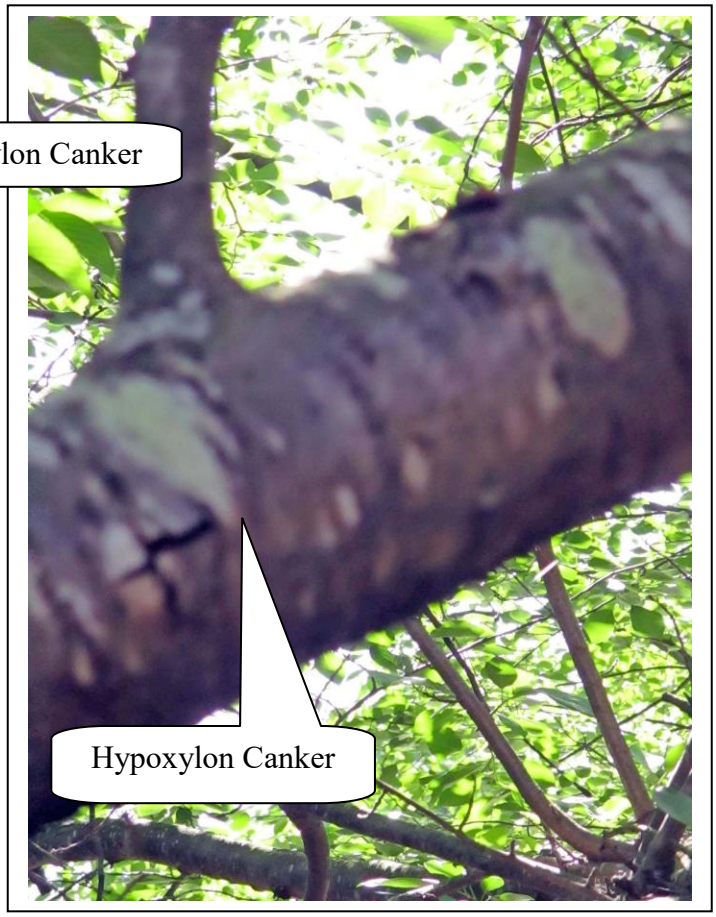


Photo 13



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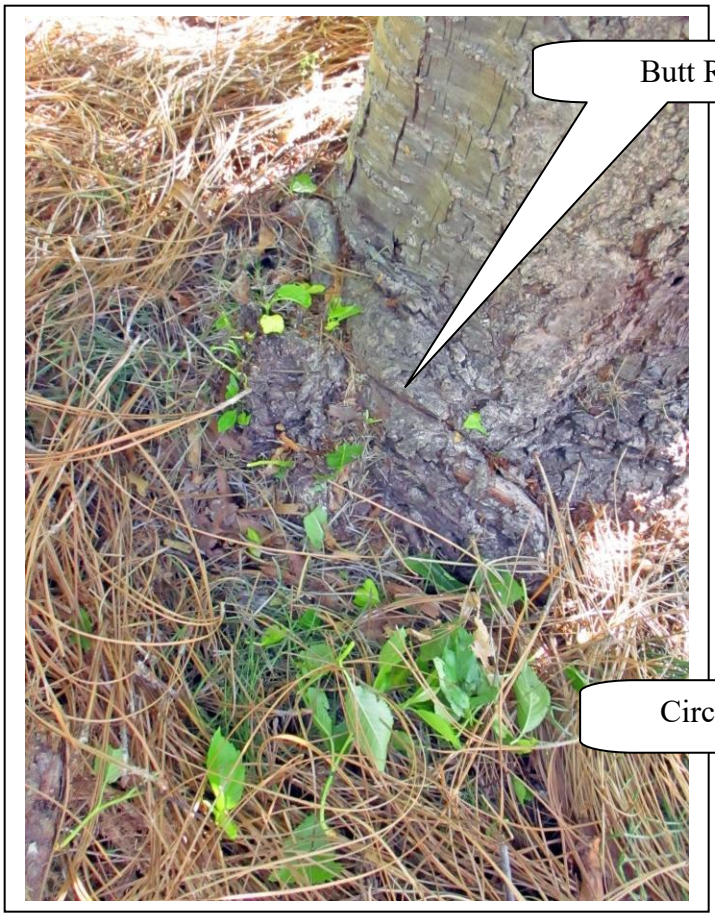

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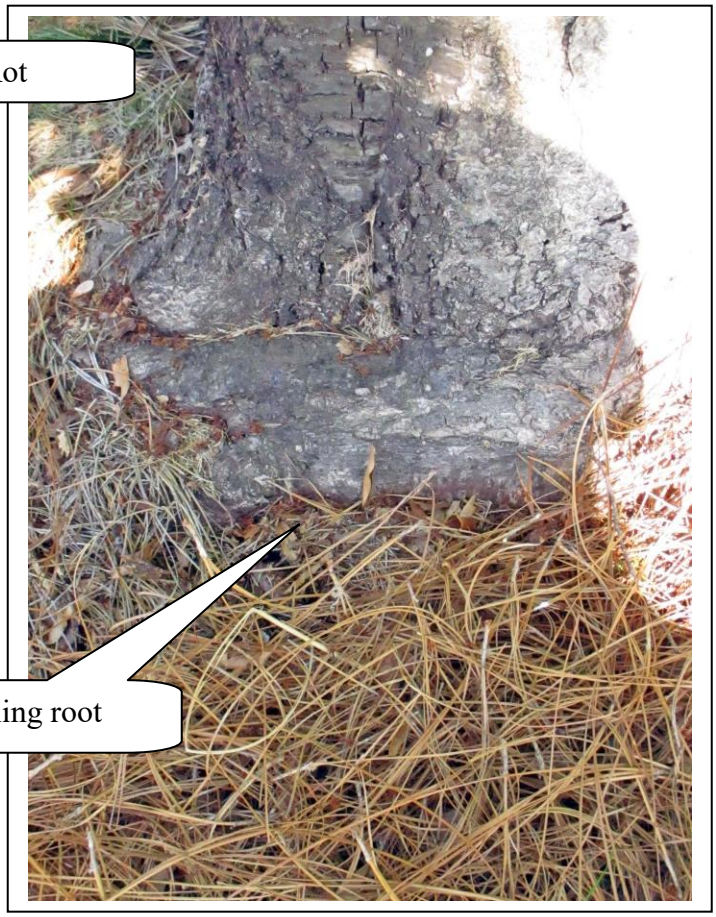


Photo 16

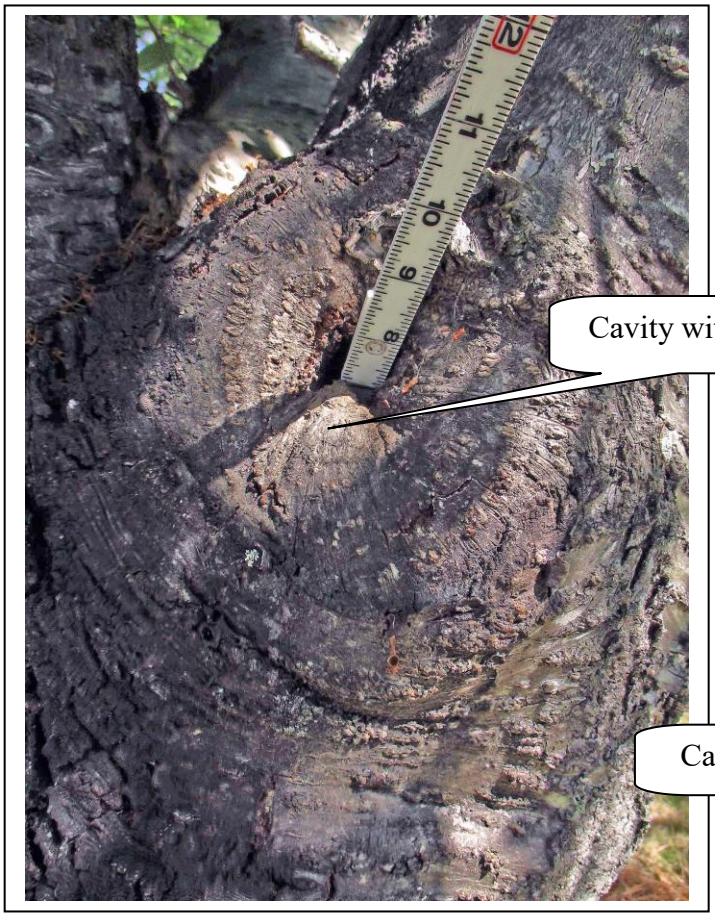


Photo 17

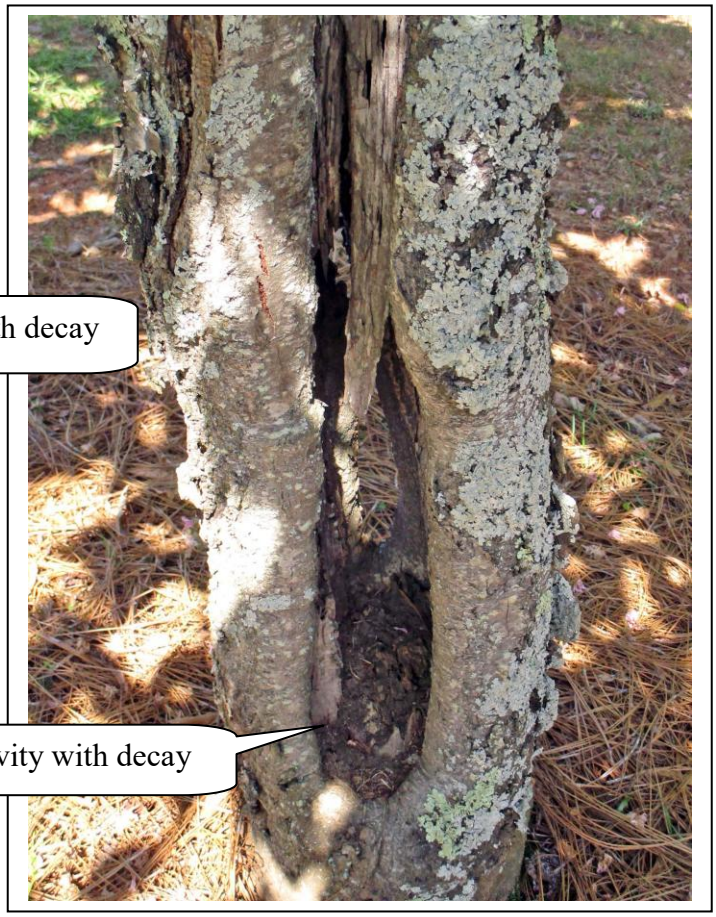


Photo 18

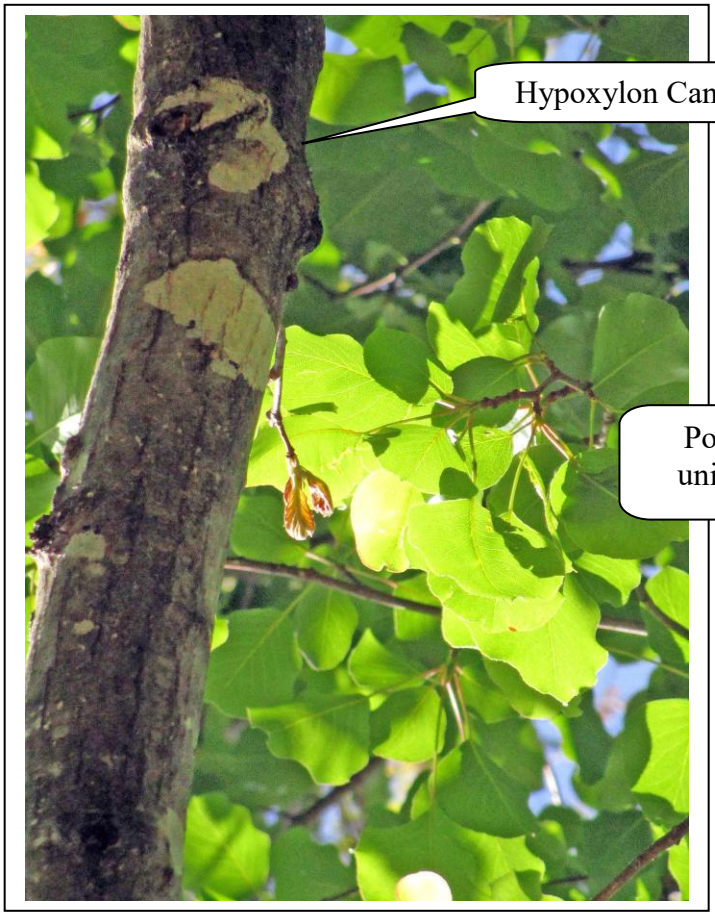


Photo 19

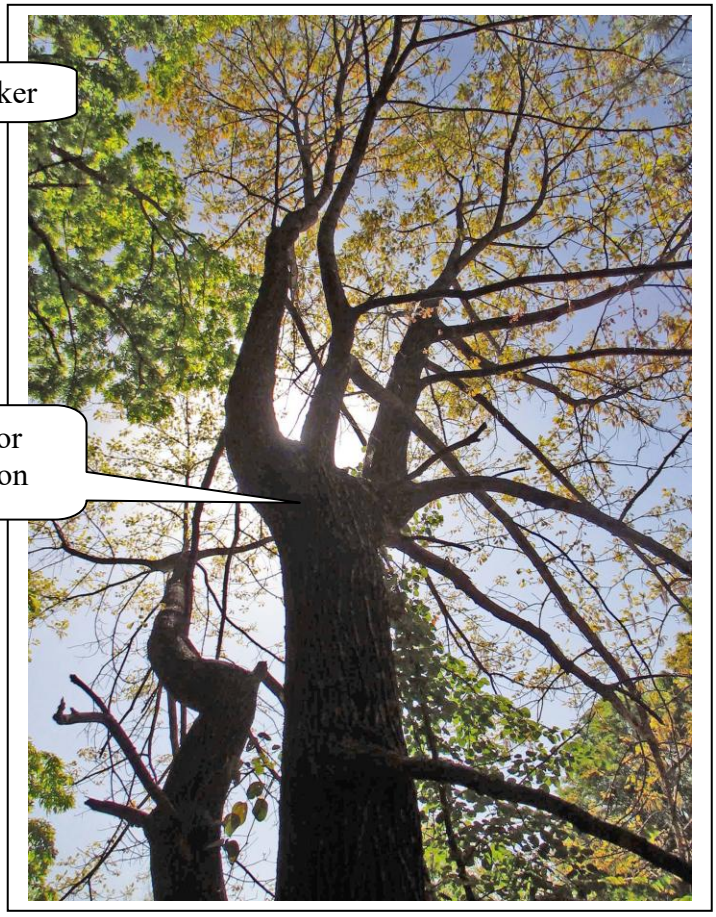


Photo 20

Photo 21

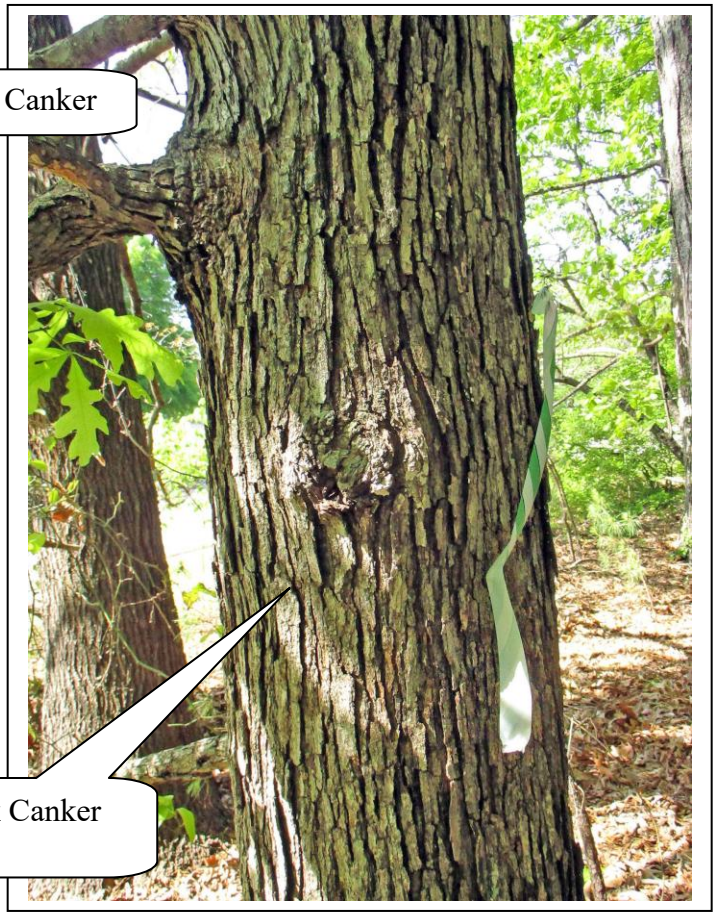


Photo 22

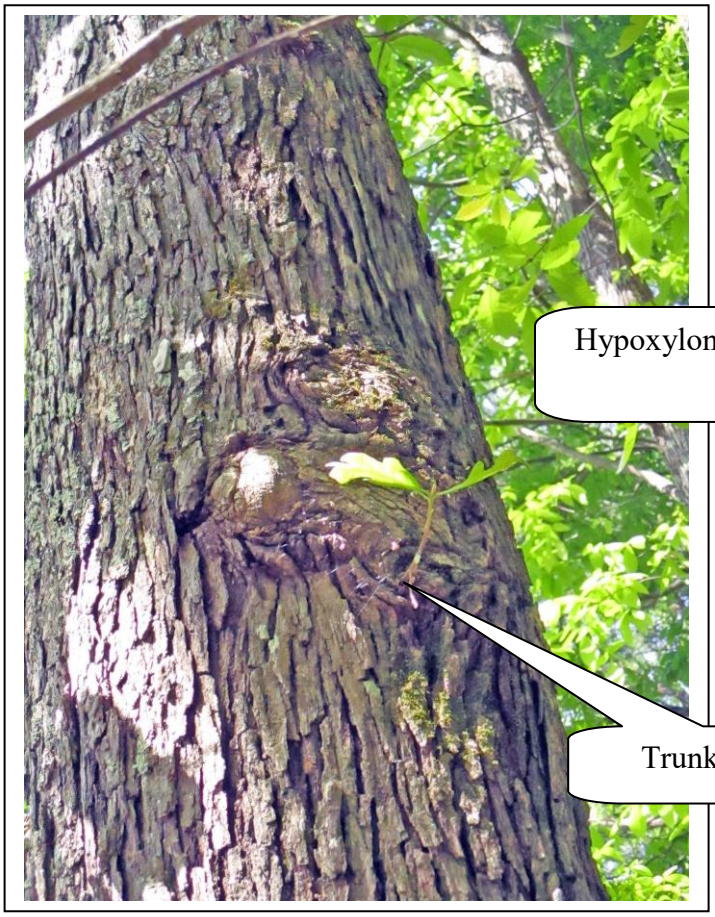


Photo 23

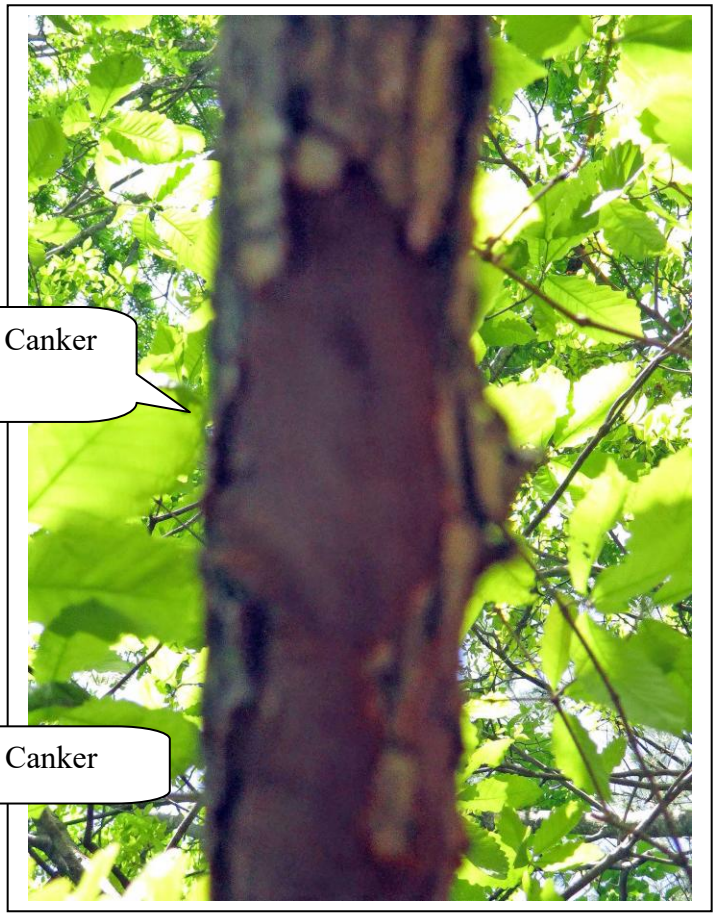


Photo 24

Photo 25

Photo 26

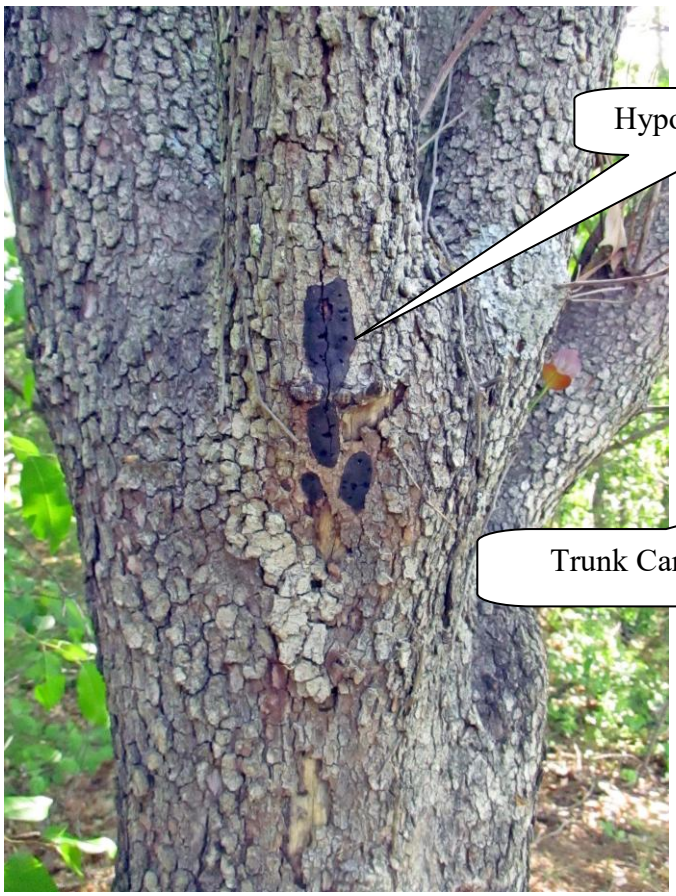


Photo 27

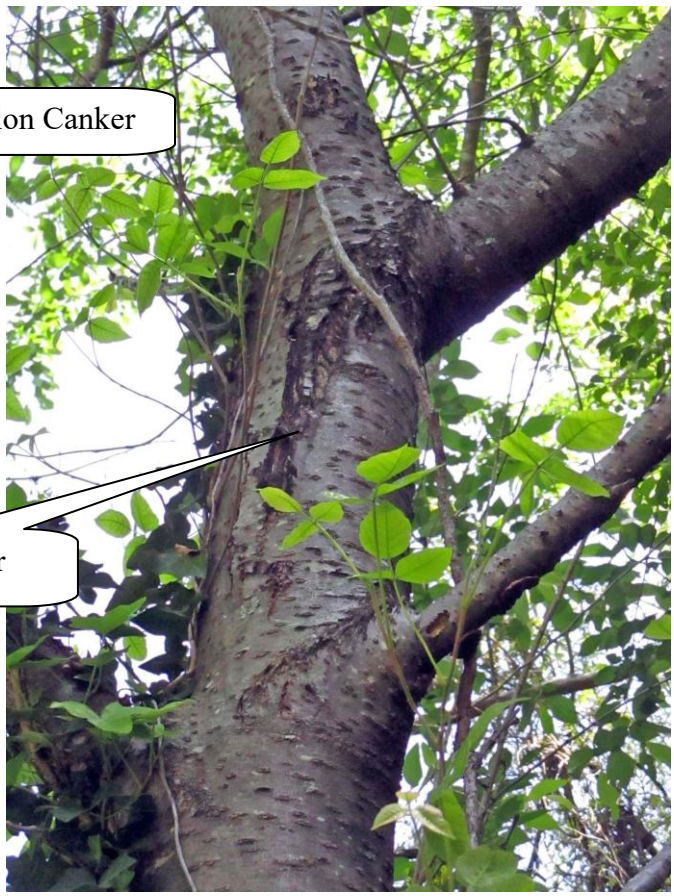


Photo 28

Photo 29

Photo 30

Photo 31

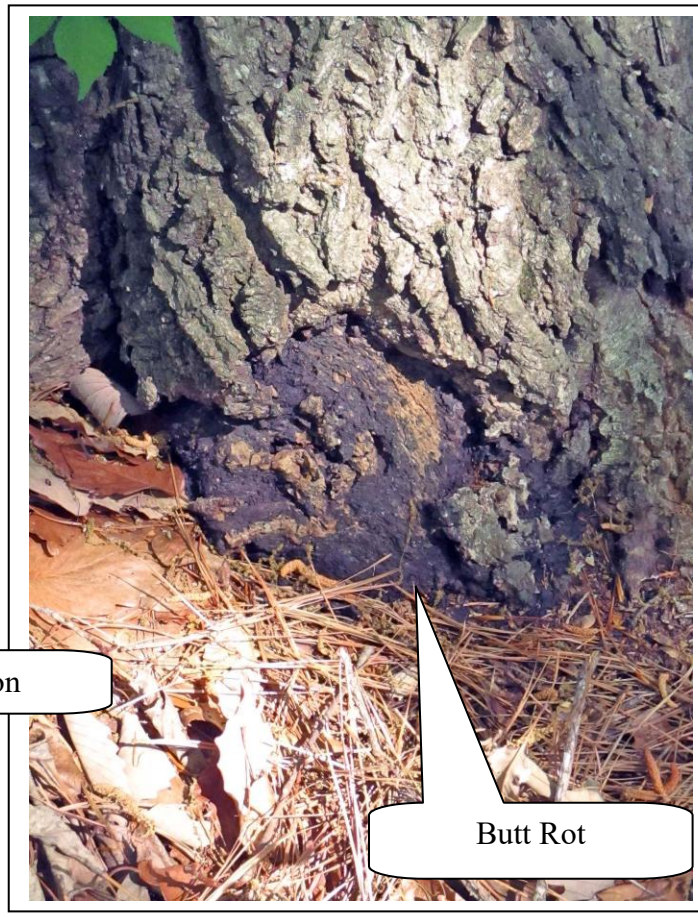


Photo 32

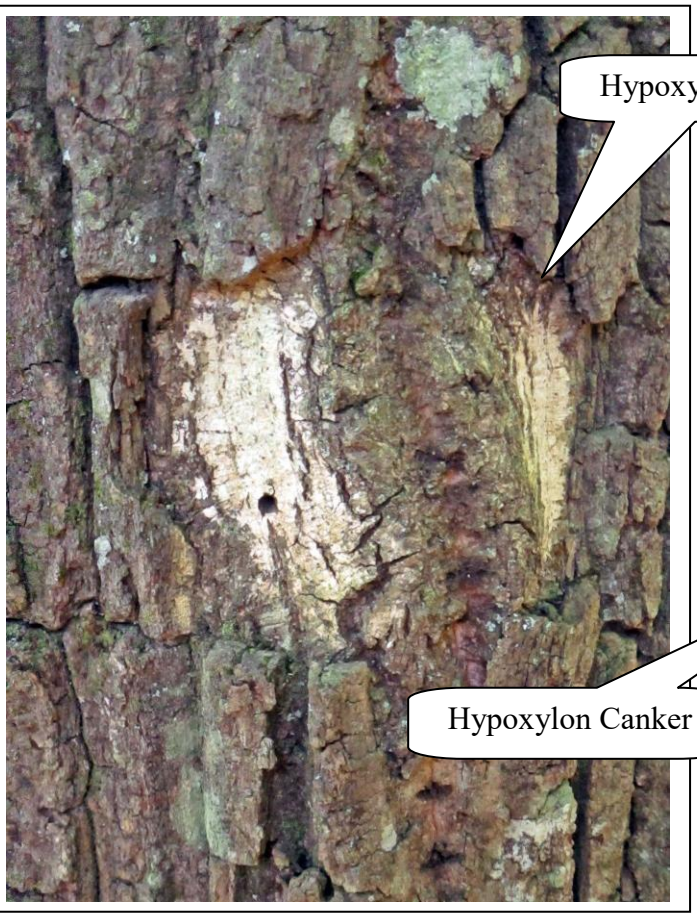


Photo 33

Photo 34

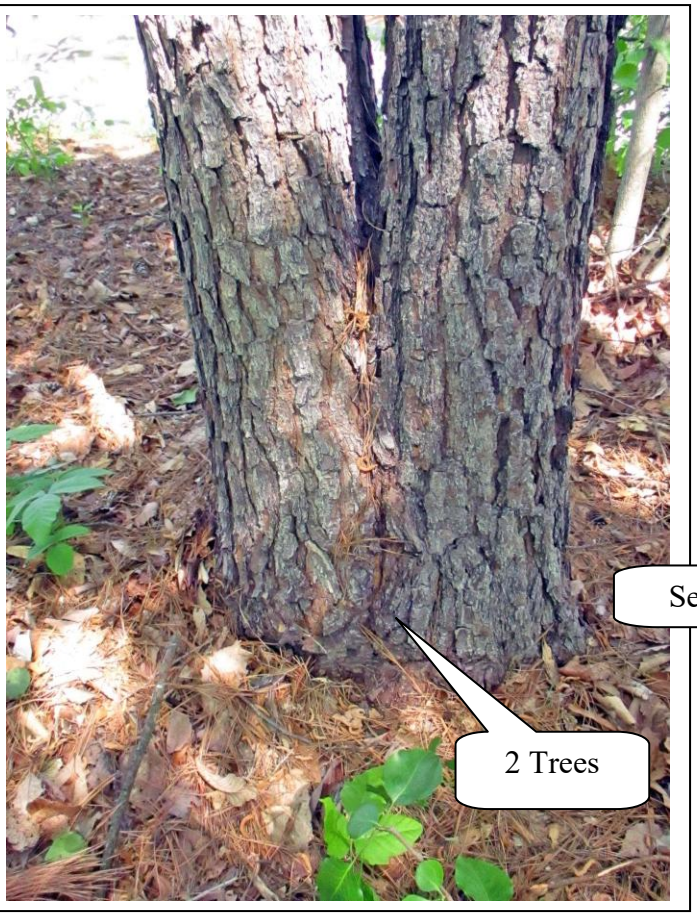


Photo 35

Photo 36

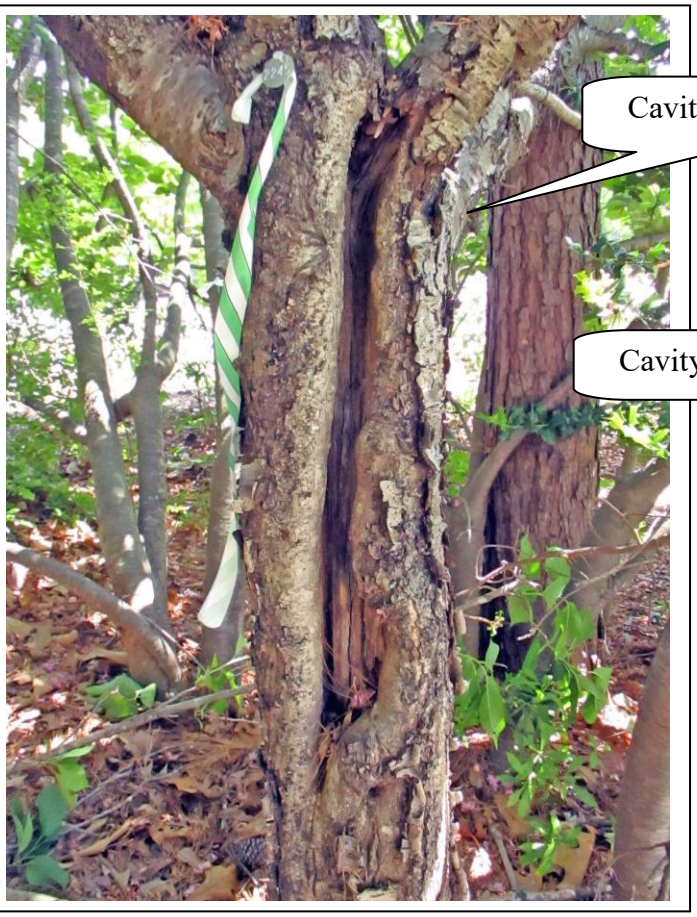


Photo 37

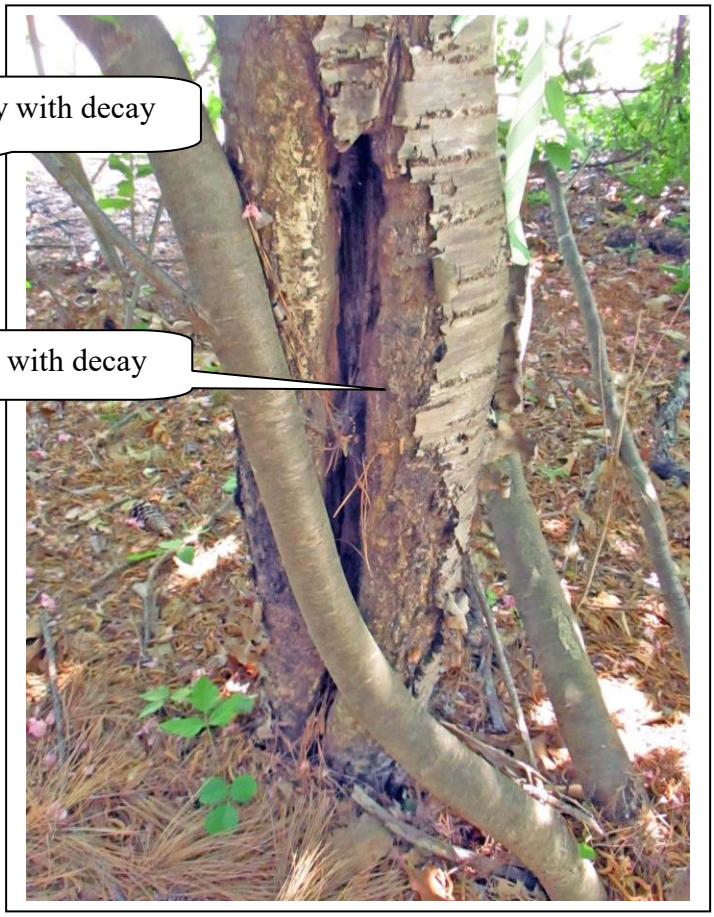


Photo 38

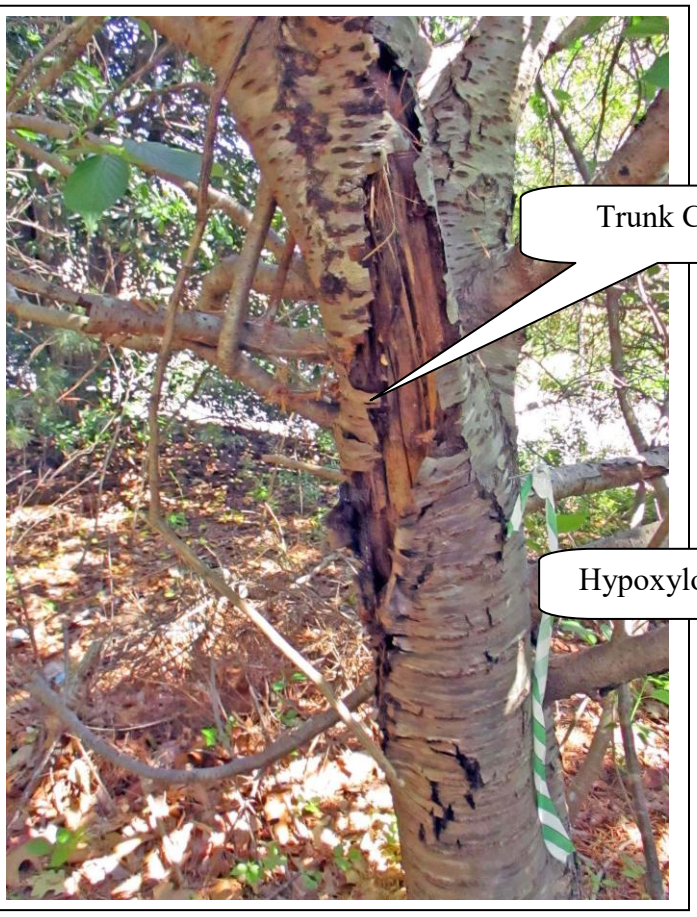


Photo 39

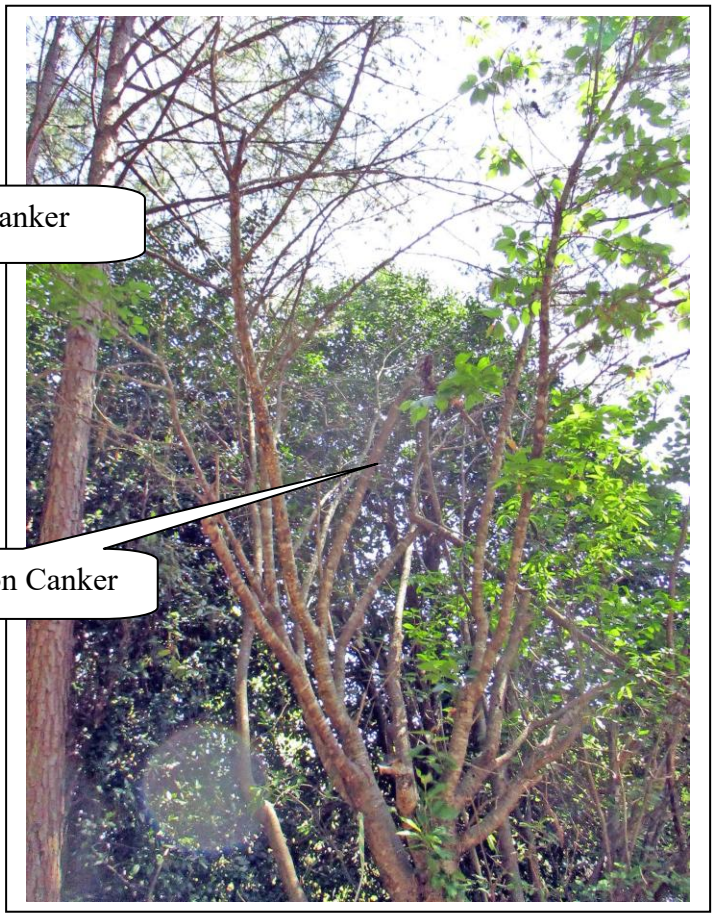


Photo 40

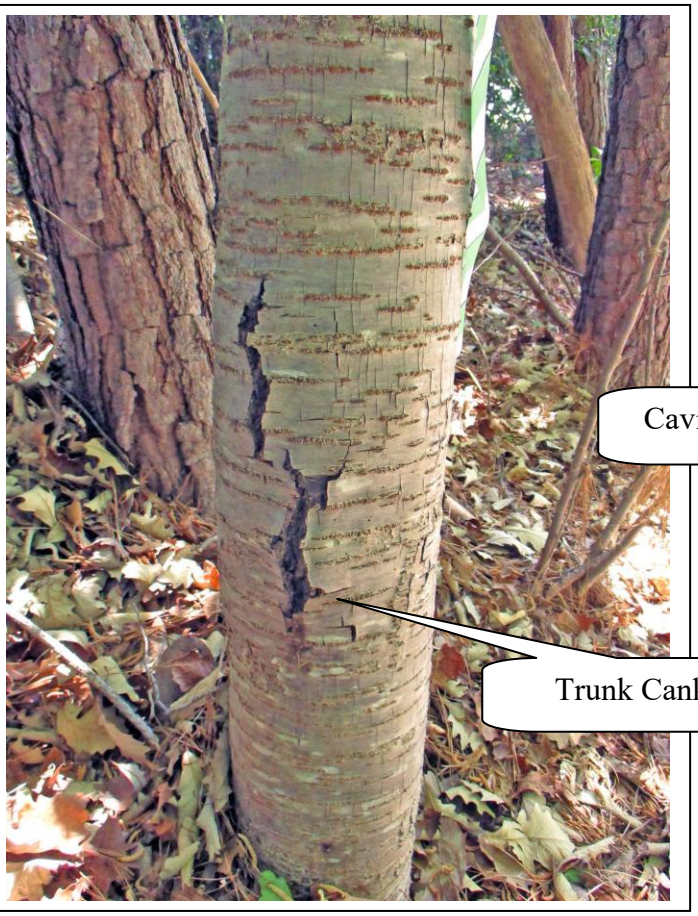


Photo 41

Photo 42

Photo 43

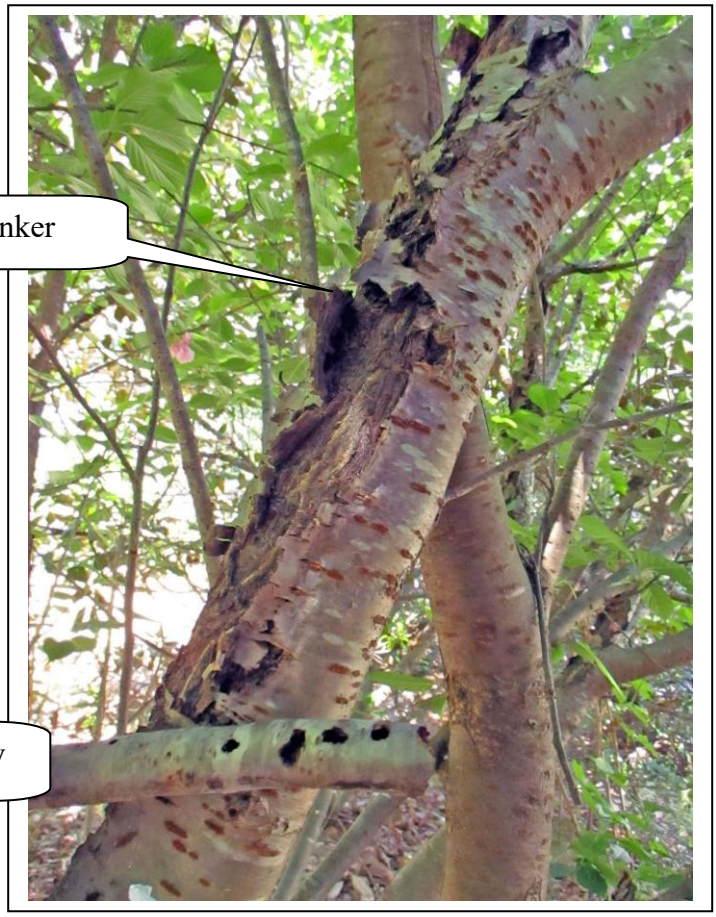
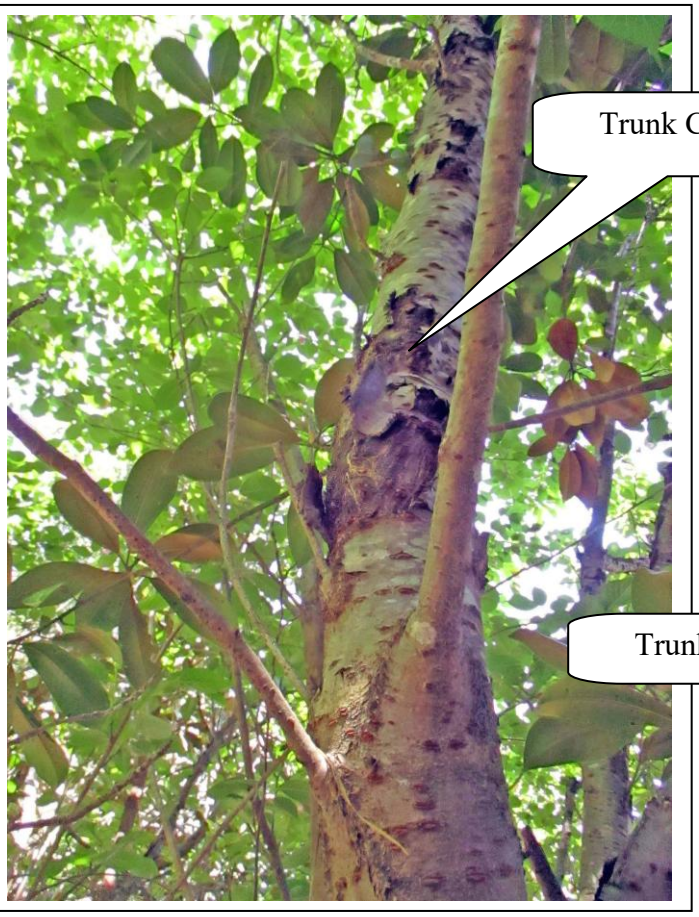


Photo 44



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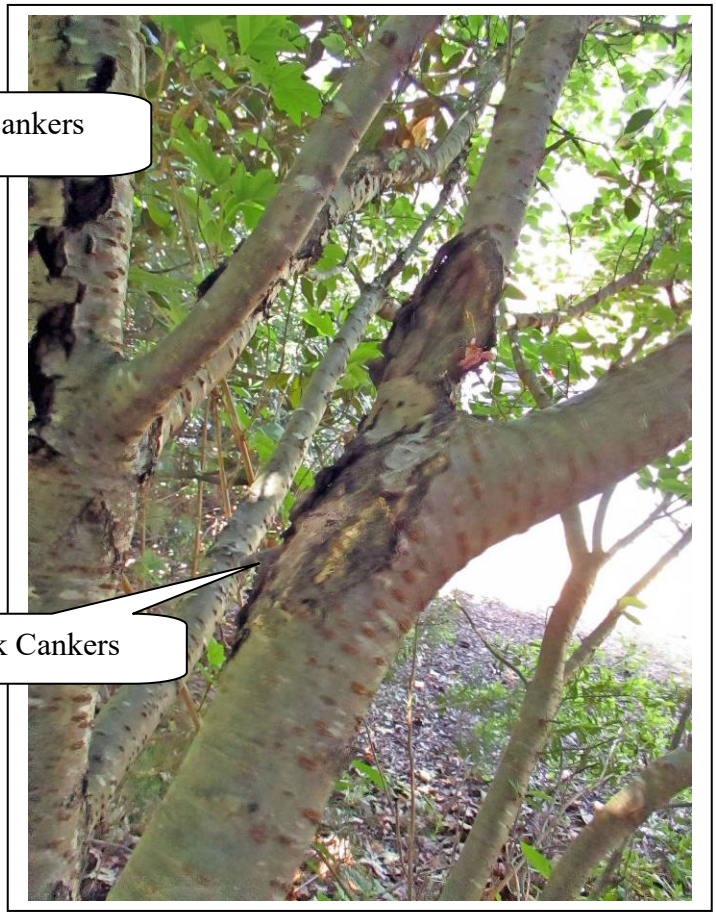

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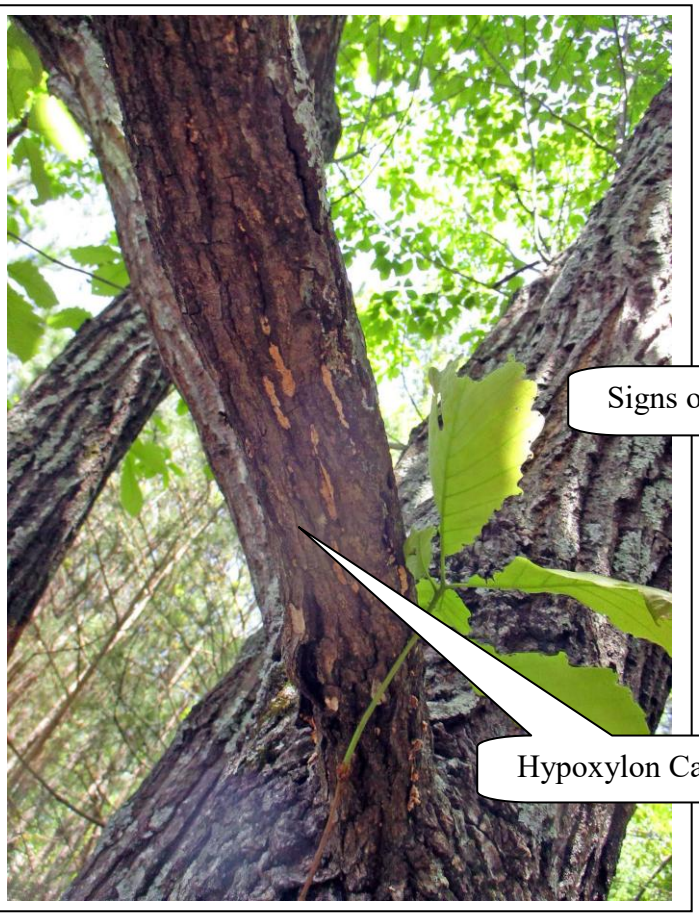

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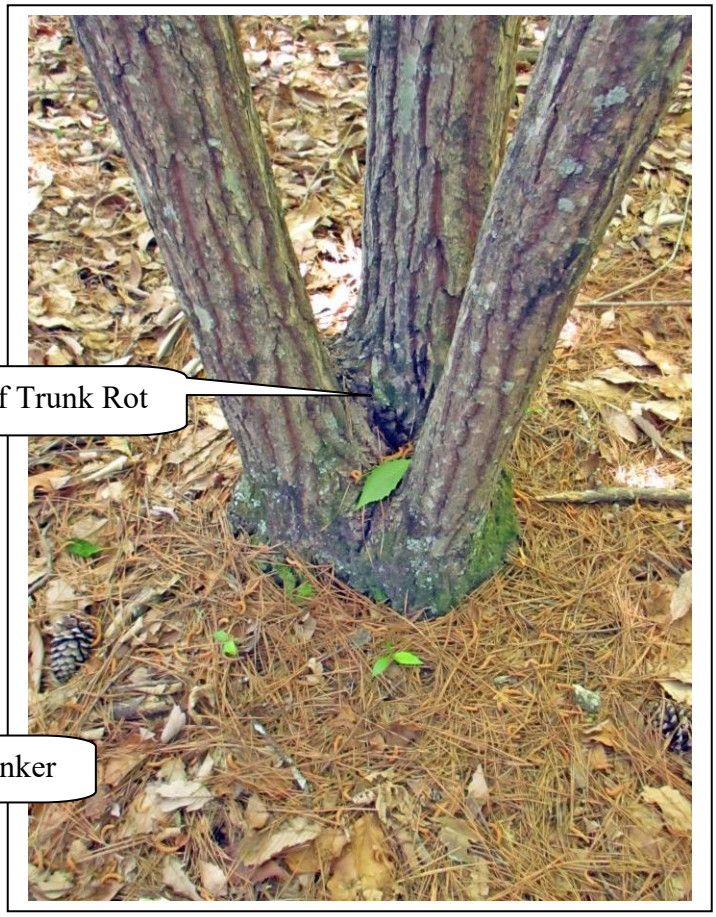

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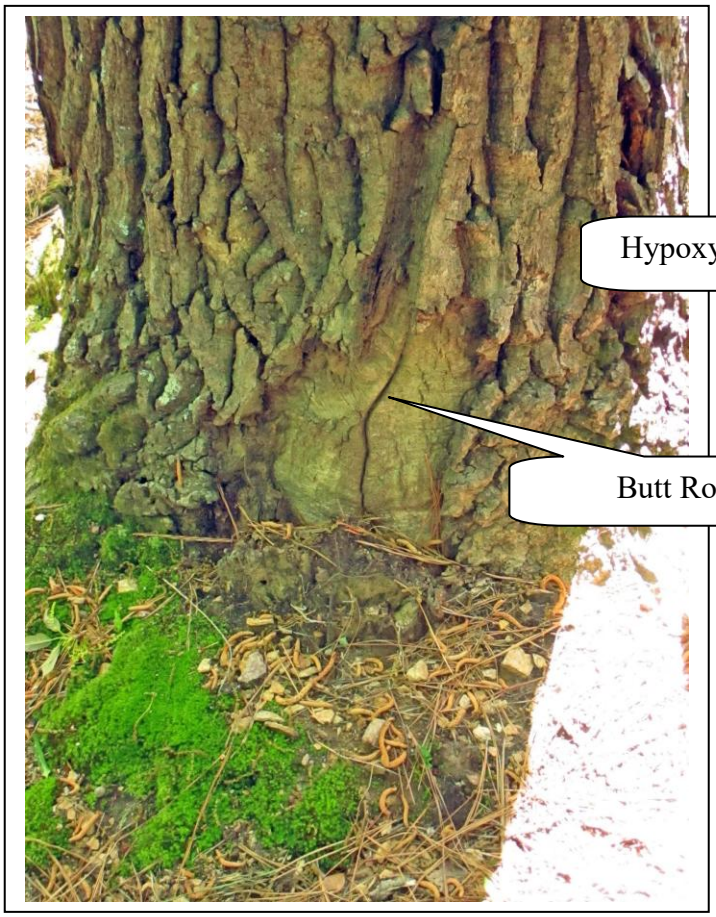

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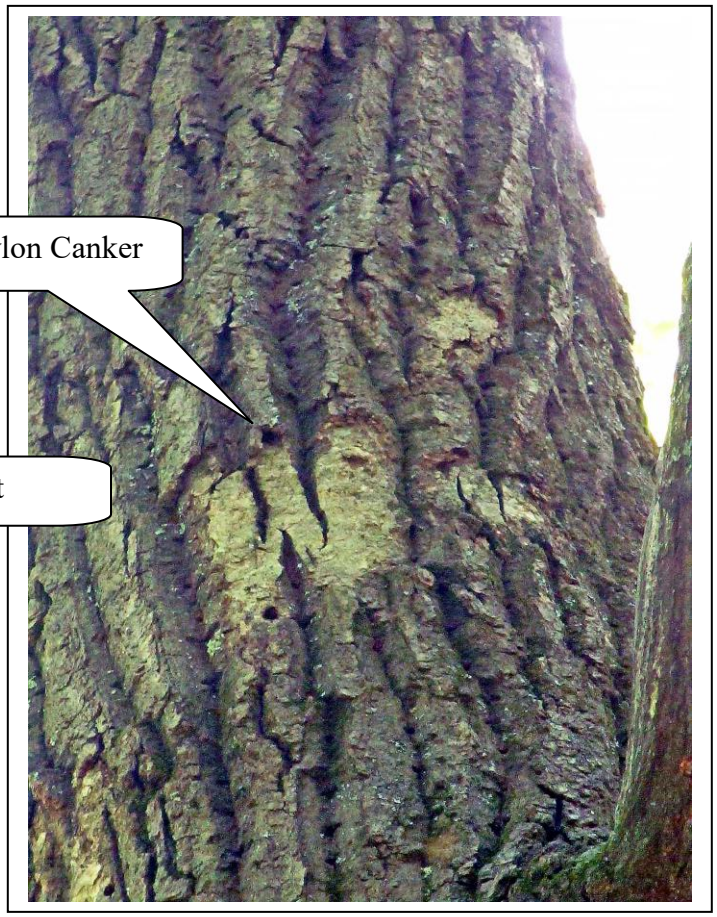

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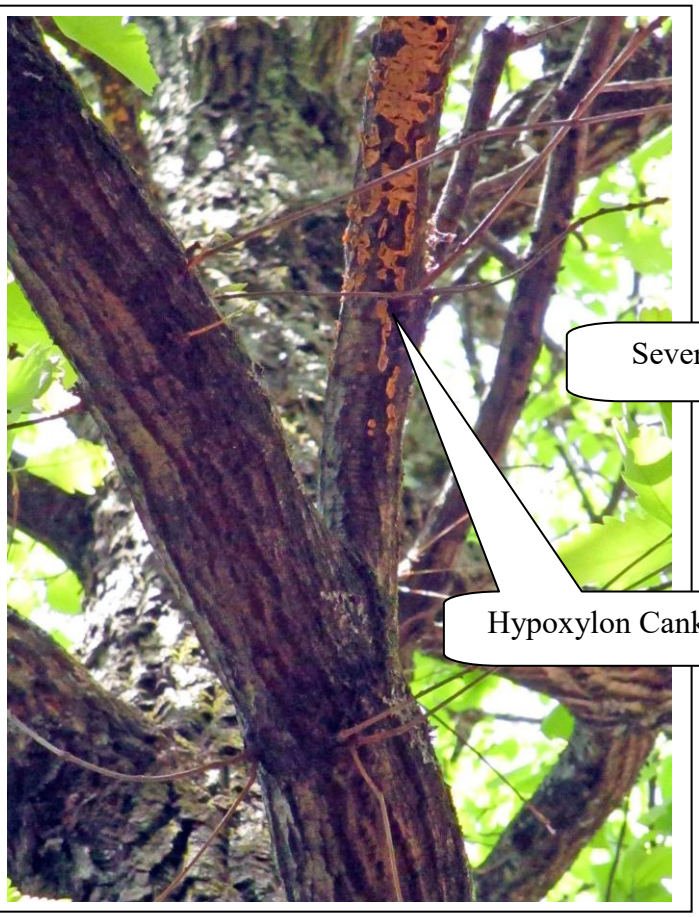

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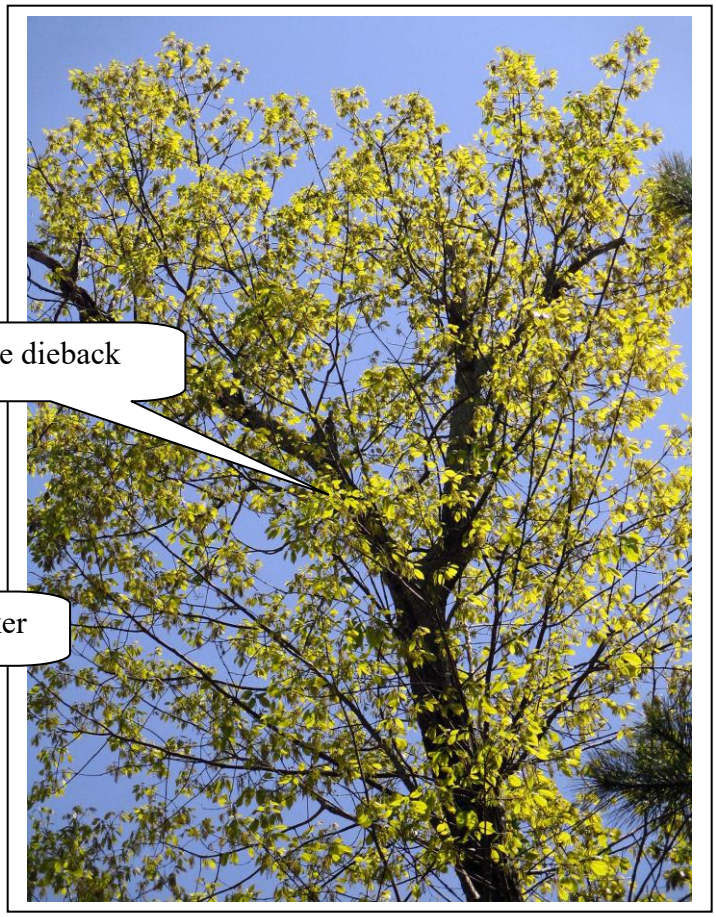

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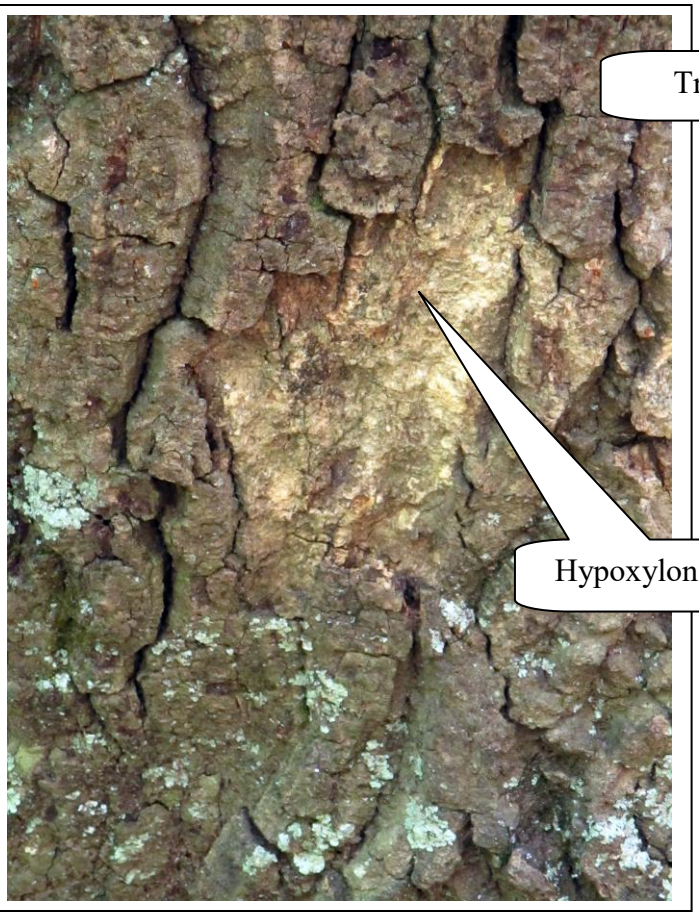

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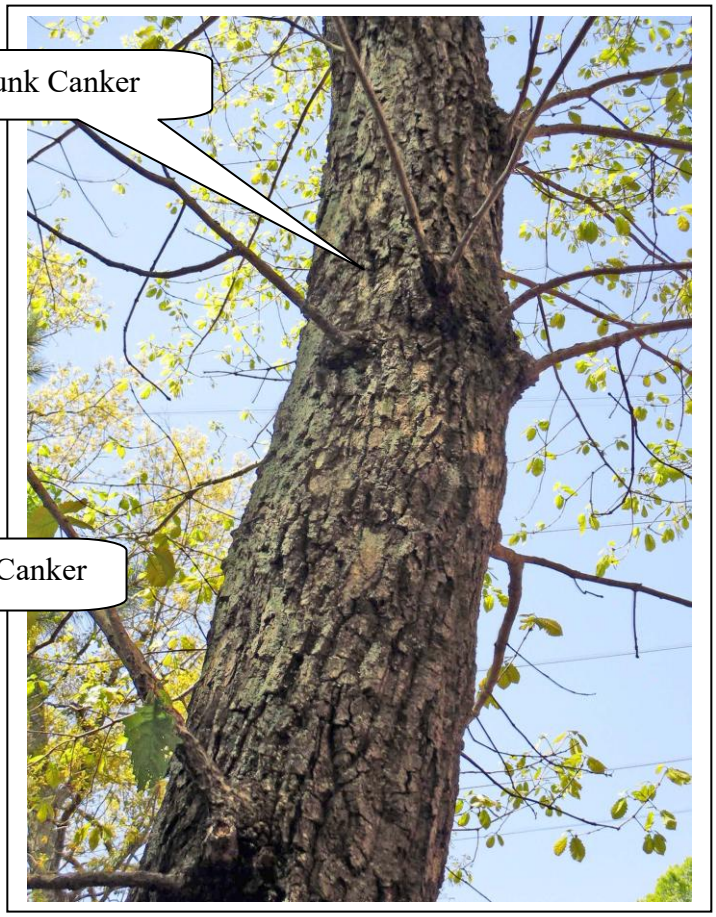

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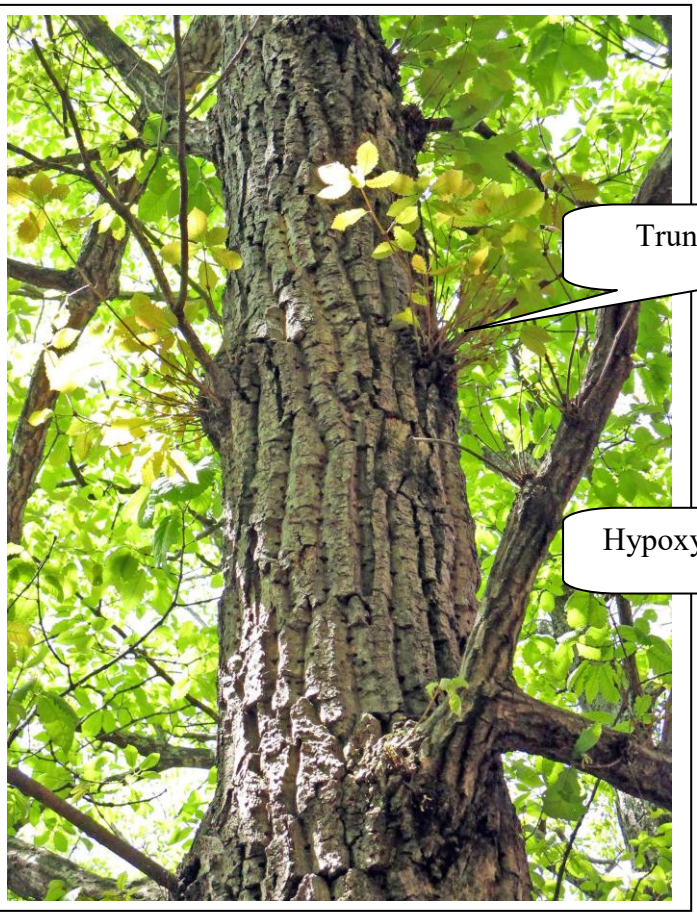

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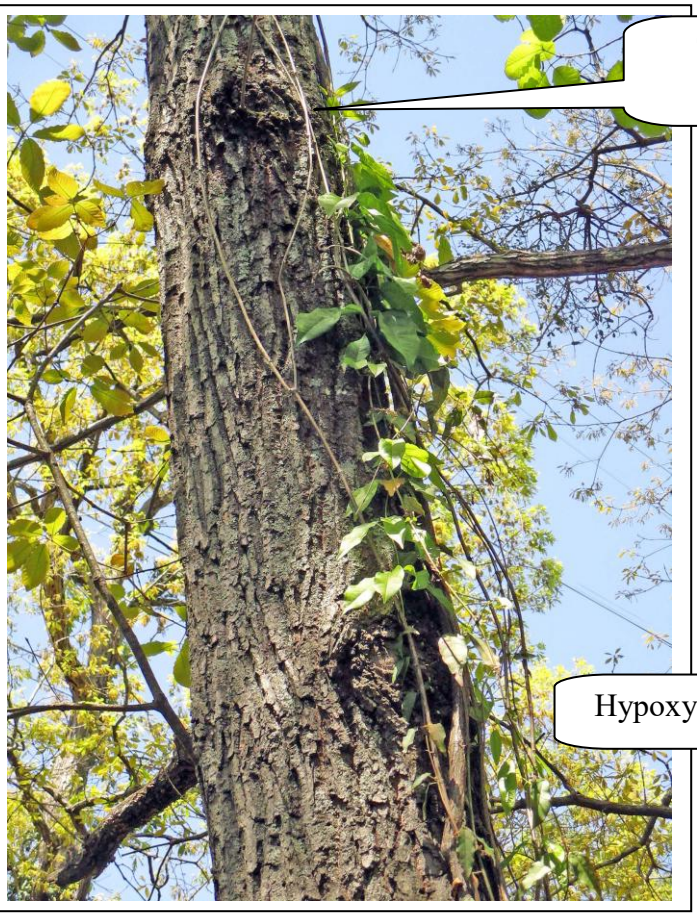

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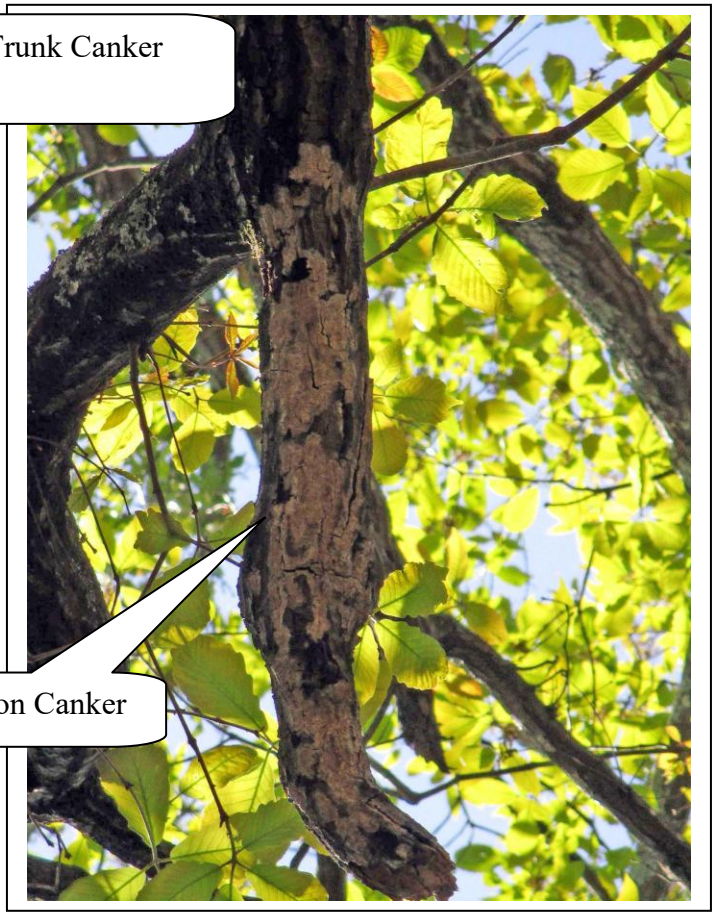

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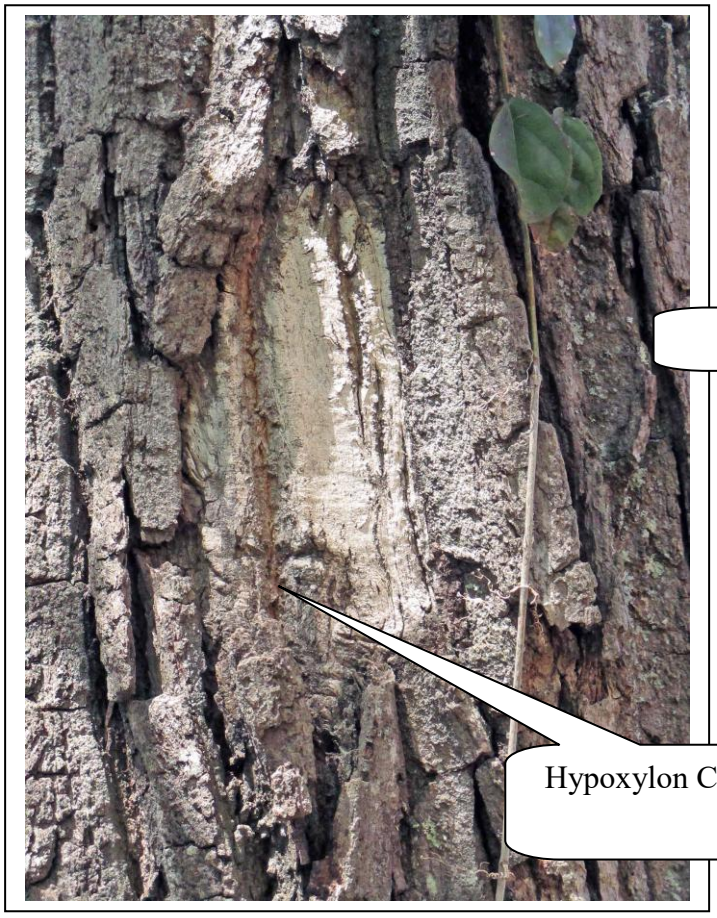

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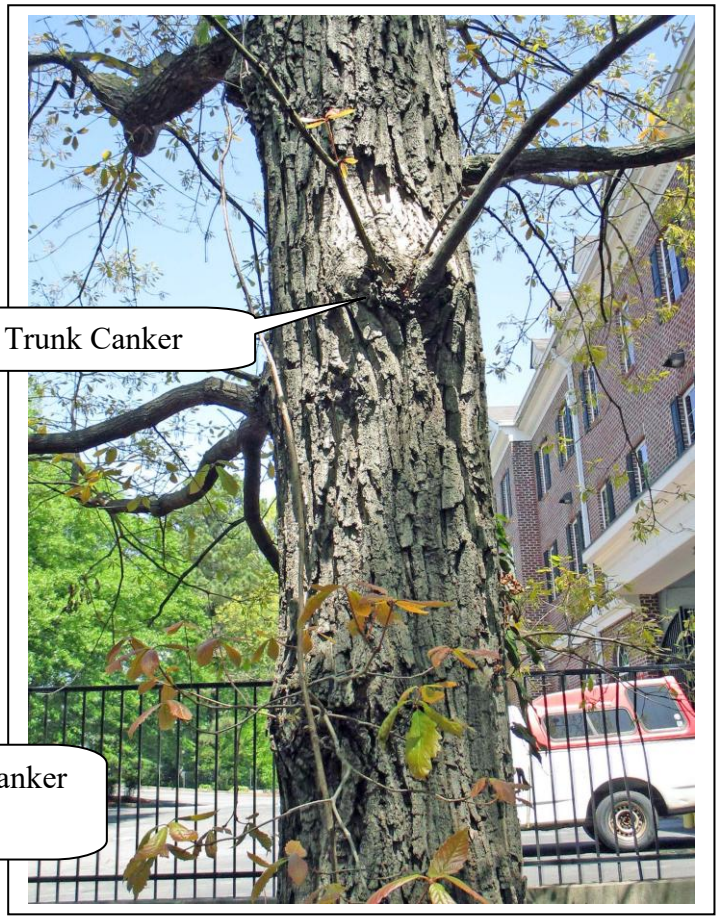

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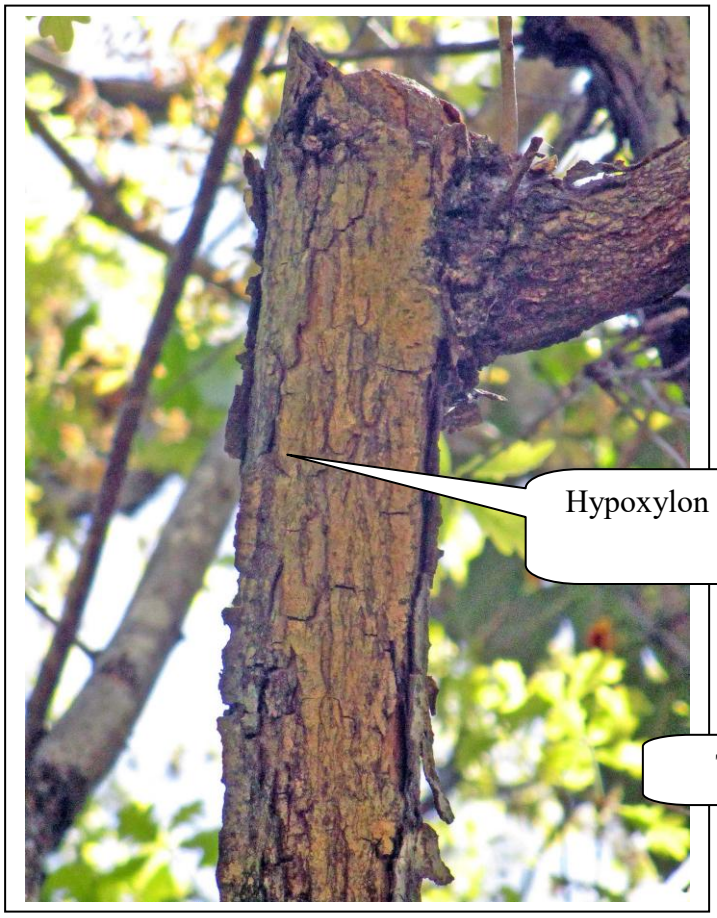

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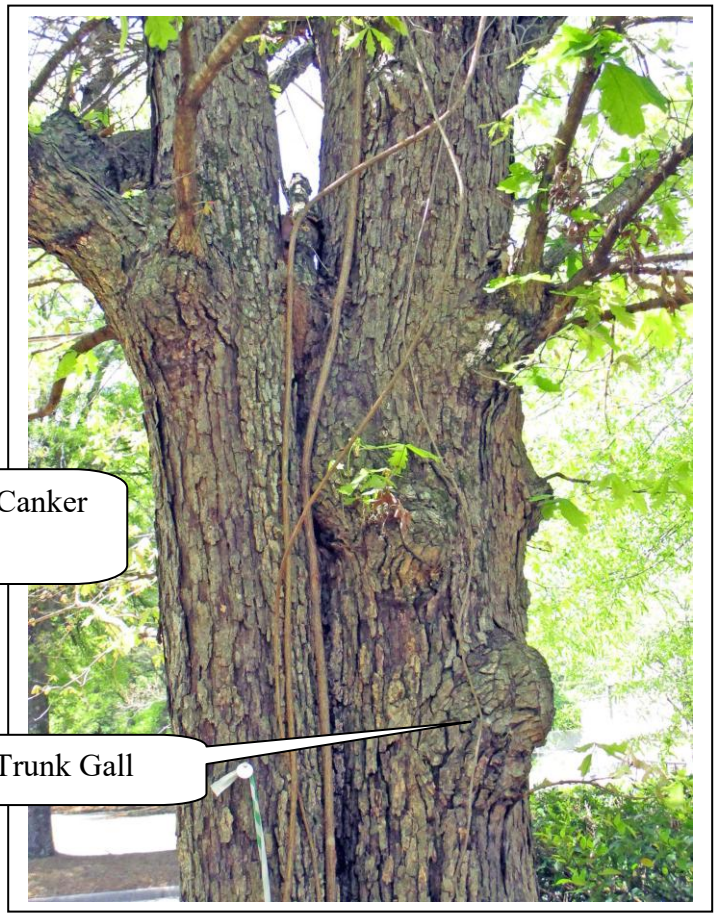

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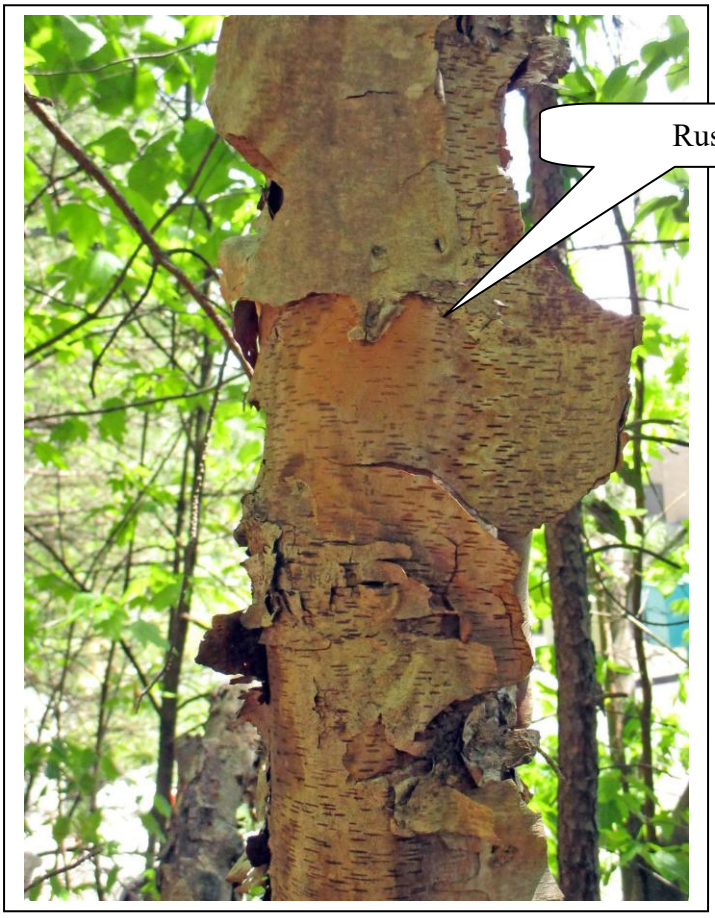

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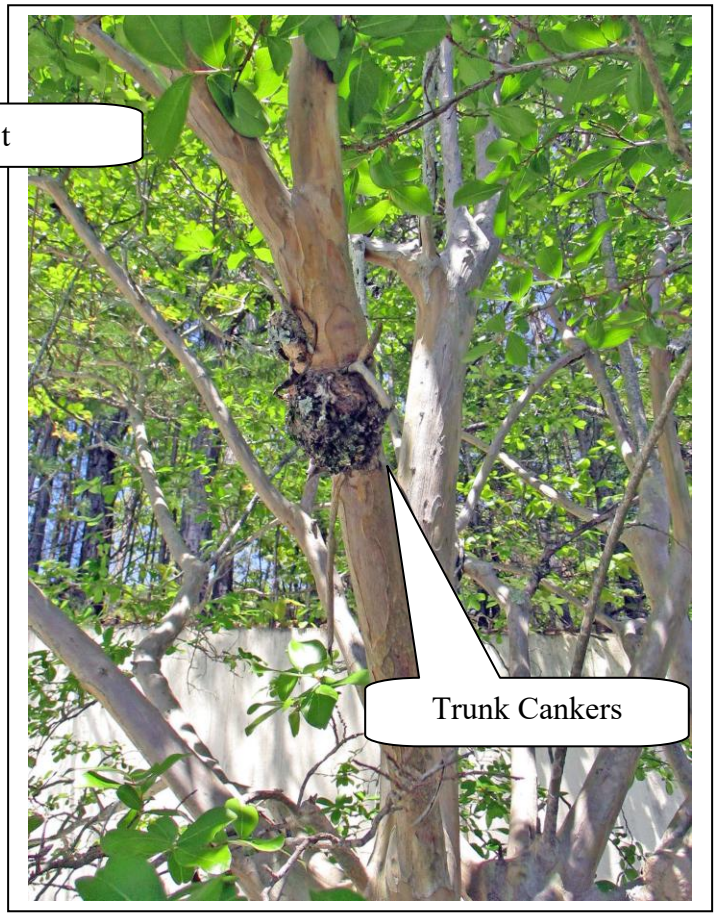

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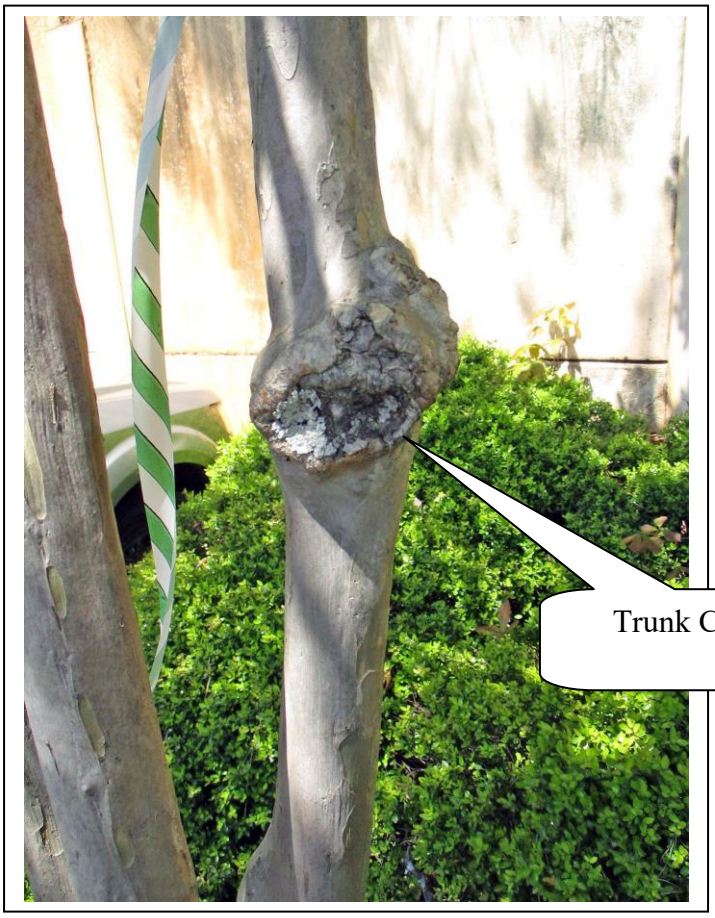

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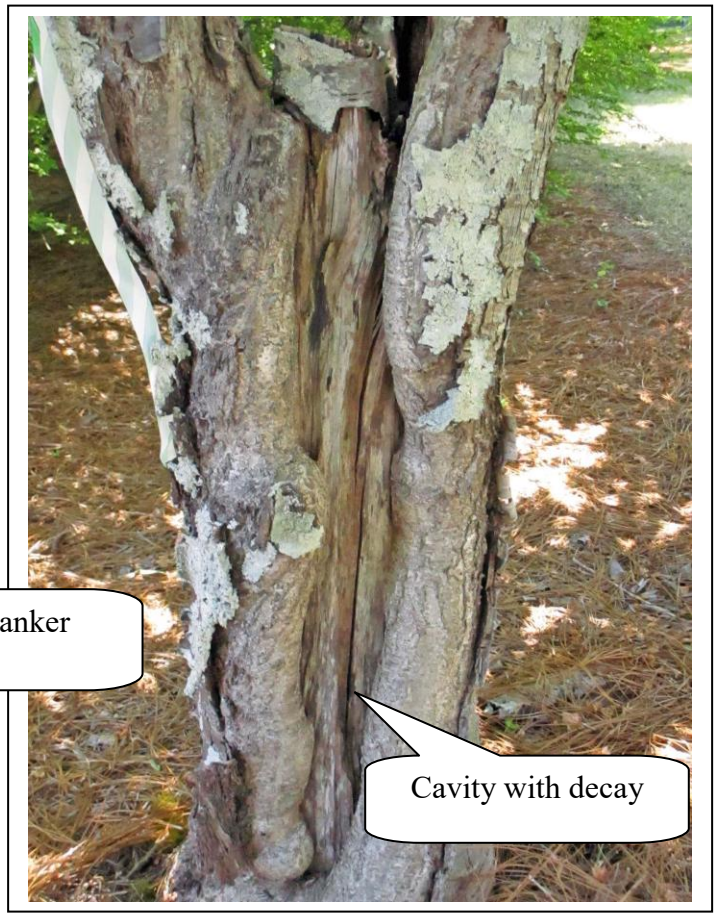

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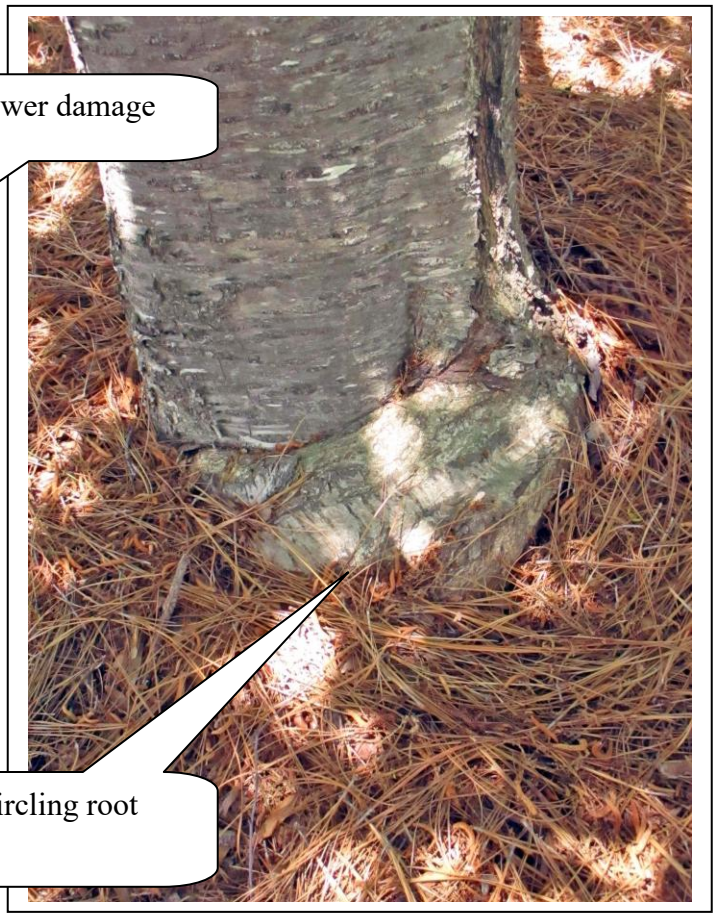


Photo 70

DOMINIUM

June 30, 2025

Mayor Deutsch, City Councilmembers, and Planning Commissioners
City of Dunwoody, Community Development Director
c/o Richard McLeod
4800 Ashford Dunwoody Road
Dunwoody, Georgia 30338

Re: RZ 25-03 (4891 Ashford Dunwoody Rd)

Dear Mayor Deutsch, City Councilmembers, and Planning Commissioners:

After the June Planning Commission and the recent Dunwoody Homeowners Association meeting, we wanted to provide this letter to clarify some incorrect information circulating in the community and provide facts regarding the 55+ community requested in this application. We know that there are certain residents in Dunwoody who have not, do not, and will not support rental housing. At the DHA meeting opinions were expressed that "Dunwoody residents" are those who have purchased their home and not those who rent.[1]

As the City's leaders, you work tirelessly for the good of the City as a whole. The fact is there are not enough housing options for residents as they age in our community. Dunwoody has no age-restricted housing option that is designated for those residents who financially qualify with income and assets at a certain maximum. Some participants at the DHA meeting expressed their desire for the Property to be "For Sale" townhomes or condos to create a retirement housing option for their purchase.

The acknowledgement that housing is needed in the City highlights the fact this opposition is not over the need for additional housing, but rather who is living in the housing. Dominium is an industry leader with a 50-year history and commitment to quality housing and management. We manage over 40,000 homes in half the country and do not take our investments lightly. We selected this location because of the need in the area for senior housing as recognized in the City's Comprehensive Plan.

Facts Relating to Topics Raised

<u>Age Restriction</u>
The Federal tax credits and financing agreements will require this property to be restricted to residents aged 55 and over for at least 30 years. This restriction is through recorded deeds and financing agreements. The financing program requires compliance reporting. Both our company and our investors are unwilling to risk our multimillion-dollar investment by violating this age restriction. The Overall Development Plan also includes the age requirement that would be a zoning condition enforceable by the City. The allegation that schools will be impacted or that this age restriction will not be enforced is simply false.

[1] After the DHA meeting a resident attendee made a great point that the organization is the Dunwoody *Homeowners* Association and their priority and focus is on those who own homes.

Dunwoody Residents Would Qualify

We repeatedly have heard from residents that they would not financially qualify to live here and that Dunwoody residents would not be served by this development. Admittedly, many Dunwoody residents would not qualify. However, the units in this development would only account for less than 20% of the total number of residents who are 55+, meet income qualifications, and currently live within Dunwoody. Simply put, the demand in Dunwoody for affordable 55+ housing far exceeds what Dominium can provide in this one residential development. This community would fulfill a need within Dunwoody as an affordable housing option for those existing residents that qualify.

Height

The Property is not adjacent to a single-family detached home neighborhood. The location on Ashford Dunwoody Road is the City's major corridor with a variety of commercial, religious, office, and multifamily uses. The surrounding area includes two 5-story office buildings, 4-story apartments at Jefferson at the Perimeter, and 5-story condominiums at Ashford Condominiums. In addition, there is a 3-story self-storage business, and a 3-story assisted living facility adjacent to the Property. Given the location, the proposed building height is not out of character of the surrounding area.

Building Construction Type

We have not requested any variance from the current City requirements. The City regulations allow wood-frame building construction, but the extra requirements frequently make such construction type financially unfeasible. The cost leads to concrete and steel construction. The design of this development has considered the City's requirements, and we have not requested any variance. A decision on land use should not be based on construction type.

Parking

The development plan includes parking at a ratio of 1.19 parking spaces per unit or 0.73 spaces per bedroom. After the Planning Commission hearing, we reviewed 41 of our 55+ communities and confirmed that the average parking space ratio is 1.21 per unit or 0.74 per bedroom. With nearly 9,000 similar units under our ownership and management, we are confident that our proposed parking will meet our residents' needs. The ability to create a thriving community is essential to our success, and we are not in business of making a significant investment without being confident in the ability to meet the needs of residents. We have worked with our design team and now propose adding an additional 8 parking spaces to increase the ratios to 1.23 spaces/unit or 0.75 spaces/bedroom.

Summary

Dominium wants to invest in Dunwoody to create this housing opportunity for existing residents and those who desire to move to be close to loved ones residing in Dunwoody. This development represents an $85 Million-dollar investment. We are requesting a Land Use decision from the City – a determination of whether this property is appropriate for the use proposed which is senior housing in an attractive, quality building with structure parking under the residential units.

This is not a community that will fit the needs of all residents, but that is never the reality with any new development of any type, whether a single-family home, a specialty retail shop, or a particular restaurant. Instead, healthy and thriving communities have options to provide a variety of residents with goods, services, and housing to fit their life. We ask you as the Planning Commission and City Council to approve this request in accordance with the Planning Staff's report and recommendation. Should you have any questions or if additional information will be helpful, please do not hesitate to contact us.

Sincerely,

Shaun Reinhardt
Vice President & Project Partner
Dominium
Shaun.Reinhardt@dominiuminc.com

DOMINIUM

June 18, 2025

Mayor Deutsch and City Councilmembers
City of Dunwoody, Community Development Director
c/o Richard McLeod
4800 Ashford Dunwoody Road
Dunwoody, Georgia 30338

Via E-mail: Richard.McLeod@dunwoodyga.gov

Re: RZ 25-03 (4891 Ashford Dunwoody Rd)

Dear Mayor Deutsch and City Councilmembers:

On behalf of our team at Dominium, I wanted to confirm for you that the zoning application remains active. We look forward to presenting the development to you for a decision and are available for any questions that you may have. You may recall, Dominium seeks approval to redevelop the LifeSouth property into a new affordable community for residents aged 55 and over.

The Planning Commission deferred the application to their July 8th meeting after public comments opposing the design and affordability of the community. At the hearing we requested a vote instead of a deferral because of the funding application timing. The funding program is administered by the Georgia Department of Community Affairs with a deadline of October 3rd at 5:00 p.m. We, unfortunately, cannot change the deadline. At the hearing, we were concerned the deferral would also delay the City Council decision past the funding deadline and essentially "kill the deal." Upon review, we have determined that we can still meet the state's application deadline if we receive a decision at the July Planning Commission meeting. We are currently scheduled for the City Council August 11 and September 8 meetings (after the July Planning Commission). A decision at those meetings will allow us to submit for the October 3rd deadline.

While we are not likely to change the perspective of those opposed to affordable senior housing in the City, we are committed to providing facts and dispelling false information that is circulating about the development.[1] Our goal is to share the reasons why Dominium seeks to invest in Dunwoody to create this housing opportunity for existing residents and those who wish to move closer to loved ones in Dunwoody.

Sincerely,

Shaun Reinhardt
Vice President & Project Partner
Dominium
Shaun.Reinhardt@dominiuminc.com

[1] We were in touch with DHA early in the application process and were requested to attend the June 22nd meeting which we will do this Sunday.

1 A101 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

North

BKV GROUP
Architecture
Interior Design
Landscape Architecture
Engineering
1412 Main Street
Adolphus Tower
Suite 700
Dallas, TX
75202
469.405.1196
www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

Ashford Dunwoody Senior Apartments
Dunwoody, GA

ISSUE #	DATE	DESCRIPTION
1	5/10/25	Zoning Application

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	Author GJ
CHECKED BY	Checker MN
COMMISSION NUMBER	1393-328

SHEET TITLE

SITE PLAN

SHEET NUMBER

A101

Overall Development Plan

RZ 25-03

4891 Ashford Dunwoody Road

May 13, 2025 (updated)

Overall Development Plan

Pursuant to Section 27-87(c) of the Dunwoody Zoning Ordinance (the "Ordinance"), the Applicant offers the following Overall Development Plan ("ODP") for the proposed redevelopment of the Property located at 4891 Ashford Dunwoody Road, Dunwoody, Georgia (the "Subject Property"). This ODP presented for consideration by the Mayor and Council includes the Development Standards Text required by Section 27-87(c)(1) of the Ordinance as well as all minimum elements set forth in Section 27-87(c)(2) of the Ordinance and other information deemed necessary by staff for planning review.

Exhibits

A. Existing Conditions prepared by BKV Group, dated May 12, 2025, titled Ashford Dunwoody Senior Apartments.
B. Site plan (with circulation plan) prepared by BKV Group, dated May 12, 2025, titled Ashford Dunwoody Senior Apartments.
C. Renderings/Elevations prepared by BKV Group, dated May 12, 2025, titled Ashford Dunwoody Senior Apartments.
D. Tree Report prepared by Outdoor Spaces, LLC, dated April 15, 2025.

Property Overview

The Subject Property is 3.42 acres at the corner of Ashford Dunwoody Road and Ashford Center Parkway as shown in Exhibit A. The redevelopment of this property for much needed senior housing can be achieved by approval of this ODP.

Development Standards Text

1. The Subject Property shall be rezoned from the O-I (Office Institutional) zoning classification to the PD (Planned Development) zoning classification to allow for the development of a new age-restricted (55+), residential rental community on the property together with structured parking and service areas, streetscape, landscaping, green space, and pedestrian improvements.

2. It is understood that the precise layout of the proposed development has not been finalized to the extent of producing construction drawings; however, the location of the building, driveways, and pedestrian amenities sidewalks, and green space shall be substantially similar to that depicted in the Conceptual Site Plan prepared by BKV Group and attached hereto as Exhibit "B."

As the Site Plan is finalized for purposes of seeking a Land Disturbance Permit, the Applicant agrees to consult with the City's Community Development Director on any minor changes to the proposed Site Plan. Property identified generally on the Site Plan as streetscape improvements along Ashford Dunwoody Road (buffer, landscaping, sidewalk and bike path, etc.) shall be finalized as to location and size with the City's Community Development Director in coordination with the City's plans for improvements along Ashford Dunwoody Road.

3. It is understood that the architectural style of the proposed development has not been finalized at this stage; however, the quality of construction, pedestrian orientation and general feel of the development shall be substantially similar to that depicted in the artist's rendering of the development attached as Exhibit "C." The building facades may include fiber cement lap siding (James Hardie), natural stone, cast stone, precast, stucco, EIFS, or brick.

The minimum percentage of major materials that will be utilized on the facades facing Ashford Dunwoody and Ashford Center Pkwy is 80%. The major materials could include field face brick, accent brick, and cast concrete sills and caps. Minor façade materials will comprise a maximum of 20% of the materials utilized on the facades facing Ashford Dunwoody and Ashford Center. Minor materials could include fiber cement and EIFS.

Major materials utilized on the exterior facades will align with the materials used on the interior and rear facades. The percentage of major materials utilized on the interior and rear facades will be a minimum of 30%.

The massing will be similar to that shown in Exhibit "C" with variations in height and size of floor plates as indicated elsewhere in the ODP and shown on the Conceptual Site Plan. No additional requirements, such as horizontal expression lines or façade divisions, distinctive caps, view terminations, or future requirements governing the massing/materials/ aesthetics of the buildings, shall be required by the City as a condition precedent to the issuance of any permits, certificates of occupancy, or other approvals required by the development.

4. Building setback lines and/or "build to" lines will generally conform to those depicted on the Conceptual Site Plan adopted as part of the ODP and shall, if necessary following the dedication of property to the City by the Owner, abut the public right-of-way.

5. The development will include up to 6 floors of residential units above structure parking. The total height of the building shall not exceed 95 feet.

6. Ground-mounted mechanical equipment shall be allowed, provided such equipment is screened from view by a solid fence, solid wall, dense hedge, or combination of such features.

7. The maximum impervious cover on the subject property shall not exceed 85% This calculation shall be based on the total area of the parcel prior to any dedication of land for public rights-of-way and any land to be so dedicated shall be considered in its pre-development state. The area of the proposed multi-use path shall not be counted toward either the impervious or semi-pervious cover on the parcel.

Development Standard Summary

a. Maximum retaining wall height – 15 feet
b. Maximum building height – 95 feet
c. Expected gross land area of intended uses
    - Building footprint: 41,591 SF
    - Drives and walks: 45,657 SF
    - Green/Pervious: 61,690 SF

d. 4 trash receptacles
e. Minimum percentage of mechanical systems to be located on roof is 80%. Remaining mechanical systems to be located at grade.
f. Total Building Area: 326,471 GSF
    - Garage area: 94,748
    - Gross residential area: 231,723 GSF
g. Total units: 215
    - 1 Bed – 100 units – 708 SF
    - 2 Bed – 93 units – 1,035 SF
    - 3 Bed – 22 units – 1,340 SF

Additional Required Elements of the ODP

A. Sketch Plan - The Conceptual Site Plan for the proposed revitalization of the site is provided as Exhibit "A." It is anticipated that slight variations will be made to this conceptual Site Plan for the proposed redevelopment of the Subject Property through interaction with staff, City officials, and the community.

B. Type and location of all intended uses - The redevelopment of the Subject Property is proposed to include one building and parking for age restricted residential rental community, pedestrian connections, and landscaping as depicted on the Conceptual Site Plan for the proposed development.

C. Expected gross land areas of all intended uses including open space - The gross land area of the Subject Property is ~3.42 acres and currently contains a single building (LifeSouth Community Blood Center) and surface parking. The Subject Property will be redeveloped with residential age-restricted rental community and parking. This is the only land use for the property and the details are set forth in the development summary above.

D. Gross floor area or residential unit size and number for all building structures, including a statement pertaining to the appropriateness of the density and intensity of the suggested uses relative to policies and standards contained within the comprehensive plan - The proposed development will contain up to 215 residential rental units that are age-restricted for residents 55 and over. The development is aligned with the Comprehensive Plan, Edge City 2.0 and the Perimeter Center District regulating plan adopted by the City as part of the Zoning Ordinance. In particular, the use for senior housing is consistent with multiple goals and priorities of "senior housing desires are adequately supported and aging in the community is possible." (Comprehensive Plan p. 41)

E. Architectural elevations of all proposed building sides, a description of the types of exterior treatments of buildings, a site plan to scale, density calculations - The architectural style of the proposed development has not been finalized at this stage;

however, the quality of construction, pedestrian orientation, and general feel of the development shall be substantially similar to that depicted in the representative elevations of the development attached as Exhibit "C".

Approximately 80% of the units shall have decks or patio space.

A conceptual Site Plan depicting the overall development is attached hereto as Exhibit "B".

F. Circulation plan - The pedestrian circulation plan for the proposed development, indicating the location and direction of pedestrian movement to, from, and through the development is reflected on Exhibit B.

G. Street documentation - The Subject Property is bound on the west by Ashford Dunwoody Road and on the south by Ashford Center Parkway. Both of these roads are shown on the Survey provided with the Applicant's original application submittal and have variable rights-of-way with two travel lanes in each direction, partial medians and turn lanes at main intersections. In addition, there are sidewalks adjacent to the roadways on each frontage.

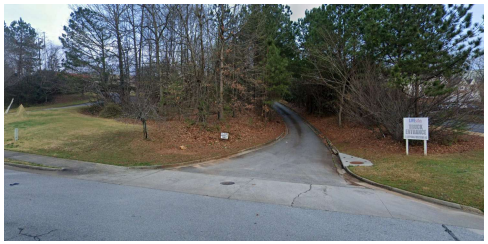
H. Parking analysis – The development includes parking for both vehicular and bicycles. Specifically for vehicular parking, the development includes 248 structured parking stalls (238 standard stalls and 10 compact stalls) and 8 surface parking stalls (all standard stalls). The maximum number of surface parking spaces will be 12 stalls. The parking spaces will be used by residents, employees and guests.

The minimum number of bicycle parking spaces shall be 6.

I. A tree plan showing the existing trees on site that are six inches in diameter a breast height or greater for hardwoods and 16 inches in diameter at breast height for other trees - A tree report is attached as Exhibit D.

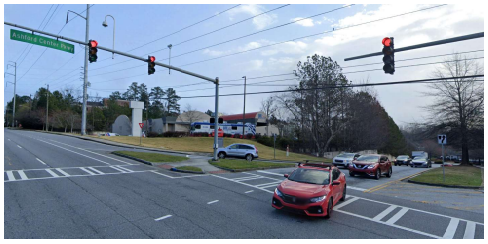
J. Existing site survey and a grading plan - A survey of the Subject Property, prepared by Terramark Land Surveying, Inc. and dated March 21, 2025, was submitted with Applicant's original application. A conceptual grading plan is included with the site plan.

K. Any other information deemed necessary by the community development director for planning review - Should staff deem additional information necessary for planning review, the Applicant will work with staff to provide such information.

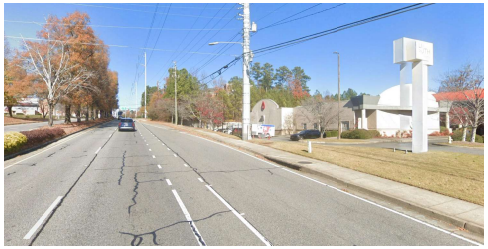


VIEW 1 - EXISTING ROADWAY ON ASHFORD CENTER PARKWAY

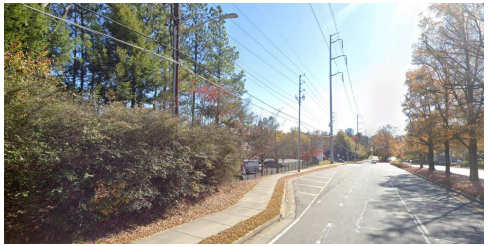
VIEW 2 - EXISTING RETAINING WALL ON ASHFORD CENTER PARKWAY



VIEW 3 - INTERSECTION OF ASHFORD CENTER PKWY AND ASHFORD DUNWOODY RD



VIEW 4 - LOOKING NORTH ON ASHFORD DUNWOODY RD



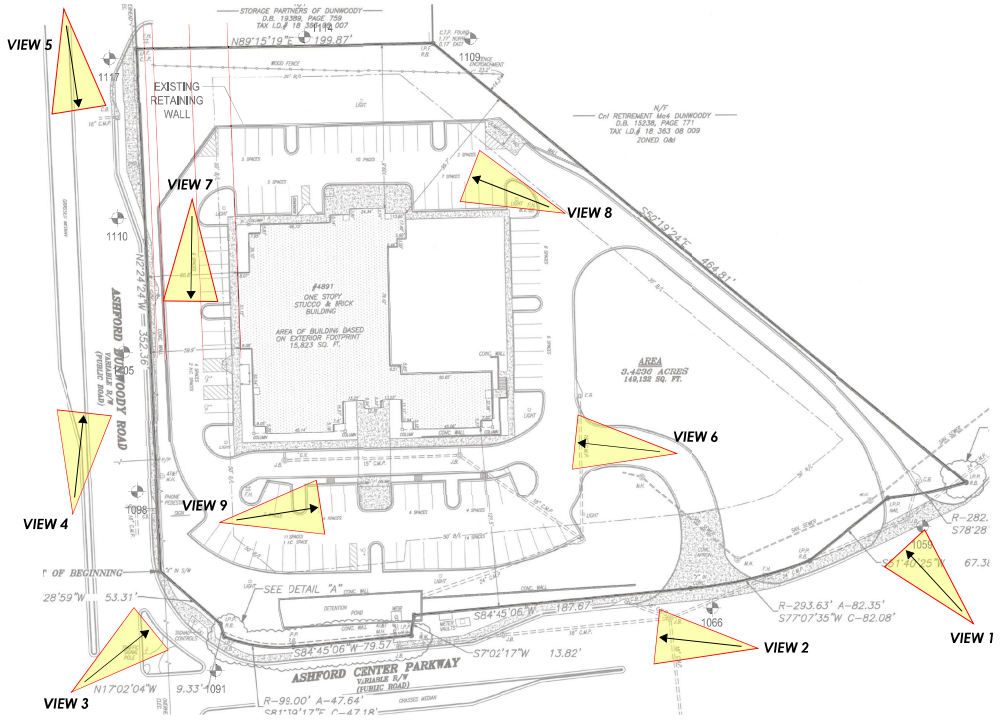
VIEW 5 - LOOKING SOUTH ON ASHFORD DUNWOODY RD

VIEW 6 - SITE ENTRY AT BACK OF EXISTING BUILDING

VIEW 7 - LOOKING SOUTH WITHIN SITE ALONG ASHFORD DUNWOODY RD

VIEW 8 - LOOKING NORTHWEST AT EXISTING RETAINING WALL

VIEW 9 - LOOKING SOUTH WITHIN SITE AT EXISTING BUILDING ENTRY



1 / A001 EXISTING CONDITIONS REFERENCE SURVEY

SCALE: N.T.S.

North

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

1412 Main Street
Adolphus Tower
Suite 700
Dallas, TX
75202
469.405.1196

www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

Ashford Dunwoody Senior Apartments
Dunwoody, GA

ISSUE #	DATE	DESCRIPTION
1	5/12/25	Zoning Application

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	Author GJ
CHECKED BY	Checker MN
COMMISSION NUMBER	1393-328

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

A001

1 A101 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

North

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Architecture
Interior Design
Landscape Architecture
Engineering
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Adolphus Tower
Suite 700
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COMMISSION NUMBER	1393-328

SHEET TITLE

SITE PLAN

SHEET NUMBER

A101

1 RENDERED VIEW LOOKING NORTHEAST AT ENTRY

2 A401 SOUTH ELEVATION AT ASHFORD CENTER PARKWAY
1/16" = 1'-0"

3 A401 WEST ELEVATION AT ASHFORD DUNWOODY ROAD
1/16" = 1'-0"

EXTERIOR MATERIAL KEY

- FB-1 FIELD FACE BRICK - UTILITY SIZED COLOR 1
- FB-2 ACCENT BRICK - UTILITY SIZED COLOR 2
- CAST CONCRETE SILLS AND CAPS
- FSDG-1 FIBER CEMENT LAP SIDING - 6" REVEAL COLOR 3
- FSDG-2 FIBER CEMENT LAP SIDING - 6" REVEAL COLOR 4
- FSDG-3 FIBER CEMENT PANEL SIDING - COLOR 3
- FSDG-4 FIBER CEMENT TRIM - COLOR 5

	SOUTH ELEVATION % OF FACADE TOTAL	WEST ELEVATION % OF FACADE TOTAL
MAJOR FAÇADE ACCEPTABLE MATERIALS		
FB-1 (FIELD FACE BRICK - UTILITY SIZED COLOR 1)	45.81%	44.26%
FB-2 (ACCENT BRICK SOLDIER COURSES) + UTILITY SIZED COLOR 2	3.21%	3.73%
CAST ARCHITECTURAL CONCRETE SILLS AND CAPS	3.21%	3.34%
WINDOW AND DOOR GLAZING	30.71%	29.06%
TOTAL (MIN. 80% ON MAJOR FACADES)	83.00%	80.39%
MINOR FAÇADE ACCEPTABLE MATERIALS		
FSDG-1 (FIBER CEMENT LAP SIDING 6" REVEAL COLOR 3	11.01%	13.26%
FSDG-2 (FIBER CEMENT LAP SIDING 6" REVEAL COLOR 4	3.21%	3.73%
FSDG-3 (FIBER CEMENT PANEL SIDING) COLOR 3	1.01%	0.00%
FSDG-4 (FIBER CEMENT TRIM) COLOR 5	4.28%	3.26%
TOTAL (MAX 20% ON MAJOR FACADES)	20.00%	19.26%
FACADE TOTAL	103.00%	100.26%

NOTE: MAJOR FACADES SHOWN FOR REFERENCE BASED ON CURRENT DESIGN - PERCENTAGES MAY VARY IN FINAL DESIGN BUT TOTAL MAJOR MATERIAL PERCENTAGES WILL NOT FALL BELOW 80%

MATERIALS ON INTERIOR/REAR FACADES (NOT SHOWN) TO BE COMPLEMENTARY TO MAJOR FACADES SHOWN, PERCENTAGES OF MAJOR FACADE MATERIALS ON THESE FACADES SHALL NOT FALL BELOW 30%

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Interior Design
Landscape Architecture
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Ashford Dunwoody Senior Apartments
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DRAWN BY	Author GJ
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COMMISSION NUMBER	1393-328

SHEET TITLE

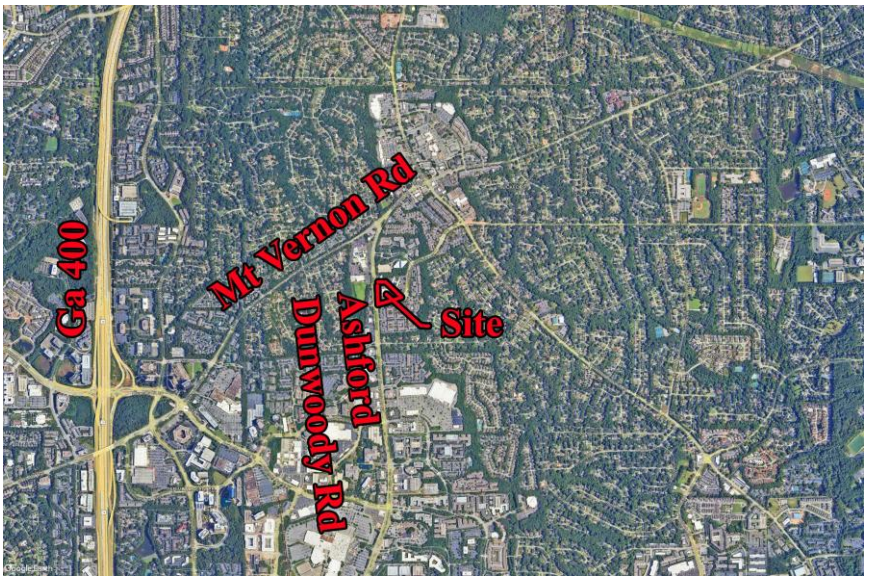
SITE PLAN

SHEET NUMBER

A101

25-04-09-01
4891 Ashford Dunwoody Rd
Arborist Report
Dunwoody

Reference UDC
City of Dunwoody, Georgia
Online Dated: April 1, 2025



Location Map North

All of the following information is based upon visual field observations and 35 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: April 14, 2025
Report Date: April 15, 2025
Revised Date:

Outdoor Spaces, LLC
1740 Watercrest Dr.
Cumming, GA 30041
Scott Hall, Owner
RLA, Certified Arborist
Certificate Number: SO-5434A
404-328-6561 Cell
678-965-4784 Fax
scottandcyrena@bellsouth.net

THE CODE OF THE CITY OF DUNWOODY, GEORGIA

(Related to this Report)

Chapter 16 - LAND DEVELOPMENT REGULATIONS[1]
DIVISION 6. - TREE PRESERVATION[7]

Sec. 16-110. – Specimen and special trees.

(a) *Criteria.* Some trees on a site warrant special consideration and encouragement for preservation. These trees are referred to as Specimen or special trees. The following criteria are used by the city arborist to identify Specimen and special trees. Both the size and condition must be met for a tree to qualify.

(1) *Tree size.*

Criteria	Special Trees	Specimen/Special Trees
Minimum size for Hardwoods	14” to 23” DBH	24” DBH
Minimum size for Softwoods	20”to 29” DBH	30” DBH
Minimum size for Understory Trees	4” to 5” DBH	6” DBH
Minimum Life Expectancy	25 Years	15 Years

(2) *Tree condition.*

a. Relatively sound and solid trunk with no extensive decay.

b. No more than one major and several minor dead limbs.

c. No major insect or pathological problems.

d. No major pruning deficiencies, i.e. topping.

e. At least 75 percent of the critical root zone in a natural, undisturbed state.

DIVISION 2. - DEFINITIONS
Sec. 16-301. - Terms defined.

Caliper means the diameter of a tree trunk, taken six inches above the ground for up to and including four-inch caliper size, and 12 inches above the ground for larger sizes.

Certified arborist means an individual who has been certified as an arborist by the International Society of Arboriculture and maintains the certification in good standing.

DBH (diameter at breast height) means the diameter of a tree trunk measured in inches at a height of four and one-half feet above the ground. If a tree splits into multiple trunks below four and one-half feet, then the trunk is measured at its most narrow point beneath the split.

Hardwood tree means a tree that does not bear either needles or cones. The term hardwood is based on the colloquialism and does not reflect any true qualities of the tree.

Overstory tree means those trees that compose the top layer or canopy of vegetation and will generally reach a mature height of greater than 40 feet.

Significant tree means any existing, healthy, living tree eight inches DBH or greater in size.

Softwood tree means any coniferous (cone-bearing) tree.

Special tree means any tree that qualifies for special consideration for preservation due to its size, type, and condition.

Specimen tree means any tree that has been determined by the city arborist to be of high value because of its type, size, age, and/or of historical significance, or other professional criteria, and has been so designated in administrative standards established by the city. This is usually a plant with desirable form, foliage, fruit or flower that can be emphasized although isolated.

Tree means any living, self-supporting, woody perennial plant that has a trunk caliper of two inches or more measured at a point six inches above the ground and that normally attains a height of at least ten feet at maturity, usually with one main stem or trunk and many branches.

Tree topping means the removal of tree limbs, branches, or stems by cutting at the internodes and resulting in the failure of the tree to assume apical dominance.

Understory tree means those trees that grow beneath the overstory trees and will generally reach a mature height of less than 40 feet.

Outdoor Spaces interpretations and fact findings:

Warranty Disclaimer:

Although, this report will determine whether or not a tree is a Specimen/Special; it is provided as best judgment opinion. Ultimately, the governing body's (City of Dunwoody) arborist or representative shall determine whether a tree is classified as a Specimen/Special or not.

All Specimen/Special tree locations shall be approximate. The provided tree locations shall NOT be GPS located and in no manner shall the provided tree location plan be used or represented as a tree survey. It is the sole responsibility of the OWNER to have all tagged Specimen/Special trees located by a Certified Land Surveyor.

No warranties express or implied are made with respect to the report of aforementioned Specimen/Special trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER's sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be Specimen/Special.

Arborist Note:

Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true. Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees that have multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and they become Co-Dominate Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will always cause decay. In this case these trees become a life safety issue and cannot be considered Specimen/Special trees.

Some trees are an exception to this rule, such as, but not limited to:

Crape Myrtles, Birches, Wax Myrtles, Red Buds, Fringe Trees, Dogwoods, Hollies, Cedars, Sourwoods, Sweet Bay Magnolias, Red Bays and Live Oaks.

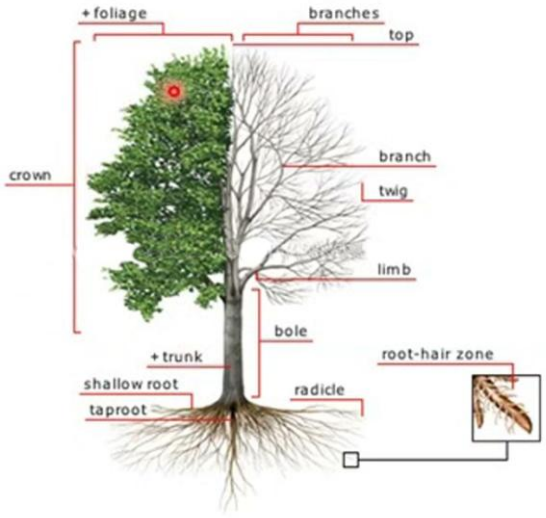
These are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically have the life safety issues because they are not large growing trees.

Co-Dominate Leaders:

One of the most common locations for the aboveground portion of a tree to fail is at the junction of two or more codominant stems. Due to the frequency of failures at this point, a study was undertaken to get a better understanding of the mechanical strength of this point and to determine if included bark reduces the strength of the union. Eighty-four codominant stems were removed from 26 felled maple trees. These crotches were securely anchored and split apart using measured force. Breaking force varied from 64 to 2,363 kg. The regression line produced from the comparison of stem diameter and force required for breaking the union when there was no included bark was Force = Diameter * 613 - 1388, r 2 = 0.92. When only those unions with included bark were analyzed, the regression line was Force = Diameter * 537 - 1285, r 2 = 0.76. There was a significant difference between the regression lines ($p < 0.05$). Codominant stems that have bark trapped in the union are significantly weaker than those that do not have bark included. The differences appear to be greater with smaller-diameter stems than with larger stems.

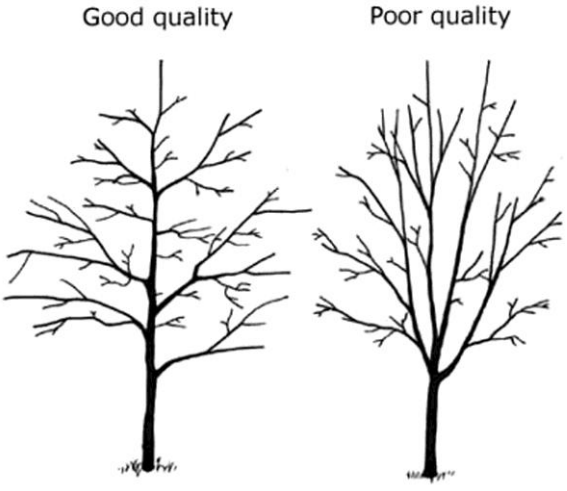
Smiley, E.. (2003). Does included bark reduce the strength of codominant stems?. Journal of Arboriculture 29.

Tree Structure Examples:



2022: ISA Certified Arborist® Exam Review Course.
Rob Swanson, Kay Evanovich, January 2022

Specimen/Special **Non-Specimen/Special**



The following are images of examples of diseases, fungus and other health/ structural issues that are found on site. The following examples are referenced from Diseases of Trees and Shrubs by Sinclair and Lyon.

Butt and Root Rot Examples

A, B. Root rot caused by *Ganoderma* sp. in *Gleditsia triacanthos* (honeylocust). A. Dieback associated with the disease (MS, Apr). B. Young basidiocarps of *Ganoderma* sp. developing as irregular white masses at the base of a diseased tree. Several initially discrete masses would later coalesce to form large basidiocarps (MS, Apr).

C, D. Basidiocarps of *G. "lucidum"* associated with root and butt rot of *Quercus rubra* (northern red oak). The cluster of basidiocarps in D was about 30 cm in diameter (NY, Aug–Sep).

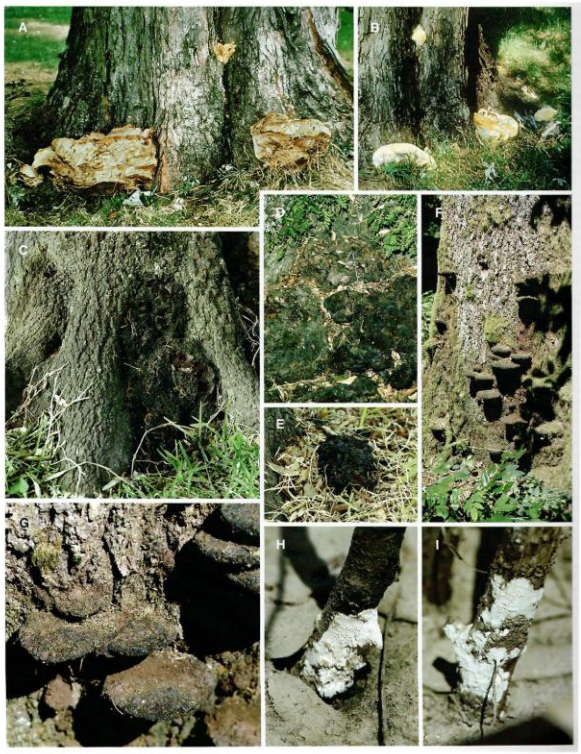
E, F. Basidiocarps of *G. curtisii*. E. A growing specimen associated with *Quercus* sp. F. Older specimens with a central stalk (left) or lateral stalk (NC, Sep.)

G. Mature basidiocarps of *G. tsugae* on a decaying *Tsuga canadensis* (eastern hemlock) stump (NY, Sep).

H. A young basidiocarp of *G. oregonense,* about 12 cm across, growing from a decaying root of *T. heterophylla* (western hemlock) (ID, Jul).

I. Stringy white rot caused by *G. oregonense* in *T. heterophylla* (ID, Jul).

Photo credits: E, F—J.-M. Moncalvo



A, B. Basidiocarps of *Inonotus dryadeus* on *Acer saccharinum* (silver maple) and *A. platanoides* (Norway maple), respectively (ON, Sep & early summer, respectively).

C–E. Indicators of root and butt rot by *I. dryadeus* on *Quercus phellos* (willow oak). C. Irregular dark brown to black old basidiocarps in root crotches of a mature tree. D. Flat, pattylike basidiocarps of two age classes extending from a tree at soil level; the older structures are weathered gray-brown. E. A small clinkerlike basidiocarp that grew from a decaying root beneath the soil surface (MS, Apr).

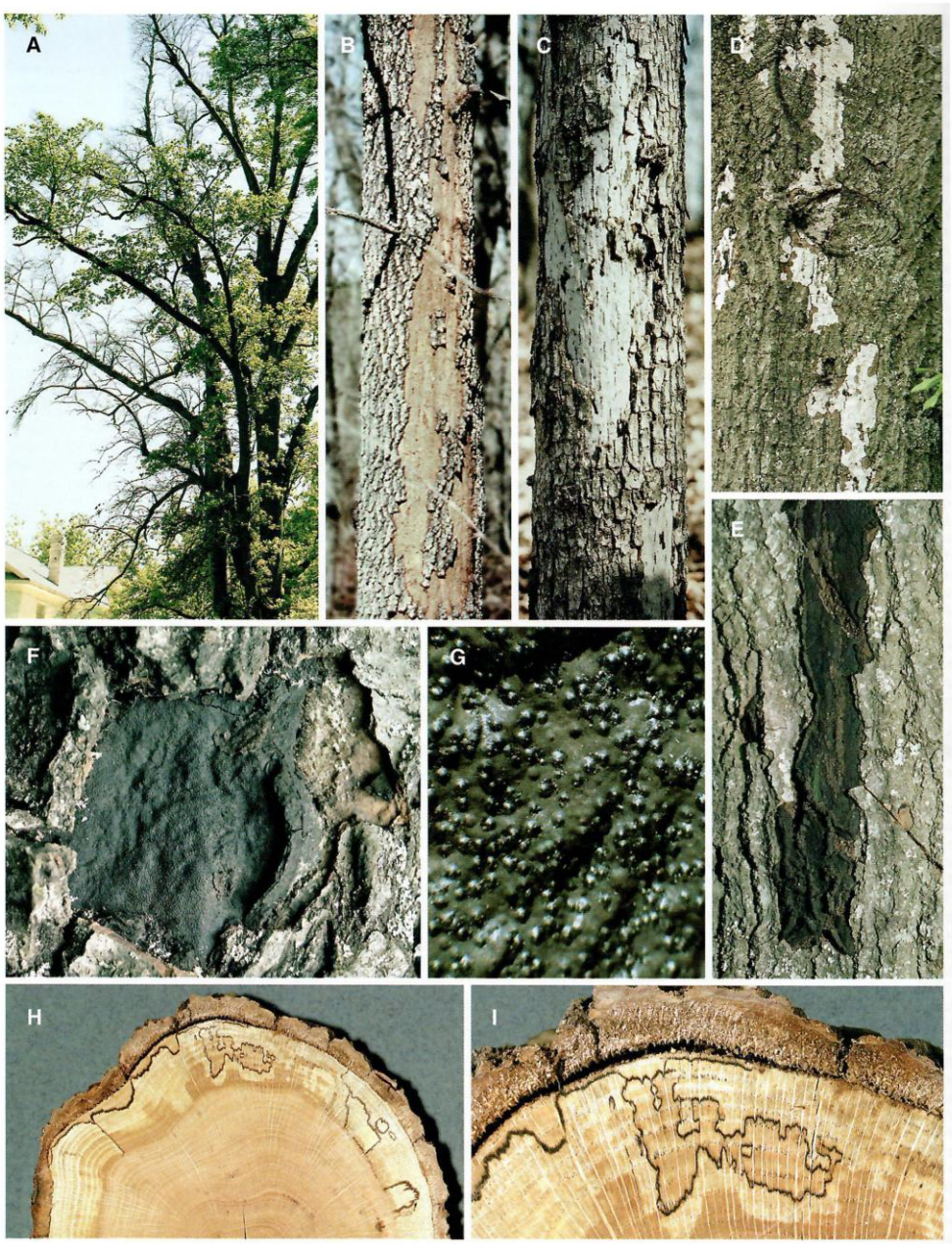
F, G. Year-old inactive bracket-shaped basidiocarps of *I. dryadeus* on the butt of a dead *Abies grandis* (grand fir) (OR, Jul).

H, I. Root rot of *Prunus persica* (peach) and *Populus deltoides* (cottonwood) seedlings, respectively, caused by *Oxyporus latemarginatus*. The fungus produces white mycelial sheets and poroid basidiocarps at the bases of recently killed small plants (MS, Apr).

Photo credits: A—J. C. Krug; B—P. Dmytrasz

Reference: **Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd Ed. Published 2005**

Hypoxylon Canker Examples



A. Dieback of a large *Quercus nigra* (water oak) (MS, Apr).
B–E. *Biscogniauxia atropunctata*. B. A tan conidial stroma on *Quercus velutina* (black oak) (AR, winter). C. A silver gray perithecial stroma on *Q. alba* (white oak) (AR, winter). D, E. Young and old mature perithecial stromata, respectively, on *Q. nigra* (MS, Apr).
F, G. *B. mediterranea* on *Q. texana* (Texas red oak). Close (F) and magnified (G) views of a perithecial stroma. Black pimplelike projections are the tips of perithecia (TX, Mar).
H, I. Sapwood of *Q. texana* colonized by *B. atropunctata*. Black zone lines (pseudosclerotial plates) are typical (TX, Mar).
Photo credits: B, C—P. Fenn

Reference: Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd Ed. Published 2005

Phytophthora Examples

A–G. Bleeding canker of *Fagus sylvatica* (European beech), caused by a member of the *Phytophthora citricola* complex (discussion on p. 360). A. Severe dieback due to cankers near ground level. B, C. Discolored bark due to bleeding cankers. D–F. Close views of lesions before and after removing bark. The cambial region is red where recently killed. G. Woundwood ridges at the edges of old cankers indicate that a tree has resisted the pathogen (CT, Nov).
H, I. Pit canker of *Ulmus americana* (American elm), caused by *P. inflata* (discussion, p. 358). H. Coalescing perennial cankers have extended more than halfway around a trunk. I. Deep pit cankers on another tree were exposed by removing outer bark scales (NY, Jun).
Photo credits: A–G—G. W. Hudler

Reference: Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd Ed. Published 2005

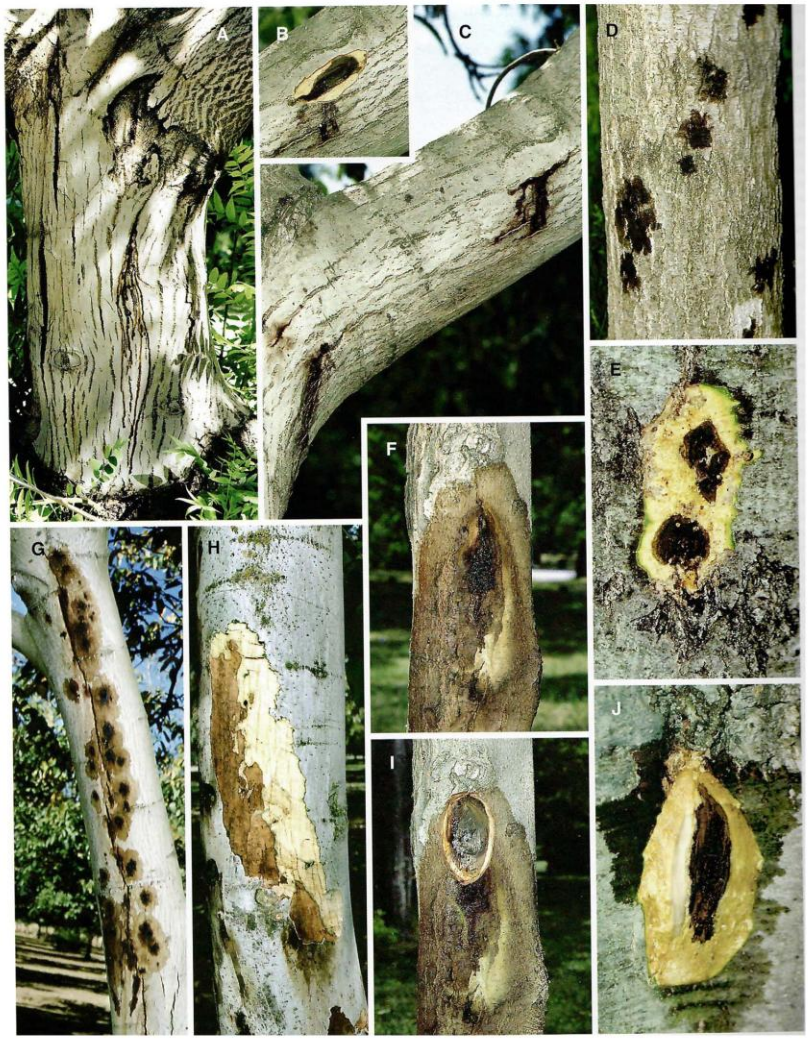
Trunk Rot Examples

A, B. *Stereum gausapatum* on a basal scar on *Quercus nigra* (water oak) (MS, May).
C, D. *Hericium erinaceus,* the hedgehog fungus, fruiting at a branch scar on *Quercus texana* (Nuttall oak) (MS, May).
E–H. Trunk rot caused by *Phellinus igniarius*. E. A young basidiocarp developing at a wound scar on *Juglans cinerea* (butternut) (NY, Apr). F. A typical perennial basidiocarp growing from a canker on a pole-size *Fagus grandifolia* (American beech) (NY, May). G. Zone lines associated with decay by *P. igniarius* and other fungi in a freshly cut *F. grandifolia* butt. Sapwood at left was alive when cut (NY, May). H. Close view of zone lines on a transverse surface of an *Acer saccharum* (sugar maple) log (NY, Oct).
I–K. Heart rot caused by *Phellinus tremulae* in *Populus tremuloides* (trembling aspen). I, J. Perennial basidiocarps on living trunks (NY, Aug). K. Transverse view of a decay column with black zone lines (CO, Jun).

A. *Phellinus robiniae* on *Robinia pseudoacacia* (black locust) (MS, Apr).
B. *P. everhartii* on *Quercus arizonica* (Arizona white oak) (AZ, Jul).
C. *P. weirianus* on *Juglans major* (Arizona walnut) (AZ, Jul).
D. *Climacodon septentrionalis* on *Acer saccharum* (sugar maple) (NY, Aug).
E. *Bjerkandera adusta* on a canker on *Salix caprea* (goat willow) (NY, May).
F. *Fomes fomentarius* on a dead trunk of *Betula alleghaniensis* (yellow birch) (NY, Aug).
G–I. Trunk decay of *Quercus* (oak) caused by *Globifomes graveolens*. G. Old basidiocarps on an elongate canker on *Q. nigra* (water oak). H, I. Young and old basidiocarps, respectively, on *Q. falcata* (southern red oak) (GA, May).

Reference: Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd Ed. Published 2005

Bleeding Cankers Examples



Other bacterial cankers. Bleeding cankers on many shade, ornamental, and forest trees, apparently caused by bacteria, are common but seldom seem to persist or cause much damage. Liquid escaping from a lesion onto the bark surface may be the only external symptom. The lesions are usually localized in inner bark and often involve the cambium. The liquid often has a sour odor due to organic acids produced by bacteria. These organisms are presumed to cause the lesions, but their pathogenicity has seldom been tested. Species of *Brenneria*, *Erwinia*, and *Pseudomonas* are associated with some of these diseases. Bacterial infections that cause bleeding often follow environmental stress or another disease or injury, and some authors have suggested that the bacteria are opportunists able to cause damage only in stressed trees. Galleries made by bark beetles or ambrosia beetles in previously stressed trees are common sites of infection.

Bleeding of sour liquid from small cankers should not be confused with that from wetwood (Plate 191). Some fungi such as *Cryptosporiopsis* sp. on *Acer rubrum* (red maple; Plate 86) and *Phytophthora* species on various trees (Plates 176–178) also cause bleeding cankers, so this symptom should be interpreted cautiously.

A second type of bleeding lesion, also seemingly associated with previous stress, results in production of white froth with an alcoholic odor at cracks in the bark surface (Plate 191). The microorganisms in these lesions apparently produce gas and alcohol during fermentation of sap. This "alcoholic flux" is reported to be common on *Liquidambar styraciflua* (sweetgum), *Quercus* (oak), and *Ulmus* (elm) in the Midwest and on *Morus* (mulberry) and *Prunus* (almond, apricot, peach) in California.

References: 662, 1113, 1238, 1547, 1859, 2236, 2728, 2737, 2896, 2898, 3375, 3428, 3431, 3432, 3993, 4385, 4386

A–C. Deep bark canker of *Juglans regia* (Persian walnut), caused by *Brenneria rubrifaciens*. Brown streaks on bark originated as bacteria-laden fluid that exuded from cracks overlying elongate cankers in inner bark (CA, Jul).

D, E, J. Cankers apparently caused by unidentified bacteria on *Quercus velutina* (black oak). Bleeding spots (D) were associated with tiny wounds made by insects. Lesions involved inner bark (E) and the cambium and outer sapwood (J) (NY, May).

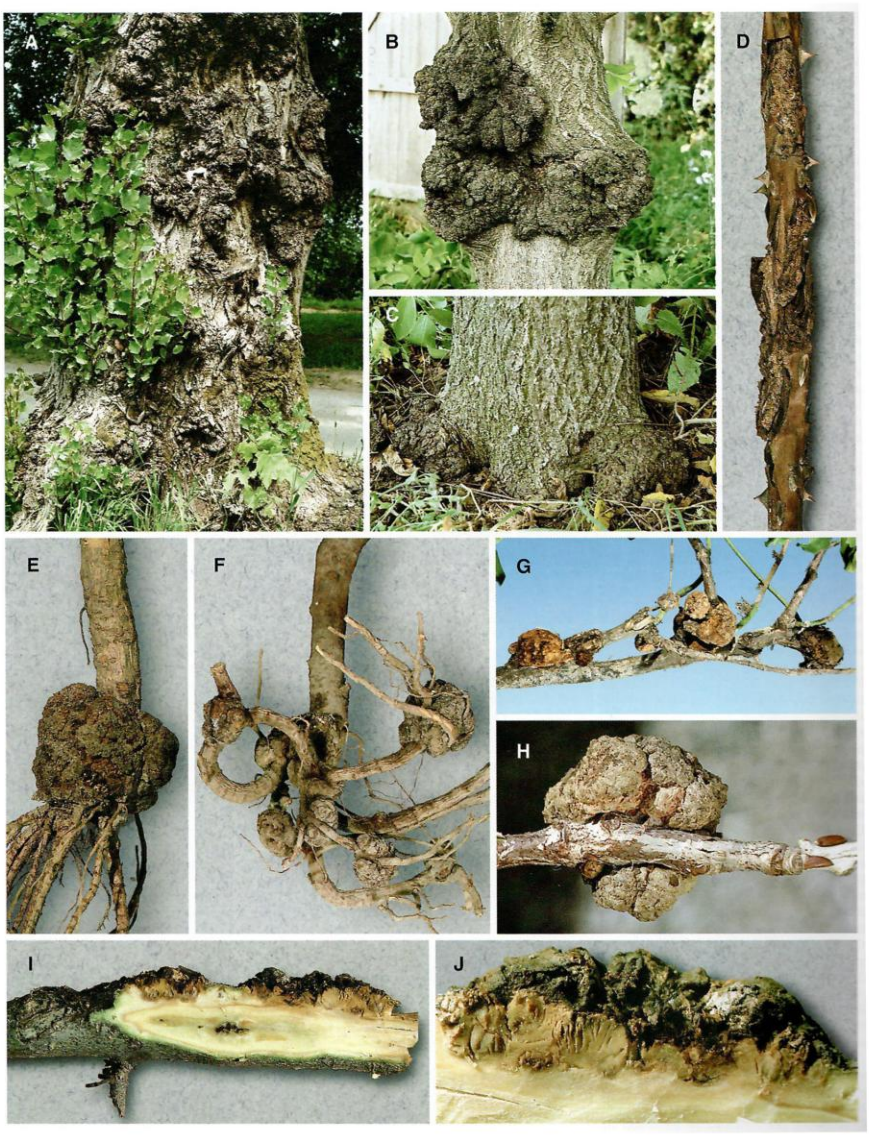
F, I. A bleeding canker apparently caused by bacteria on *Aesculus hippocastanum* (horse-chestnut). Extensive staining of bark (F) was caused by exudation from a canker about 10 cm long. Water-soaked sapwood beneath the canker, exposed by removing bark, is dead and stained dark brown (NY, Jul).

G, H. Shallow bark canker, caused by *Brenneria nigrifluens*, on *J. regia*. G. Multiple discolored spots where brown liquid seeped out, indicating presence of cankers. H. Internal appearance of bark, exposed by removing the periderm, where the surface was covered with numerous bleeding spots (CA, Nov).

Photo credits: G, H—B. L. Teviotdale

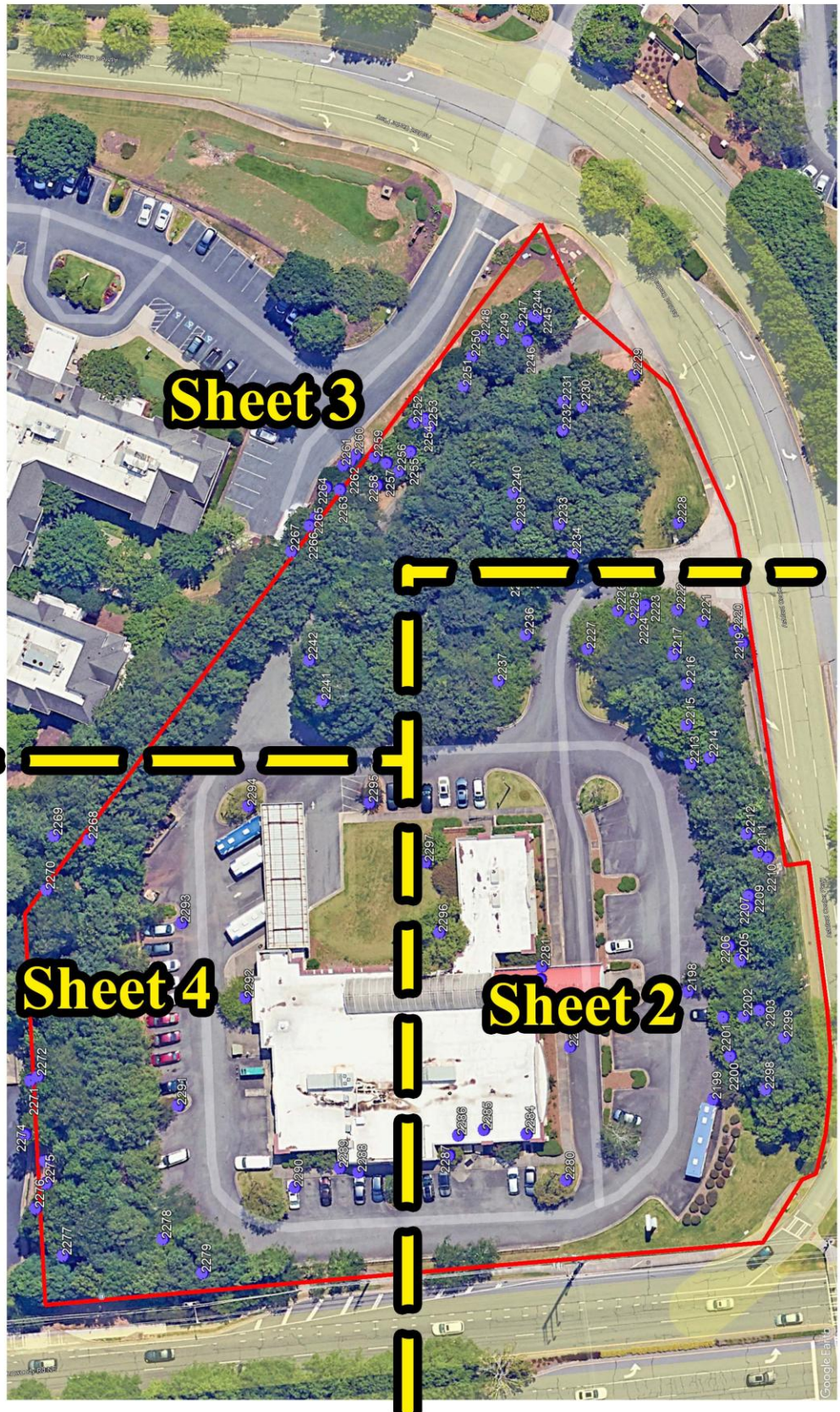
Reference: Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd Ed. Published 2005

Crown Gall Examples



Crown gall, caused by *Agrobacterium tumefaciens*.
A. Old galls thought to be caused by *A. tumefaciens* on *Populus nigra* 'Italica' (Lombardy poplar (WA, Jun).
B, C. Large old galls on the trunk and at the root crown of a mature *Juglans cinerea* (butternut) tree (NY, Jul).
D. Streaks of crown-gall tissue on a stem of *Rosa* sp. The streaks could have arisen either from multiple infections along a scraped area or from internal spread of bacteria (NY, Sep).
E, F. Crown gall on 2-year-old *Prunus avium* (mazzard cherry) seedlings. Numerous galls on lateral roots may only retard growth, while one gall encircling the root collar may be lethal (NY, Jul).
G. Crown gall on *Euonymus fortunei* (climbing euonymus). Galls formed during the current season are light brown and somewhat spongy; those a year old or older are dark brown and hard (NY, Oct).
H. Crown gall on *Wisteria* sp. (CA, Sep).
I, J. Successively closer cutaway views of a stem of *Ligustrum vulgare* (common privet) with crown gall developing at the site of a scrape wound. Gall tissue differs from normal bark and wood in texture and anatomy (NY, Sep).

Reference: Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd Ed. Published 2005



Notes:
-All tree locations shall be approximate.
-The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Tree Location Plan be used or represented as a tree survey.
-It is the sole responsibility of the OWNER to have all tagged trees located by a Certified Land Surveyor.

Tree Location

North

Not To Scale

Tree Location Plan Sheet 1

Notes:
-All tree locations shall be approximate.
-The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Tree Location Plan be used or represented as a tree survey.
-It is the sole responsibility of the OWNER to have all tagged trees located by a Certified Land Surveyor.

Tree Location

North

Not To Scale

Tree Location Plan Sheet 2

Notes:
-All tree locations shall be approximate.
-The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Tree Location Plan be used or represented as a tree survey.
-It is the sole responsibility of the OWNER to have all tagged trees located by a Certified Land Surveyor.

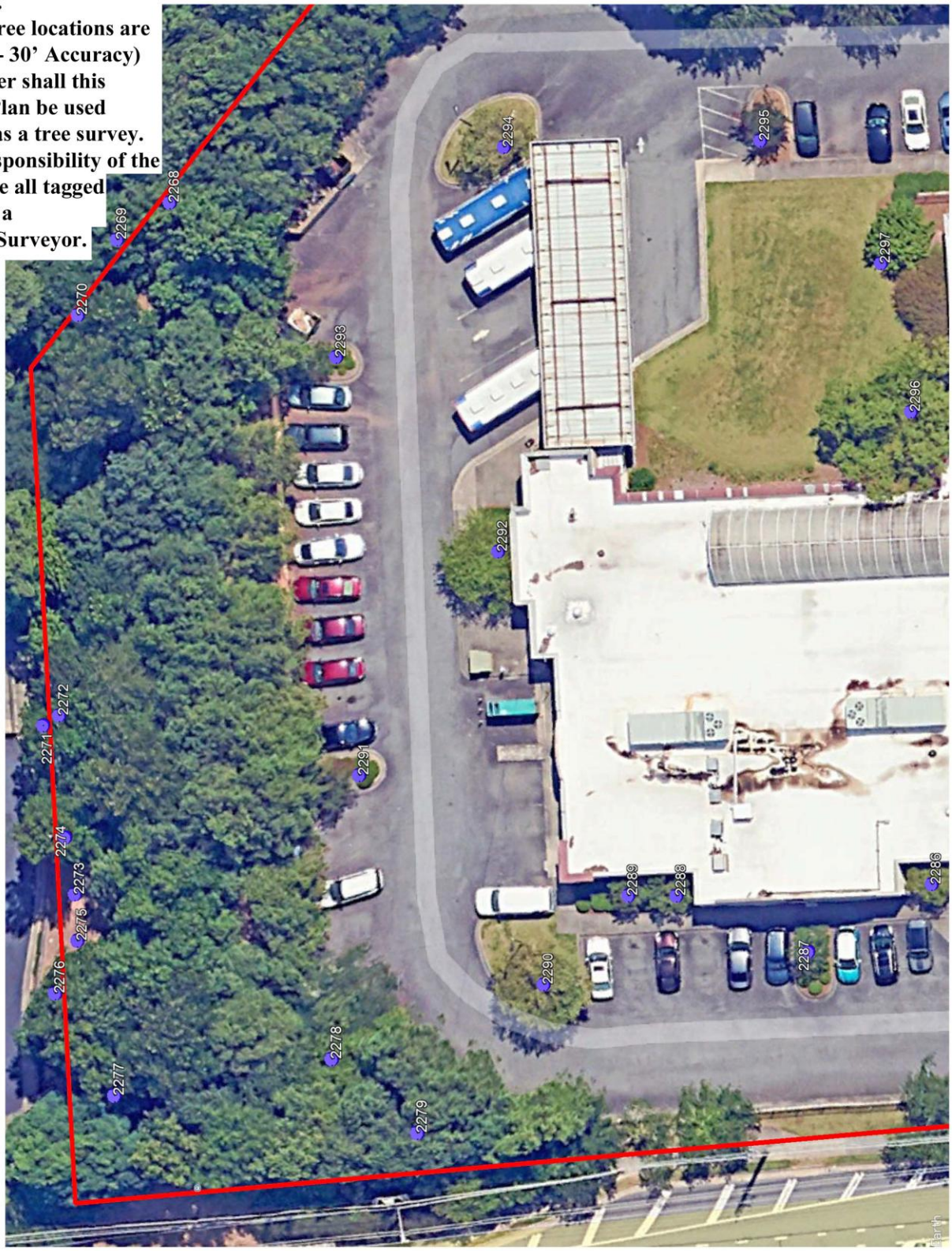
Tree Location

North

Not To Scale

Tree Location Plan Sheet 3

Notes:
-All tree locations shall be approximate.
-The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Tree Location Plan be used or represented as a tree survey.
-It is the sole responsibility of the OWNER to have all tagged trees located by a Certified Land Surveyor.



Tree Location

North

Not To Scale

Tree Location Plan Sheet 4

25-04-09-01 4891 Ashford Dunwoody Rd Arborist Report Dunwoody Part 2
(This is inundated with Hypoxylon Canker; probably spread through poor pruning practices and leaving cuttings on site. There many trees that have the Canker, but only the trees I have listed are showing symptoms of a failing tree,) (There are a number of tree species on site that were not accounted for because they are invasive species or poor growth characteristic such as: Mimosa, Ornamental/ seedling Pear, Catalpa and Black Cherry Trees.)
(*) Unable to get a good or clear picture

Tree #	Size/ Species	Health Condition	Structural Condition	Special/ Specimen Tree	Comments	Photo # (See Attached)
2199	12" Crape Myrtle	Good	Good	Yes		
2199	14" Crape Myrtle	Good	Good	Yes		
2200	10" Dogwood	Good	Good	Yes		
2201	12" Flowering Cherry	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers.	1
2202	8" Flowering Cherry	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers.	2
2203	5" Flowering Cherry	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers.	
2204	12" Dogwood	Poor	Poor	No	Severe dieback. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	3
2205	5" American Holly	Fair	Fair	Yes	Lace Bug insect	
2206	14" Crape Myrtle	Good	Good	Yes		
2207	4" Flowering Cherry	Good	Good	Yes		
2208	5" Flowering Cherry	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers.	4
2209	9" Flowering Cherry	Good	Good	Yes		
2210	10" Dogwood	Poor	Poor	No	Severe dieback. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	5
2211	5" Flowering Cherry	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers.	6
2212	8" Flowering Cherry	Poor	Poor	No	Severe dieback. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	7-8
2213	17" Red Maple	Fair	Poor	No	3 Co-Dominate Leaders 10' up with weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	9
2214	10" Nellie R Stevens Holly	Good	Good	Yes		
2215	10" Nellie R Stevens Holly	Good	Good	Yes		
2216	6" Flowering Cherry	Poor	Poor	No	Phytophthora Trunk Cankers; an indication of possible trunk rot.	10
2217	15" Crape Myrtle	Good	Good	Yes		
2218	10" Crape Myrtle	Good	Good	Yes		
2219	25" Crape Myrtle	Fair	Fair	Yes	Scale insect.	11
2220	19" Crape Myrtle	Good	Good	Yes		
2221	18" Crape Myrtle	Good	Good	Yes		
2222	4" Flowering Cherry	Fair	Fair	Yes		
2223	4" Flowering Cherry	Fair	Fair	Yes		
2224	5" Flowering Cherry	Poor	Poor	No	Phytophthora Trunk Cankers; an indication of possible trunk rot.	12
2225	5" Flowering Cherry	Fair	Fair	Yes		
2226	11" Flowering Cherry	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers.	13
2227	14" Flowering Cherry	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers.	14
2228	16" Flowering Cherry	Poor	Poor	No	Crown Gall; an indication of possible trunk rot. Circling roots. Severe decay in trunk. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	15-17

25-04-09-01 4891 Ashford Dunwoody Rd Arborist Report Dunwoody Part 2
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(*) Unable to get a good or clear picture

Tree #	Size/ Species	Health Condition	Structural Condition	Special/ Specimen Tree	Comments	Photo # (See Attached)
2229	9" Flowering Cherry	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers. Large through cavity the length of the trunk.	18
2230	20" Red Oak	Poor	Poor	No	More than one main limb and several minor limbs dead/gone. Signs of Hypoxylon Canker with limb loss and/or visible cankers. 3 Co-Dominate Leaders 10' up with weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	19-20
2231	15" White Oak	Poor	Poor	No	Trunk Cankers; an indication of possible trunk rot. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	21-22
2232	16" Post Oak	Poor	Poor	No	Trunk Cankers; an indication of possible trunk rot. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	23-24
2233	25" Red Oak	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers.	25
2234	9" Flowering Cherry	Poor	Poor	No	Phytophthora Trunk Cankers; an indication of possible trunk rot. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	26
2235	9" Dogwood	Poor	Poor	No	Severe dieback. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	27
2236	14" Flowering Cherry	Poor	Poor	No	Phytophthora Trunk Cankers; an indication of possible trunk rot. Severe dieback. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	28
2237	15" Flowering Cherry	Poor	Poor	No	Root Rot with Basidiocarps and/or fruiting bodies. Large cavity with decay. Phytophthora Trunk Cankers; an indication of possible trunk rot. Severe dieback. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	29-30
2238	22" Water Oak	Good	Good	Yes		
2239	29" Chestnut Oak	Fair	Poor	No	4 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	31
2240	22" Chestnut Oak	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers. Butt/ Root Rot with Basidiocarps and/or fruiting bodies.	32-33
2241	28" Chestnut Oak	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers.	34
2242	20" Pine	Poor	Poor	No	2 Trees creating 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	35
2243	4" Flowering Cherry	Fair	Poor	No	Severe lean over 45°	36
2244	8" Flowering Cherry	Fair	Poor	No	Severe lean over 45°	
2245	9" Flowering Cherry	Poor	Poor	No	Severe dieback. Large cavities with decay. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	37

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(*) Unable to get a good or clear picture

Tree #	Size/ Species	Health Condition	Structural Condition	Special/ Specimen Tree	Comments	Photo # (See Attached)
2246	10" Flowering Cherry	Poor	Poor	No	Severe dieback. Large cavities with decay. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	38
2247	9" Flowering Cherry	Poor	Poor	No	Severe dieback. Large cavities with decay. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	39
2248	23" Buford Holly	Good	Good	Yes		
2249	8" Flowering Cherry	Poor	Poor	No	90% dead	40
2250	14" Buford Holly	Good	Good	Yes		
2251	14" Buford Holly	Good	Good	Yes		
2252	7" Flowering Cherry	Poor	Poor	No	Severe dieback. Phytophthora Trunk Cankers; an indication of possible trunk rot. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	41
2253	6" Flowering Cherry	Poor	Poor	No	Severe dieback. Large cavities with decay. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	42
2254	9" Flowering Cherry	Good	Good	Yes		
2255	8" Flowering Cherry	Poor	Poor	No	Severe dieback. Large cavities with decay. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	43
2256	4" Flowering Cherry	Poor	Poor	No	Phytophthora Trunk Cankers; an indication of possible trunk rot.	44
2257	4" Flowering Cherry	Good	Good	Yes		
2258	4" Flowering Cherry	Poor	Poor	No	Phytophthora Trunk Cankers; an indication of possible trunk rot.	45
2259	6" Flowering Cherry	Poor	Poor	No	Phytophthora Trunk Cankers; an indication of possible trunk rot.	46
2260	18" Buford Holly	Good	Good	Yes		
2261	23" Buford Holly	Good	Good	Yes		
2262	16" Buford Holly	Good	Good	Yes		
2263	10" Buford Holly	Good	Good	Yes		
2264	14" Buford Holly	Good	Good	Yes		
2265	6" Flowering Cherry	Good	Good	Yes		
2266	5" Flowering Cherry	Good	Good	Yes		
2267	6" Flowering Cherry	Fair	Fair	Yes		
2268	24" Chestnut Oak	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers. 3 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	47
2269	14" Chestnut Oak	Fair	Poor	No	3 Trees creating 3 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	48

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Tree #	Size/ Species	Health Condition	Structural Condition	Special/ Specimen Tree	Comments	Photo # (See Attached)
2270	22" Chestnut Oak	Poor	Poor	No	Butt/Root Rot with Basidiocarps and/or fruiting bodies. Signs of Hypoxylon Canker with limb loss and/or visible cankers. 2 Co-Dominate Leaders 20' up with weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	49-50
2271	28" Chestnut Oak	Poor	Poor	No	Trunk Cankers; an indication of possible trunk rot. Signs of Hypoxylon Canker with limb loss and/or visible cankers. 4 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	51-52
2272	16" Chestnut Oak	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers.	53
2273	19" Chestnut Oak	Poor	Poor	No	Severe dieback. Trunk Cankers; an indication of possible trunk rot. Signs of Hypoxylon Canker with limb loss and/or visible cankers. 2 Co-Dominate Leaders 50' up with weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	54-56
2274	15" Chestnut Oak	Poor	Poor	No	Trunk Cankers; an indication of possible trunk rot. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	57-58
2275	16" Chestnut Oak	Poor	Poor	No	Trunk Cankers; an indication of possible trunk rot. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	59-60
2276	19" Chestnut Oak	Poor	Poor	No	In severe decline. Trunk Cankers; an indication of possible trunk rot. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	61-62
2277	29" Chestnut Oak	Poor	Poor	No	In severe decline. Trunk Gall; an indication of possible trunk rot. Signs of Hypoxylon Canker with limb loss and/or visible cankers. 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	63-64
2278	18" River Birch	Poor	Poor	No	4 Co-Dominate Leaders with 2 dead/ gone. Tree has Rust Fungi.	65
2279	10" Dogwood	Good	Good	Yes		
2280	10" Dogwood	Good	Good	Yes		
2281	11" Jap Red Maple	Good	Good	Yes		
2282	10" Jap Red Maple	Good	Good	Yes		
2283	5" Crape Myrtle	Good	Good	Yes		
2284	5" Crape Myrtle	Good	Good	Yes		
2285	14" Crape Myrtle	Good	Good	Yes		
2286	13" Crape Myrtle	Good	Good	Yes		
2287	9" Crape Myrtle	Good	Good	Yes		
2288	13" Crape Myrtle	Good	Good	Yes		
2289	9" Crape Myrtle	Good	Good	Yes		
2290	10" Dogwood	Good	Good	Yes		
2291	9" Crape Myrtle	Poor	Poor	No	Trunk Cankers; an indication of possible trunk rot.	66
2292	8" Flowering Cherry	Fair	Fair	Yes		

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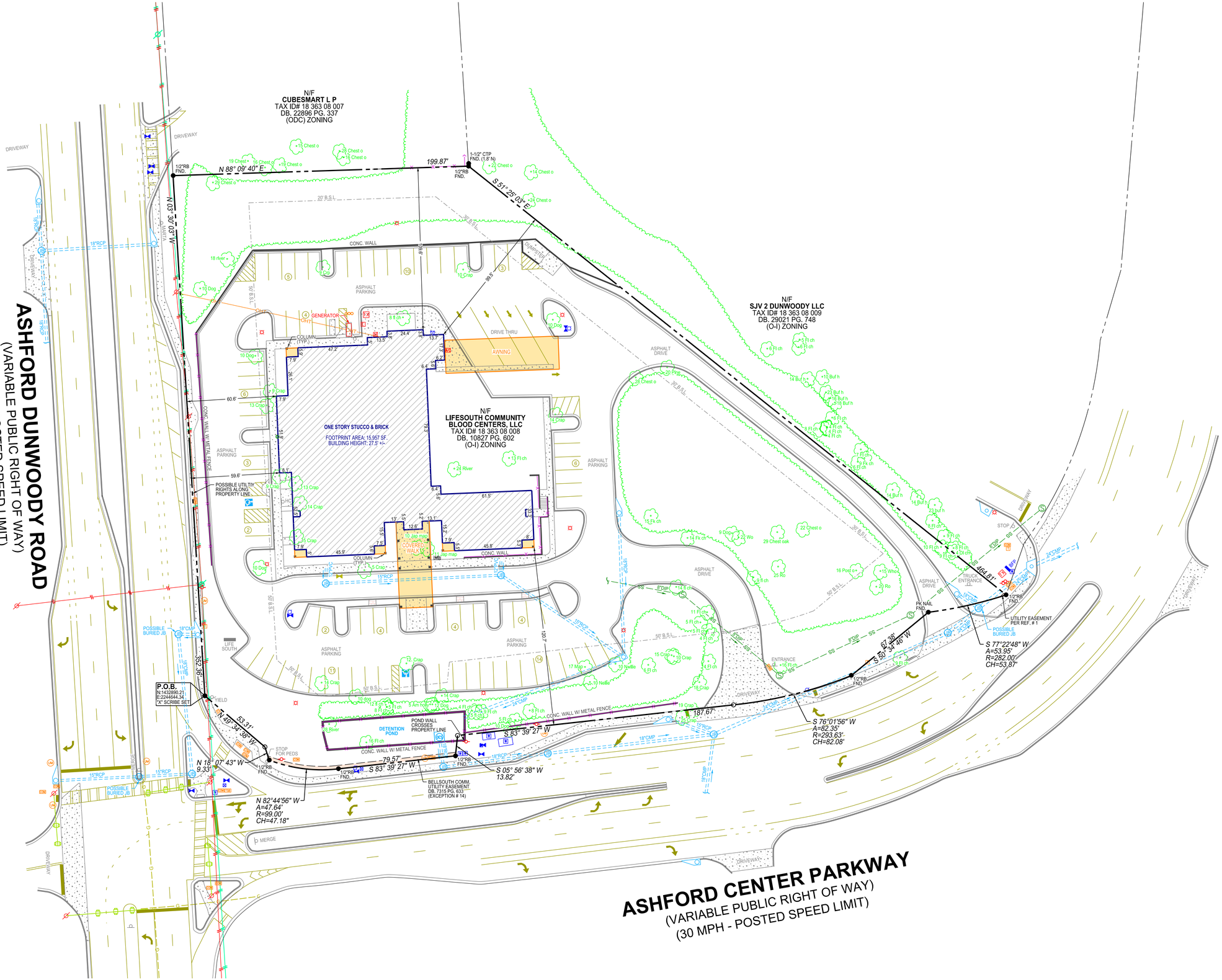
Tree #	Size/ Species	Health Condition	Structural Condition	Special/ Specimen Tree	Comments	Photo # (See Attached)
2293	10" Crape Myrtle	Poor	Poor	No	Trunk Cankers; an indication of possible trunk rot.	67
2294	10" Dogwood	Good	Good	Yes		
2295	14" Crape Myrtle	Good	Good	Yes		
2296	24" River Birch	Good	Good	Yes		
2297	13" Flowering Cherry	Poor	Poor	No	Large cavity with decay. Phytophthora Trunk Cankers; an indication of possible trunk rot.	68
2298	28" River Birch	Fair	Fair	Yes	Minor root damage from mowers.	69
2299	16" Flowering Cherry	Fair	Fair	Yes	1 Circling root	70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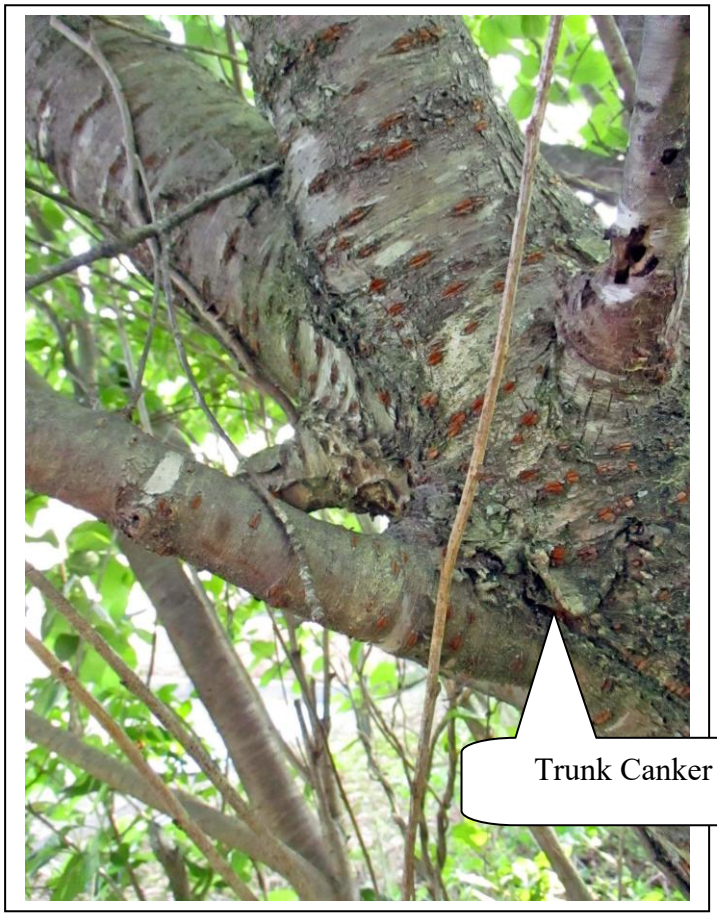
CUBESMART L P
TAX ID# 18 363 08 007
DB. 22896 PG. 337
(ODC) ZONING
N/F
SJV 2 DUNWOODY LLC
TAX ID# 18 363 08 009
DB. 29021 PG. 748
(O-I) ZONING
N/F
LIFESOUTH COMMUNITY
BLOOD CENTERS, LLC
TAX ID# 18 363 08 008
DB. 10827 PG. 602
(O-I) ZONING
ONE STORY STUCCO & BRICK
FOOTPRINT AREA: 15,957 SF.
BUILDING HEIGHT: 27.5 +/-
ASHFORD DUNWOODY ROAD
(VARIABLE PUBLIC RIGHT OF WAY)
(45 MPH - POSTED SPEED LIMIT)
ASHFORD CENTER PARKWAY
(VARIABLE PUBLIC RIGHT OF WAY)
(30 MPH - POSTED SPEED LIMIT)
P.O.B.
N:1432890.21
E:2246644.34
"X" SCRIBE SET
N 88° 09' 40" E
199.87'
S 51° 25' 03" E
464.81'
N 00° 30' 03" W
752.36'
N 49° 34' 36" W
53.31'
N 18° 07' 43" W
9.33'
S 83° 39' 27" W
79.57'
S 83° 39' 27" W
187.67'
S 05° 56' 38" W
13.82'
S 50° 34' 46" W
67.38'
S 76°01'56" W
A=82.35'
R=293.63'
CH=82.08'
S 77°22'48" W
A=53.95'
R=282.00'
CH=53.87'
N 82°44'56" W
A=47.64'
R=99.00'
CH=47.18"
1/2"RB FND.
1-1/2" CTP FND. (1.8' N)
PK NAIL FND.
CONC. WALL
CONC. WALL W/ METAL FENCE
ASPHALT PARKING
ASPHALT DRIVE
DRIVE THRU
AWNING
GENERATOR
COLUMN (TYP.)
DUMPSTER
COVERED WALK
DETENTION POND
POND WALL CROSSES PROPERTY LINE
POSSIBLE UTILITY RIGHTS ALONG PROPERTY LINE
BELLSOUTH COMM. UTILITY EASEMENT. DB. 7315 PG. 633 (EXCEPTION # 14)
UTILITY EASEMENT PER REF. # 1
POSSIBLE BURIED JB
STOP FOR PEDS
TRUCK ENTRANCE
ENTRANCE
DRIVEWAY
MERGE
LIFE SOUTH
18"RCP
15"RCP
24"CMP
18"CMP
8"DIP
SS
20' B.S.L.
30' B.S.L.
50' B.S.L.



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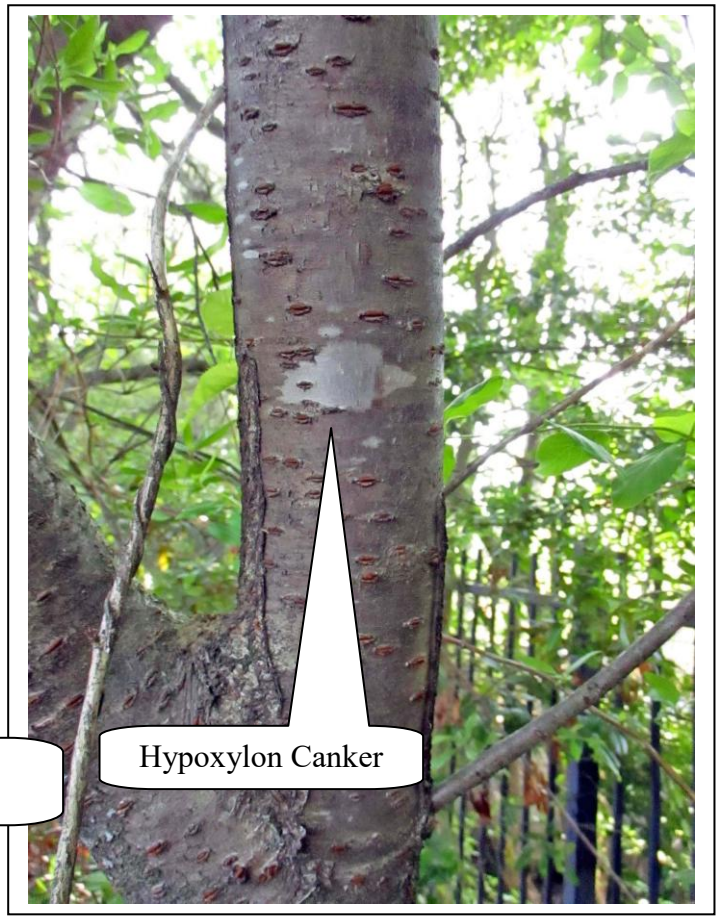

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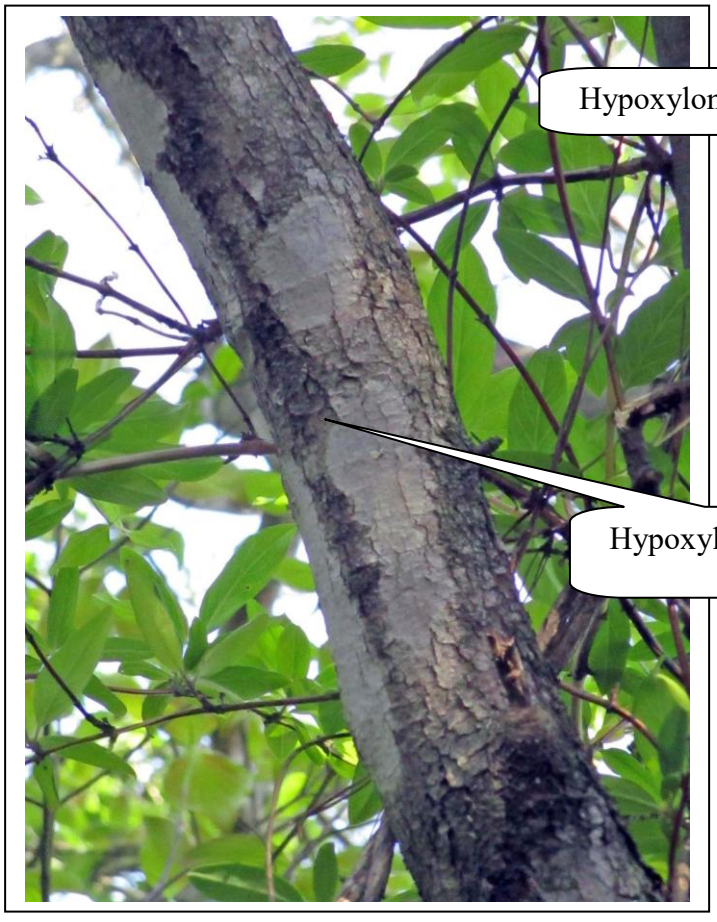


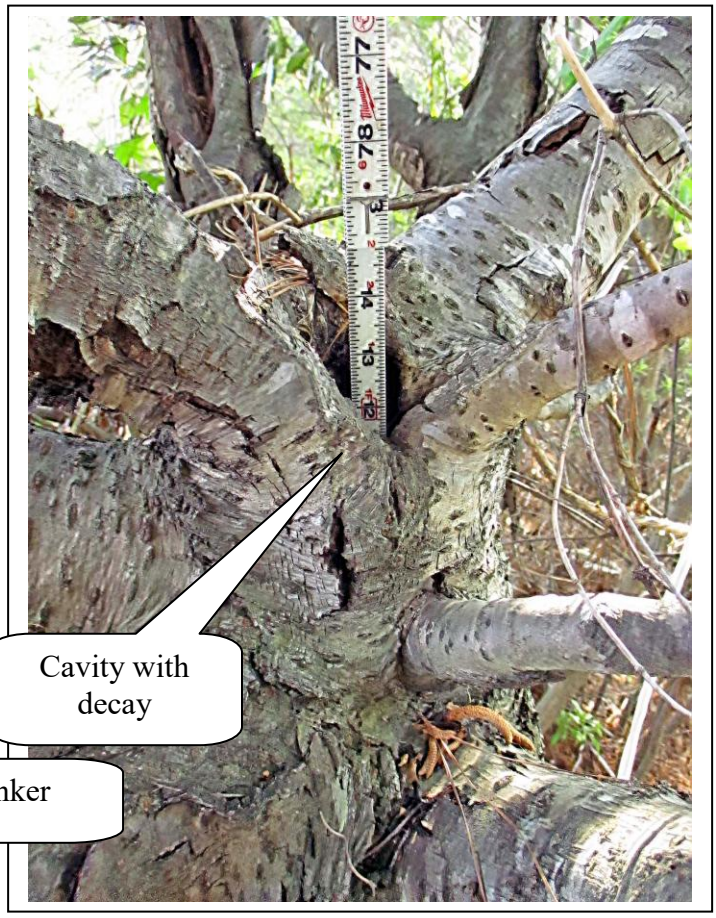
Photo 3

Photo 4

Photo 5

Photo 6

Photo 7



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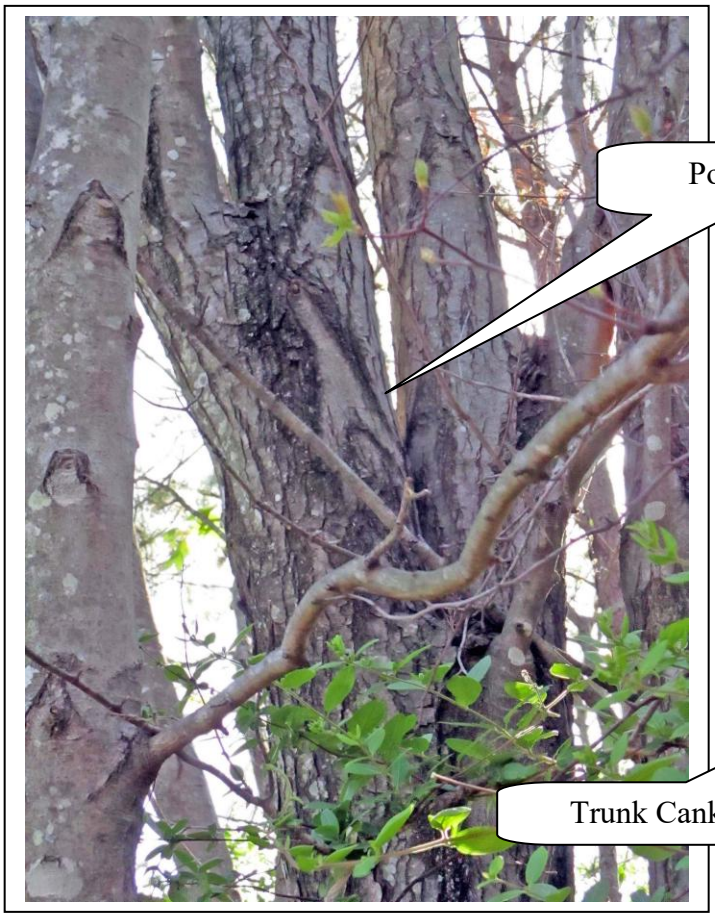


Photo 9

Photo 10

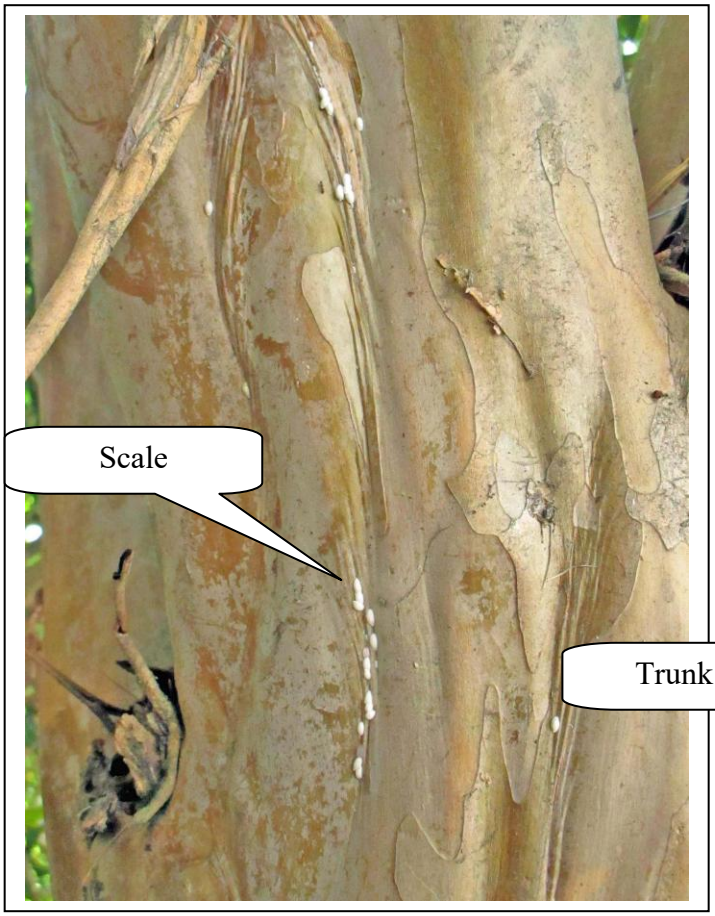
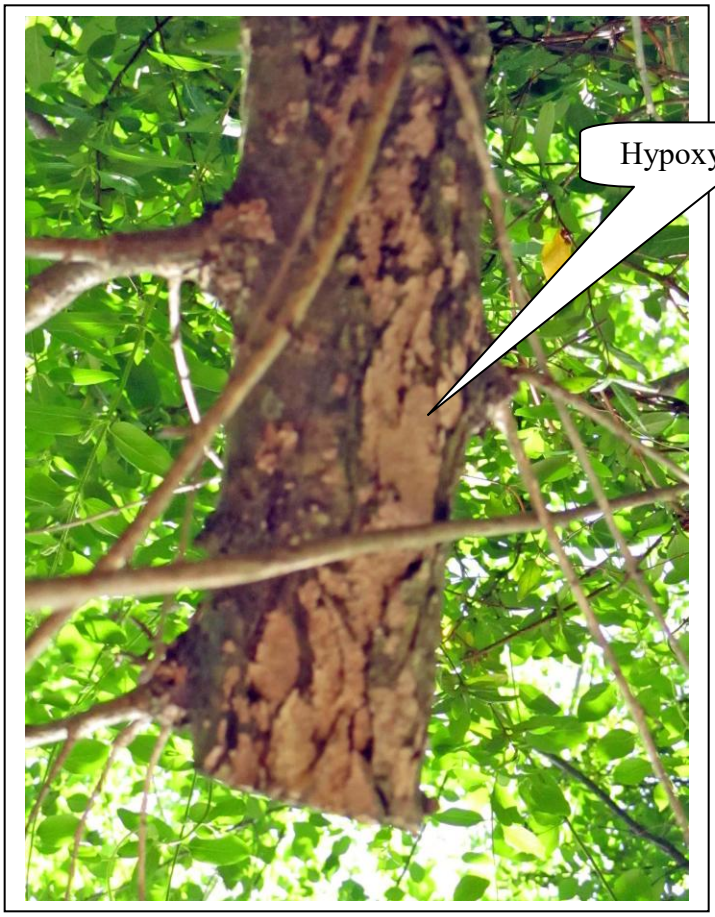


Photo 11

Photo 12



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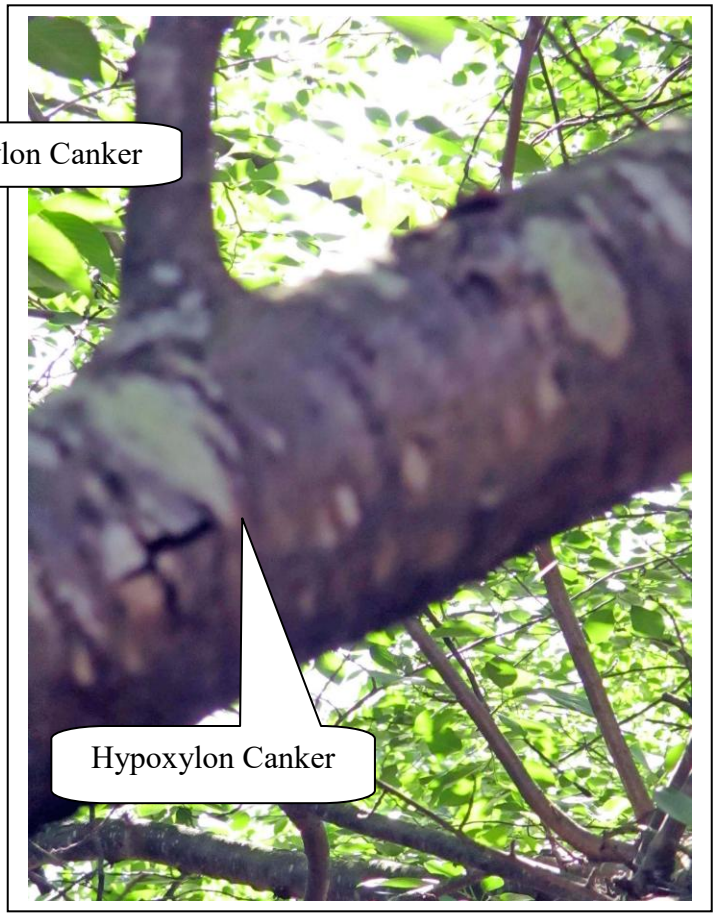

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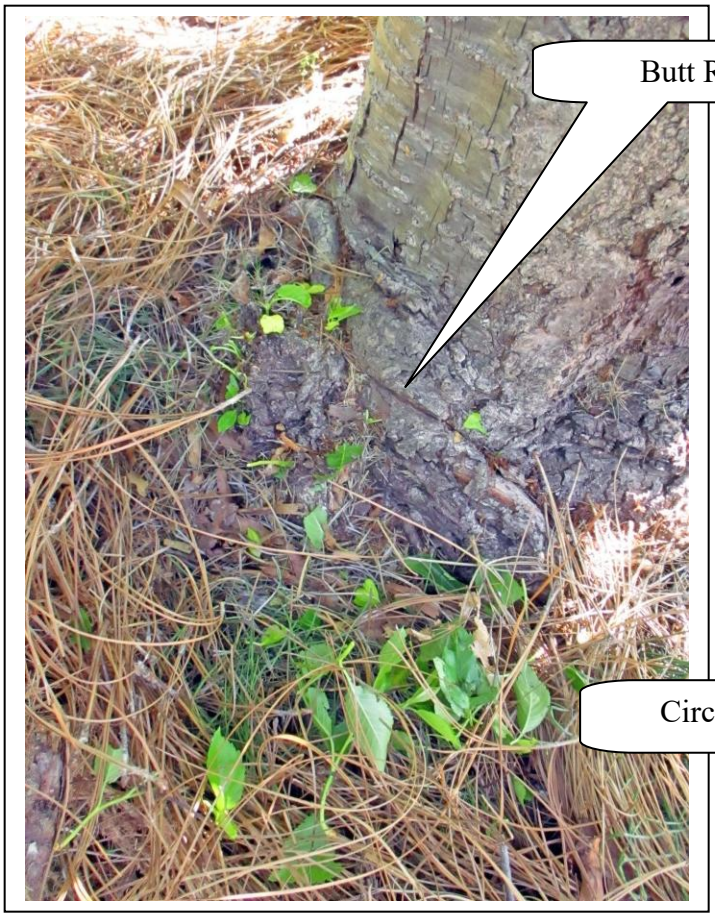

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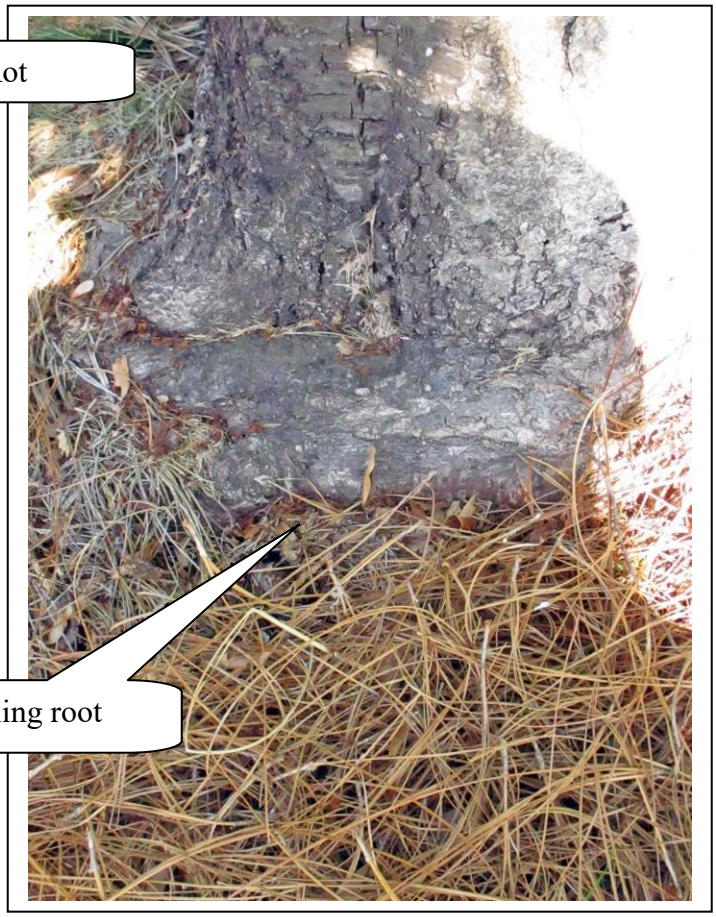


Photo 16

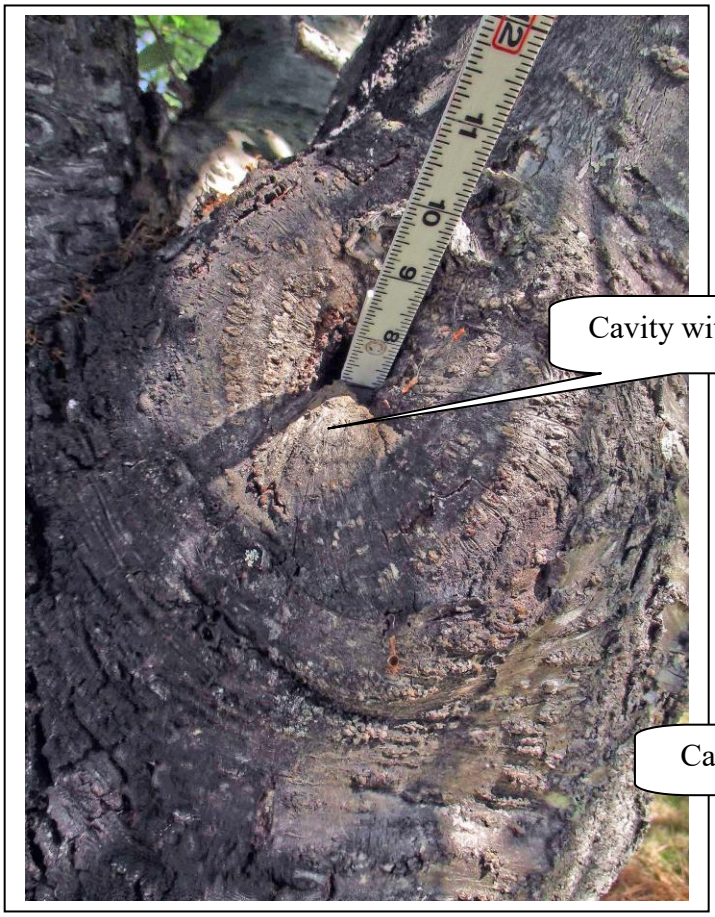


Photo 17

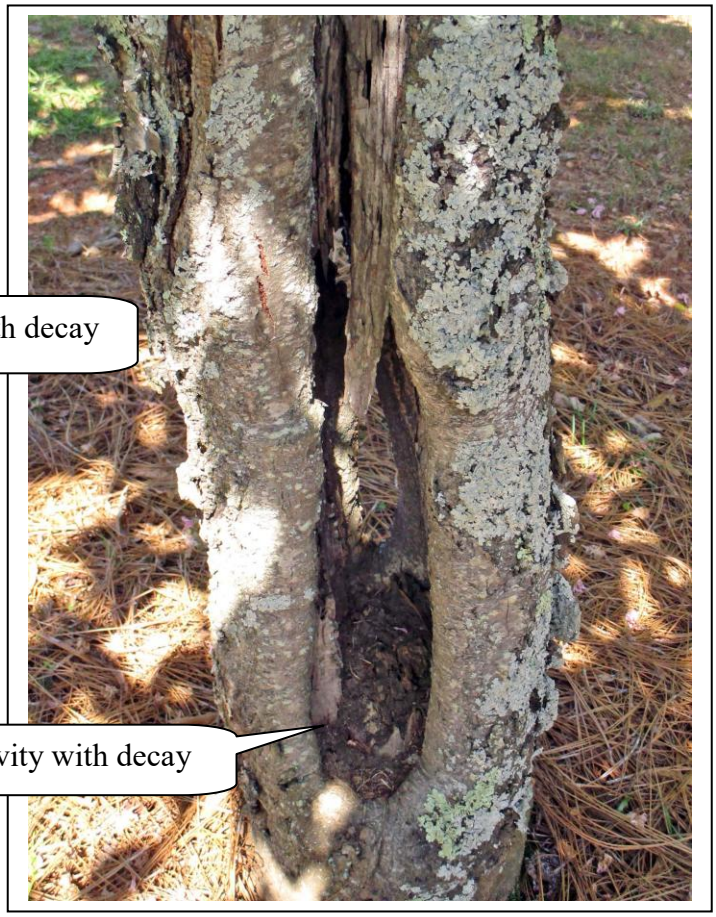
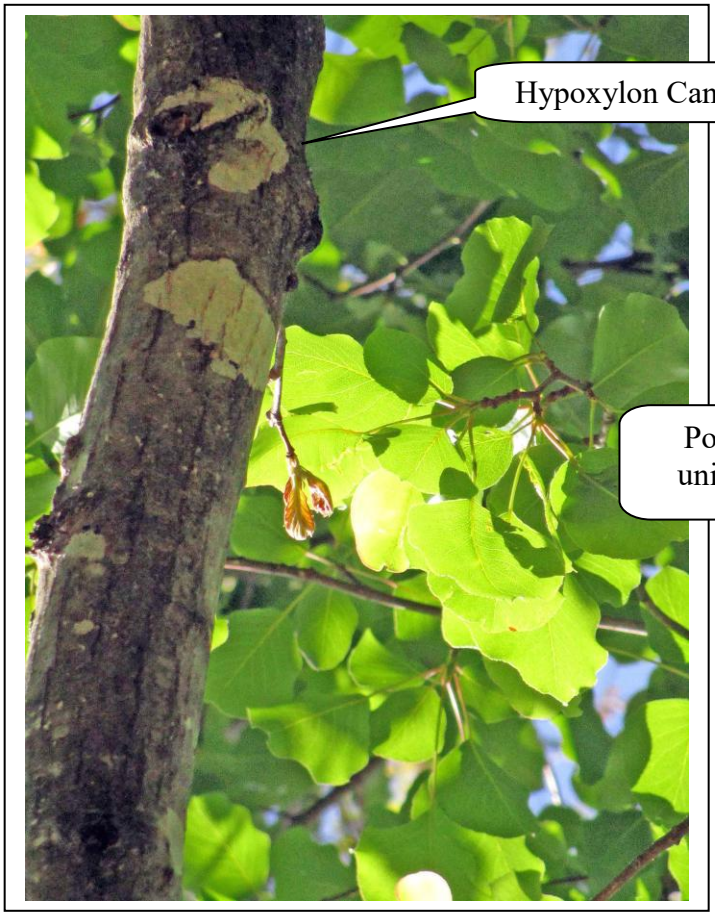


Photo 18



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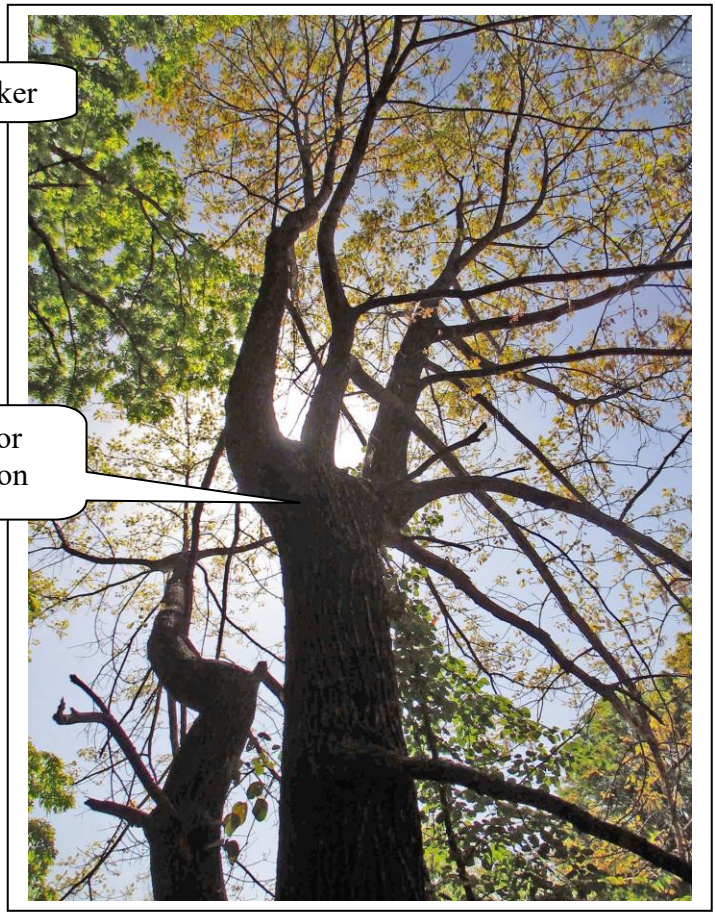
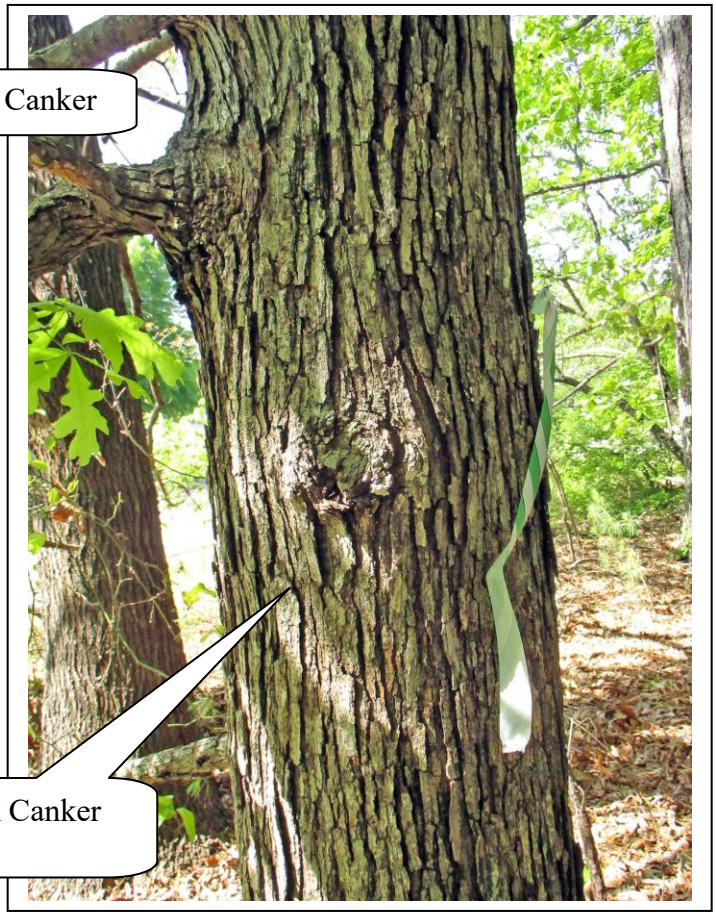


Photo 20

Photo 21



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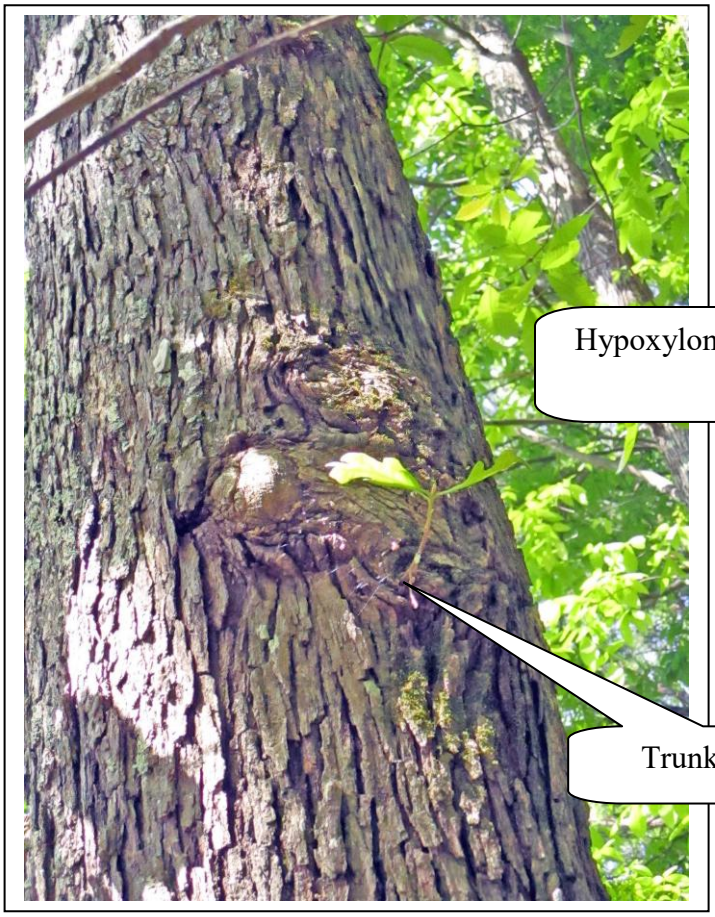
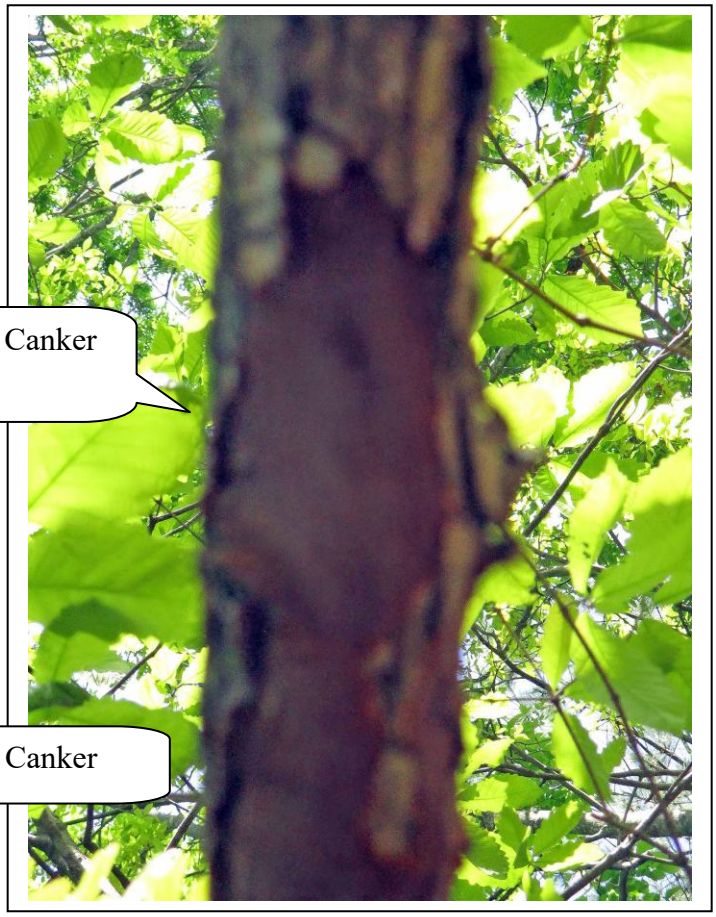


Photo 23



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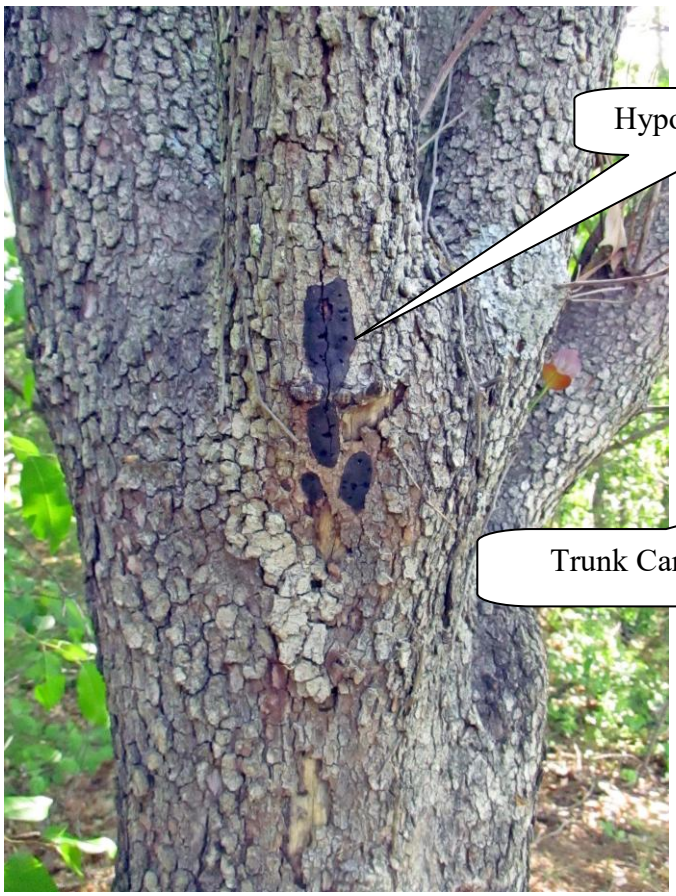

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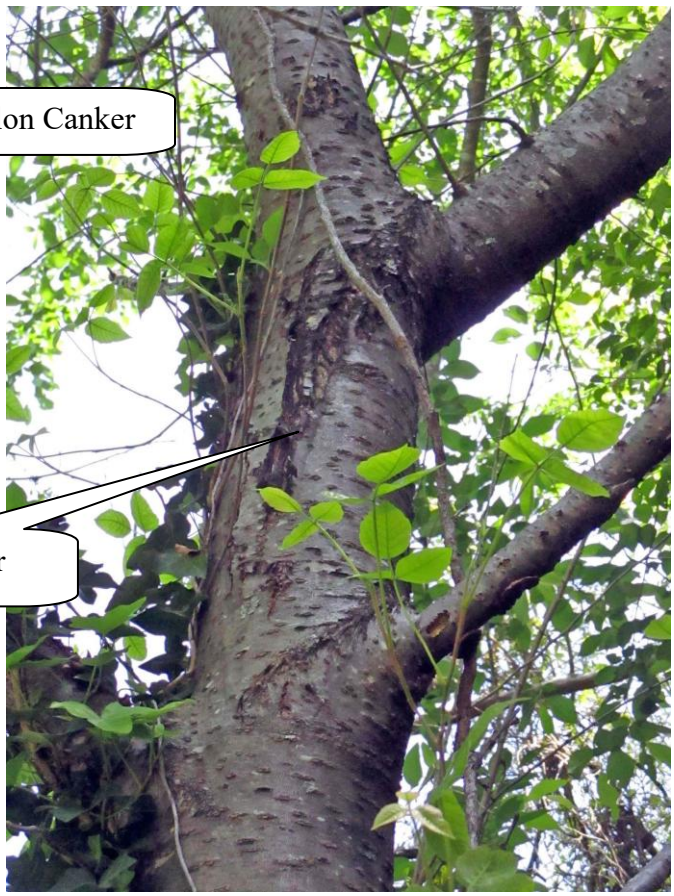

Photo 28

Photo 29

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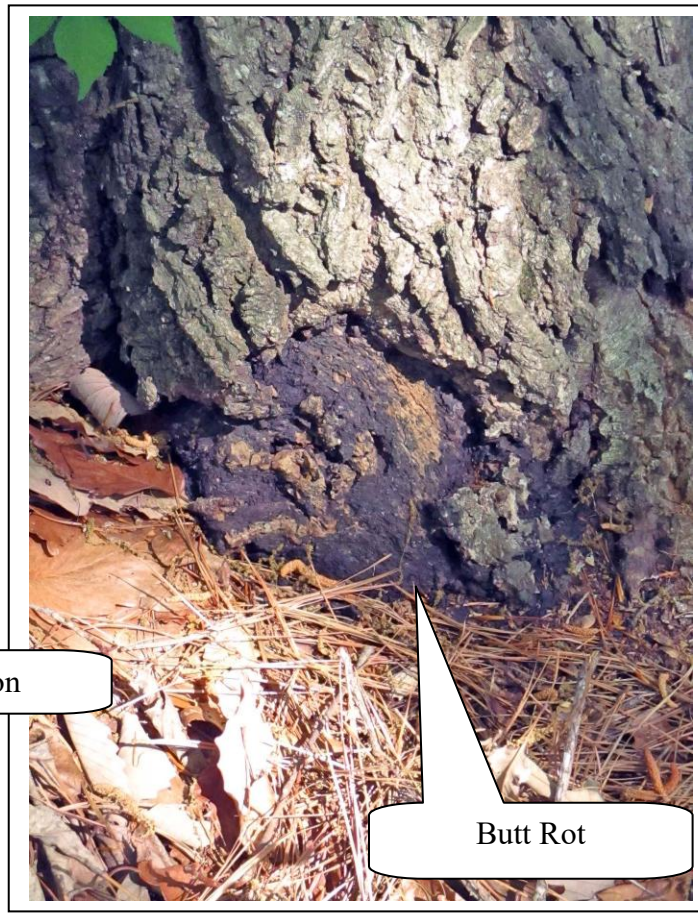
Photo 31



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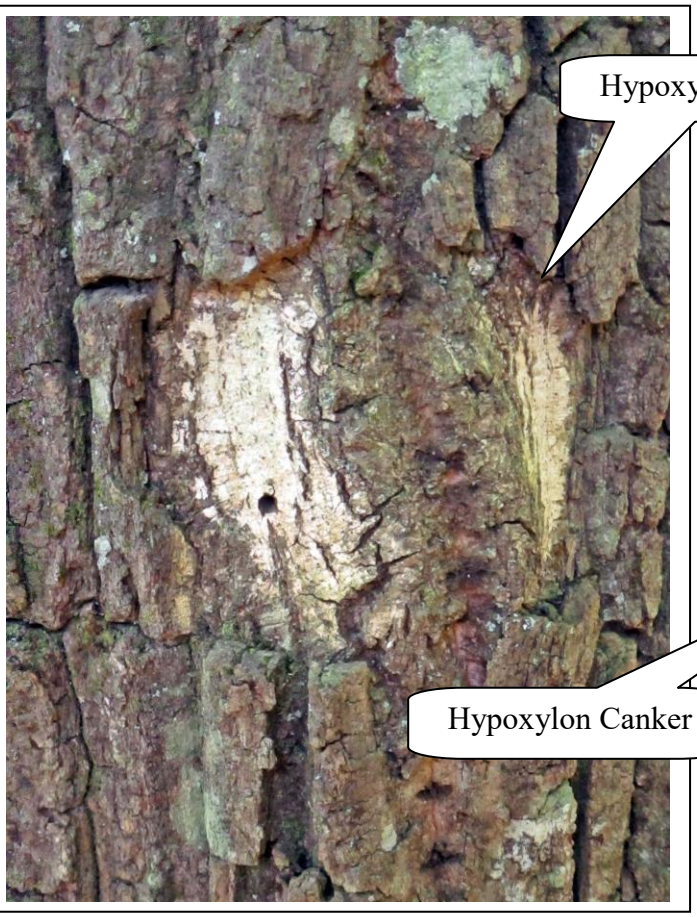

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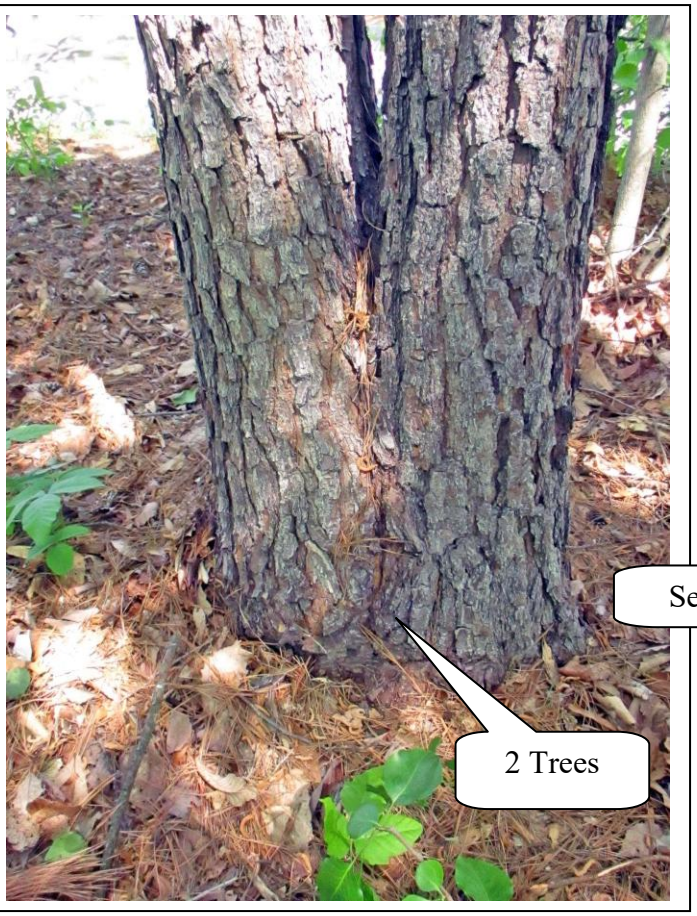

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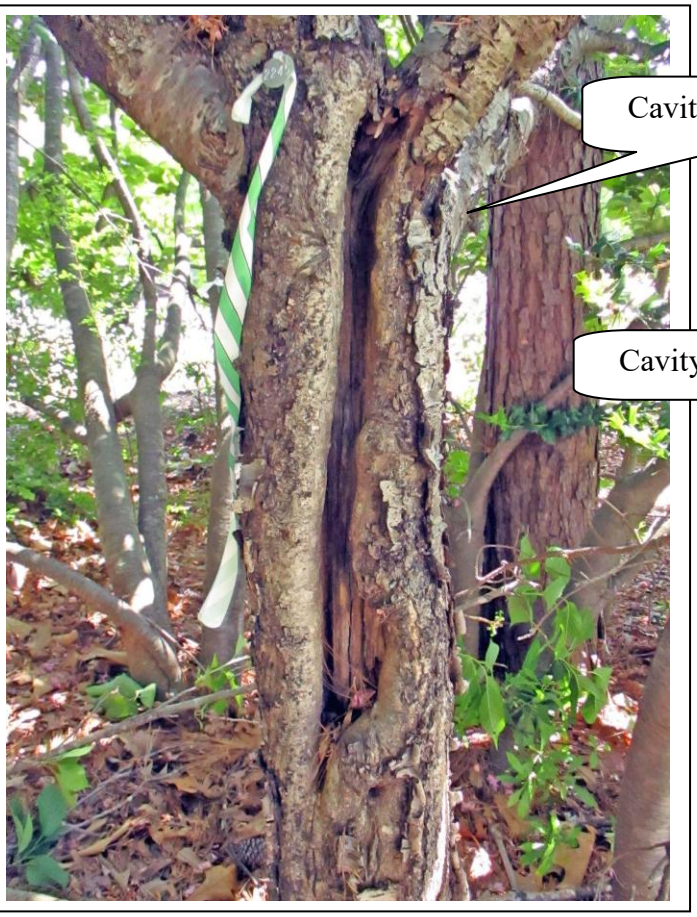

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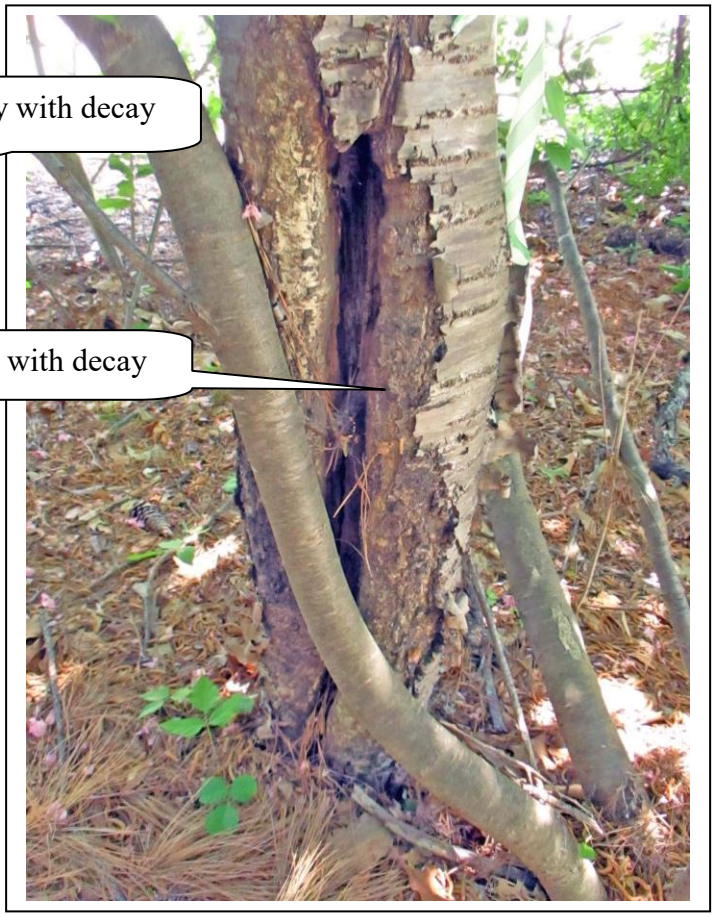

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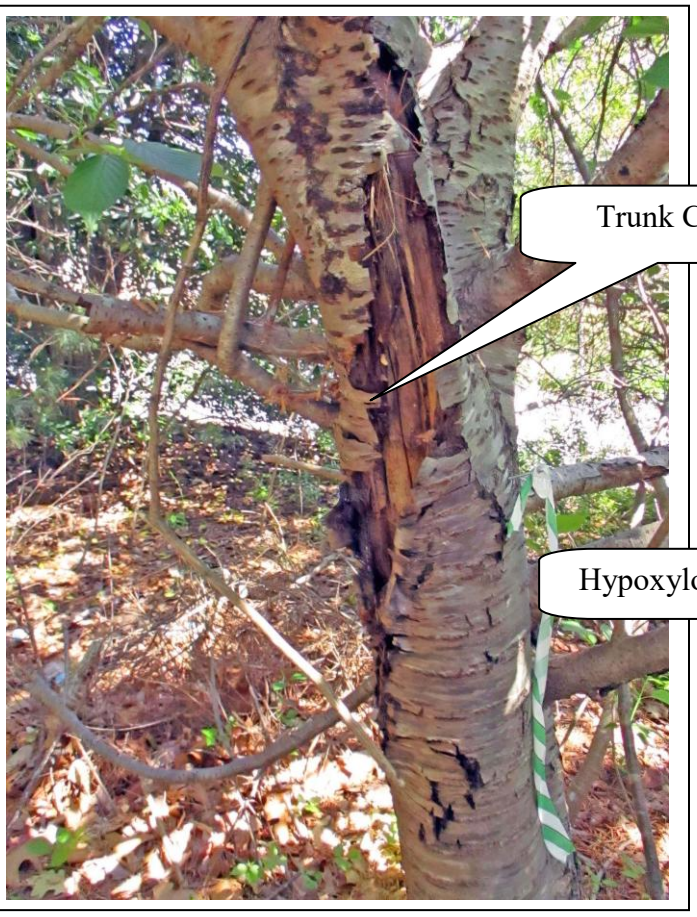

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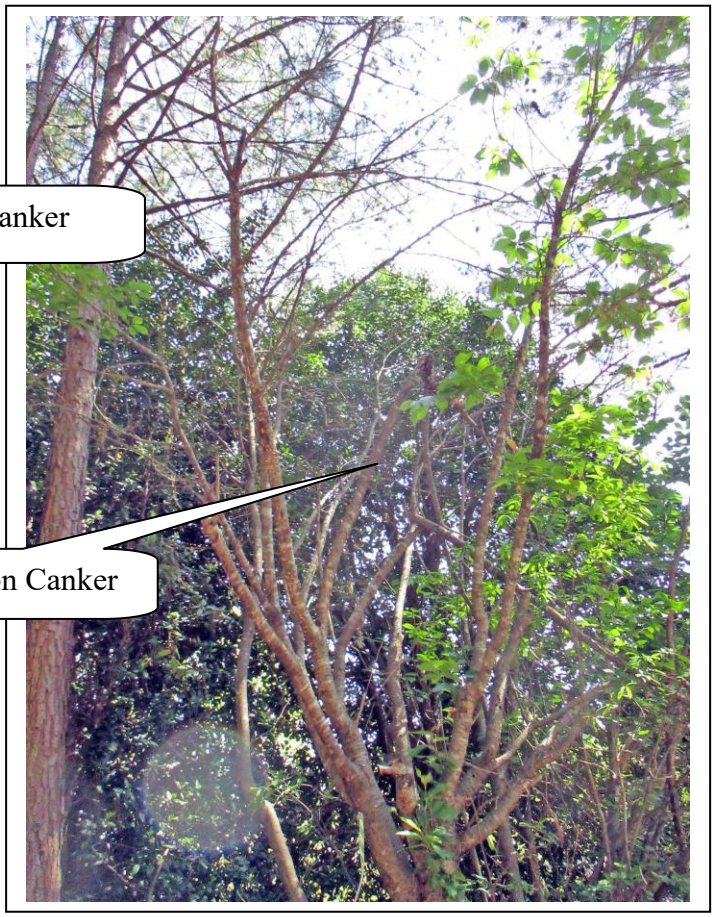

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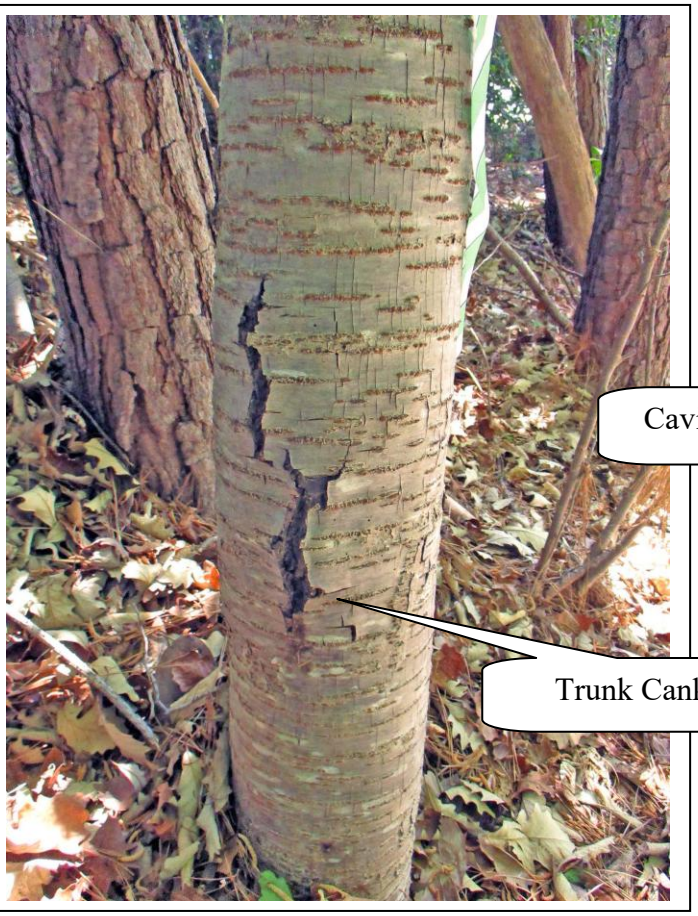

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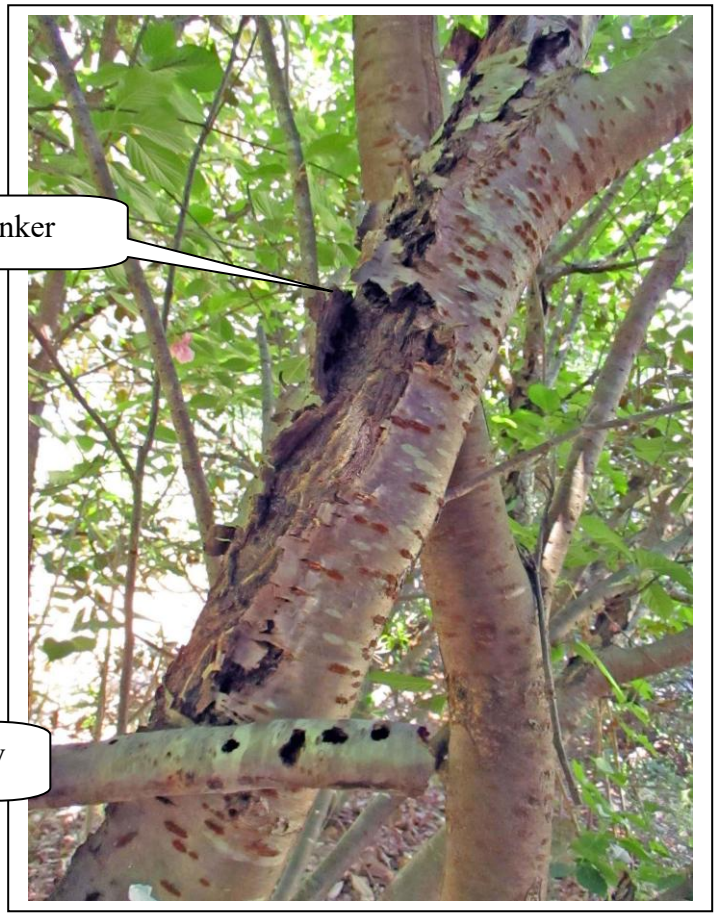

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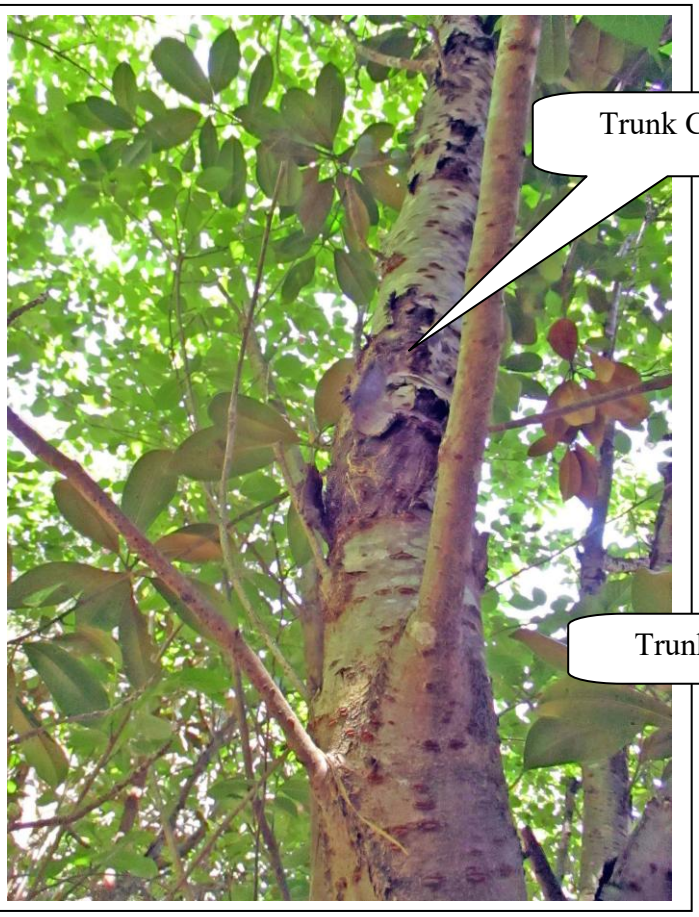

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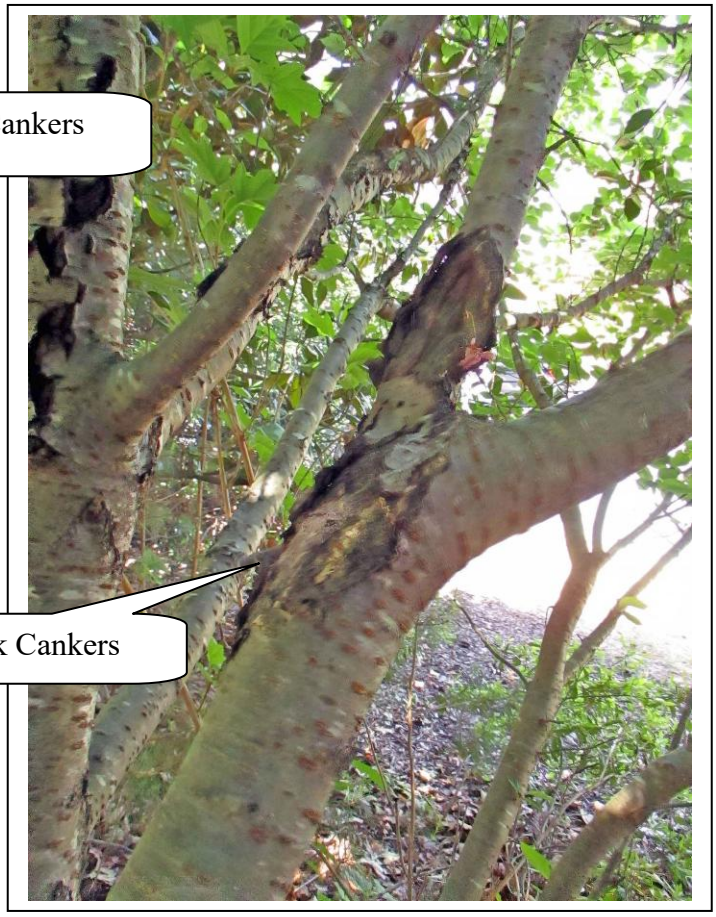

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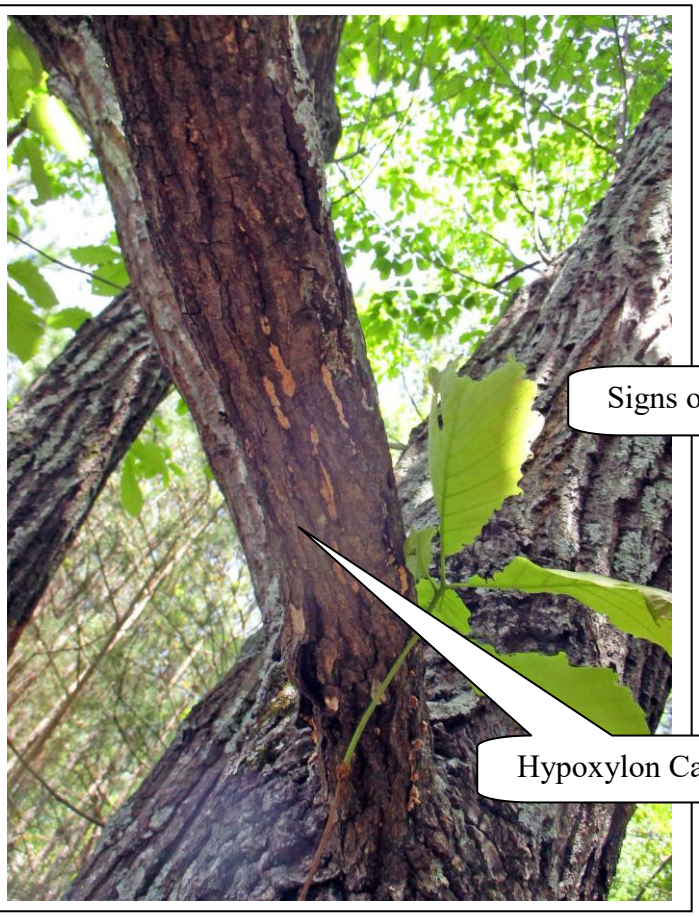

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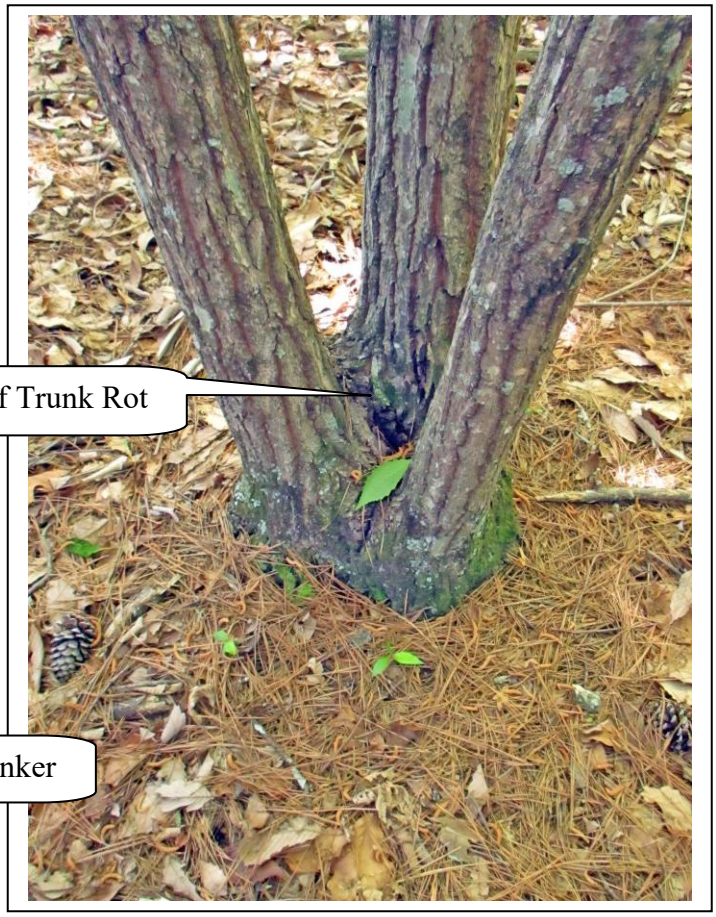

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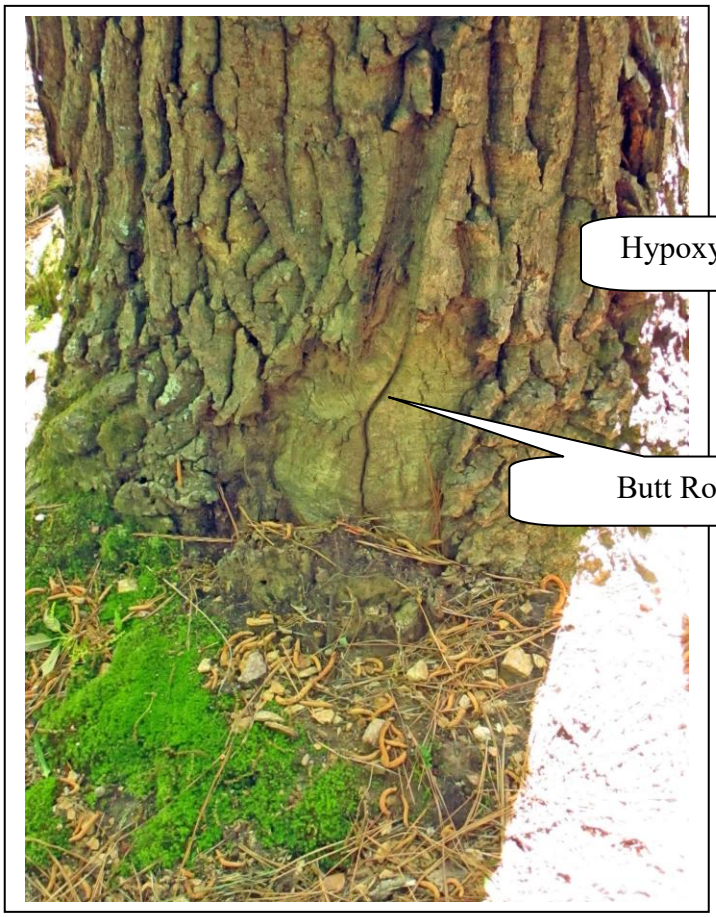

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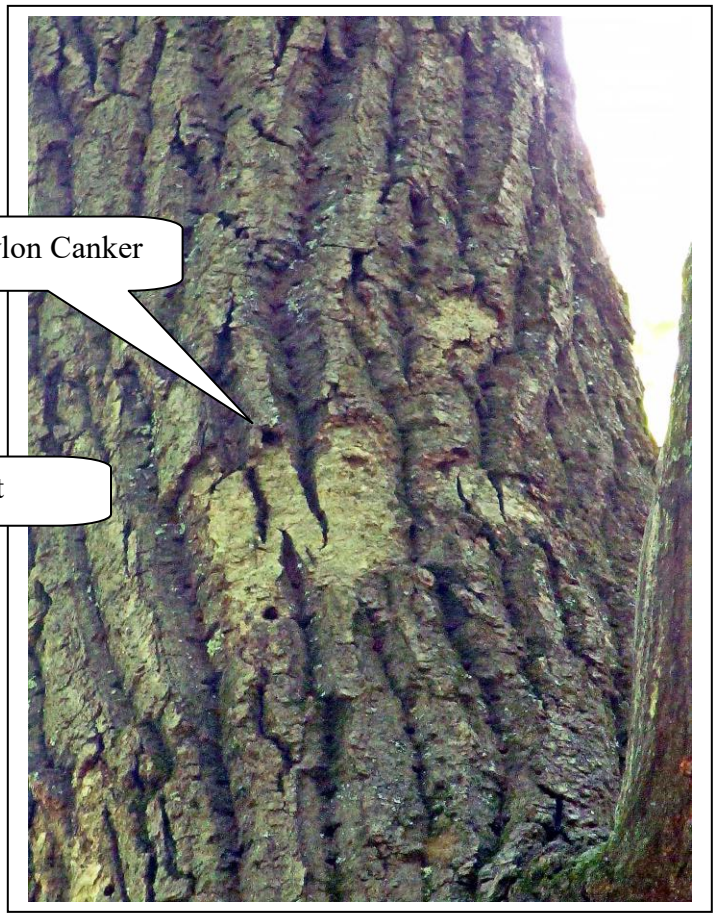

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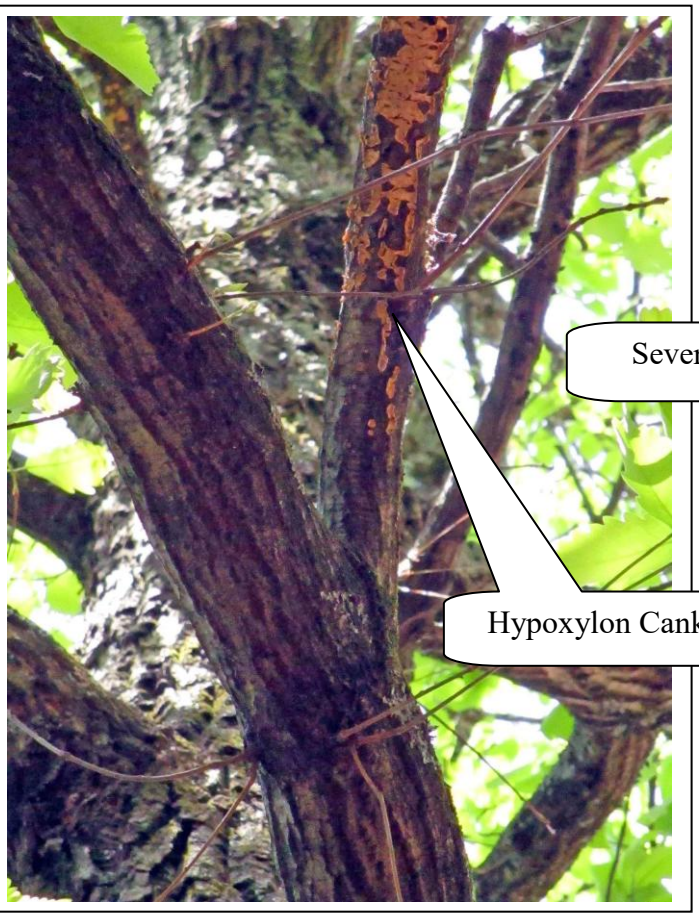

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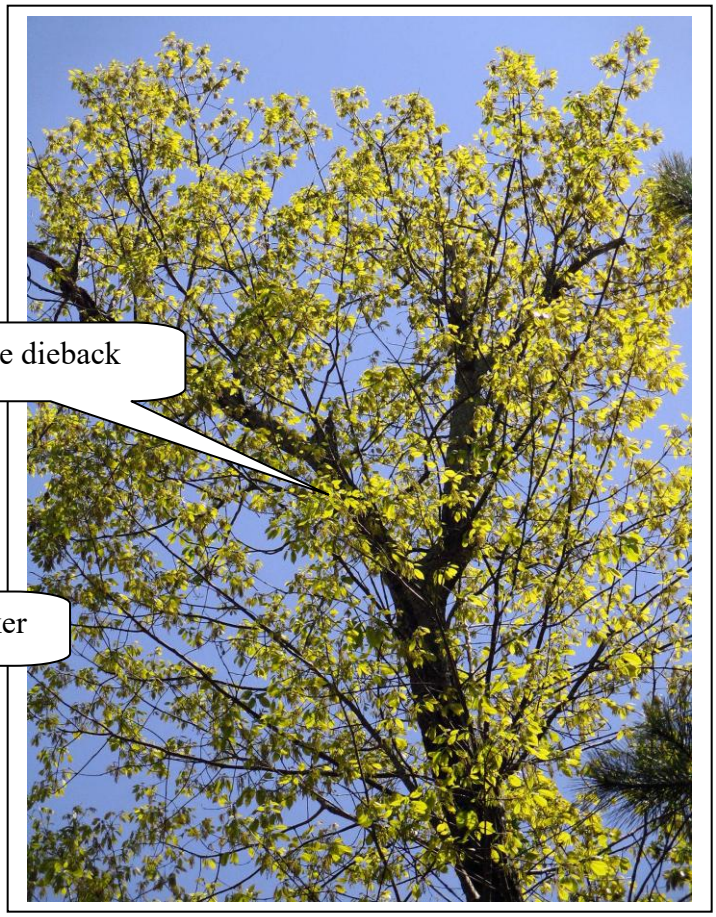

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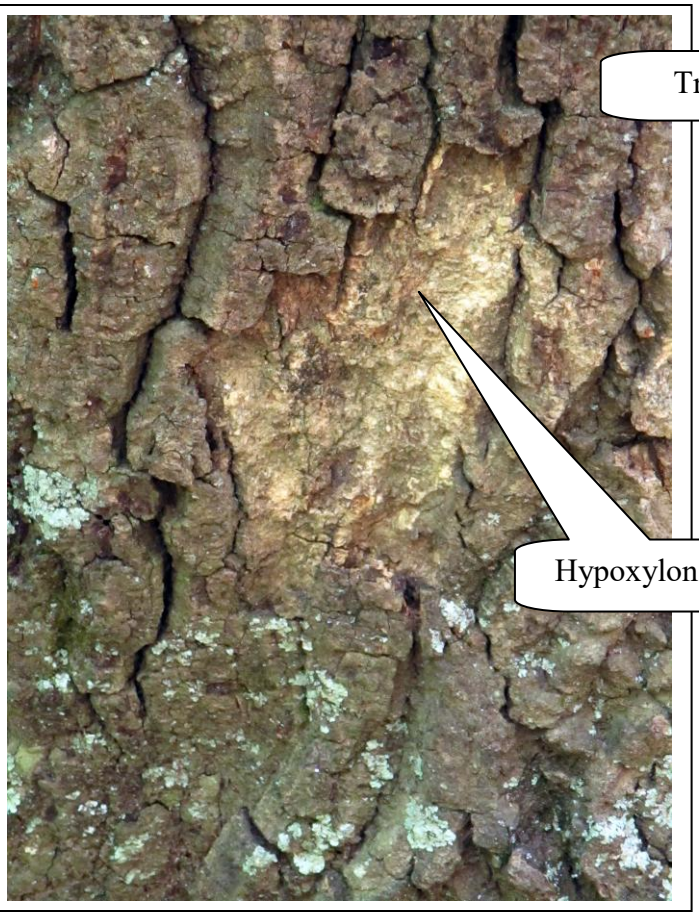

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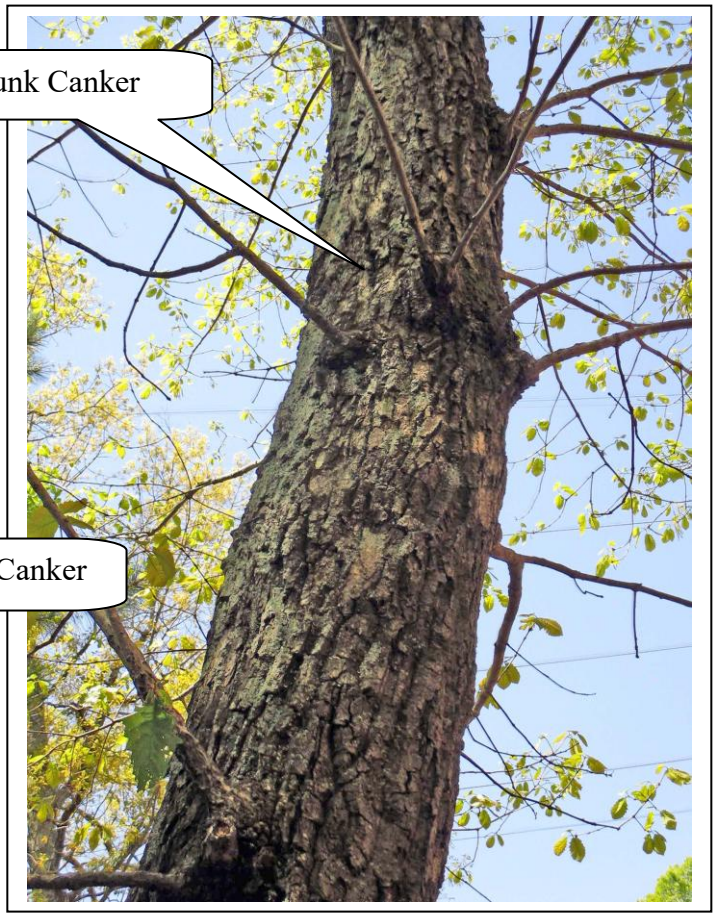

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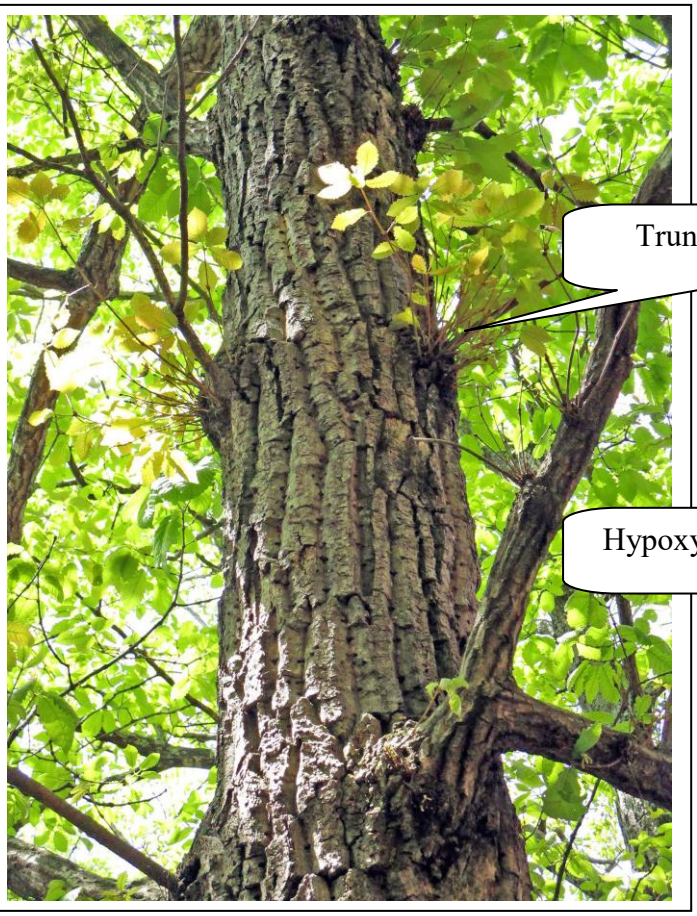

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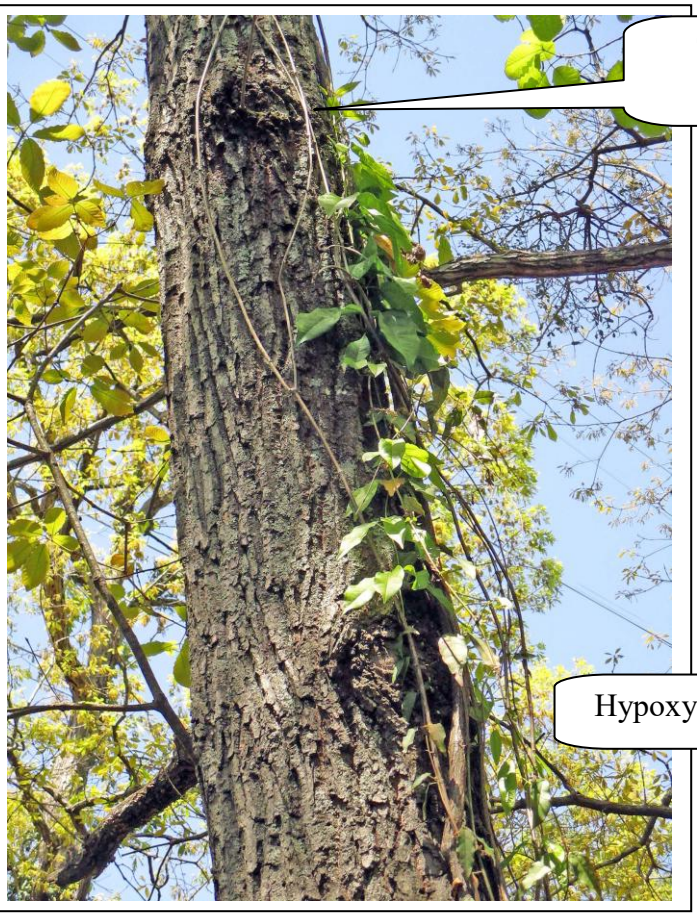

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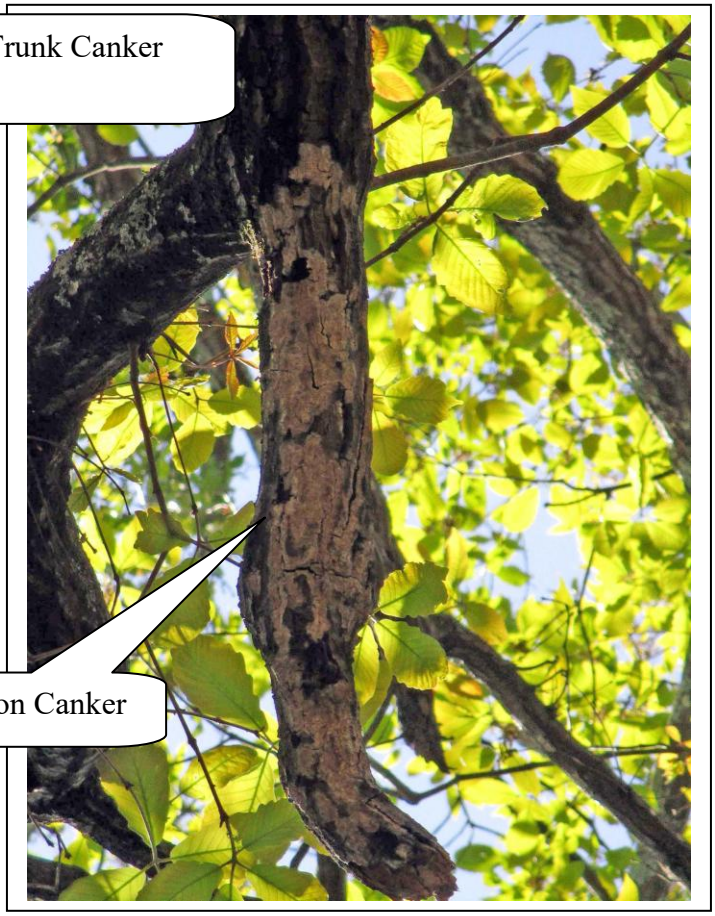

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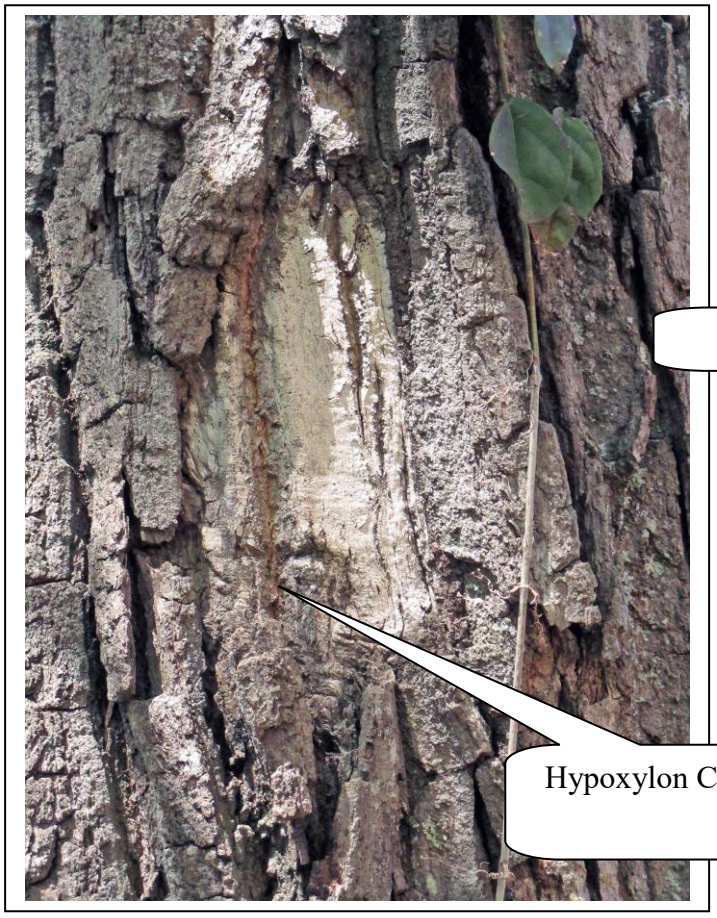

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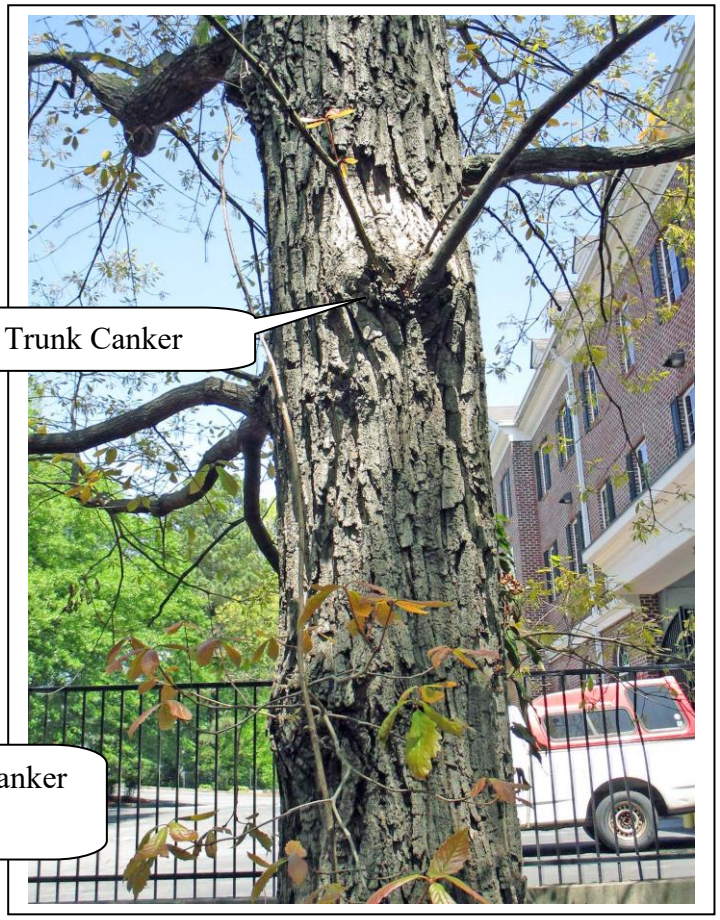

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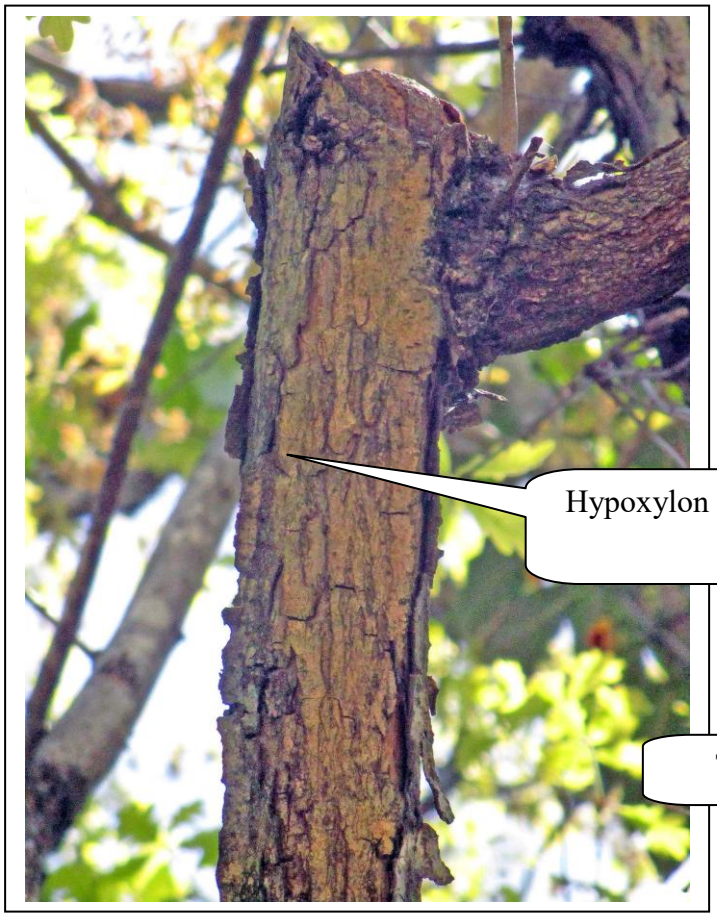

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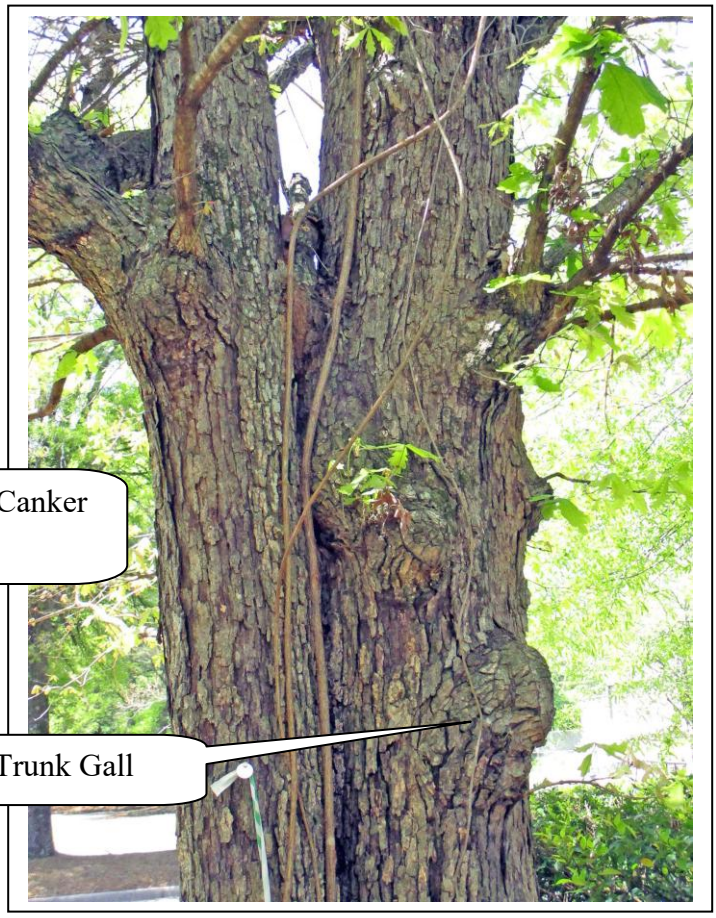

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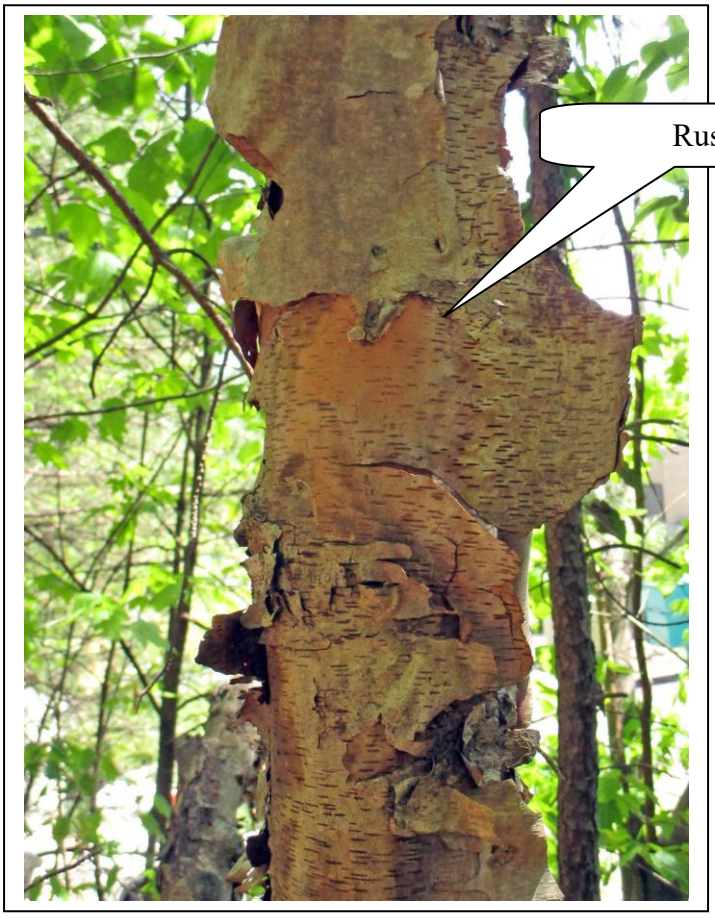

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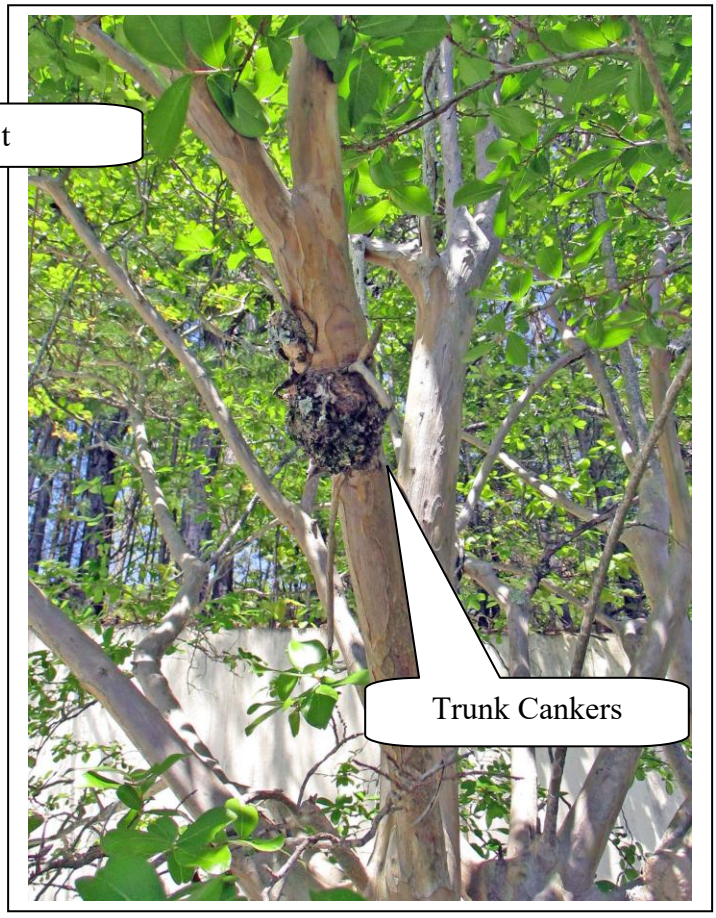

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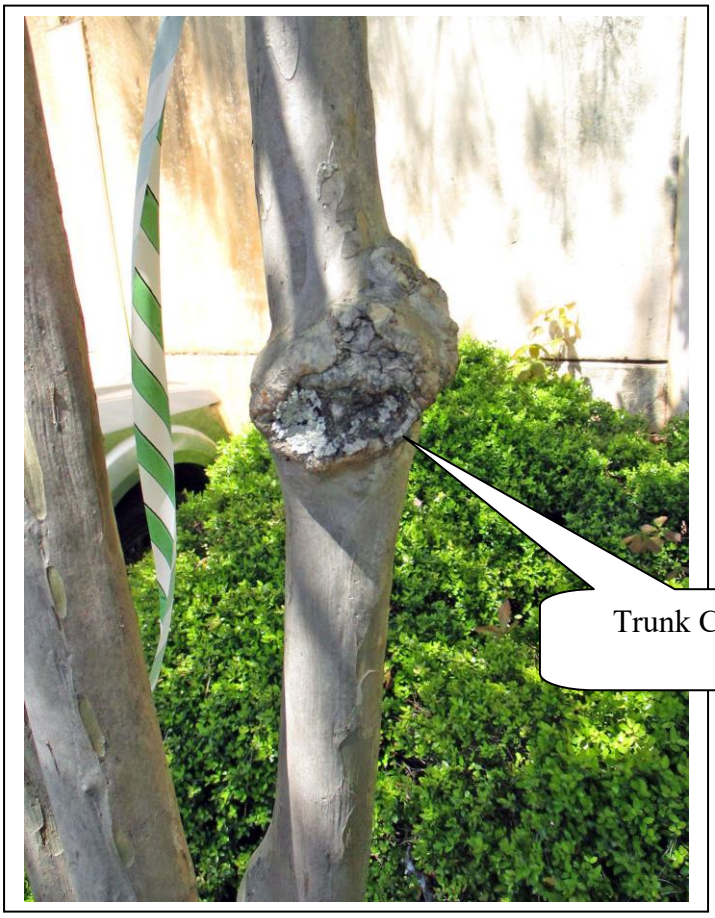

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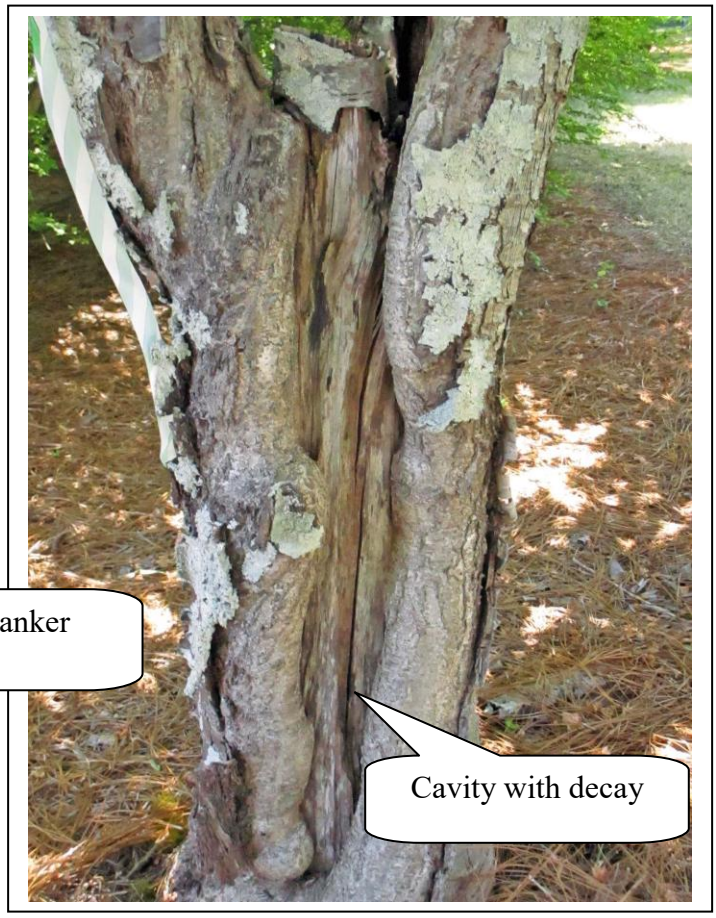

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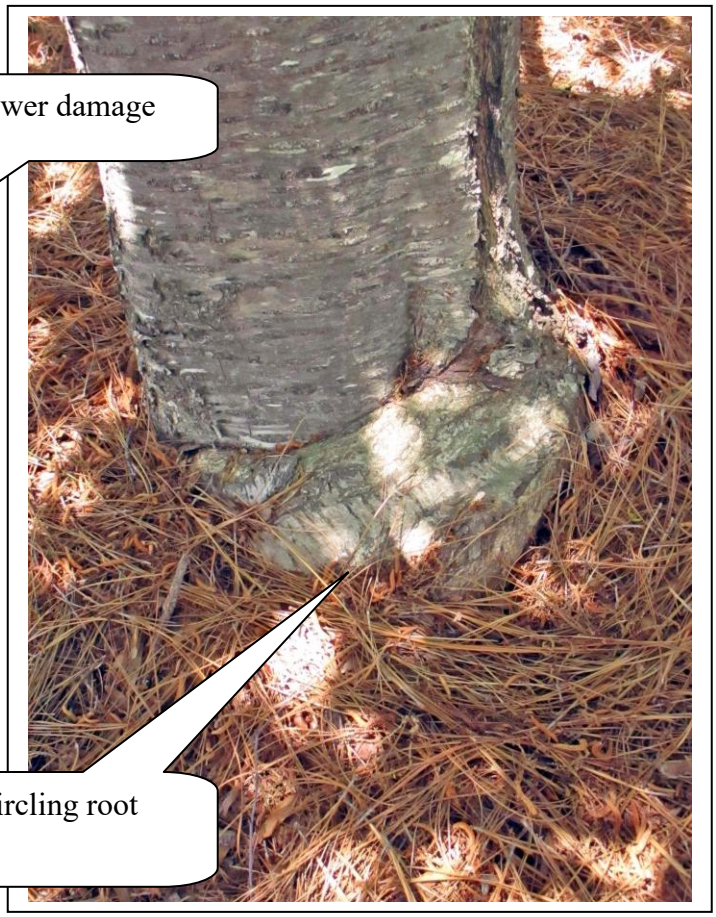

Photo 70

1 RENDERED VIEW LOOKING NORTHEAST AT ENTRY

2 A401 SOUTH ELEVATION AT ASHFORD CENTER PARKWAY
1/16" = 1'-0"

3 A401 WEST ELEVATION AT ASHFORD DUNWOODY ROAD
1/16" = 1'-0"

EXTERIOR MATERIAL KEY

- FB-1 FIELD FACE BRICK - UTILITY SIZED COLOR 1
- FB-2 ACCENT BRICK - UTILITY SIZED COLOR 2
- CAST CONCRETE SILLS AND CAPS
- FSDG-1 FIBER CEMENT LAP SIDING - 6" REVEAL COLOR 3
- FSDG-2 FIBER CEMENT LAP SIDING - 6" REVEAL COLOR 4
- FSDG-3 FIBER CEMENT PANEL SIDING - COLOR 3
- FSDG-4 FIBER CEMENT TRIM - COLOR 5

	SOUTH ELEVATION % OF FACADE TOTAL	WEST ELEVATION % OF FACADE TOTAL
MAJOR FAÇADE ACCEPTABLE MATERIALS		
FB-1 (FIELD FACE BRICK - UTILITY SIZED COLOR 1)	45.81%	44.26%
FB-2 (ACCENT BRICK SOLDIER COURSES) + UTILITY SIZED COLOR 2	3.21%	3.73%
CAST ARCHITECTURAL CONCRETE SILLS AND CAPS	3.21%	3.34%
WINDOW AND DOOR GLAZING	30.71%	29.06%
TOTAL (MIN. 80% ON MAJOR FACADES)	83.00%	80.39%
MINOR FAÇADE ACCEPTABLE MATERIALS		
FSDG-1 (FIBER CEMENT LAP SIDING 6" REVEAL COLOR 3	11.01%	13.26%
FSDG-2 (FIBER CEMENT LAP SIDING 6" REVEAL COLOR 4	3.21%	3.73%
FSDG-3 (FIBER CEMENT PANEL SIDING) COLOR 3	1.01%	0.00%
FSDG-4 (FIBER CEMENT TRIM) COLOR 5	4.28%	3.26%
TOTAL (MAX 20% ON MAJOR FACADES)	20.00%	19.26%
FACADE TOTAL	103.00%	100.26%

NOTE: MAJOR FACADES SHOWN FOR REFERENCE BASED ON CURRENT DESIGN - PERCENTAGES MAY VARY IN FINAL DESIGN BUT TOTAL MAJOR MATERIAL PERCENTAGES WILL NOT FALL BELOW 80%

MATERIALS ON INTERIOR/REAR FACADES (NOT SHOWN) TO BE COMPLEMENTARY TO MAJOR FACADES SHOWN, PERCENTAGES OF MAJOR FACADE MATERIALS ON THESE FACADES SHALL NOT FALL BELOW 30%

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1412 Main Street
Adolphus Tower
Suite 700
Dallas, TX
75202
469.405.1196

www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

Ashford Dunwoody Senior Apartments
Dunwoody, GA

ISSUE #	DATE	DESCRIPTION
1	5/12/25	Zoning Application

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	Author GJ
CHECKED BY	Checker MN
COMMISSION NUMBER	1393-328

SHEET TITLE

SITE PLAN

SHEET NUMBER

A101

Madalyn Smith

From: [redacted]
Sent: Tuesday, July 8, 2025 7:53 PM
To: Madalyn Smith
Cc: 'Margaret Sherman'
Subject: Please DENY Dominium rezoning application

Caution: External Message

Dear Ms. Smith,

Our family has been living in Dunwoody Station since 2000.

We strongly oppose the proposed apartment complex in Dunwoody, Georgia, for several reasons:

- It would worsen traffic at an already congested intersection and add 215 rental units to a city where 46% of the housing stock is already rental.
- This high-density development is incompatible with the surrounding single-family neighborhoods and directly contradicts public commitments to step down density near residential areas. It offers no meaningful services or amenities for seniors, despite being labeled “age-restricted,” and could still impact our overcrowded schools.
- Approving this rezoning now—while Dunwoody’s Comprehensive Plan and Unified Development Ordinance are still being updated—is premature and undermines the planning process.

We urge the city to reject this rezoning and instead support owner-occupied housing that reflects the character and long-term vision of our community.

Thank you for your consideration.

Regards,

Peter

Peter J. Sherman
[redacted]

Madalyn Smith

From: Christina Szczepanski <[redacted]>
Sent: Tuesday, June 10, 2025 5:52 PM
To: Madalyn Smith
Cc: Lynn Deutsch
Subject: Life South development

Caution: External Message

Hi Madalyn,

I am a resident of Dunwoody living in the Branches neighborhood. I want to express my support for building affordable housing options in the City of Dunwoody, especially those that accept housing vouchers as this Life South project appears to do.

There are too few affordable housing or even alternative format housing options than single family homes in the City.

The variance should be considered after proper traffic and other impact studies are done by an unrelated third party. While the full up zone (density) may be a bit much for the site, I want to express my support for the developer proposing inclusionary units in their development, even though it is not required.

Please feel free to reach out to me with any questions that you may have.

Sincerely,
Christina Szczepanski

[redacted]

Madalyn Smith

From: Su Ellis <[redacted]>
Sent: Wednesday, July 2, 2025 8:01 AM
To: Madalyn Smith
Cc: [redacted]
Subject: Planning Commission Members, Thomas O'Brien, Chair

Caution: External Message

Madeline,

The city website states that any effort to speak to the Planning Commission should be directed to you.

This is Su Ellis, a resident of Dunwoody for 38 years. I strongly urge you to deny the rezoning application of Dominium before you on Tuesday, July 8th. This housing type is needed, but nearer to transit options, its proper place is in the PCID. The opposition has outlined numerous reasons why this application should be denied. I urge you to do so. As you have recently heard the draft of the Comprehensive Plan, you understand that this rezoning application is premature. If Dominium insists, they can reapply after the Comprehensive Plan is approved.

Thank you, Su Ellis

Madalyn Smith

From: Aaron Johnston <[redacted]>
Sent: Wednesday, July 2, 2025 10:13 AM
To: Lynn Deutsch; Catherine Lautenbacher; Stacey Harris
Cc: Madalyn Smith; Eli Veith; Dale Harris; Michael Smith; Michelle Hirose; Aaron Johnston
Subject: Concerning Traffic Issue

Caution: External Message

Good Morning Mayor Deutsch, Elected Dunwoody Officials and City of Dunwoody Staff,

My name is Aaron Johnston, and I have lived in Dunwoody (currently Dunwoody West/Branches) for 11 years, with my wife and two young daughters. We love it here. We're never leaving. I've never had a reason to write any of you, because I think in general the city has been wonderfully managed during my time here as a resident.

Recently the proposal to build affordable senior housing confused and disappointed me so much, I felt inclined to send a note. While I'm not opposed to the concept within the city, that has got to be one of the worse locations I can imagine within the city limits to place that development. In general conversations, I have yet to find anyone within the city who is in favor of this. I would hope the city prevents this from moving forward, especially when considering the less than stellar reputation of the proposed developer. With the current state of the city, including so many positive developments and growth, we as residents and you as our leadership, have an obligation to demand better.

While I thought my disappointment in the above topic was worth a comment, the purpose of my email is to share a greater, ongoing concern regarding the intersection of Ashford Dunwoody Road and Mt. Vernon Road. As stated above, I live in Dunwoody West, near this intersection. Monday morning, I was directly behind a vehicle who was involved in a collision at this intersection. My perception is that these happen a couple times each month (we can often actually *hear* the crash), however the near misses happen multiple times per hour.

The primary issue (which I assume the Public Works Division is aware of) is that northbound traffic on Ashford Dunwoody Road, electing to turn left (westbound) at this intersection, routinely is not yielding to south-facing traffic. These are drivers pulling out of Trailridge Way, heading across Mt. Vernon, and heading south toward perimeter/285, or turning right onto Mt. Vernon, also heading westbound. It is routinely the drivers who are pulling out of Trailridge Way, who have the right of way and a green-light, who are the ones yielding to prevent traffic accidents currently. I'll attach a couple pictures below.

While it is typically the error of the northbound, left-turning, non-yielding driver that is causing these issues, in their defense there are some challenges for them at this intersection. First, as cars are pulling out of Trailridge Way, many of these cars are turning east, towards the village. These eastbound cars largely block the visibility to any cars who may be behind them, going straight/southbound towards Perimeter with a green light. In this scenario, these two cars don't see each other until they are each pulling into the busy intersection. This is what caused the accident Monday.

Secondly, there is a “Left turn yield on yellow” sign, that these northbound, left turning drivers routinely disobey. This light is either red, or yellow…never green. And, it is partially obstructed by multiple power lines hanging in front of it.

My opinion is that a potential solution to solve this, is to make the above-mentioned light, a left-on-green only. This is for the northbound traffic on Ashford-Dunwoody, who is trying to turn left on to Mt. Vernon. I recognize this could be sub-optimal for traffic and will probably lead to my own personal frustrations from time to time. There are probably additional options that might make sense as well, but what we have today is ***clearly not optimized for that intersection***.

I had to speak with Dunwoody PD to give a statement following what I witnessed Monday, and subsequently I had to speak with one of the driver’s insurance companies. As I shared with the insurance representative what I saw, and the difficulties of the intersection, they were surprised that this just couldn’t be easily corrected. I would agree.

I appreciate accidents occur at busy intersections. It happens. Unfortunately, in its current traffic pattern and light sequence, there will eventually be a fatality at that intersection.

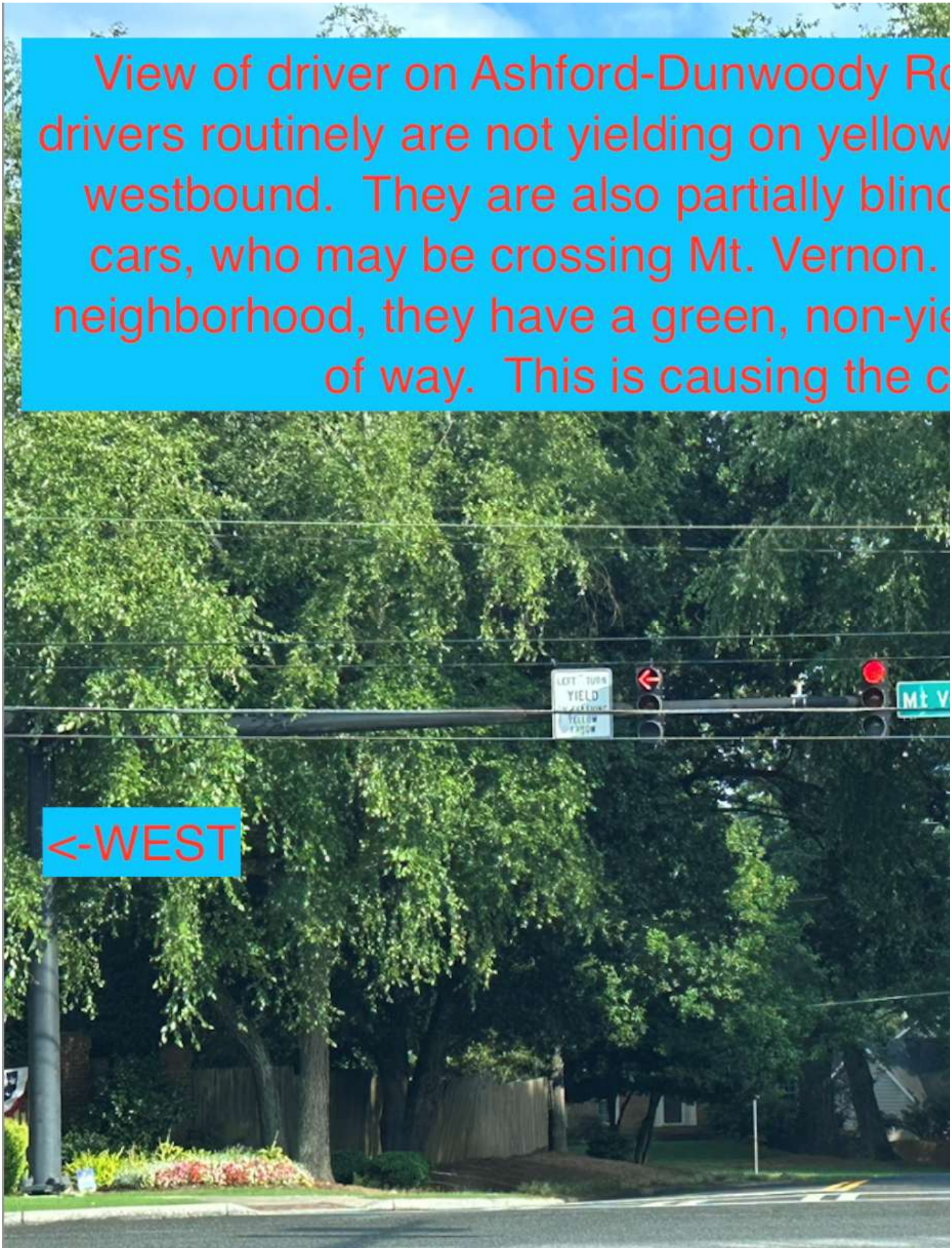
I would welcome the chance to discuss this further, or even meet any of you at this intersection and observe some of these issues together. They are so frequent, you pick the time, and I’ll meet you there – we are guaranteed to see this above scenario play out multiple times over the course of 30-60min. Alternatively, I would suggest you drive this yourself – specifically the traffic pattern leaving the neighborhood and crossing Mt. Vernon heading south.

I thank you for your ongoing work to improve our city, and your attention to this matter.

Sincerely,

Aaron Johnston
[redacted]
Dunwoody, GA 30338
[redacted]

View of southbound driver pulling ou
heading south. In this image, you can s
green light. You can also see the Hond
as the white mail truck, which has a yell
the car to cross Mt. Vernon and into it
occurs if the Honda were to be turning r
another vehicle coming right behind th
Honda to continue t


View of driver on Ashford-Dunwoody Ro
drivers routinely are not yielding on yellow
westbound. They are also partially blinc
cars, who may be crossing Mt. Vernon.
neighborhood, they have a green, non-yie
of way. This is causing the c
YIELD
<-WEST

Madalyn Smith

From: Cheryl strickland <[redacted]>
Sent: Thursday, July 3, 2025 1:02 PM
To: Madalyn Smith
Subject: Please DENY Dominium's Rezoning Application

Caution: External Message

- Senior housing in Dunwoody is a desirable product, but not at this location, at this density, and not as planned by Dominium, i.e. without robust on-site services and community engagement for residents.

- This project does not fit Dunwoody's senior demographic, which is seeking to downsize into owner-occupied housing.

- This project would be an encroachment on our adjacent single-family neighborhoods, i.e. Ashford Chase and Valley View. We do not want more apartments in the Ashford Center area or adjacent to Dunwoody West.

- No rezoning should occur until after completion and approval of Dunwoody's updated Comprehensive Plan and its Unified Development Ordinance.

Thank you for your thoughtful consideration of the foregoing and continued service to the City of Dunwoody. Again, please DENY Dominium's Rezoning Application associated with the current Life South property.

Cheryl Strickland
[redacted]. (Ashford Chase Subdivision)

Madalyn Smith

From: Adriana Ibarra Vazquez <[redacted]>
Sent: Thursday, July 3, 2025 3:43 PM
To: Madalyn Smith
Subject: Please DENY Dominium rezoning application

Caution: External Message

Madalyn Smith
Community Development
Planning & Zoning
Senior Planner
(678) 382-6757

Dear Miss. Madalyn Smith,

Herein I am requesting the Dominium rezoning application be denied.

ARGUMENTS

Dunwoody Homeowners Association voted to oppose this project on June 22, 2025

Traffic:

1. The amount of increased traffic generated by this development would be significant given that 215 apartments will be shoe-horned into an already congested intersection.
2. Has a traffic study been done?
3. This development will negatively impact homeowners in the surrounding areas.

Housing Stock (we have enough rental):

1. We voted to become a city in large part to control our destiny as far as development is concerned. We don't need nor want more apartments.
2. 46% of Dunwoody's housing stock is dedicated to rental units, 598 were just added at High Street and several hundred more are planned.
3. Any new housing contemplated in the Ashford Center area, footsteps from Dunwoody West, should be owner occupied.
4. As this location is very convenient, desirable, and walkable to our city center, it only makes sense to build for people invested in this community, e.g. homeowners.

Impact on schools and community:

1. "Age restricted" is misleading. That limit is for head of household only. What's to say a 55 year old would not have a school age child or grandchild living on site.

2. Even if not one child lives at this complex, approval of this rezoning will signal other apartment developers that Dunwoody is once again open for apartments just like 25 years ago when DeKalb County approved the building of thousands of units that have overcrowded our neighborhood schools. We all continue to live with this condition to this very day. Just drive down Vermack Rd and you'll see all the trailers that are still needed at Dunwoody High School. Let's not acerbate a problem we already have.

3. This is an encroachment on our neighborhoods. Every plan the public has been presented has indicated that density will step down as development our neighborhoods. This is prime real estate in our city. Let's engage with developers who will bring low-density housing formats such as cottage courts, house scale-plexes and townhomes to this area giving our city a variety of owner-occupied housing types and creating an elegant transition from the vibrant Edge City to the legacy neighborhood character areas. Redevelopment may make sense in the future but not now and not this.

Senior Housing needed (but not this):

1. Senior housing in Dunwoody is a desirable product, but not without robust services and activation for the residents.
2. There are no services; this is not any kind of continual care community; there are no amenities and no programming activation for residents
3. This product is not a fit for the senior demographic of Dunwoody.
4. The impact on seniors without community and support is not positive.

Accessiblity to mass transit:

1. Multi-story apartment housing is best located near our two existing MARTA stations.
2. Multi-unit apartments north of Perimeter Center West are inappropriate.
3. Intensity north of Perimeter Center West should diminish, creating a buffer between the Perimeter area and the suburban neighborhoods that define Dunwoody.
4. We need to send a crystal-clear message that we do not want more apartments in the Ashford Center area.

Timing on Rezoning vis a vis the Comprehensive Plan revision:

1. Significantly, an effort is currently underway to update Dunwoody's Comprehensive Plan and its Unified Development Ordinance. This is a multi-year exercise which is about 75% complete and still in draft form.

2. That plan will define specific land uses throughout the city (such as where apartments are and are not appropriate).

3. Any rezoning should occur after that plan has been adopted by the city council; to rezone now is premature.

4. Many municipalities would not even entertain a rezoning such as this when a comprehensive land use revision is underway. Dunwoody should follow this as a best practice.

5. Regardless of the timing on the Comprehensive Plan, we don't want apartments on the doorstep of Dunwoody West.

Please confirm the reception of my email.

Regards,

Adriana Ibarra Vazquez
[redacted]
Dunwoody, GA 30338
[redacted]

Madalyn Smith

From: Cathy Abram <c[redacted]>
Sent: Saturday, July 5, 2025 11:26 AM
To: Madalyn Smith
Subject: Please DENY Dominium rezoning application

Caution: External Message

As a 27 year homeowner in Dunwoody, I am very concerned with keeping the aesthetic of our community as a desirable place to buy a home and raise a family. I have always been a supporter of more owner occupied senior housing in our city (as my own Mother in Law moved here to be close to us and medical facilities as she ages), but the project planned by Dominium is not what we need. There are no services or programming planned, and the nature of the development does not prohibit Section 8 vouchers. The Ashford Dunwoody corridor is already congested and no traffic study has been done. The planned community does not provide enough parking for residents. Dunwoody is already closing in on 50% rental units. NO ONE wants to see our rental capacity increase.

This development is an encroachment on our neighborhoods, and homeowners are the residents who are invested in our community.
Finally, I find it offensive that our tax dollars are being used to finance a developer who is building apartments that no one in our community needs or wants.
Please deny the rezoning application for Dominium.

Catherine Abram

Madalyn Smith

From: Diane Hunt-Cook <[redacted]>
Sent: Sunday, July 6, 2025 2:51 PM
To: Madalyn Smith
Subject: Please DENY Dominium rezoning application

Caution: External Message

Madalyn,

The Dunwoody Community needs your help. I attended the Planning Commission meeting where Dominium was petitioning for a rezoning application. Many of us in attendance expressed our concerns at the meeting & the decision was deferred. I also attended the Dunwoody Homeowners Association meeting where Dominium presented their plan for this development. The DHA also voted against this development. I will be attending the Planning Commission second "read" of deferred rezoning onTuesday 07/08/2025.

Please help to get this rezoning application denied. Below find a summary of the rationale for the denial.

Thank you

Diane Hunt-Cook
Dunwoody Resident

Rationale for Denial:

Dunwoody Homeowners Association voted to oppose this project on June 22, 2025

Traffic:

1. The amount of increased traffic generated by this development would be significant given that 215
2. Apartments will be shoe-horned into an already congested intersection.
3. Has a traffic study been done?
4. This development will negatively impact homeowners in the surrounding areas.

Housing Stock (we have enough rental):

1. We voted to become a city in large part to control our destiny as far as development is concerned. We don't need nor want more apartments.
2. 46% of Dunwoody's housing stock is dedicated to rental units, 598 were just added at High Street and several hundred more are planned.
3. Any new housing contemplated in the Ashford Center area, footsteps from Dunwoody West, should be owner occupied.

4. As this location is very convenient, desirable, and walkable to our city center, it only makes sense to build for people invested in this community, e.g. homeowners.

Impact on schools and community:

1. "Age restricted" is misleading. That limit is for head of household only. What's to say a 55 year old would not have a school age child or grandchild living on site.

2. Even if not one child lives at this complex, approval of this rezoning will signal other apartment developers that Dunwoody is once again open for apartments just like 25 years ago when DeKalb County approved the building of thousands of units that have overcrowded our neighborhood schools. We all continue to live with this condition to this very day. Just drive down Vermack Rd and you'll see all the trailers that are still needed at Dunwoody High School. Let's not acerbate a problem we already have.

3. **This is an encroachment on our neighborhoods. Every plan the public has been presented has indicated that density will step down as development our neighborhoods. This is prime real estate in our city. Let's engage with developers who will bring low-density housing formats such as cottage courts, house scale-plexes and townhomes to this area giving our city a variety of owner-occupied housing types and creating an elegant transition from the vibrant Edge City to the legacy neighborhood character areas. Redevelopment may make sense in the future but not now and not this.**

Senior Housing needed (but not this):

1. Senior housing in Dunwoody is a desirable product, but not without robust services and activation for the residents.
2. There are no services; this is not any kind of continual care community; there are no amenities and no programming activation for residents
3. This product is not a fit for the senior demographic of Dunwoody.
4. The impact on seniors without community and support is not positive.

Accessibility to mass transit:

1. Multi-story apartment housing is best located near our two existing MARTA stations.
2. Multi-unit apartments north of Perimeter Center West are inappropriate.
3. Intensity north of Perimeter Center West should diminish, creating a buffer between the Perimeter area and the suburban neighborhoods that define Dunwoody.
4. We need to send a crystal-clear message that <u>we do not want more apartments</u> in the Ashford Center area.

Timing on Rezoning vis a vis the Comprehensive Plan revision:

1. Significantly, an effort is currently underway to update Dunwoody's Comprehensive Plan and its Unified Development Ordinance. This is a multi-year exercise which is about 75% complete and still in draft form.
2. That plan will define specific land uses throughout the city (such as where apartments are and are not appropriate).
3. Any rezoning should occur after that plan has been adopted by the city council; to rezone now is premature.
4. Many municipalities would not even entertain a rezoning such as this when a comprehensive land use revision is underway. Dunwoody should follow this as a best practice.

Madalyn Smith

From: Emmitt Rathore <[redacted]>
Sent: Monday, July 7, 2025 1:30 PM
To: Madalyn Smith
Subject: Please DENY Dominium rezoning application

Caution: External Message

Please reject this rezoning application per points below.

Dunwoody Homeowners Association voted to oppose this project on June 22, 2025

Traffic:

1. The amount of increased traffic generated by this development would be significant given that 215

2. apartments will be shoe-horned into an already congested intersection.

3. Has a traffic study been done?

4. This development will negatively impact homeowners in the surrounding areas.

Housing Stock (we have enough rental):

1. We voted to become a city in large part to control our destiny as far as development is concerned. We don't need nor want more apartments.

2. 46% of Dunwoody's housing stock is dedicated to rental units, 598 were just added at High Street and several hundred more are planned.

3. Any new housing contemplated in the Ashford Center area, footsteps from Dunwoody West, should be owner occupied.

4. As this location is very convenient, desirable, and walkable to our city center, it only makes sense to build for people invested in this community, e.g. homeowners.

Impact on schools and community:

1. "Age restricted" is misleading. That limit is for head of household only. What's to say a 55 year old would not have a school age child or grandchild living on site.

2. Even if not one child lives at this complex, approval of this rezoning will signal other apartment developers that Dunwoody is once again open for apartments just like 25 years ago when DeKalb County approved the building of thousands of units that have overcrowded our neighborhood schools. We all continue to live with this condition to this

very day. Just drive down Vermack Rd and you'll see all the trailers that are still needed at Dunwoody High School. Let's not acerbate a problem we already have.

3. This is an encroachment on our neighborhoods. Every plan the public has been presented has indicated that density will step down as development our neighborhoods. This is prime real estate in our city. Let's engage with developers who will bring low-density housing formats such as cottage courts, house scale-plexes and townhomes to this area giving our city a variety of owner-occupied housing types and creating an elegant transition from the vibrant Edge City to the legacy neighborhood character areas. Redevelopment may make sense in the future but not now and not this.

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2. There are no services; this is not any kind of continual care community; there are no amenities and no programming activation for residents

3. This product is not a fit for the senior demographic of Dunwoody.

4. The impact on seniors without community and support is not positive.

Accessiblity to mass transit:

1. Multi-story apartment housing is best located near our two existing MARTA stations.

2. Multi-unit apartments north of Perimeter Center West are inappropriate.

3. Intensity north of Perimeter Center West should diminish, creating a buffer between the Perimeter area and the suburban neighborhoods that define Dunwoody.

4. We need to send a crystal-clear message that we do not want more apartments in the Ashford Center area.

Timing on Rezoning vis a vis the Comprehensive Plan revision:

4. Significantly, an effort is currently underway to update Dunwoody's Comprehensive Plan and its Unified Development Ordinance. This is a multi-year exercise which is about 75% complete and still in draft form.

5. That plan will define specific land uses throughout the city (such as where apartments are and are not appropriate).

6. Any rezoning should occur after that plan has been adopted by the city council; to rezone now is premature.

7. Many municipalities would not even entertain a rezoning such as this when a comprehensive land use revision is underway. Dunwoody should follow this as a best practice.

8. Regardless of the timing on the Comprehensive Plan, we don't want apartments on the doorstep of Dunwoody West.

Thank you,
Amitsingh Rathore
[redacted]
Dunwoody, GA 30338

Madalyn Smith

From: kathy wilkie <[redacted]>
Sent: Monday, July 7, 2025 3:43 PM
To: Madalyn Smith
Subject: Please DENY Dominium rezoning application

Caution: External Message

I am contacting you as a long-time resident of Dunwoody, having resided here for 20 years. We love Dunwoody and enjoy the "small town" community in a larger metropolitan area. During my family's tenure in Dunwoody we saw an explosion of rental properties several years ago, and the goal for many residents in separating into our own city was to have more controls on this sort of expansion and growth in the future to protect rather than overwhelm the infrastructure of our community.

Currently there is a rezoning application that would once again test the infrastructure of our community. Please deny the Dominium Rezoning Application.
Adding further data to my previous statement on limiting additional rental properties in Dunwoody:

1. 46% of Dunwoody's housing stock is dedicated to rental units, 598 were just added at High Street and several hundred more are planned.
2. Any new housing contemplated in the Ashford Center area, footsteps from Dunwoody West, should be owner occupied.
3. As this location is very convenient, desirable, and walkable to our city center, it only makes sense to build for people invested in this community, e.g. homeowners.

Impact on schools and community:

1. . "Age restricted" is misleading. That limit is for head of household only. What's to say a 55 year old would not have a school age child or grandchild living on site.
2. Even if not one child lives at this complex, approval of this rezoning will signal other apartment developers that Dunwoody is once again open for apartments just like 25 years ago when DeKalb County approved the building of thousands of units that have overcrowded our neighborhood schools. We all continue to live with this condition to this very day. Just drive down Vermack Rd and you'll see all the trailers that are still needed at Dunwoody High School. Let's not exacerbate a problem we already have.
3. This is an encroachment on our neighborhoods. Every plan the public has presented has indicated that density will step down development of our neighborhoods. This is prime real estate in our city. Let's engage with developers who will bring low-density housing formats such as cottage courts, house scale-plexes and townhomes to this area, giving our city a variety of owner-occupied housing types and creating an elegant transition from the vibrant Edge City to the legacy neighborhood character areas. Redevelopment may make sense in the future but not now and not this.

Please consider the aspects that make your current residents want to live here for years to come, and do not further overwhelm our community, as well as provide growth and development that compliments our current living experience here rather than further congests and frustrates it.

Thank you for your consideration.

Kathy Wilkie
Dunwoody Station Resident for 20 years

Madalyn Smith

From: Su Ellis <[redacted]>
Sent: Monday, July 7, 2025 3:19 PM
To: Madalyn Smith
Cc: suellis@bellsouth.net
Subject: RE: Planning Commission Members, Thomas O'Brien, Chair

Madeline,

The city website states that any effort to speak to the Planning Commission should be directed to you. Thank you for sending this on to them.

This is Su Ellis, a resident of Dunwoody for 38 years. I have a question for the Commissioners. I really don't know if you take a pledge when you are appointed or not. Do you feel you represent developers? Or staff? Or homeowners, friends and neighbors in Dunwoody, the community who pays taxes and elects the city council? Tomorrow night you will hear from Tim Brown the president of the DHA about the vote DHA took after listening to Dominium give their presentation. You have probably read the news articles. It was an overwhelming NO. I urge you to make a motion to let some residents speak to this issue on Tuesday, July 9th at 6PM.

Thank you, Su Ellis

Madalyn Smith

From: Geraldine Penn <p[redacted]>
Sent: Monday, July 7, 2025 6:09 PM
To: Madalyn Smith
Subject: Fwd: Dominion Application

Caution: External Message

Dear Ms. Smith,
Can you please share my email with the Planning Commission? I will be attending the meeting tomorrow and hope to have the opportunity to speak. Thank you
Gerri Penn
Sent from my iPhone

Begin forwarded message:

> **From:** Geraldine Penn <[redacted]
> **Date:** July 7, 2025 at 5:58:36 PM EDT
> **To:** John Heneghan <John.Heneghan@dunwoodyga.gov>, Tom Lambert <Tom.Lambert@dunwoodyga.gov>
> **Cc:** Lynn Deutsch <Lynn.Deutsch@dunwoodyga.gov>, Richard McLeod <Richard.McLeod@dunwoodyga.gov>, AOL <pennfam@bellsouth.net>
> **Subject: Dominion Application**
>
> Hi John and Tom.
> I am writing to you to let you know that I strongly oppose the Dominium Zoning Application for 55+ Affordable housing on the Life South property. I will be at the Planning Commission Meeting tomorrow evening.
> -High Density
> This application will be another high density apartments where one already exists across the street. There are residential neighborhoods that this can impact on Ashford Center Parkway, Valley View and Dunwoody West/The Branches. Ashford Dunwoody Road does not need more apartments. School buses use the Parkway and Ashford Dunwoody Road. Let's keep them safe.
> The CLUP has always had as a first priority maintaining and protecting our residential communities. That should always be a number one priority. I was active in Citizens for Dunwoody and one of the main concerns was for no more apartments.
> -They said this only meets 50% of the need in Dunwoody
> They did not give any data to substantiate this statement. They did not deny residents would come from zip codes outside Dunwoody. They weren't able to answer what the average income is.
> - Senior Housing
> As a 77 year old senior, the last place I would want to be is in a five story apartment building with two elevators and no manager on the premises. There is also no organized activities for the residents. As you know, Dunwoody experiences numerous power outages and seniors need a safe way to exit a building. They stated the average age is 76. They also

said the seniors won't drive much. I gave us as an example that we have two cars and are out on average twice a day. They stated residents can walk to Dunwoody Baptist and the Library. That is not realistic to think these seniors will walk and then carry back books in heat or inclement weather.
They said there is a bus stop. Not all Marta buses are kneeling buses. If they come back with groceries are they able to carry them up that steep hill?
- Good senior housing
Seniors need owner occupied housing with master on main or ranch style. Our neighbors moved to a Johns Creek owner occupied Senior housing. They are semi-detached homes with everything on the main floor & a loft. They have a Clubhouse for activities. They have garages to deal with the weather not walking to some undesignated parking space.
-Suggestion for this property
Our city has done nothing for our existing seniors. Both Sandy Springs and Johns Creek have a building for senior activities. I believe Sandy Springs even provides transportation. We have all these parks but nothing for seniors. This property would be great for a Dunwoody Senior Center.
Thanks for your attention. I hope neither the Planning Commission or City Council support this application.
Gerri Penn
44 year resident in Dunwoody North

Sent from my iPhone

Madalyn Smith

From: Barker, Heath <[redacted]>
Sent: Tuesday, July 8, 2025 9:27 AM
To: Madalyn Smith
Subject: PLEASE DENY REZONING APPLICATION

Caution: External Message

Dear Ms. Smith,

I am writing to ask that you vote to deny the rezoning application for the LifeSouth parcel. I live in Trailridge which is very close to that location and I work at Ravinia two miles away. I already have many days like today where I cannot turn left out of my subdivision at all and have to wait 10 minutes to turn right in the morning unless I leave very early. Even on Saturdays, the traffic is bad. Sometimes the traffic is backed up past my subdivision.

I also routinely pick up a church friend at Brighton Gardens and am concerned about the increased traffic at the subdivision. No traffic study has been done by Dominum and this apartment complex is proposed for a very congested intersection.

Dunwoody became a city so we could control our destiny. When we moved here 27 years ago, Dunwoody was much less congested

While my children are not in the Dunwoody schools anymore, I had kids at Austin Elementary for 12 years. Our daughter started Austin when it had 450 students. By the time she left after 5th grade it had over 700. When my younger two were there it was even higher—800, I think. For my younger two, it was not as good a school and they completely missed my middle son's dyslexia.

We had to built a new school twice the size of the original Austin, and I understand it is already overcrowded and Dunwoody high was quite overcrowded when my youngest attended there.

I was at the last DHA meeting where the Dominium folks said they would enforce the "no children" rule on their leases, but when you look at their reviews from many of the other properties they manage, they do not get good review and they clearly do not enforce anything.

This is a financial transaction for therm. They do not care about the Dunwoody community.

What Dunwoody needs is town homes and garden apartments for people like me and my husband to downsize to. In my neighborhood of 42 homes, there are 7 original owners in their late 80's and 90's who are still living in 4-5 bedroom homes. We also just recently had another pass away in his home. There is nowhere for us to downsize to and many do not want to leave this community where they have lived for 45 years. This also makes it hard for young people looking to move into Dunwoody as there is almost no housing stock available.

The LifeSouth parcel would be perfect for owner-occupied condos or own townhomes. You can walk to the village, the library and across the street to two churches.

The City of Dunwoody is already almost ½ apartments and many of them are at the rents that Dominium is proposing.

Please consider what your constituents want—more low-income apartments is not it

Heath Barker

Heath R. Barker
Regional Vice President
Gemini Transportation Underwriters
2 Ravinia Drive, Suite 1050
Atlanta, GA 30346
[redacted]

www.geminiunderwriters.com

GEMINI TRANSPORTATION UNDERWRITERS
| a Berkley Company

Please know that our company will never ask that you transfer money without verbal confirmation. If you receive an e-mail from our company or any third party purporting to represent our company requesting money be transferred, please report it to me immediately. Our company will only transfer money after receiving verbal confirmation.

Madalyn Smith

From: Susan Mitchell <[redacted]
Sent: Monday, July 7, 2025 6:19 PM
To: Madalyn Smith
Cc: SM Mitchell
Subject: Please DENY Dominium rezoning application

Caution: External Message

Dear Neighbors,

Thank you for serving on our city's Planning Commission.

Please deny the deferred rezoning application from Dominium at your July 8th meeting. The reasons are numerous.

1) The board of the Dunwoody Homeowners' Association voted at its June 22 meeting to oppose this project.
2) This will not benefit the residents of Dunwoody.
3) This will not benefit the elderly from outside Dunwoody as the property offers no services.
4) This project, if approved, will trigger more applications for apartment rezoning in the Ashford Center office park, further compounding the problem of density in this small, prime area of the city.
5) Nearly 50% of Dunwoody's housing stock is currently apartments. Hundreds more approved apartments are to be built in High Street.
6) Your neighbors do not desire, nor need more apartments.
7) Senior housing is desirable, but not without services.
8) Neighbors in all three districts of Dunwoody have repeatedly expressed a desire for owner-occupied cottages, townhomes, and condominiums.
9) This site is prime for redevelopment with owner-occupied cottages, townhomes, and condominiums once the Comprehensive Plan has been approved; not before.
10) Let's engage with local developers (Isakson Living, Hedgewood Homes, Holbrook, VIO) who will build what our neighbors desire.
11) Let's not engage with developers who attempt to strongarm us into meeting their agenda and timeline.
12) Let's not engage with developers whose tenant reputation is an "F." (see here, and here)
13) Let's grow by design, not by default.

Thank you for maintaining our neighborhoods, protecting the character of our community, and listening to our neighbors.

Susan
[redacted]

Madalyn Smith

From: Barker, Heath <[redacted]>
Sent: Tuesday, July 8, 2025 9:27 AM
To: Madalyn Smith
Subject: PLEASE DENY REZONING APPLICATION

Caution: External Message

Dear Ms. Smith,

I am writing to ask that you vote to deny the rezoning application for the LifeSouth parcel. I live in Trailridge which is very close to that location and I work at Ravinia two miles away. I already have many days like today where I cannot turn left out of my subdivision at all and have to wait 10 minutes to turn right in the morning unless I leave very early. Even on Saturdays, the traffic is bad. Sometimes the traffic is backed up past my subdivision.

I also routinely pick up a church friend at Brighton Gardens and am concerned about the increased traffic at the subdivision. No traffic study has been done by Dominum and this apartment complex is proposed for a very congested intersection.

Dunwoody became a city so we could control our destiny. When we moved here 27 years ago, Dunwoody was much less congested

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We had to built a new school twice the size of the original Austin, and I understand it is already overcrowded and Dunwoody high was quite overcrowded when my youngest attended there.

I was at the last DHA meeting where the Dominium folks said they would enforce the "no children" rule on their leases, but when you look at their reviews from many of the other properties they manage, they do not get good review and they clearly do not enforce anything.

This is a financial transaction for therm. They do not care about the Dunwoody community.

What Dunwoody needs is town homes and garden apartments for people like me and my husband to downsize to. In my neighborhood of 42 homes, there are 7 original owners in their late 80's and 90's who are still living in 4-5 bedroom homes. We also just recently had another pass away in his home. There is nowhere for us to downsize to and many do not want to leave this community where they have lived for 45 years. This also makes it hard for young people looking to move into Dunwoody as there is almost no housing stock available.

The LifeSouth parcel would be perfect for owner-occupied condos or own townhomes. You can walk to the village, the library and across the street to two churches.

The City of Dunwoody is already almost ½ apartments and many of them are at the rents that Dominium is proposing.

Please consider what your constituents want—more low-income apartments is not it

Heath Barker

Heath R. Barker
Regional Vice President
Gemini Transportation Underwriters
2 Ravinia Drive, Suite 1050
Atlanta, GA 30346
[redacted]

www.geminiunderwriters.com

GEMINI TRANSPORTATION UNDERWRITERS
| a Berkley Company

Please know that our company will never ask that you transfer money without verbal confirmation. If you receive an e-mail from our company or any third party purporting to represent our company requesting money be transferred, please report it to me immediately. Our company will only transfer money after receiving verbal confirmation.

Madalyn Smith

From: Jeff Pollock <[redacted]>
Sent: Tuesday, July 8, 2025 10:29 AM
To: Barker, Heath; To: 'Diane Hunt-Cook'; james jamesbarker.com; Gary S; Margaret Sonnier; Dan Weber; Elizabeth'; Robert Wittenstein; [redacted]t; Katharyne Gabriel; Cheryl Strickland; Jamie Bennett; a[redacted]; Steve Barton; [redacted]; Terri J. Polk; [redacted]; Geraldine Penn; James Cramer; Laura Ruckman; Julie; Cathy Abram; SM Mitchell; Lynn Deutsch
Cc: Alice Jamieson; Amy Davies; Anderson Cannon; Andreas Puppa; Andy Batcheller; Art & Roni Tillem; Becky Callahan; Bill Davies; Bob Greenberger; Brett Mason; Bruce Andersen; Carol and Jules Sherwinter; Carrier Schonberg; Chad Provow; Charles Austin; Cindy Andersen; David Bolocan; Dawn & Kris Wetterings; Deb Cameron; Denise Greenberger; Fred Rueff; Gerald Cook; Hugh Jamieson; Ian Schonberg; Jame and Keith Levinson; Janice Sheftel; Joe Wooten; Karen Cannon; Katie Mason; Kevin Cameron; Kim Copeland; KJ Copeland; Lacey Rogers; Laura Madden; Leslie & Don Schaeffer; Libby Pollock; Lisa and John Ripoll; Lori and Dan Middleton; Marcelle and Harold Pinder; Mark Thompson; Marsha Rueff; Marylinn Wooten; Matt Blackburn; Megan Batcheller; Megan Bruening; Merry Carmichael; Mike Banna; Mike Madden; Natalie Filmore; Nick Rogers; Phil & Layne Slough; Rachel Provow; Ray and Jo Gustin; Ron and Lori Kirschner; Sandra Bennett; Sarah Bolocan; Shannon Banna; Shannon Blackburn; Sharon Cohen; Star Newman; Steve Newman; Sue and Bob Savoy; Suzi and David Negus; Theresa Callahan
Subject: Re: Dunwoody Rezoning // July 8 Planning Commission

Caution: External Message

Hi.

I am not opposed to this redevelopment.

I don’t want to debate via email, but this isn't the first email we have received, so I wanted to share another perspective.

Our community needs residents of all types to make it work in the short and long term, and to and keep it funded from a tax basis perspective. "We don’t need or want” more apartments may be the view of some residents but is not consistent with supply and demand analysis provided by industry leading reports. The latest data indicates Perimeter could absolutely support more units based on a variety of metrics - especially affordable units.

I also object to the sentiment that apartment development equals "neighborhood encroachment." What does "encroachment" even mean in this context? This particular property is bordered by self storage and a senior living community.

If you’d like to engage in a more detailed conversation please feel free to reach out to me directly.

Thanks,
Jeff

[redacted]

Jeff Pollock, CCIM SIOR
Pollock Commercial, Inc.
[redacted]
www.pollockcommercial.com

Jeff Pollock CCIM, SIOR
Pollock Commercial, Inc.
[redacted]
1904 Monroe Drive, Suite 200 | Atlanta, GA 30324

On Tue, Jul 8, 2025 at 8:41 AM Barker, Heath <[redacted]> wrote:

> Hi Trailridge Neighbors.
>
> Tonight is the Dunwoody City Council planning commission where we hope to shut down the low-income housing project at the LifeSouth parcel. Again, this is just the tip of the iceberg. If this company is successful in getting the zoning changed for that parcel, they and other firms like them will go after the Ashford Center parcels where the office buildings are. This all backs up to town and cluster homes and is so close to all of us. It is supposed to be a 55 plus community, but only one member of the household needs to be that age, and it is clear that this group does not enforce anything. If you read the reviews of their other developments, they do not get good reviews on property management. The maximum income allowed to rent these apartments is $46,000.
>
> See below on how to email the planning commission. We thought it had been shut down at the last meeting, but someone on the council is really pushing it. At the DHA meeting, there was a banker in the audience who asked how this all works financially for Dominion. Essentially, they build it and then just sell it to an investment firm—like an annuity for the developer—and it is paid for with subsidies if they can get this variance.
>
> I am going to email now and attend the meeting.

Heath

Heath R. Barker

Regional Vice President

Gemini Transportation Underwriters

2 Ravinia Drive, Suite 1050

Atlanta, GA 30346

[redacted]

[redacted]

[redacted]

www.geminiunderwriters.com

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From: Susan Mitchell <[redacted]>
Sent: Thursday, July 3, 2025 9:28 AM
To: 'Diane Hunt-Cook' <[redacted]>; 'james [redacted]m>; Barker, Heath [redacted]; 'Margaret Sonnier' <[redacted]e>; 'Dan Weber' <[redacted]; 'Craymer, Elizabeth' <e[redacted]; 'Robert Wittenstein' <[redacted]>; 'Su Ellis' [redacted]t>; 'Katharyne Gabriel' [redacted]m>; 'Cheryl strickland' [redacted]>; 'Jamie Bennett' [redacted]; [redacted]m; [redacted]; 'Dan Weber' [redacted]; 'Terri J. Polk' [redacted]>; s[redacted]; 'Geraldine Penn' <[redacted]>; 'James Cramer' <[redacted]m>; 'Laura Ruckman' [redacted]; 'Julie' <j[redacted]>; 'Cathy Abram' [redacted]
Cc: [redacted]
Subject: REMINDER: July 8 Planning Commission [EXTERNAL]

** CAUTION: External message

Dear Neighbors,

Please plan to appeal to the Planning Commission to **DENY** the deferred rezoning application that would allow apartments on the current Life South property. The facts haven't changed. Talking points are listed below my signature. Since the application was deferred in June, it is unclear if public comment will be allowed. If it is, let's use the time to make a community argument opposing this land use on this site. I will have a one page **DENY** handheld signs for all attendees to raise at the meeting.

Mark your calendars:
Planning Commission second "read" of deferred rezoning Date: Tuesday, 07/08/2025 6:00 p.m. - 8:00p.m. Location:Dunwoody City Hall
4800 Ashford Dunwoody Road
Dunwoody, Georgia 30338

Prior to Tuesday's meeting, make your voice heard by emailing the Planning Commission at madalyn.smith@dunwoodyga.gov with the subject line **"Please DENY Dominium rezoning application."** In the body of your email state that you are requesting this project be denied. (Refer to talking points below for rationale.) Here are the individual members of the commissions in the event you know them and want to email them directly.

Please plan to attend, bring your neighbors, and speak out against this encroachment on our neighborhoods. Keep spreading the word and forward this note.

Thank you for caring about our city.

See you at the parade!

Susan Mitchell

[redacted]

Proposed Rezoning Project:

Domininum's proposed build:

- Head of household is 55+--what is potential impact of others in the household, e.g. on the schools

- Parking per unit is 1.15. Parking is unassigned. 93 of the 215 units are 2 or 3 bedroom. One parking spot per those units is unrealistic and will not serve the resident's needs. (Note: for non-senior apartments, parking ratios are often higher, one space per bedroom or 1.5 per unit.) But often seniors don't move their cars as much and seek to use public transportation, MARTA Mobility or other ride-share option.)

- Elevators: only two elevators are proposed and those are to be used for move in/move out as well. There is no additional freight elevator.

- Dominium does operate some of its affordable housing with Section 8 housing vouchers. Do we know if that rental assistance program is to be contemplated at some point for this property? (Notes for speaker: There are 2 primary affordable housing vouchers: Section 8 which "travels"; it's awarded to the resident and they can use it where there's a qualified landlord who will accept it. Project-based vouchers: This is where the specific project is awarded a certain number of vouchers for a number of years that pays a portion of the rent so that the prospective low-income resident can (theoreticaly but not always) afford to pay the difference. I'm guessing that Dominium will accept Section 8 vouchers, especially as a prospective LIHTC property.)

- The impact on existing property values is unknown. Everything depends on the site management.

Goal:

- We are representing different neighborhoods in every district of the city in asking the Planning Commission to deny this rezoning application.

Rationale/Suggested Talking Points:

Dunwoody Homeowners Association voted to oppose this project on June 22, 2025

Traffic:

1. The amount of increased traffic generated by this development would be significant given that 215
2. apartments will be shoe-horned into an already congested intersection.
3. Has a traffic study been done?
4. This development will negatively impact homeowners in the surrounding areas.

Housing Stock (we have enough rental):

1. We voted to become a city in large part to control our destiny as far as development is concerned. We don't need nor want more apartments.

2. 46% of Dunwoody's housing stock is dedicated to rental units, 598 were just added at High Street and several hundred more are planned.
3. Any new housing contemplated in the Ashford Center area, footsteps from Dunwoody West, should be owner occupied.
4. As this location is very convenient, desirable, and walkable to our city center, it only makes sense to build for people invested in this community, e.g. homeowners.

Impact on schools and community:

1. "Age restricted" is misleading. That limit is for head of household only. What's to say a 55 year old would not have a school age child or grandchild living on site.

2. Even if not one child lives at this complex, approval of this rezoning will signal other apartment developers that Dunwoody is once again open for apartments just like 25 years ago when DeKalb County approved the building of thousands of units that have overcrowded our neighborhood schools. We all continue to live with this condition to this very day. Just drive down Vermack Rd and you'll see all the trailers that are still needed at Dunwoody High School. Let's not acerbate a problem we already have.

3. This is an encroachment on our neighborhoods. Every plan the public has been presented has indicated that density will step down as development our neighborhoods. This is prime real estate in our city. Let's engage with developers who will bring low-density housing formats such as cottage courts, house scale-plexes and townhomes to this area giving our city a variety of owner-occupied housing types and creating an elegant transition from the vibrant Edge City to the legacy neighborhood character areas. Redevelopment may make sense in the future but not now and not this.

Senior Housing needed (but not this):

1. Senior housing in Dunwoody is a desirable product, but not without robust services and activation for the residents.
2. There are no services; this is not any kind of continual care community; there are no amenities and no programming activation for residents
3. This product is not a fit for the senior demographic of Dunwoody.
4. The impact on seniors without community and support is not positive.

Accessiblity to mass transit:

1. Multi-story apartment housing is best located near our two existing MARTA stations.
2. Multi-unit apartments north of Perimeter Center West are inappropriate.
3. Intensity north of Perimeter Center West should diminish, creating a buffer between the Perimeter area and the suburban neighborhoods that define Dunwoody.
4. We need to send a crystal-clear message that <u>we do not want more apartments</u> in the Ashford Center area.

Timing on Rezoning vis a vis the Comprehensive Plan revision:

4. Significantly, an effort is currently underway to update Dunwoody's Comprehensive Plan and its Unified Development Ordinance. This is a multi-year exercise which is about 75% complete and still in draft form.

5. That plan will define specific land uses throughout the city (such as where apartments are and are not appropriate).

6. Any rezoning should occur after that plan has been adopted by the city council; to rezone now is premature.

7. Many municipalities would not even entertain a rezoning such as this when a comprehensive land use revision is underway. Dunwoody should follow this as a best practice.

8. Regardless of the timing on the Comprehensive Plan, we don't want apartments on the doorstep of Dunwoody West.

Madalyn Smith

From: Pamela J. Melton <[redacted]>
Sent: Tuesday, July 8, 2025 11:16 AM
To: Madalyn Smith
Subject: DENY Dominium rezoning application- Please think this through.

Caution: External Message

Good morning,

The more we have studied and spoken with other community members- we must request the rezoning application for Dominium be denied.

My husband and I have lived (as homeowners) in Dunwoody since 1998. We have seen many changes in our community. Most have been overwhelmingly positive for the city, this however does not make sense to us.

The impact on our schools, the impact on housing stock, as well as the increased traffic are detrimental to our city long-term. More apartments are not the answer to wisely grow our city. Why would we vote to utilize prime real estate in such a manner? The city is currently at 46% rental- that number should not grow. Particularly in an area that is already too dense.

Finally, we are not able to understand why this is even being considered when the Dunwoody Comprehensive Plan is still in revision form. As the city continues to move forward, a development of best practices seems prudent. The rush to rezone when the study is incomplete is premature. Smartly plan the work then efficiently work the plan seems a better strategy.

Again, we ask that serious consideration be given to the detrimental impact of granting this rezoning application. We strongly request it be denied.

Pam and Terry Melton
[redacted]
Dunwoody, Georgia 30338

Madalyn Smith

From: john wilder <[redacted]>
Sent: Tuesday, July 8, 2025 11:55 AM
To: Madalyn Smith
Subject: Please DENY Dominium rezoning application

Caution: External Message

My wife and I have lived in Dunwoody for 39 years. We have seen the area become over crowded with far too many apartments.

We don’t need any more, particularly the ones proposed by Dominium where the occupants will not have a vested interest in the facilities.

The proposal by Dominium should absolutely be rejected for all of the reasons stated by Susan Mitchell.

John and Laura Wilder

Madalyn Smith

From: Steve Barton <[redacted]>
Sent: Tuesday, July 8, 2025 4:28 PM
To: Madalyn Smith
Subject: For Planning Commission: Please DENY Dominium rezoning application

Caution: External Message

Member of the Planning commission and Community Development city officials,

Please deny the apartment rezoning requested by dominium at the former LifeSouth building on Ashford Dunwoody.

Citizens of Dunwoody do not want the apartments and will not benefit from them. There will be negative impacts on traffic and, most likely, schools in our city. This is a project driven by a Federal tax incentive, not market forces. The benefit to the future residents of this development will not outweigh negative impacts on the existing homeowners of Dunwoody. Approval of this application will also be an awful precedent.

This rezoning application should be denied. Approve votes by members of this commission will be remembered. City councilpersons who support this will have to answer to voters.

Sincerely,
-- Steve Barton
==========
Steve Barton <> Dunwoody, Georgia
Major, USA Ret <> m:[redacted]
[redacted]
==========

Madalyn Smith

From: Richard McLeod
Sent: Wednesday, July 16, 2025 4:51 PM
To: Madalyn Smith; Paul Leonhardt
Subject: FW: Dominium Zoning Application - PLEASE REJECT

FYI

Richard McLeod, MPA
Director of Community Development

City of Dunwoody
4800 Ashford Dunwoody Road
Dunwoody, Georgia 30338
P 678.382.6802
richard.mcleod@dunwoodyga.gov

From: Bert Miller <[redacted]>
Sent: Wednesday, July 16, 2025 4:47 PM
To: Catherine Lautenbacher <Catherine.Lautenbacher@dunwoodyga.gov>; Joe Seconder <Joe.Seconder@dunwoodyga.gov>; John Heneghan <John.Heneghan@dunwoodyga.gov>; Lynn Deutsch <Lynn.Deutsch@dunwoodyga.gov>; Richard McLeod <Richard.McLeod@dunwoodyga.gov>; Rob Price <Rob.Price@dunwoodyga.gov>; Stacey Harris <Stacey.Harris@dunwoodyga.gov>; Tom Lambert <Tom.Lambert@dunwoodyga.gov>
Subject: Dominium Zoning Application - PLEASE REJECT

Caution: External Message

My wife, children and I moved to Dunwoody in 1974. We have owned 3 Dunwoody homes over the years and currently reside in the Dunwoody Commons subdivision off of Ashford Center Parkway.

We are now retired and happy to continue to live in Dunwoody except for some of the decisions being made by our current city government. Are you purposely trying to damage our property values and erode the quality of life for the homeowners in the surrounding area??? Instead of making it worse, can you do something to improve the traffic backups on Ashford Center Parkway?

The Dominium plan and request for rezoning is totally out of character with the surrounding Dunwoody community. This is a terrible idea. We hope you will do your part to defeat the rezoning.

Respectfully,
Bert and Patti Miller