

MEMORANDUM

To: City Council

From: Madalyn Smith, Senior Planner

Date: August 11, 2025

Subject: RZ 25-02– 4570 Ashford Dunwoody Road, Parcel ID# 18 350 03 003

REQUEST

Raising Cane's, LLC, on behalf of the property owner Limestone Wells LLC, requests a rezoning from O-I (Office-Institution) to PC-1 (Perimeter Center).

Please note: The applicant also has Special Land Use Permit for a drive-through under consideration, SLUP 25-01, which was initially filed jointly with this rezoning application. The applicant, at the June 10th Planning Commission meeting, requested a deferral of the Special Land Use Permit application to the September 9, 2025 Planning Commission meeting, effectively splitting up the two cases. The applicant requested to move forward with the rezoning application. The current request is to change the underlying zoning district without the request for a drive-through. A separate SLUP application will be heard by the Mayor and City Council after Planning Commission review.

APPLICANT

Property Owner: Limestone Wells LLC	Petitioner: Raising Cane's LLC	Representative: Harold Buckley, Jr.
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BACKGROUND & PROPOSED DEVELOPMENT



Figure 1. Context Map

The subject property, 4570 Ashford Dunwoody Road, is a 1.56 acre site located on the western side of Ashford Dunwoody Road, north of the intersection of Ashford Dunwoody Road and Perimeter Center W, up the street from Perimeter Mall. The property is zoned O-I (Office-Institution), which does not permit restaurants. The site is a former drive-through bank that has been out of operation for approximately 2 years.

The applicant requests that the subject property be rezoned from O-I to PC-1 to allow for a broader range of permitted uses. The applicant has a separate request for a drive-through restaurant. However, the property owner requested the two requests be considered separately. This rezoning request is not tied to a specific site plan. If the Special Land Use Permit for the drive-through restaurant were withdrawn or denied, the property would remain zoned as PC-1 and any development of the subject site would be required to conform to the zoning district standards for the PC-1 district.

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	C-1	Perimeter Center (PC-1)	Restaurant
S	C-1	Perimeter Center (PC-1)	Drive-through restaurant
E	OCR	Perimeter Center (PC-1)	Restaurant
W	O-I	Perimeter Center (PC-1)	Hotel

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 existing office building, a former drive-through bank, is currently vacant. Over the years, the proliferation of drive-through banks in Dunwoody has ebbed, with several banks closing

The current zoning of this property is Office-Institution (O-I). The O-I zoning district does not allow, for example, standalone restaurant development or retail, which are common uses for outparcels within the Perimeter Center Character Area.

The proposed zoning district is PC-1. In general, amending the zoning district from O-I to PC-1 is consistent with the Comprehensive Plan; the future land use map designates this property as Perimeter Center and is specifically designated as PC-1 in the Perimeter Center Regulating Map. The intent of the Perimeter Center character area, per the Comprehensive Plan, is for a “visitor friendly “livable” regional center with first-class office, retail, entertainment, hotels, and high-end restaurants in a pedestrian and bicycle-oriented environment,” (pg 31). The subject site is located between two existing restaurants and is within walking distance to a large hotel, Le Meridian, and office park, The Terraces. Considering the vibrancy and development potential for the Perimeter Center core area and adjacent uses, staff recommends approval of a range of uses—permitted within the PC-1 district and appropriate to a commercial outparcel—and finds that allowing a greater variety of uses will be beneficial to the future development of the property.

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.

The specific proposal for a drive-through restaurant will be considered separately through the Special Land Use Permit process. Typically, the staff recommends related rezoning and special land use permit cases to be heard jointly. In this case, the applicant has expressed a desire from the property owner to separate these cases for the City Council’s review.

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 meeting, staff recommended changes to the site plan to reduce the need for any variances. It was also recommended to have heaters on the patio to allow for year-round use of the space. Based on this feedback, the applicant updated the site plan accordingly.

The committee voted unanimously to recommend approval of the rezoning RZ 25-02 and denial of SLUP 25-01.

PLANNING COMMISSION MEETING, MAY 13TH, 2025

During the May 13, 2025 public hearing, two people spoke in support of the application, and the general manager of the Le Meridien hotel spoke in opposition. The applicant requested a 30-day deferral to consider alternative traffic patterns. The Planning Commission granted the request in an unanimous vote (6-0).

PLANNING COMMISSION MEETING, JUNE 10TH, 2025

During the June 10th, 2025 public hearing, two people spoke in opposition to the drive-through use. The applicant requested a deferral of the Special Land Use Permit application to the September 9, 2025 Planning Commission meeting to allow additional time to complete a new traffic study, consider

updates to the site plan, and allow time to coordinate with adjacent property owners. The applicant requested to move forward with the rezoning application. The Planning Commission recommended approval of RZ 25-02 unanimously (5-0) and recommended deferral of SLUP 25-01 unanimously (5-0).

RZ 25-02: DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Rezoning the property from O-I to PC-1, disregarding the proposed drive-through, is appropriate and brings the subject site's zoning in compliance with the Future Land Use envisioned for this area.

Please note, staff does not recommend any site plan specific conditions. A non-site-plan-specific rezoning of the subject site allows development that conforms to the PC-1 district standards and Overlay requirements. Should the City Council approve the requested rezoning RZ 25-02, staff recommends the following conditions:

1. The permitted uses for the subject property shall be limited to the following: Eating and Drinking Establishments, Financial Services, Food and Beverage Retail Sales, Medical Service, Office or Consumer Service, Personal Improvement Service, and Retail Sales.
2. The owner shall be responsible for closing the median opening along Ashford Dunwoody Road. The design of the closure is subject to the approval of the Public Works Director. The closure shall be completed prior to the issuance of a Certificate of Occupancy for use of the existing primary structure or any new primary structure.
3. Prior to the issuance of a certificate of occupancy for a new primary structure, the Owner will construct its portion of the Ashford Dunwoody trail and will convey right-of-way to the City to incorporate the complete streetscape improvements along Ashford Dunwoody Road. Final design of the streetscape shall be subject to the approval of the Public Works Director.

ATTACHMENTS

- Application
- Exhibit A
- Exhibit B
- Public Comments Received

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2025-__-__

AN ORDINANCE TO AMEND THE CITY OF DUNWOODY ZONING CLASSIFICATION AND MAP OF LOT PARCEL NUMBER 18 350 03 003 IN CONSIDERATION OF ZONING CASE RZ 25-02 (4570 ASHFORD DUNWOODY ROAD) FROM O-I (OFFICE INSTITUTION) DISTRICT ZONING CLASSIFICATION TO PC-1 (PERIMETER CENTER) DISTRICT.

WHEREAS: Raising Cane's LLC, on behalf of Limestone Wells LLC, seek a rezoning from the O-I (Office Institution) District to PC-1 (Perimeter Center) District, in order to increase the number of allowed uses on the subject site; and

WHEREAS: The Property consists of Tax Parcel 18 350 03 003 which is located north of the intersection of Ashford Dunwoody Road and Perimeter Center West and containing a total of 1.56 acres of land that is currently zoned O-I (office Institution); and

WHEREAS: The Perimeter Center zoning would allow for a wider variety of uses; and

WHEREAS: Future development would be constructed in accordance with the PC-1 District requirements and all other requirements of the Zoning Ordinance; and

WHEREAS: The Mayor and City Council find that the proposed zoning district aligns with the 2020-2040 Comprehensive Plan; and

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

NOW THEREFORE, The Mayor and City Council of the City of Dunwoody hereby **ORDAIN AND APPROVE** the rezoning of said property from the O-I (Office Institution) District to PC-1 (Perimeter Center) District subject to the following conditions:

1. The permitted uses for the subject property shall be limited to the following: Eating and Drinking Establishments, Financial Services, Food and Beverage Retail Sales, Medical Service, Office or Consumer Service, Personal Improvement Service, and Retail Sales.
2. The owner shall be responsible for closing the median opening along Ashford Dunwoody Road. The design of the closure is subject to the approval of the Public Works Director. The closure shall be completed prior to the issuance of a Certificate of Occupancy for use of the existing primary structure or any new primary structure.
3. Prior to the issuance of a certificate of occupancy for a new primary structure, the Owner will construct its portion of the Ashford Dunwoody trail and will convey right-of-way to the City to incorporate the complete streetscape improvements along Ashford Dunwoody Road. Final design of the streetscape shall be subject to the approval of the Public Works Director.

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2025-__-__

SO ORDAINED AND EFFECTIVE this ____ day of _____ 2024.

Approved by:

Approved as to Form and Content

Lynn P. Deutsch, Mayor

City Attorney

Attest:

Sharon Lowery, City Clerk

SEAL

WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

OVERLOOK I, SUITE 700
2849 PACES FERRY ROAD
ATLANTA, GEORGIA 30339

HAROLD BUCKLEY, JR.

HBUCKLEY@WBILEGAL.COM
DIRECT DIAL: (770) 803-3707

TELEPHONE
(404) 853-5050

FACSIMILE
(404) 853-1812

May 28, 2025

VIA: ELECTRONIC DELIVERY (MADALYN.SMITH@DUNWOODYGA.GOV)

Mr. Richard McLeod, Director
Dunwoody Dept. of Comm. Development
Dunwoody City Hall
4800 Ashford Dunwoody Road
Dunwoody, GA 30338

RE: Supplemental Letter of Intent for Raising Cane's Rezoning and Special
Land Use Permit ("SLUP") Application for Property Located at 4570
Ashford Dunwoody Road (the "Site").

Dear Mr. McLeod:

Raising Cane's currently has two related zoning applications undergoing the city's zoning review process, one to rezone the Site to allow restaurants and the other to obtain a SLUP to allow a restaurant drive-thru. Our intent is to lease the Site for those purposes. Limestone Wells LLC owns the Site, and it has consented to our proposed zoning actions. If the city council denies our zoning applications, Limestone Wells would not be allowed to submit any other rezoning or SLUP application on its vacant property for two years from the date of the denial. Such an outcome would impose a substantial hardship on Limestone Wells because a restaurant is one of the Site's most financially viable uses, given its location, especially considering the Site's longstanding vacant status.

Based on the foregoing, Raising Cane's is concerned that Limestone Wells could potentially withdraw its consent for our zoning applications. To avoid such a situation, Raising Cane's respectfully asks to de-couple its rezoning application from its special land use permit application, which would allow the rezoning application to proceed to the city council while allowing us the necessary time to work through the planning staff's concerns. If the Site is rezoned to the PC-1 zoning classification, any new development on it must comply with the Perimeter Center regulations' considerable design and development standards, which would protect the public's interests and avoid Limestone Wells' potential hardship.

Raising Cane's' requested rezoning meets the rezoning approval standards set forth in section 27-335(b) as follows:

- (1) The zoning proposal conforms with the policy and intent of the comprehensive plan;**
 - i. Citywide policies

WILSON BROCK & IRBY, L.L.C.**RAISING CANE'S SUPPLEMENTAL LETTER OF INTENT**

May 28, 2025

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The comprehensive plan sets the city council's community development vision and policy. The plan's vision is:

“The City of Dunwoody will be a dynamic regional destination and a community where all people can thrive – with a balanced mix of urban and suburban environments and amenities; high quality employment; equitable housing and transportation options; a commitment to sustainability; and best-in-class infrastructure, facilities and services.”¹

This vision is supported by citywide community policies and goals to help shape the direction of the city's growth, which include the following:²

- Redevelop target areas with a vibrant mix of uses, transportation options, high quality design, and amenities.
 - Encourage a mix of compatible land uses in future commercial development and redevelopment areas.
- Promote connectivity and choice for all modes of travel, including transit, biking, and walking.
 - Promote walk- and bike-“ability” to homes, schools, shopping, employment centers, civic uses, and open space.
 - Create a community-wide pedestrian/bike path network.
 - Increase network connectivity to accommodate demand between adjacent neighborhoods and developments without accessing the major thoroughfare system.

The comprehensive plan further states that “although residents and workers have access to transit and multi-modal opportunities, much more needs to be done to increase transportation connectivity and access...[with a] clear aspiration for continued improvement of streetscapes to promote walking and biking...”³

Raising Cane's' development proposal is consistent with the foregoing community policies and goals.

The Site is located between two restaurants, with North Italia located to the north and a McDonald's to the south. A Red Pepper Taqueria is located directly across Ashford Dunwoody Road from the Site. Redeveloping the Site with a restaurant would be consistent and compatible with these existing restaurant uses.

The Site is located immediately adjacent to the Le Meridien Atlanta Perimeter, a major hotel operated by Marriott that has a total of 275 rooms, 143 of which are two room suites. The hotel itself backs up to the Terraces office development, which is comprised of 1,000,000 square

¹ Comprehensive Plan, p. i.

² Id at pp. 14 – 15.

³ Id at p. 12.

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feet of floor area distributed between two 11-story office buildings. The Site is also located directly across Ashford Dunwoody Road from a 132-room Hampton Inn hotel and the Sterling Pointe office development, which includes an additional 364,000 square feet of office and co-working space. Sterling Pointe is virtually surrounded by multi-family residential developments, such as the 446-unit The Bricks Perimeter Center, the 709-unit The Hartley, and the 408-unit Arrive Perimeter. The addition of a Raising Cane's restaurant would contribute to this existing and vibrant mix of land uses, as prescribed by the comprehensive plan's community policies and goals.

Raising Cane's' development proposal is also consistent with the city's policy and goals for promoting connectivity and choice for all modes of travel. A restaurant on the Site would be within easy walking distance of the above offices, hotels, and residences with many potential pedestrians not being required to cross a public street. Furthermore, Raising Cane's designed its restaurant's streetscape to accommodate and provide easy restaurant access from a proposed bike/pedestrian trail the city will construct along the Site's Ashford Dunwoody Road frontage, making the restaurant accessible by pedestrians and cyclists from far beyond its immediate surroundings. Raising Cane's development would also limit direct vehicular access from Ashford Dunwoody Road to right-in, right-out vehicular movements, which will substantially reduce the number of vehicles crossing the planned trail, thereby reducing conflicting pedestrian and vehicular movements. Also, in the spirit of providing responsible vehicular access to the Site, interparcel access points at the rear of the Site would provide vehicular access to Perimeter Terrace (which provides signalized access to the Terraces from Ashford Dunwoody Road) and Perimeter Center West.

The comprehensive plan's specific vision and intent for the Perimeter Center character area, in which the Site is located, similarly includes creating transportation alternatives and mitigating road congestion. Just as Raising Cane's' development proposal is consistent with the comprehensive plan's citywide community policies and goals; it is consistent with the foregoing character area specific vision and intent.

For the foregoing reasons, Raising Cane's rezoning request meets this approval standard.

(2) The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;

The properties located adjacent and near the Site are developed with various high density land uses, including office, residential, retail, restaurant, and hotel developments. In fact, properties directly abutting the Site and an outparcel directly across the street are developed with existing restaurants. Therefore, the proposed use would be highly suitable for the Site.

WILSON BROCK & IRBY, L.L.C.**RAISING CANE'S SUPPLEMENTAL LETTER OF INTENT**

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(3) The Site does not have a reasonable economic use as currently zoned;

The Site is currently developed with a vacant two-story bank facility, and the landowner marketed it for lease after the former bank tenant left. Even though the existing building would also be suitable for adaptive reuse for office purposes, the landowner has been unsuccessful in its efforts to recruit potential office tenants. Furthermore, post-pandemic economic and employment conditions have vastly reduced the viability of office markets, both locally and nationally. Therefore, the Site does not have a reasonable economic use under its office-institutional zoning, particularly given its proximity to an extraordinary amount of existing high quality office development.

(4) The zoning proposal will positively affect the existing use or usability of adjacent and nearby property;

A new restaurant on the Site will serve as a pedestrian-accessible amenity for a substantial number of nearby workers, residents, and hotel guests, as well as pedestrians and cyclists on the trail that will run along its Ashford Dunwoody Road frontage. The restaurant will also provide a fast casual dining environment that exceeds the quality of what one would find in a fast-food restaurant, with guest having the choice of enjoying a meal in indoor or outdoor dining settings. Therefore, the proposed restaurant will positively affect the use or usability of surrounding properties in the surrounding area.

(5) There are other existing or changing conditions affecting the use and development of the Site that provide supporting grounds for approval;

The existing building's vacancy status and the city's near-term plan to construct a bike/pedestrian trail along the Site's frontage are existing and changing conditions that provide grounds to approve Raising Cane's application. To achieve the purpose of encouraging residents and visitors alike to abandon their cars and use its developing trail network, the city must ensure the environment along the trail routes is vibrant and highly engaging. Allowing nonviable office and institutional properties to remain vacant along trail routes would be the antithesis of the environment that is necessary to encourage and reinforce the city's desired goal of enhanced pedestrianism. Therefore, these existing and changing conditions support the approval of Raising Cane's application.

(6) The zoning proposal will not affect historic buildings, sites, districts, or archaeological resources; and

The Site does not contain, nor is it near, any historic buildings, sites, districts, or archaeological resources. Therefore, Raising Cane's rezoning request meets this approval standard.

WILSON BROCK & IRBY, L.L.C.**RAISING CANE'S SUPPLEMENTAL LETTER OF INTENT**

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(7) The zoning proposal will result in a use that will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Raising Cane's has engaged Kimley-Horn to perform a traffic study for its development proposal. In its study, Kimley-Horn took a very conservative approach to its analysis to ensure that its traffic forecasts reflected Raising Cane's real-world experience. More specifically, Kimley-Horn performed a traditional traffic analysis based on the Institute of Transportation Engineers' vehicular trip generation standards. They compared the resulting figures against Raising Cane's experience at a recently opened restaurant in Woodstock, which generated far more vehicular trips than was expected. They then incorporated the higher figure in their traffic analysis for the Site and adjusted that higher to remove pass-by traffic that would already be in the area from their calculations to accurately reflect the net new vehicular trips the restaurant would actually generate.

Based on the foregoing analysis, Kimley-Horn prepared the following table, which calculates the net new trips the proposed restaurant would generate:

Table 2: Trip Generation Dunwoody Raising Cane's												
Land Use	Daily Traffic			AM Peak Hour			MD Peak Hour			PM Peak Hour		
	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Raising Cane's Fast-Food Restaurant with Drive-Through Window	2,391	1,199	1,192	120	61	59	223	114	109	162	78	84
Total Gross Trips	2,391	1,199	1,192	120	61	59	223	114	109	162	78	84
<i>Pass-By Reduction</i>	-1,256	-628	-628	-60	-30	-30	-0	-0	-0	-90	-45	-45
Total Net New Trips	1,135	568	567	60	31	29	223	114	109	72	33	39

Kimley-Horn then used its trip generation results to calculate the impact the proposed Raising Cane's would have on the future level of service for various intersections on Ashford Dunwoody Road, Perimeter Center Drive, Perimeter Terrace, and Peachtree Centers east and west. The level of service analysis revealed that the proposed Raising Cane's would have no more than a negligible impact on those roadways. Therefore, the proposed Raising Cane's restaurant would not cause an excessive or burdensome impact on existing streets and transportation facilities.

WILSON BROCK & IRBY, L.L.C.

RAISING CANE'S SUPPLEMENTAL LETTER OF INTENT

May 28, 2025

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For all the foregoing reasons, Raising Cane's respectfully requests the approval of its rezoning and a three (3) month deferral of its SLUP application. Please do not hesitate to let me know if we may provide any additional information or clarify anything in this letter.

Sincerely,

WILSON BROCK & IRBY, L.L.C.

A handwritten signature in blue ink, reading "Harold Buckley, Jr.", is positioned above the typed name.

By: Harold Buckley, Jr., AICP
Attorneys for Raising Cane's

Application Form



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

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

Application Information

Company Name: Raising Cane's LLC
 Contact Name: Harold Buckley, Jr.
 Address: 2849 Paces Ferry Road, Suite 700; Atlanta, GA 30339
 Phone: 770-803-3707 Email: hbuckley@wbilegal.com
 Pre-Application Conference Date: 12/5/24

Owner Information ☐ Check here if same as applicant

Owner's Name: Limestone Wells LLC
 Owner's Address: 200 S Biscayne Blvd, Floor 6; Miami FL 33131
 Phone: _____ Email: _____

Property Information

Property Address(es): 4570 Ashford Dunwoody Road
 Parcel ID #(s): 18 350 03 003
 Total Acreage: 1.56 Current Zoning Classification: OI Current Use: Vacant institutional

Project Information

Proposed Zoning Classification: PC-1 Proposed Use: Restaurant with drive-thru
 Project Details: Proposed development of Raising Cane's restaurant w/ drive-thru

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: Harold Buckley, Jr.
 Applicant's Signature: Harold Buckley Jr. Date: 3/3/25

Notary:

Sworn to and subscribed before me this 3rd Day of March, 2025
 Notary Public: Ashia Nowlin
 Signature: Ashia Nowlin
 My Commission Expires: June 21, 2025



Property Owner(s) Notarized Certification



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

Property Owner:

Owner Name: Limestone Wells LLC

Signature: [Signature] Manager, Orion Limestone Wells MMC, LLC, Manger of Limestone Wells, LLC Date: 3/3/2025

Address: 200 S Biscayne Blvd, Floor 6; Miami FL 33131

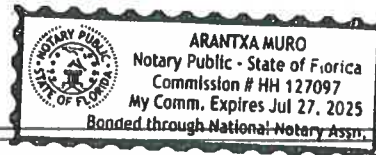
Phone: 305-278-8400 Email: JSANZ@ORIONMIAMI.COM

Notary Public: ARANTXA MUÑOZ

Sworn to and subscribed before me this 3rd Day of MARCH, 2025

Notary Signature: [Signature]

My Commission Expires: 7/27/2025



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: _____

Applicant Notarized Certification



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: Raising Cane's LLC

Signature: Hald Buckly Date: _____

Address: 2849 Paces Ferry Road, Suite 700; Atlanta, GA 30339

Phone: 770-803-3707 Email: hbuckley@buckley.com

Notary Public: Ashia Nowlin

Sworn to and subscribed before me this 3rd Day of March, 2025

Notary Signature: Ashia Nowlin

My Commission Expires: June 21, 2025



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:

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

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:

Owner Hal Buchy Jr.

Date:

3/3/25

Address: 2849 Paces Ferry Road, Suite 700; Atlanta, GA 30339

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

[illegible]

GRID NORTH — GA. WEST ZONE

GeoSurvey

SITE PHOTOGRAPHS

1

2

3

4

5

6

LEGEND

STANDARD ABBREVIATIONS

STANDARD SYMBOLS

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY: GROUNDHAWK 355 ONETA STREET — SUITE D200 ATHENS, GEORGIA 30601 (762) 728-9155 GROUNDHAWK UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

IF YOU DIG

811

Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, PART II, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED FOR STEWART TITLE GUARANTY COMPANY, COMMITMENT NO.: 24000090010; ISSUED DATE: JANUARY 16, 2024

6. Easement from Perimeter Center Hotel Associates to Georgia Power Company, dated November 19, 1979, filed April 24, 1980 and recorded in Deed Book 4256, Page 486, records of the Superior Court of DeKalb County, Georgia. DOES NOT AFFECT SITE — EASEMENT HAS EXPIRED

7. Easement from Perimeter Center Hotel Associates to Georgia Power Company, dated June 30, 1980, filed July 28, 1980 and recorded in Deed Book 4304, Page 461, aforesaid records. DOES NOT AFFECT SITE — NOT ON THE PROPERTY

8. Easements as contained in that certain Right of Way Deed from Perimeter Center Hotel Associates, a Virginia general partnership, to DeKalb County, a political subdivision of the State of Georgia, dated September 22, 1980, filed September 30, 1980 and recorded in Deed Book 4345, Page 175, aforesaid records. DOES NOT AFFECT SITE — TEMPORARY EASEMENT HAS EXPIRED

9. Permit for Anchors, Guy Poles and Wires from Guest Quarters, Inc., a Virginia corporation to Georgia Power Company, a corporation, dated July 22, 1983, filed August 1, 1983 and recorded in Deed Book 4804, Page 51, aforesaid records. MAY AFFECT SITE — MAP REFERENCED IN SAID DOCUMENT NOT PROVIDED

10. Permit for Anchors, Guy Poles and Wires from Guest Quarters Development Company, a Virginia limited partnership to Georgia Power Company, a corporation, dated August 3, 1983, filed October 4, 1983 and recorded in Deed Book 4846, Page 109, aforesaid records. MAY AFFECT SITE — MAP REFERENCED IN SAID DOCUMENT NOT PROVIDED

11. Utility Easement Grant and Release and Quitclaim of Utility Easement from interest and Metropolitan Life Insurance Company, a New York corporation, as to an undivided 85% interest to Georgia Power Company, a Georgia corporation, dated April 3, 1989, filed June 6, 1989 and recorded in Deed Book 6446, Page 601, aforesaid records. DOES NOT AFFECT SITE — NOT ON THE PROPERTY

12. Easement Agreement from Paul A. Smith, Jr., as to an undivided forty-five percent (45%) interest, J. Michael Gearon, as to an undivided five percent (5%) interest and Metropolitan Life Insurance Company, a New York corporation, as to an undivided fifty percent (50%) interest to Taylor & Mathis, Inc., a Georgia corporation, dated May 31, 1992, filed July 9, 1992 and recorded in Deed Book 7328, Page 519, aforesaid records, as assigned by Assignment of Easement Agreement by and between Taylor & Mathis, Inc., a Georgia corporation ("Assignor") and Taylor & Mathis IV, a Georgia general partnership ("Assignee"), dated October 19, 1992, filed November 23, 1992 and recorded in Deed Book 7478, Page 579, aforesaid records. BENEFITS SUBJECT PROPERTY FOR STORM & SEWER ACROSS PROPERTY TO THE SOUTH (McDONALD'S) — EASEMENTS ARE PLOTTED

13. Terms and conditions as set forth in that certain Reciprocal Easement Agreement by and between Atlanta Hotel Ventures, Inc., a Delaware corporation, Metropolitan Life Insurance Company, a New York corporation (as to an undivided 85% interest), Taylor & Mathis, LTD., a Georgia limited partnership (as to an undivided 15% interest) and Taylor & Mathis IV, a Georgia general partnership, dated November 20, 1992, filed November 23, 1992 and recorded in Deed Book 7478, Page 552, aforesaid records. AFFECTS SITE — BLANKET IN NATURE

14. Easements as contained in that certain Limited Warranty Deed between Taylor & Mathis IV, a Georgia general partnership and First National Bank of Georgia, a national banking association, dated November 20, 1992, filed November 23, 1992 and recorded in Deed Book 7478, Page 582, aforesaid records, as re-filed February 5, 1993 and re-recorded in Deed Book 7561, Page 454, aforesaid records. AFFECTS SITE — BLANKET IN NATURE

15. Terms and conditions of that certain unrecorded Lease Agreement dated April 1, 2003 as evidenced by Subordination, Non-Disturbance and Attornment Agreement between First National Bank of South Miami ("Lender"), Wells Fargo Bank, National Association, as successor by merger to Wachovia Bank, National Association ("Tenant") and Limestone Wells, LLC, a Georgia limited liability company ("Landlord"), dated May 5, 2016, filed May 20, 2016 and recorded in Deed Book 25567, Page 503, aforesaid records. AFFECTS SITE — BLANKET IN NATURE

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 349 and 350 of the 18th District, of DeKalb County, City of Atlanta, Georgia, and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar set on the western right-of-way of Ashford Dunwoody Road, said 5/8-inch rebar set having Georgia State Plane coordinate values North: 1,428,581.14; East 2,244,842.00; Thence departing said right-of-way North 88 degrees 22 minutes 26 seconds West, a distance of 178.34 feet to a point; Thence North 88 degrees 18 minutes 52 seconds West, a distance of 36.49 feet to a 1/2-inch rebar found; Thence North 02 degrees 22 minutes 14 seconds East, a distance of 198.21 feet to a 1/2-inch rebar found; Thence North 08 degrees 10 minutes 22 seconds West, a distance of 116.56 feet to a 1/2-inch rebar found; Thence South 89 degrees 20 minutes 04 seconds East, a distance of 233.82 feet to a 1/2-inch rebar found located on the western right-of-way of said Ashford Dunwoody Road; Thence continuing with said right-of-way South 02 degrees 10 minutes 21 seconds West, a distance of 214.27 feet to a concrete monument found; Thence South 15 degrees 20 minutes 00 seconds West, a distance of 19.18 feet to a 5/8-inch rebar set; Thence South 01 degrees 48 minutes 58 seconds East, a distance of 81.15 feet to a 5/8-inch rebar set, which is the POINT OF BEGINNING.

Said tract or parcel of land contains 1.559 Acres and is the same property described in Exhibit "A" of Commitment for Insurance for Stewart Title Guaranty Company, commitment number: 24000090010, dated January 16, 2024.

Limestone Wells, LLC

DEED BOOK 25567 / PAGE 466
ZONED O-1 (PERIMETER CENTER OVERLAY)

SITE AREA
1.559 Acres
67,919 sf

GeoSurvey

Professional Land Surveying Services

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

VICINITY MAP

SITE LOCATION — LATITUDE: 33° 55' 39" LONGITUDE: 84° 20' 15"

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13089C0012K, AND THE DATE OF SAID MAP IS AUGUST 15, 2019. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FLOOD MAPS, UNLESS OTHERWISE NOTED.

PLEASE NOTE: ALL TREES 6-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "O-1" (OFFICE-INSTITUTIONAL DISTRICT) + PERIMETER CENTER OVERLAY AS SHOWN ON THE ONLINE GIS ZONING MAP OF THE CITY OF DUNWOODY. ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES

SURVEYOR CERTIFICATION (ALTA)

To: Stewart Title Guaranty Company
Raising Cane's Restaurants, L.L.C., a Louisiana limited liability company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)-(1), 8, 9, 11, 11(a), 11(b), and 13 of Table A thereto. The field work was completed on June 4, 2024.

Date: June 4, 2024

David L. Hester
Georgia Registered
Land Surveyor # 3042

DAVID HESTER
REGISTERED
No. 3042
LAND SURVEYOR

SURVEYOR CERTIFICATION (GA)

This plat is a retracement of an existing parcel or parcels of land and does not create 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 CONFER 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 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.

David L. Hester
Georgia Registered
Land Surveyor # 3042

ALTA/NSPS LAND TITLE SURVEY

4570 ASHFORD DUNWOODY

FOR

Raising Cane's Restaurants, L.L.C.
Stewart Title Guaranty Company

Professional Land Surveying Services

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

GS JOB NO: 20247935

DRAWING SCALE: 1" = 30'

SURVEY DATE: 6-4-2024

FIELD WORK: TM

CITY: ATLANTA

REVISIONS (SEE GENERAL NOTES)

1: 7/12/24 Added Title, Legal, & ALTA Cert.

PROJ MGR: GEE

COUNTY: DEKALB

STATE: GA

REVIEWED: DLH

LAND LOT: 349 & 350

DWG FILE: 20247935-1.dwg

DISTRICT: 18TH

Packet page:...

WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

OVERLOOK I, SUITE 700
2849 PACES FERRY ROAD
ATLANTA, GEORGIA 30339

HAROLD BUCKLEY, JR.

HBUCKLEY@WBILEGAL.COM
DIRECT DIAL: (770) 803-3707

TELEPHONE
(404) 853-5050

FACSIMILE
(404) 853-1812

March 3, 2025

VIA: ELECTRONIC DELIVERY

Mr. Richard McLeod, Director
Dunwoody Dept. of Comm. Development
Dunwoody City Hall
4800 Ashford Dunwoody Road
Dunwoody, GA 30338

RE: Environmental Site Analysis for Application by Raising Cane's to Rezone
Property Located at 4570 Ashford Dunwoody Road (the "Site"), and for a
Special Land Use Permit to Allow a Restaurant Drive-Thru.

Dear Mr. McLeod:

Raising Cane's is currently exploring an opportunity to redevelop the Site with a new restaurant, which includes a drive-thru facility. The Site is zoned O-I and it is located within the Perimeter Center Overlay District. Unfortunately, the zoning ordinance restricts restaurants to accessory use status on O-I property and Raising Cane's desires to develop its restaurant as a standalone primary land use. Therefore, Raising Cane's development proposal requires the Site to be rezoned from O-I to PC-1, which allows standalone restaurants. In addition, the PC-1 zoning regulations require the city council's prior approval of a special land use permit for drive-thru facilities. In furtherance of its development proposal, Raising Cane's respectfully submits this environmental site analysis in support of its rezoning and special land use permit requests.

(1) The zoning proposal conforms with the policy and intent of the comprehensive plan.

i. Citywide policies

The comprehensive plan sets the city council's community development vision and policy. The plan's vision is:

"The City of Dunwoody will be a dynamic regional destination and a community where all people can thrive – with a balanced mix of urban and suburban environments and amenities; high quality employment; equitable housing and transportation options; a commitment to sustainability; and best-in-class infrastructure, facilities and services."¹

¹ Comprehensive Plan, p. i.

WILSON BROCK & IRBY, L.L.C.**RAISING CANE'S ENVIRONMENTAL SITE ANALYSIS**

March 3, 2025

Page 2

This vision is supported by citywide community policies and goals to help shape the direction of the city's growth, which include the following:²

- Redevelop target areas with a vibrant mix of uses, transportation options, high quality design, and amenities.
 - Encourage a mix of compatible land uses in future commercial development and redevelopment areas.
- Promote connectivity and choice for all modes of travel, including transit, biking, and walking.
 - Promote walk- and bike-“ability” to homes, schools, shopping, employment centers, civic uses, and open space.
 - Create a community-wide pedestrian/bike path network.
 - Increase network connectivity to accommodate demand between adjacent neighborhoods and developments without accessing the major thoroughfare system.

The comprehensive plan further states that “although residents and workers have access to transit and multi-modal opportunities, much more needs to be done to increase transportation connectivity and access...[with a] clear aspiration for continued improvement of streetscapes to promote walking and biking...”³

Raising Cane's' development proposal is consistent with the foregoing community policies and goals. The Site is located between two restaurants, with North Italia located to the north and a McDonald's to the south. A Red Pepper Taqueria is located directly across Ashford Dunwoody Road from the Site. Redeveloping the Site with a restaurant would be consistent and compatible with these existing restaurant uses.

The Site is located immediately adjacent to the Le Meridien Atlanta Perimeter, a major hotel operated by Marriott that has a total of 275 rooms, 143 of which are two room suites. The hotel itself backs up to the Terraces office development, which is comprised of 1,000,000 square feet of floor area distributed between two 11-story office buildings. The Site is also located directly across Ashford Dunwoody Road from a 132-room Hampton Inn hotel and the Sterling Pointe office development, which includes an additional 364,000 square feet of office and co-working space. Sterling Pointe is virtually surrounded by multi-family residential developments, such as the 446-unit The Bricks Perimeter Center, the 709-unit The Hartley, and the 408-unit Arrive Perimeter. The addition of a Raising Cane's restaurant would contribute to this existing and vibrant mix of land uses, as prescribed by the comprehensive plan's community policies and goals.

Raising Cane's' development proposal is also consistent with the city's policy and goals for promoting connectivity and choice for all modes of travel. A restaurant on the Site would be

² Id at pp. 14 – 15.

³ Id at p. 12.

WILSON BROCK & IRBY, L.L.C.**RAISING CANE'S ENVIRONMENTAL SITE ANALYSIS**

March 3, 2025

Page 3

within easy walking distance of the above offices, hotels, and residences with many potential pedestrians not being required to cross a public street. Furthermore, Raising Cane's designed its restaurant's streetscape to accommodate and provide easy restaurant access from a proposed bike/pedestrian trail the city will construct along the Site's Ashford Dunwoody Road frontage, making the restaurant accessible by pedestrians and cyclists from far beyond its immediate surroundings.

The comprehensive plan's specific vision and intent for the Perimeter Center character area, in which the Site is located, similarly includes creating transportation alternatives and mitigating road congestion. Just as Raising Cane's' development proposal is consistent with the comprehensive plan's citywide community policies and goals; it is consistent with the foregoing character area specific vision and intent.

For the foregoing reasons, Raising Cane's rezoning request meets this approval standard.

(2) Environmental Impacts of the Proposed Project.**a. Wetlands**

There are no wetlands on the Site, so no wetland impact mitigation is necessary.

b. Floodplain

There are no floodplain areas on the Site so Raising Cane's development proposal poses no risk of adverse floodplain impacts.

c. Streams/Stream Buffers

The stream nearest to the Site is located on the other side of the Le Meridien hotel, at a distance of approximately 380 feet from our nearest property boundary. Therefore, this development proposal poses no risk of adverse stream or stream buffer impacts.

d. Slopes exceeding 25 percent over a 10-foot rise in elevation

The Site's topography rises from its lowest elevation of 1,000 feet to its highest elevation of 1,008 feet over a horizontal distance of approximately 190 feet. Between these two topographic elevations, the Site's topography slopes approximately 4 percent, well below the 25 percent maximum threshold.

e. Vegetation

The Site is currently developed with a vacant Wells Fargo development, which included ornamental trees in and around its parking lot, as well as trees along its rear property line that provide screening to the adjacent hotel. Therefore, there are no heavily wooded on-Site areas that could be negatively impacted by Raising Cane's development proposal. Raising Cane's will comply with all of the city's tree preservation regulations, as set forth in Article II, Division 6 of the city's code of ordinances.

WILSON BROCK & IRBY, L.L.C.
RAISING CANE'S ENVIRONMENTAL SITE ANALYSIS
 March 3, 2025
 Page 4

f. Wildlife Species

The Site is already developed with an intense O-I development, which does not set aside a significant amount of contiguous greenspace. An inspection of the Site did not reveal any evidence of any potential wild animal habitats.

g. Archeological/Historical Sites

The Site is currently fully developed with a nonresidential facility. There is no evidence of any manmade on-Site improvements that predate the existing development.

(3) Environmental Impacts of the Proposed Project.

a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors.

The Site does not contain any of the environmentally sensitive areas specified in this standard. Therefore, no protective project implementation measures are necessary.

b. Protection of water quality

The Site does not contain any streams, rivers, wetlands, or floodplains. Therefore, no protective project implementation measures are necessary.

c. Minimization of negative impacts on existing infrastructure

Raising Cane's has engaged Kimley-Horn to perform a traffic study for its development proposal. In its study, Kimley-Horn took a very conservative approach to its analysis to ensure that its traffic forecasts reflected Raising Cane's real-world experience. More specifically, Kimley-Horn performed a traditional traffic analysis based on the Institute of Transportation Engineers' vehicular trip generation standards. They compared the resulting figures against Raising Cane's experience at a recently opened restaurant in Woodstock, which generated far more vehicular trips than was expected. They then incorporated the higher figure in their traffic analysis for the Site and adjusted that higher to remove pass-by traffic that would already be in the area from their calculations to accurately reflect the net new vehicular trips the restaurant would actually generate.

Based on the foregoing analysis, Kimley-Horn prepared the following table, which calculates the net new trips the proposed restaurant would generate:

Table 2: Trip Generation Dunwoody Raising Cane's												
Land Use	Daily Traffic			AM Peak Hour			MD Peak Hour			PM Peak Hour		
	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Raising Cane's Fast-Food Restaurant with Drive-Through Window	2,391	1,199	1,192	120	61	59	223	114	109	162	78	84
Total Gross Trips	2,391	1,199	1,192	120	61	59	223	114	109	162	78	84
<i>Pass-By Reduction</i>	-1,256	-628	-628	-60	-30	-30	-0	-0	-0	-90	-45	-45
Total Net New Trips	1,135	568	567	60	31	29	223	114	109	72	33	39

WILSON BROCK & IRBY, L.L.C.**RAISING CANE'S ENVIRONMENTAL SITE ANALYSIS**

March 3, 2025

Page 5

Kimley-Horn then used its trip generation results to calculate the impact the proposed Raising Cane's would have on the future level of service for various intersections on Ashford Dunwoody Road, Perimeter Center Drive, Perimeter Terrace, and Peachtree Centers east and west. The level of service analysis revealed that the proposed Raising Cane's would have no more than a negligible impact on those roadways.

Notwithstanding the foregoing, our development proposal incorporates various measures to minimize traffic impacts. The proposed development would only accommodate right in/right out vehicular movements from Ashford Dunwoody Road. Not only will this eliminate potentially conflicting vehicle movements associated with drivers attempting to turn left on that roadway, it will substantially reduce the overall volume of vehicles accessing the Site from Ashford Dunwoody Road. The proposed development would also provide interparcel access

Notwithstanding the foregoing, Raising Cane's development would also limit direct vehicular access from Ashford Dunwoody Road to right-in, right-out vehicular movements, which will substantially reduce the number of vehicles crossing the planned trail, thereby reducing conflicting pedestrian and vehicular movements. Also, in the spirit of providing responsible vehicular access to the Site, interparcel access points at the rear of the Site would provide vehicular access to Perimeter Terrace (which provides signalized access to the Terraces from Ashford Dunwoody Road) and Perimeter Center West.

d. Minimization on archeological/historically significant areas

The Site does not contain any archeological or historically significant areas. Therefore, no protective project implementation measures are necessary.

e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries and manufacturing facilities) uses.

The nearby surrounding community is not environmentally stressed because it does not have two or more of the environmental adverse conditions specified in this standard. Therefore, no protective project implementation measures are necessary.

f. Creation and preservation of green space and open space

The Site's green space and open space consists of landscape buffers and parking lot tree islands. Therefore, it does not contain any environmentally sensitive open or green space. Therefore, no protective project implementation measures are necessary. However, like its predecessor in use, Raising Cane's will comply with all of the city's regulations governing the provision of green space and open space.

WILSON BROCK & IRBY, L.L.C.**RAISING CANE'S ENVIRONMENTAL SITE ANALYSIS**

March 3, 2025

Page 6

g. Protection of citizens from the negative impacts of noise and lighting

The proposed restaurant will not incorporate any features that will generate glare or an inordinate amount of noise. Furthermore, none of the properties directly abutting the Site are residential. So, the risk of direct negative noise or light impacts on residential neighbors is nonexistent. Finally, the only development component that could produce an appreciable amount of light and sound is a partially enclosed outdoor dining area, which will be located along the city's planned Ashford Dunwoody pedestrian trail. Instead of creating negative impacts, this proposed dining area will enhance the pedestrian environment for trail users.

h. Protection of parks and recreational green space

The Site does not contain, nor is it located near any parks or recreational green space. Therefore, to protective project implementation measures are necessary.

i. Minimization of impacts to wildlife habitats

The Site does not contain, nor is it located near any parks or recreational green space. Therefore, to protective project implementation measures are necessary.

For all the foregoing reasons, Raising Cane's' development proposal will not have any impacts on environmentally sensitive areas. Please do not hesitate to let me know if we may provide any additional information or clarify anything in this letter.

Sincerely,

WILSON BROCK & IRBY, L.L.C.

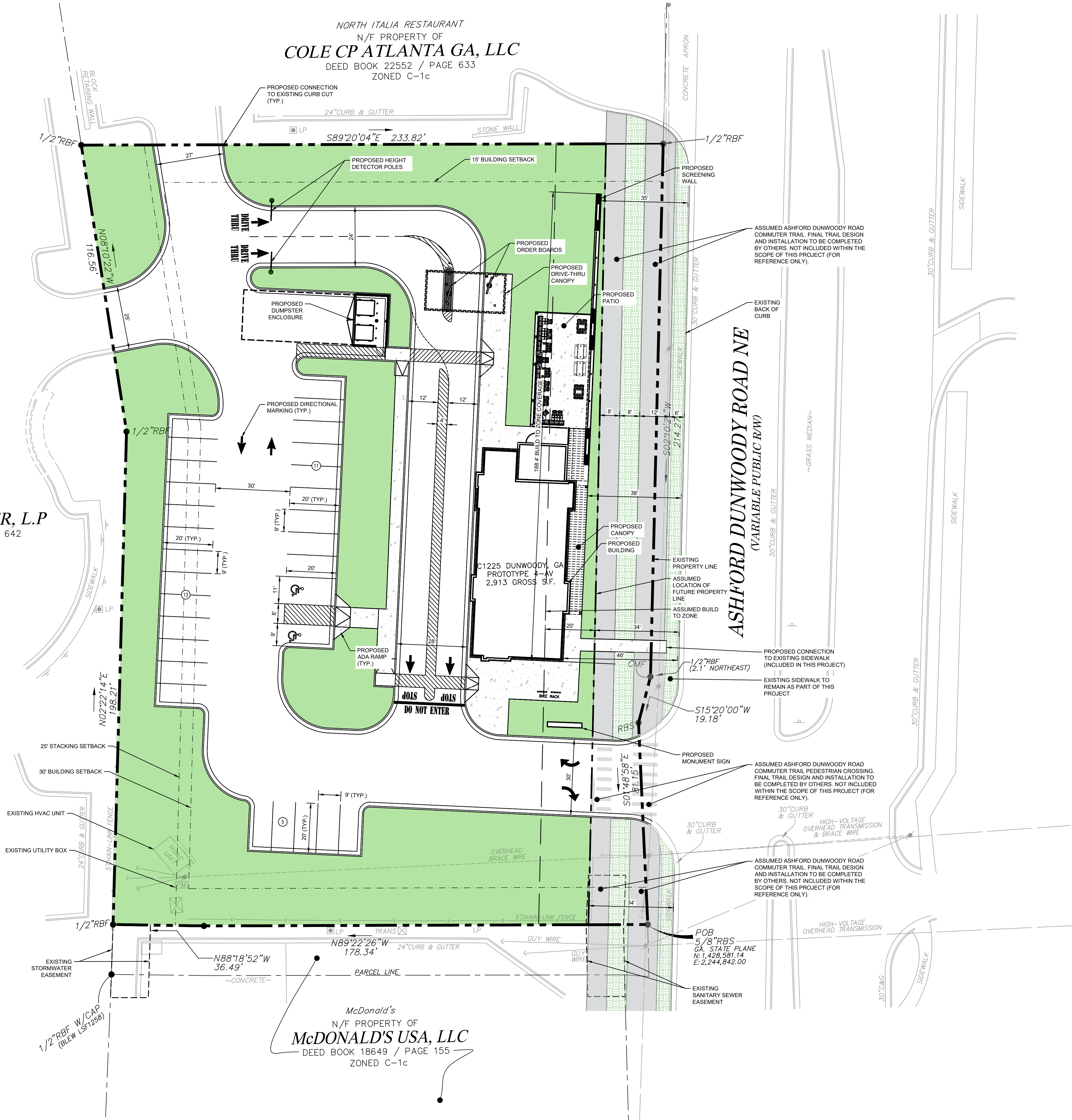


By: Harold Buckley, Jr., AICP
Attorneys for Raising Cane's

Le MERIDEN HOTEL
N/F PROPERTY OF
HOTEL 111 CENTER, L.P
DEED BOOK 25980 / PAGE 642
ZONED O-1

NORTH ITALIA RESTAURANT
N/F PROPERTY OF
COLE CP ATLANTA GA, LLC
DEED BOOK 22552 / PAGE 633
ZONED C-1c

McDonald's
N/F PROPERTY OF
McDONALD'S USA, LLC
DEED BOOK 18649 / PAGE 155
ZONED C-1c



DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	O-1, PERIMETER CENTER OVERLAY
PROPOSED ZONING:	PC-1, PERIMETER CENTER DISTRICT
CURRENT SITE AREA:	1.56 ACRES
LENGTH OF FRONT LOT LINE:	315'
PROPOSED LAND USES & DENSITIES:	
RESTAURANT (DRIVE-THRU)	2,913 SF

CODE REQUIREMENTS SUMMARY:

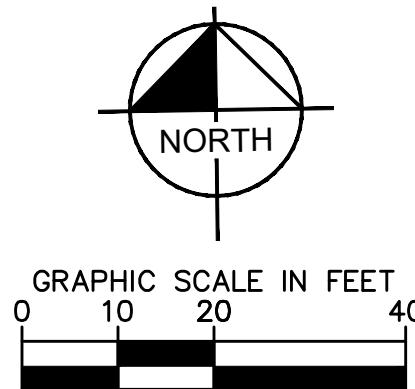
BUILDING SITTING ALONG PARKWAY FRONTAGE EDGE		
	REQUIRED	PROVIDED
MINIMUM BUILD-TO ZONE COVERAGE	60% (188.4')	60% (188.4')
BUILD-TO ZONE	0' TO 20'	0' TO 20'
MINIMUM SIDE BUILDING SETBACK	15'	15'
MINIMUM REAR BUILDING SETBACK	15'	15'
MINIMUM STACKING SETBACK	25'	25'
OPEN SPACE REQUIRED	0.10 AC	0.10 AC (GREEN)

FLOOR TO FLOOR HEIGHT		
	REQUIRED	PROVIDED
GROUND STORY HEIGHT	MIN: 14' MAX: 30'	28'
MAXIMUM BUILDING HEIGHT	5 STORIES / 70FT	1 STORY / 28'
REQUIRED NUMBER OF PRIMARY STREET ENTRANCES (1/150' OF FAÇADE)	1	1

PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
PARKING SPACES FOR RESTAURANT (2,913 SF)	MAX: 29 SPACES (10 SPACES / 1000 SF)	29 SPACES

SITE PLAN LEGEND:

- PROPERTY LINE
- ON-SITE LANDSCAPED AREA
- PROPOSED CONCRETE SIDEWALK
- ASSUMED FUTURE COMMUTER TRAIL LANDSCAPE (FOR REFERENCE ONLY. DESIGN/INSTALLATION BY OTHERS)
- ASSUMED FUTURE COMMUTER TRAIL HARDSCAPE (FOR REFERENCE ONLY. DESIGN/INSTALLATION BY OTHERS)
- (10) PARKING COUNT



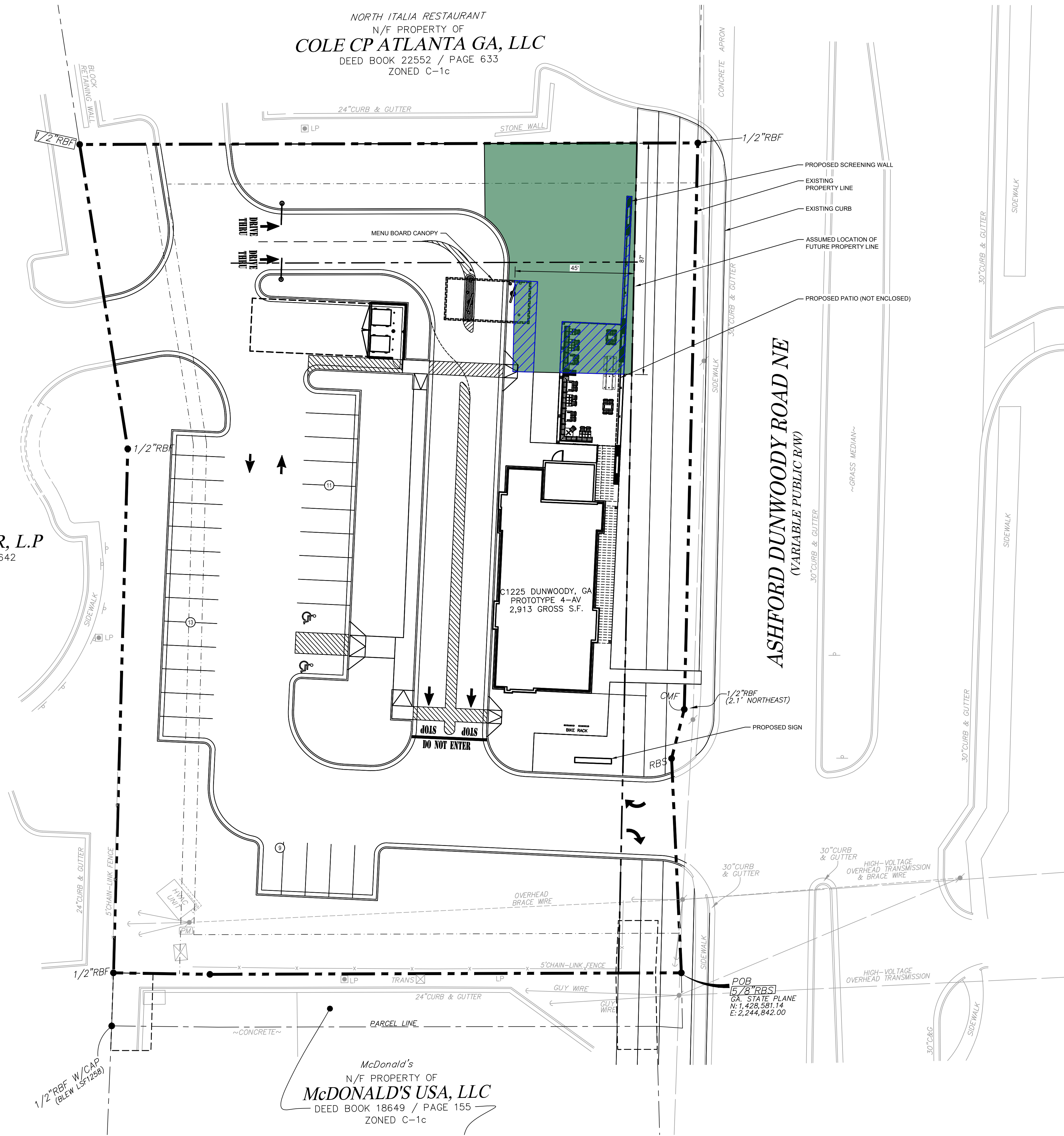
Kimley»Horn
1200 PEACHTREE STREET, NE
SUITE 800
ATLANTA, GEORGIA 30309
PHONE 404.416.8700
WWW.KIMLEY-HORN.COM
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

RAISING CANE'S
RESTAURANTS, LLC

RAISING CANE'S -
DUNWOODY



GSWCC NO. (LEVEL II) 0000089268
DRAWN BY SFD
DESIGNED BY HJA
REVIEWED BY HJA
DATE 4/15/2025
PROJECT NO. 014199016
TITLE **SLUP SITE PLAN**
SHEET NUMBER **C0.10**



SITE NOTES		
	OPEN SPACE - GREEN	
	IMPERVIOUS AREA IN GREEN	

PC-1 ZONING - REQUIRED OPEN SPACE		
ONE PERMITTED OPEN SPACE TYPE IS REQUIRED WITHIN 1/8 MILE OF THE PRINCIPLE ENTRANCE(S) TO EACH BUILDING.		

OPEN SPACE CALCS - GREEN		
	REQUIRED	PROVIDED
MINIMUM SIZE	0.10 AC	0.10 AC
MINIMUM DIMENSION	45 FT	45 FT
MAXIMUM IMPERVIOUS SURFACE	871 SF (20%)	871 SF (20%)



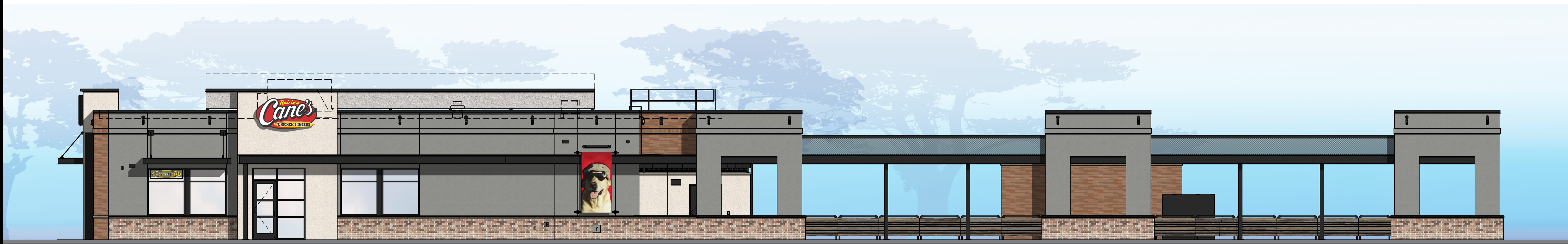




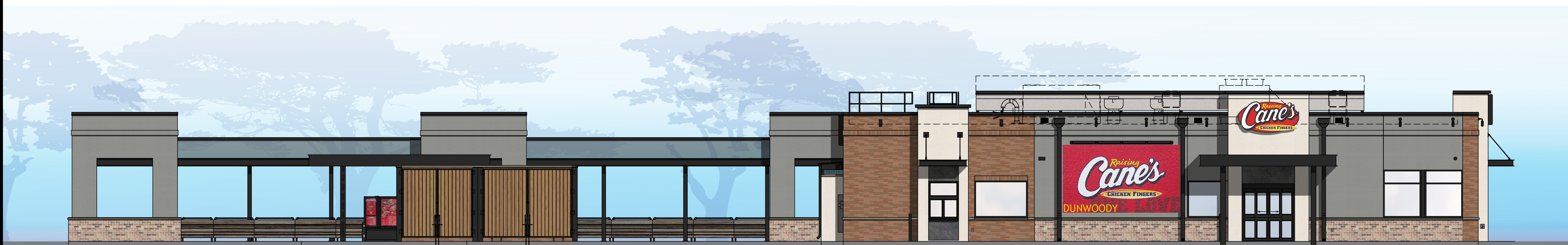




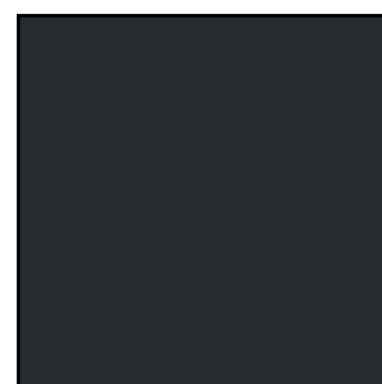
2 | REAR ELEVATION



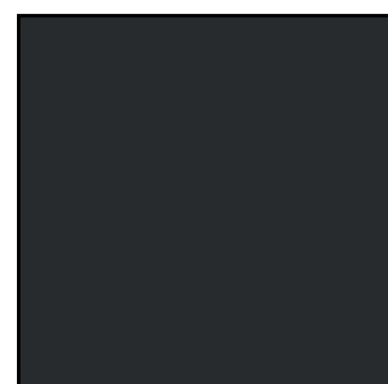
3 | SIDE ELEVATION



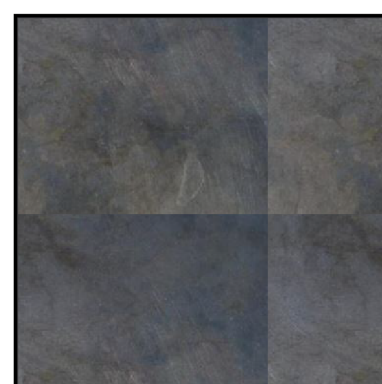
4 | DRIVE-THRU ELEVATION



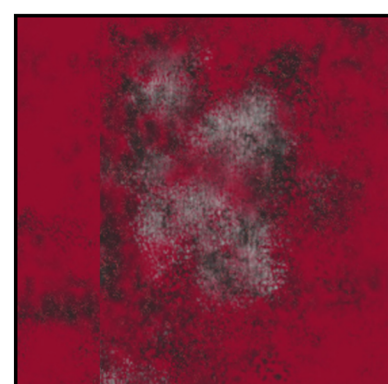
EM-1
STANDING SEAM ROOF
BERRIDGE
KYNAR 500 MATTE BLACK



EM-2
METAL CAP FLASHING
KYNAR 500 MATTE BLACK



EM-3
POWDER COATED ALUMINUM
CHARCOAL



EM-4
RECLAIMED METAL PANEL
VINTAGE CARE HOOD
DISTRESSED/SALVAGED RED



EWF-1
SOLID BRICK
BELDEN: NORMAN STANDARD
MEDIUM RANGE IRON SPOT



EWf-2
ELASTOMERIC COATING
DRYVIT SANDPEBBLE E
SW7669 SUMMIT GREY



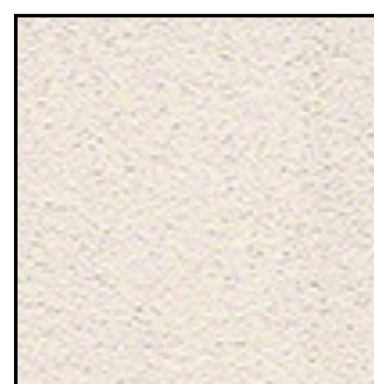
EWF-3
CAST STONE LEDGE
MARCSTONE
6658 ARCHITECT'S GREY



EWF-4
SOLID BRICK
BORAL: QUEEN BRICK ALAMO



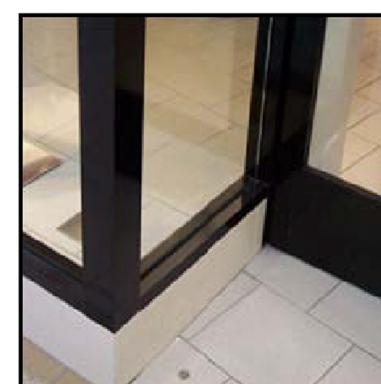
EWF-5
ELASTOMERIC COATING
DRYVIT SANDPEBBLE E
SW132 MOUNTAIN FOG



EWF-6
ELASTOMERIC COATING
DRYVIT SANDPEBBLE E
SW456 OYSTER SHELL



EWF-7
COMPOSITE LUMBER
TREX: TREX CLADDING
HAVANA GOLD



EWS-2
ANODIZED ALUMINUM BLACK
FRAME STOREFRONT



P-10
EXTERIOR PAINT
BENJAMIN MOORE SUPER SPEC
BLACK - LOW LUSTRE

Packet page:..



4570 Ashford Dunwoody Rd./RC1225

Dunwoody, GA 20228

04/01/2025

DRAWING REVISIONS	
DATE	CHANGE
11/5/24	Added monument, code, & notes & changed RD
4/1/25	Updated siteplan, elevations, PM, & signage per code allowance

SITEMAP

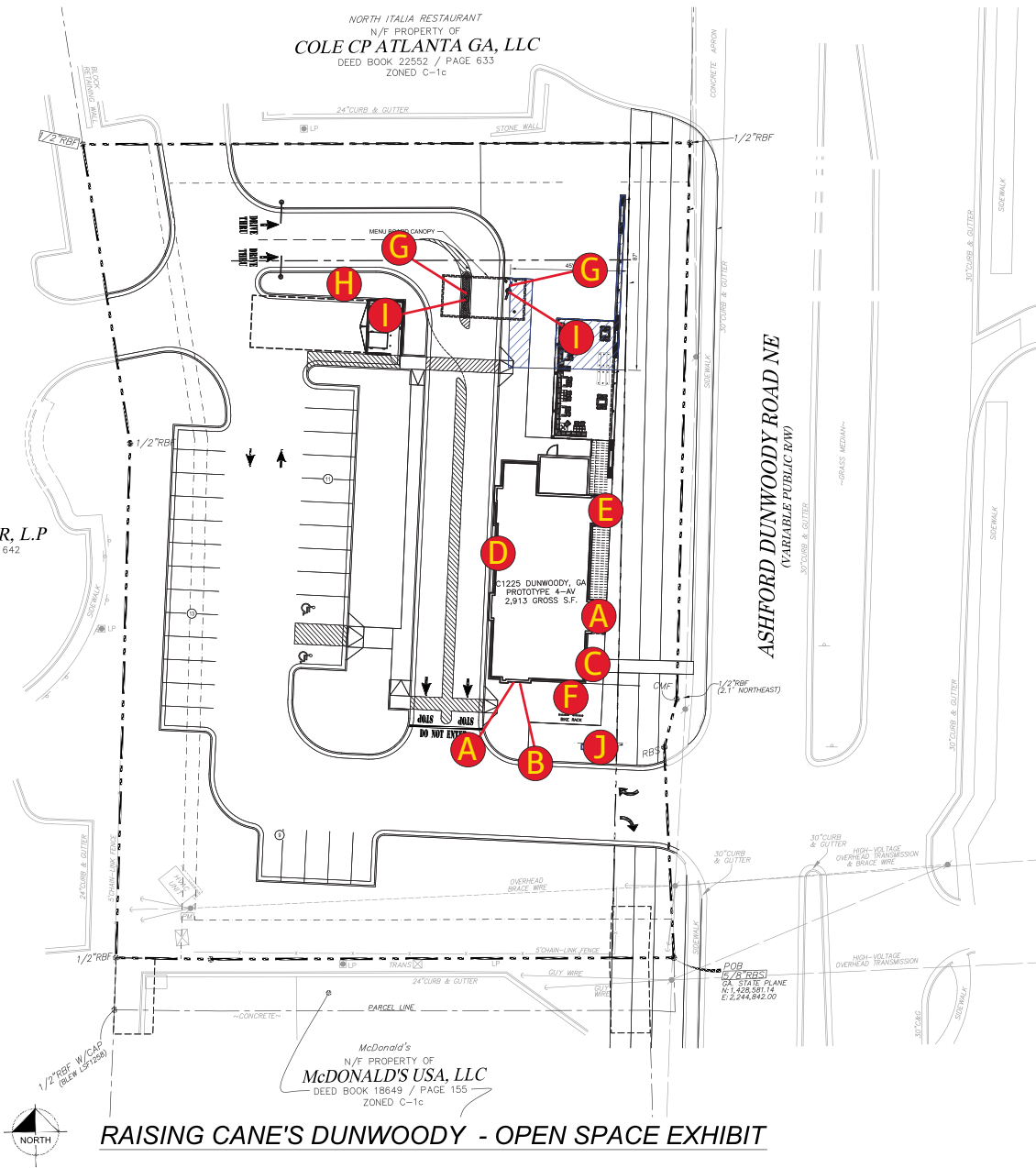
Le MERIDEN HOTEL
N/F PROPERTY OF
HOTEL 111 CENTER, L.P
DEED BOOK 25980 / PAGE 642
ZONED O-1

NORTH ITALIA RESTAURANT
N/F PROPERTY OF
COLE CP ATLANTA GA, LLC
DEED BOOK 22552 / PAGE 633
ZONED C-1c

McDonald's
N/F PROPERTY OF
McDONALD'S USA, LLC
DEED BOOK 18649 / PAGE 155
ZONED C-1c

RAISING CANE'S DUNWOODY - OPEN SPACE EXHIBIT

	QTY.	CODE	DESCRIPTION
A	2	WS-8FT	4x8 Wall Sign
B	1	ONS	Open Sign
C	1	CFNS	Chicken Fingers Neon Sign
D	1	PMRL	Painted Mural
E	1	RD-1	Red Dog
F	1	OLRS	OL Roof Sign
G	2	DTMB	DT Menuboard
H	1	DTPS	Pre Sell Board
I	2	DTSP	Speaker Post
J	1	MON	Monument



Location: Dunwoody, GA

Date: 08/28/2024

Site ID: RC1225

AGI PM: Megan Layland

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CODE CHECK

RC1225

Dunwoody, GA

MSP/DEVELOPMENT RESTRICTIONS

Perimeter Center Overlay (Perimeter Center PC-1 Regulations)

OVERVIEW

GROUND SIGNS:

MAX 36 SF 6' OAH w/ 1-3' base height. Need 10' Setback from ROW and 15' visibility triangle from street (or 5' from driveway). Requires natural vegetation

BUILDING SIGNS:

Allowed 2 building mounted primary sign types and 1 ground mounted sign per property or 3 building mounted primary signs. Includes monument, wall, projecting and canopy signs. 2 Secondary sign types per property: painted mural, building entrance wall, or directional signs.

MAX Allowed 1 sign per street facing facade, plus 1 sign. SF Calculation 10% of facade attached to or 120 SF, less of two. Canopy sign needs to be at main entrance, only allowed on valence or slope of awning.

ARTWORK:

Commercial murals allowed as secondary sign, must be on side, and does not count towards SF allowance. Cannot exceed 1/8 of wall area.

OLH and Red dog may count towards sign allowance.

MENU BOARDS:

Menuboard must be on side or rear facade of building. 4 allowed per property, restricted to 18 SF.

ITEMS OF NOTE

OTHER COMMENTS

Cane's would likely not qualify for MSP allowed for new common developments, and 1 business would not qualify.

PLEASE NOTE THAT SIGNAGE SF ALLOWANCE WILL LIKELY DEPEND ON FINAL SITE PLAN AND ELEVATIONS MEASUREMENTS. ITEMS WITH NOTES OF "SUBJECT TO REVIEW" OR "SUBJECT TO REVIEW AS ART" NEED TO BE REVIEWED BY THE CITY, AND IF DEEMED SIGNAGE MAY REQUIRE A VARIANCE OR ADDITIONAL CITY APPROVAL.



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Location: Dunwoody, GA

Date: 08/28/2024

Site ID: RC1225

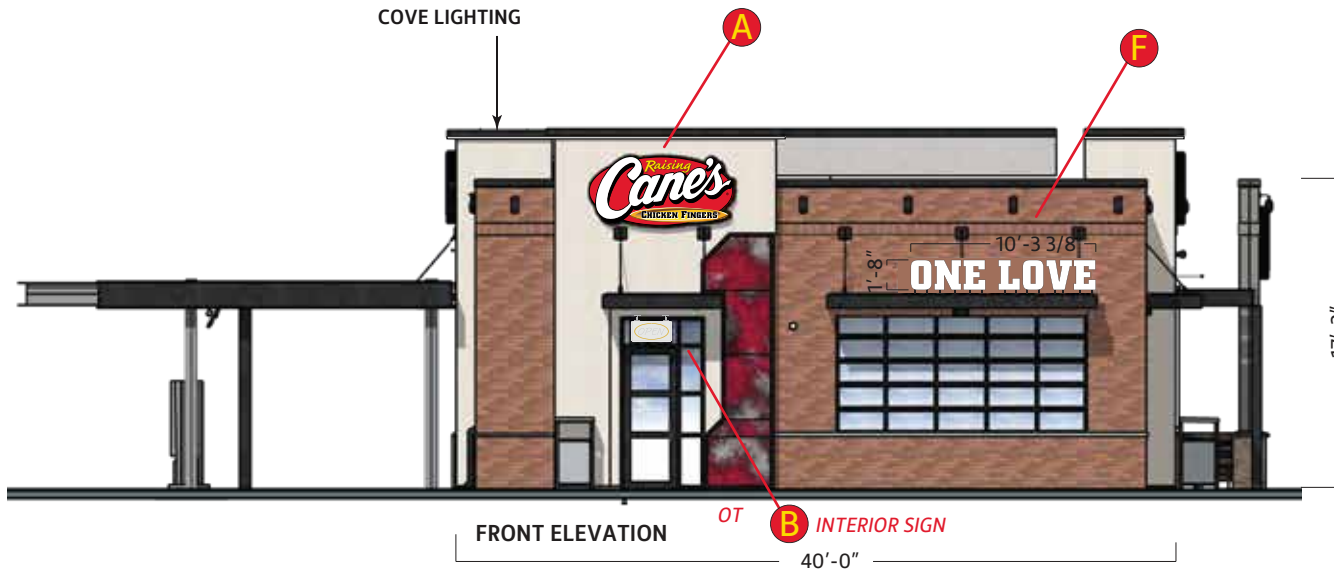
AGI PM: Megan Layland



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Packet page...

ELEVATIONS



	QTY.	CODE	DESCRIPTION
A	2	WS-8FT	4x8 Wall Sign
B	1	ONS	Open Sign
C	1	CFNS	Chicken Fingers Neon Sign
D	1	PMRL	Painted Mural
E	1	RD-1	Red Dog
F	1	OLRS	OL Roof Sign
G	2	DTMB	DT Menuboard
H	1	DTPS	Pre Sell Board
I	2	DTSP	Speaker Post
J	1	MON	Monument



Scale: 3/32"=1'



Location: Dunwoody, GA

Date: 08/28/2024

Site ID: RC1225

AGI PM: Megan Layland

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PAGE 4

ELEVATIONS

QTY.	CODE	DESCRIPTION
2	WS-8FT	4x8 Wall Sign
1	ONS	Open Sign
1	CFNS	Chicken Fingers Neon Sign
1	PMRL	Painted Mural
1	RD-1	Red Dog
1	OLRS	OL Roof Sign
2	DTMB	DT Menuboard
1	DTPS	Pre Sell Board
2	DTSP	Speaker Post
1	MON	Monument



DRIVE THRU ELEVATION



DRIVE THRU ELEVATION

88'-9"

17'-2"

Scale: 3/32"=1'



Location: Dunwoody, GA

Date: 08/28/2024

Site ID: RC1225

AGI PM: Megan Layland

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ELEVATIONS

QTY.	CODE	DESCRIPTION
2	WS-8FT	4x8 Wall Sign
1	ONS	Open Sign
1	CFNS	Chicken Fingers Neon Sign
1	PMRL	Painted Mural
1	RD-1	Red Dog
1	OLRS	OL Roof Sign
2	DTMB	DT Menuboard
1	DTPS	Pre Sell Board
2	DTSP	Speaker Post
1	MON	Monument



SIDE ENTRY ELEVATION

COVE LIGHTING



SIDE ENTRY ELEVATION

C INTERIOR SIGN

E ON SUBSTRATE
SUBJECT TO REVIEW
MAY REQUIRE VARIANCE

Scale: 3/32"=1'



Location: Dunwoody, GA

Date: 08/28/2024

Site ID: RC1225

AGI PM: Megan Layland

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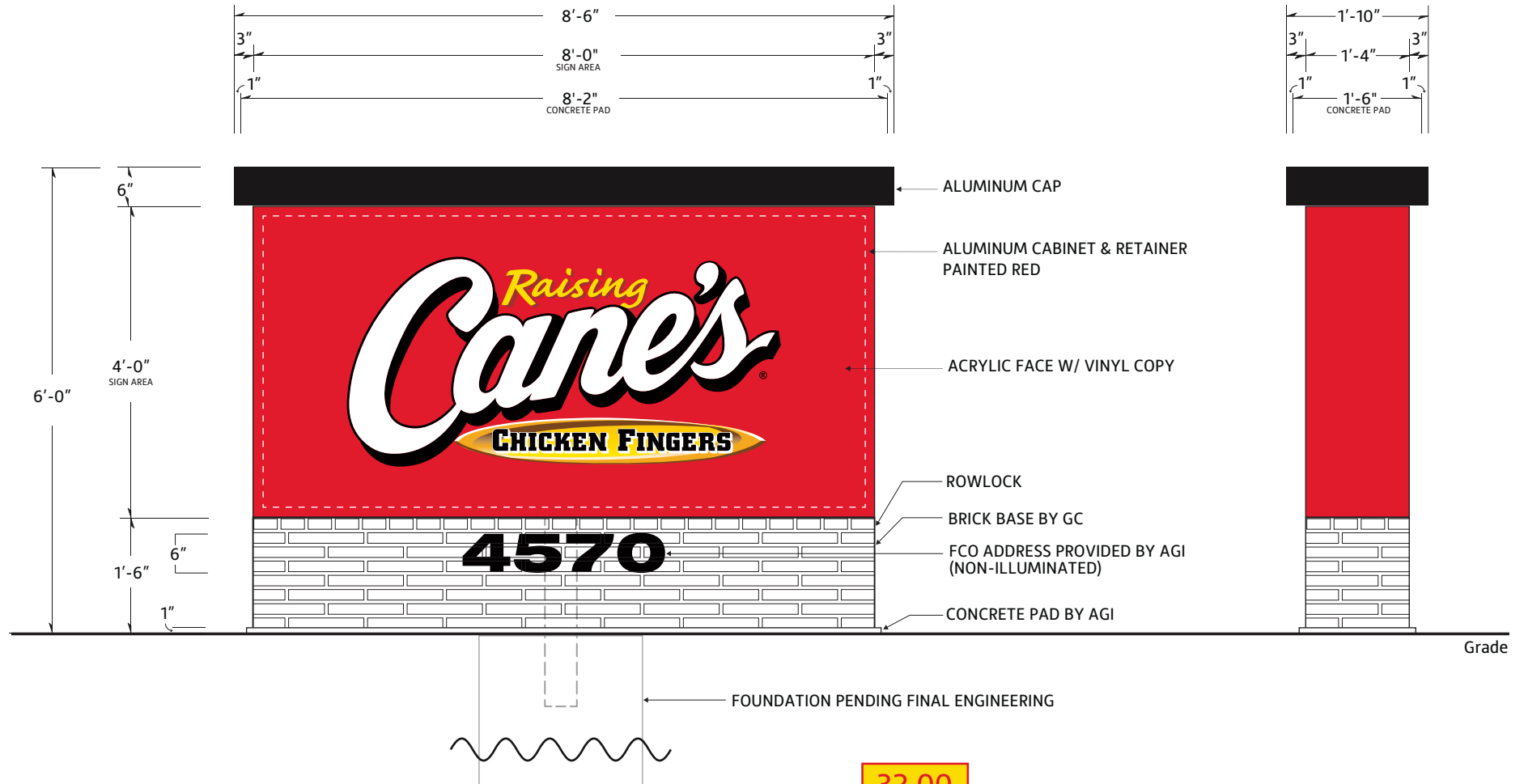
CUTSHEET

32 SF Acrylic Monument @ 6' OAH

MAX 36 SF, 6' OAH W/ 1'-3" BASE HEIGHT

NEED 10' SETBACK FROM ROW AND 15' VISIBILITY TRIANGLE FROM STREET (OR 5' FROM DRIVEWAY)

REQUIRES NATURAL VEGETATION



Scale: 1/2"=1'

AGI RESPONSIBLE FOR FOUNDATION



Location: Dunwoody, GA

Date: 08/28/2024

Site ID: RC1225

AGI PM: Megan Layland

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PAGE 7

CUTSHEET

WS-8FT

2 PRIMARY BUILDING SIGNS MAX W/ 1 GROUND SIGN OR

3 PRIMARY BUILDING SIGNS MAX

COPY & DROP SHADOW ARE AS
FOLLOWS: 'RAISING' IS FIRST SURFACE
APPLIED TRANSLUCENT VINYL 3M
#3630-015 'YELLOW', DROP SHADOW
IS FIRST SURFACE APPLIED TRANSLUCENT
VINYL 3M #3630-53 'CARDINAL RED'

BORDER IS PAINTED 'BLACK'

BACKGROUND IS SURFACE APPLIED
TRANSLUCENT VINYL 3M #3630-73 'RED'

.150" THERMO FORMED CLEAR
POLYCARBONATE FACE
REGISTER MARK IS PAINTED 'BLACK'

DOUBLE EMBOSSED LETTERS ARE
PAINTED SECOND SURFACE 'WHITE'

EMBOSS AROUND LETTERS IS
PAINTED SECOND SURFACE 'BLACK'

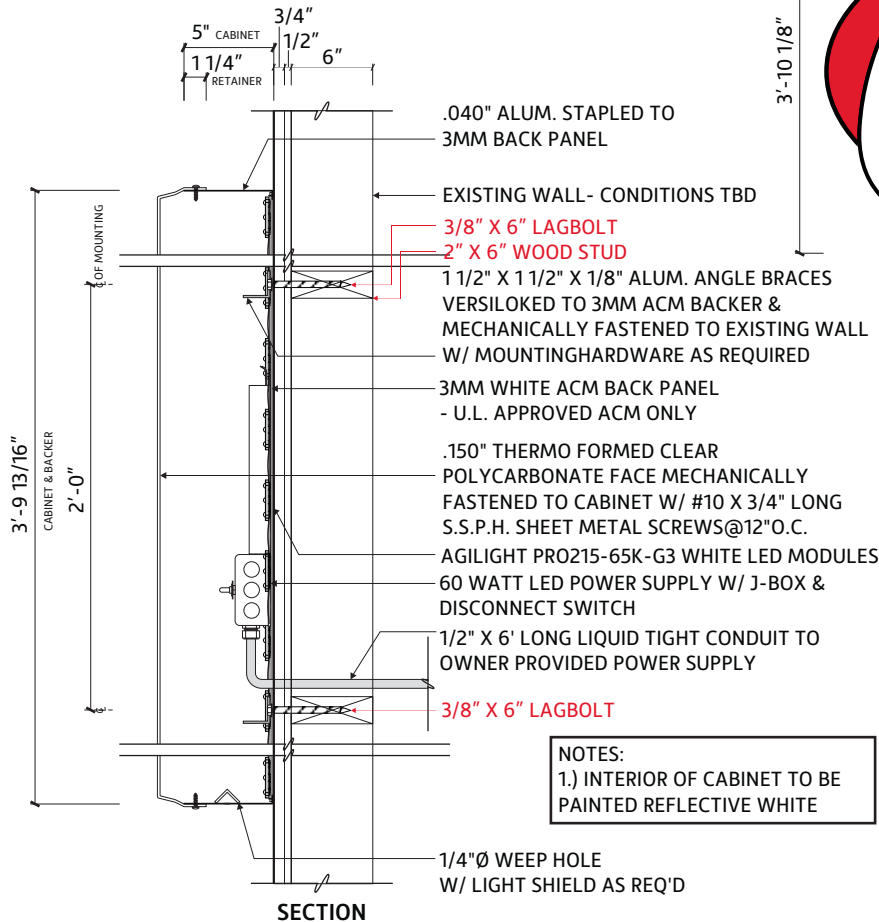
EMBOSSED SURFBOARD IS AS FOLLOWS:
-SIDES ARE PAINTED TO MATCH
PANTONE #109C 'YELLOW'
-GRAPHICS ARE SECOND SURFACE
APPLIED DIGITAL PRINT



FRONT ELEVATION

30.75

Square Footage



NOTES:

1.) INTERIOR OF CABINET TO BE
PAINTED REFLECTIVE WHITE

ELECTRICAL DATA

VOLTAGE	120
AMPERAGE	1.8

COLOR CHART

	3M #3630-15 'YELLOW'
	3M #3630-73 'RED'
	3M #3630-53 'CARDINAL RED'



Location: Dunwoody, GA

Date: 08/28/2024

Site ID: RC1225

AGI PM: Kelly Deep

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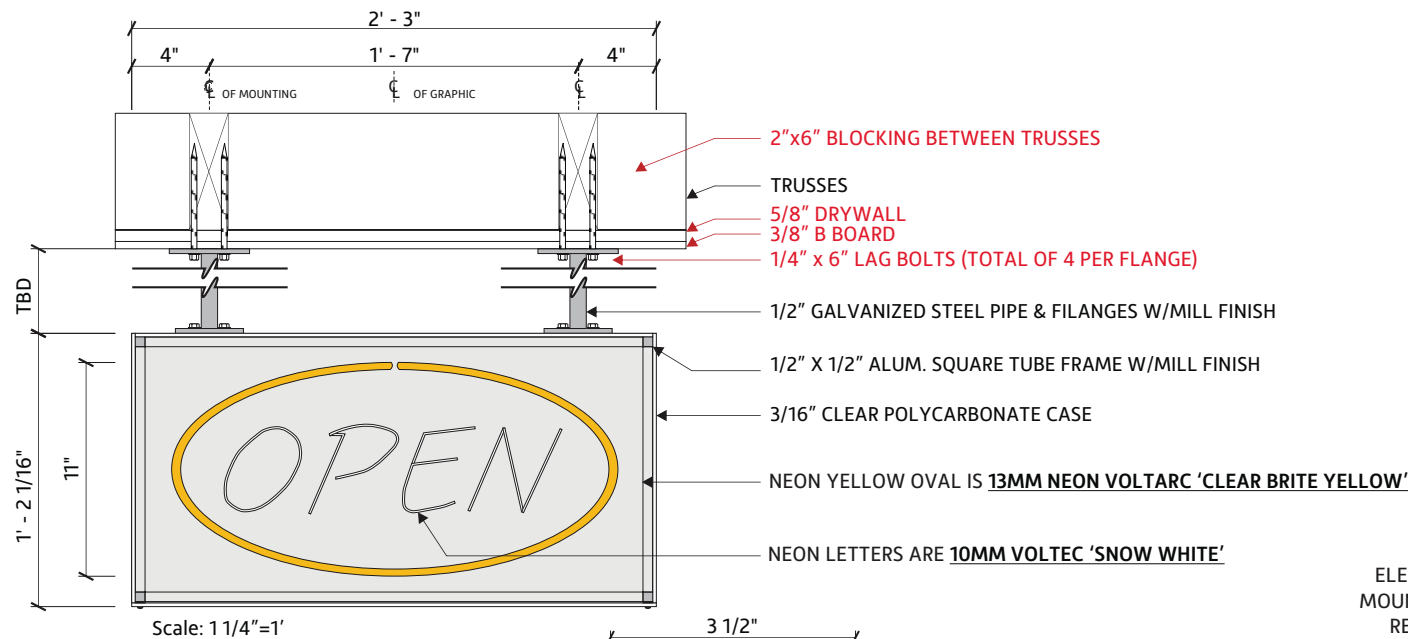
PAGE 8



CUTSHEET

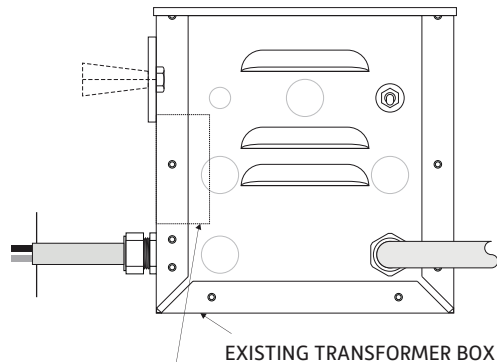
ONS (H)

INTERIOR SIGN
PIPE LENGTH TO BE VERIFIED

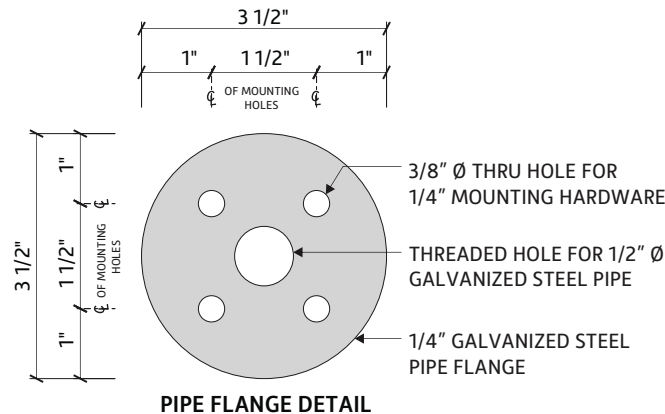


NOTES:

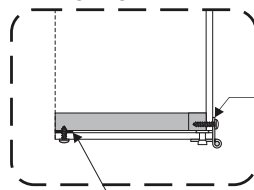
- 1.) TRANSFORMER IS MOUNTED REMOTELY
2.) CONNECT 14 GA GROUND WIRE TO EACH
MOUNTING FLANGE & TO GROUND LUG
PROVIDED BY TRANSFORMER.
-CONNECT TRANSFORMER GROUND TO
SERVICE GROUND AT PANEL BOX



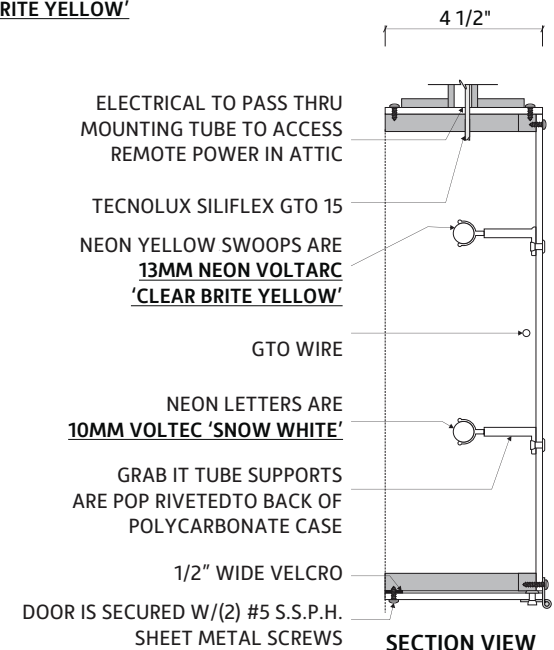
LIGHTING COMPONENTS
LC-2-12-3-C (2,000-12,000V 30 MA)
MOUNTED IN REMOVE TRANSFORMER BOX



BLOW UP DETAIL



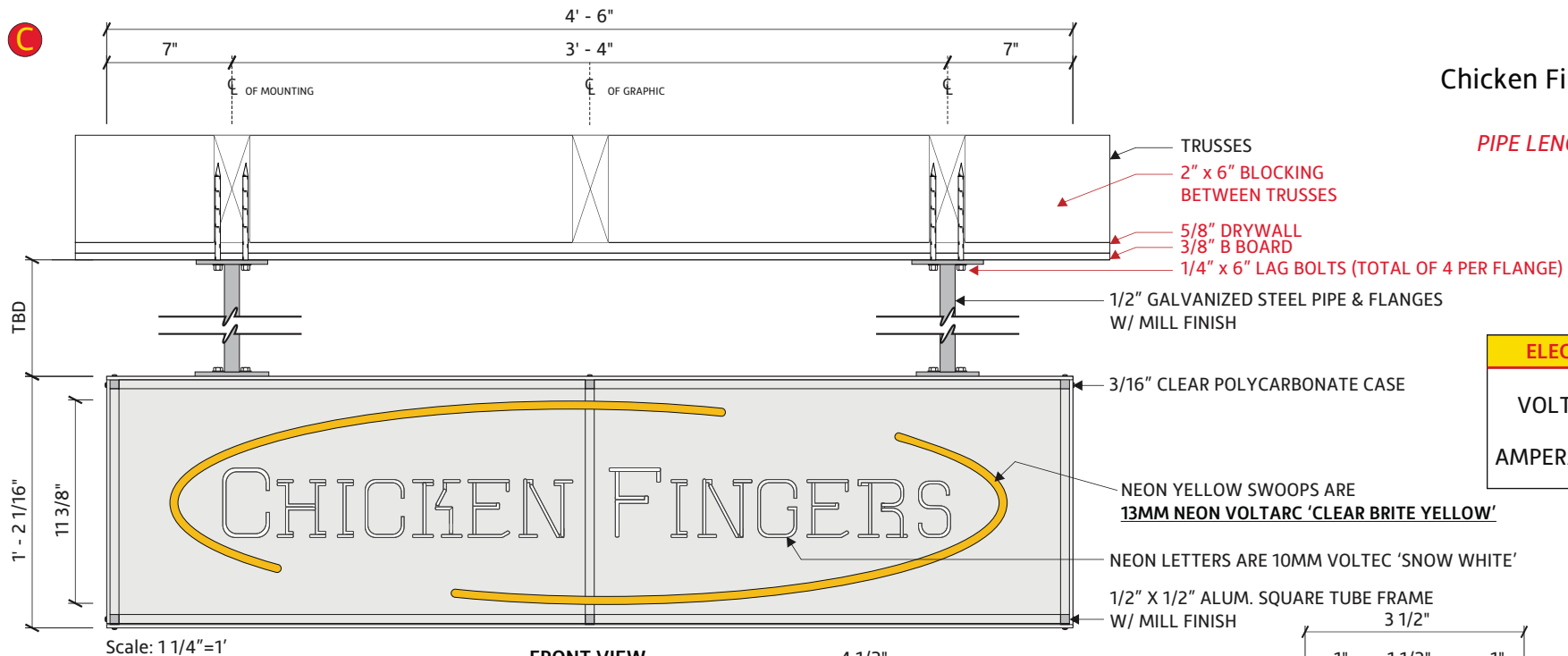
- (3) STRIPS OF 1/2" WIDE BLACK VELCRO TO CLOSE
POLYCARBONATE DOOR @ TUBE FRAME
-DOOR IS SECURED W/ (2) #6 S.S.P.H. SHEET METAL SCREWS



ELECTRICAL DATA

VOLTAGE	120
---------	-----

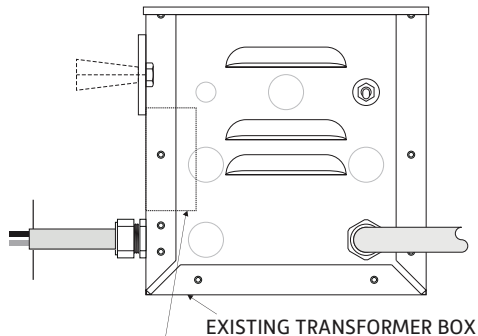
AMPERAGE	2.1
----------	-----

CUTSHEET**Chicken Fingers Neon Sign****INTERIOR SIGN****PIPE LENGTH TO BE VERIFIED****ELECTRICAL DATA**

VOLTAGE	120
AMPERAGE	2.1

NOTES:

1.) TRANSFORMER IS MOUNTED REMOTELY IN ATTIC. TRANSFORMERS ARE TO BE ELECTRONIC.



LIGHTING COMPONENTS
LC-2-12-3-C (2,000-12,000V 30 MA)
MOUNTED IN REMOVE TRANSFORMER BOX

FRONT VIEW

ELECTRICAL TO PASS THRU MOUNTING TUBE TO ACCESS REMOTE POWER IN ATTIC

TECNOLUX SILIFLEX GTO 15

NEON YELLOW SWOOPS ARE 13MM NEON VOLTARC 'CLEAR BRITE YELLOW'

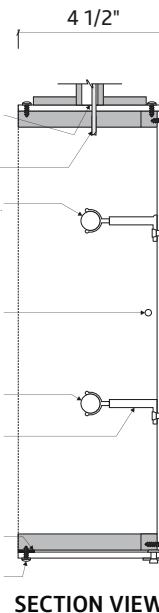
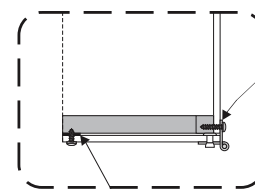
GTO WIRE

NEON LETTERS ARE 10MM VOLTEC 'SNOW WHITE'

GRAB IT TUBE SUPPORTS ARE POP RIVETED TO BACK OF POLYCARBONATE CASE

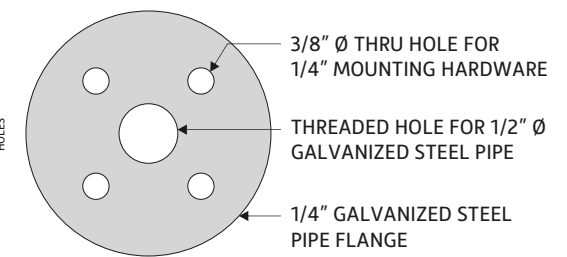
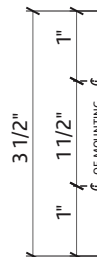
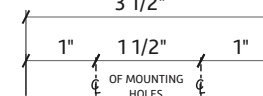
1/2" WIDE VELCRO

DOOR IS SECURED W/ (2) #5 S.S.P.H. SHEET METAL SCREWS

**BLOW UP DETAIL**

(3) STRIPS OF 1/2" WIDE BLACK VELCRO TO CLOSE POLYCARBONATE DOOR @ TUBE FRAME

-DOOR IS SECURED W/ (2) #6 S.S.P.H. SHEET METAL SCREWS

**PIPE FLANGE DETAIL**

1 1/2" CONTINUOUS PIANO HINGE IS POP RIVETED TO POLYCARBONATE BOTTOM & MECHANICALLY FASTENED TO POLYCARBONATE BACKER & ALUM. TUBE FRAME 2/ #6 S.S.P.H. SHEET METAL SCREWS



Location: Dunwoody, GA

Date: 08/28/2024

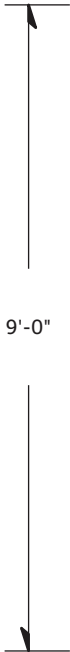
Site ID: RC1225

AGI PM: Megan Layland

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PAGE 10

2 SECONDARY SIGNS ALLOWED PER PROPERTY
MUST BE ON SIDE WALL
MAX 1/8 WALL AREA



139.50

Square Footage

FOR ARTIST RENDERING USE ONLY
MURAL PROVIDED BY OTHER VENDOR



Location: Dunwoody, GA

Date: 08/28/2024

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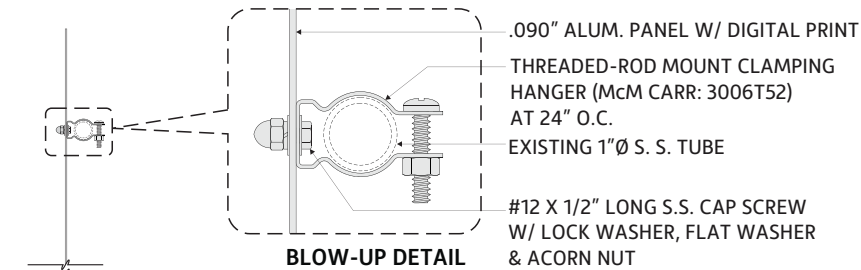
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CUTSHEET

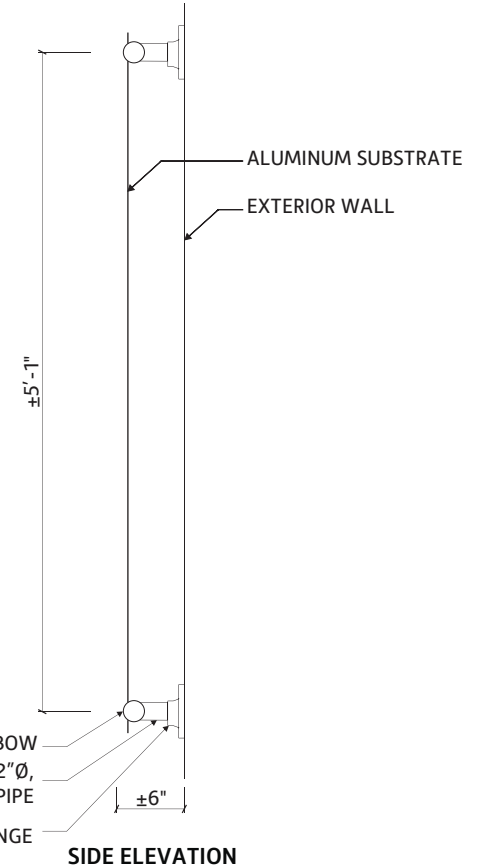
Red Dog on Substrate
*SUBJECT TO REVIEW AS ART
 MAY REQUIRE VARIANCE*



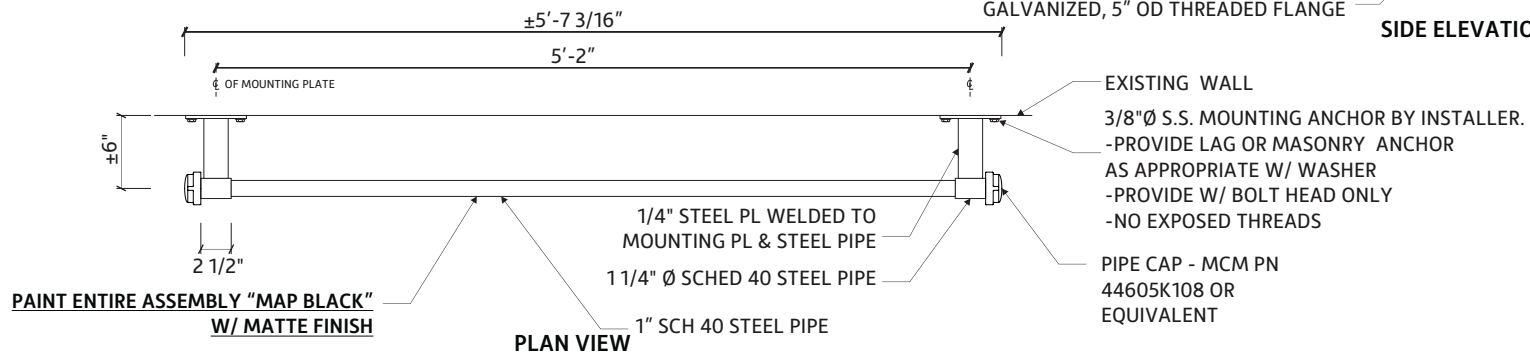
THIS IS A DIGITAL PRINT ON ALUMINUM SUBSTRATE AND RIGID.



SIDE VIEW



SIDE ELEVATION



PLAN VIEW



Location: Dunwoody, GA

Date: 08/28/2024

Site ID: RC1225

AGI PM: Megan Layland

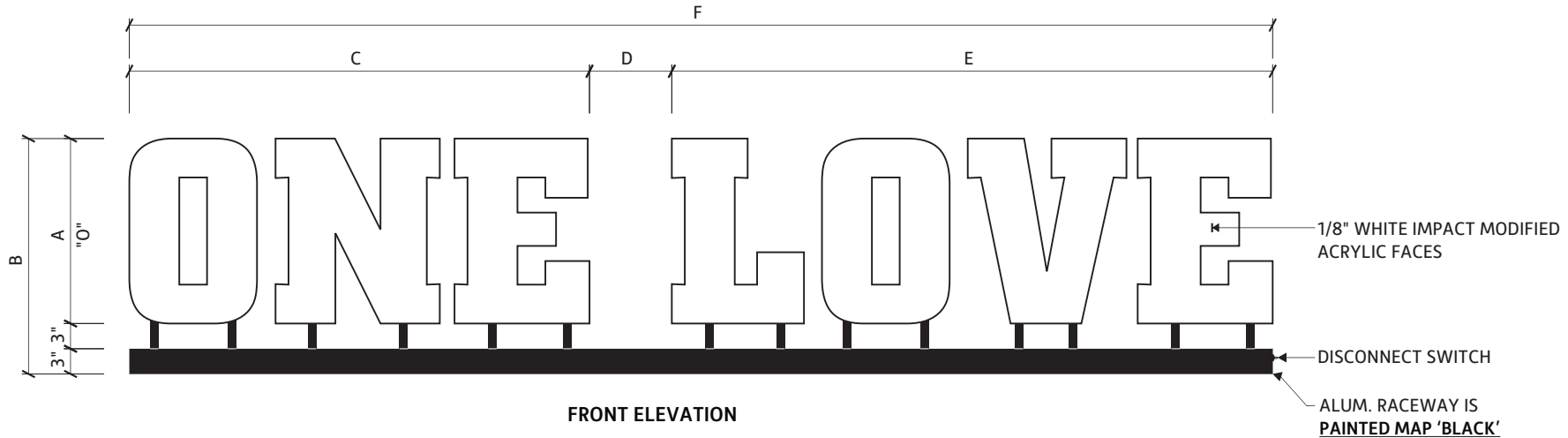
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PAGE 12

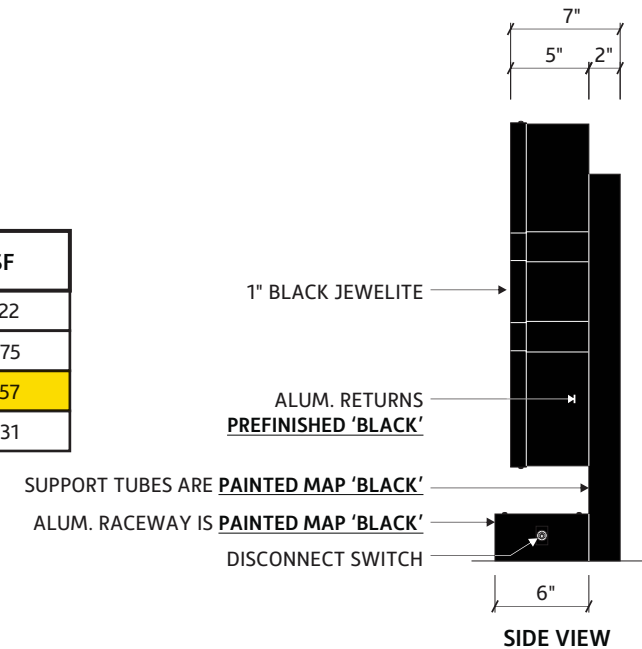


CUTSHEET

One Love 20" Roof Sign



SIGN SIZE	A	B	C	D	E	F	SF
OL-16	16"	±1'-10 9/16"	±3'-3 13/16"	±7 1/8"	±4'-4"	±8'-3"	11.22
OL-18	18"	2'-0"	±3'-8 13/16"	±8"	±4'-10 1/2"	±9'-3 3/8"	14.75
OL-20	20"	2'-2"	±4'-1 13/16"	±8 15/16"	±5'-5"	±10'-3 3/8"	17.57
OL-22	22"	2'-4"	±4'-6 3/4"	±9 13/16"	±5'-11 1/2"	±11'-4 1/8"	21.31



Location: Dunwoody, GA

Date: 08/28/2024

Site ID: RC1225

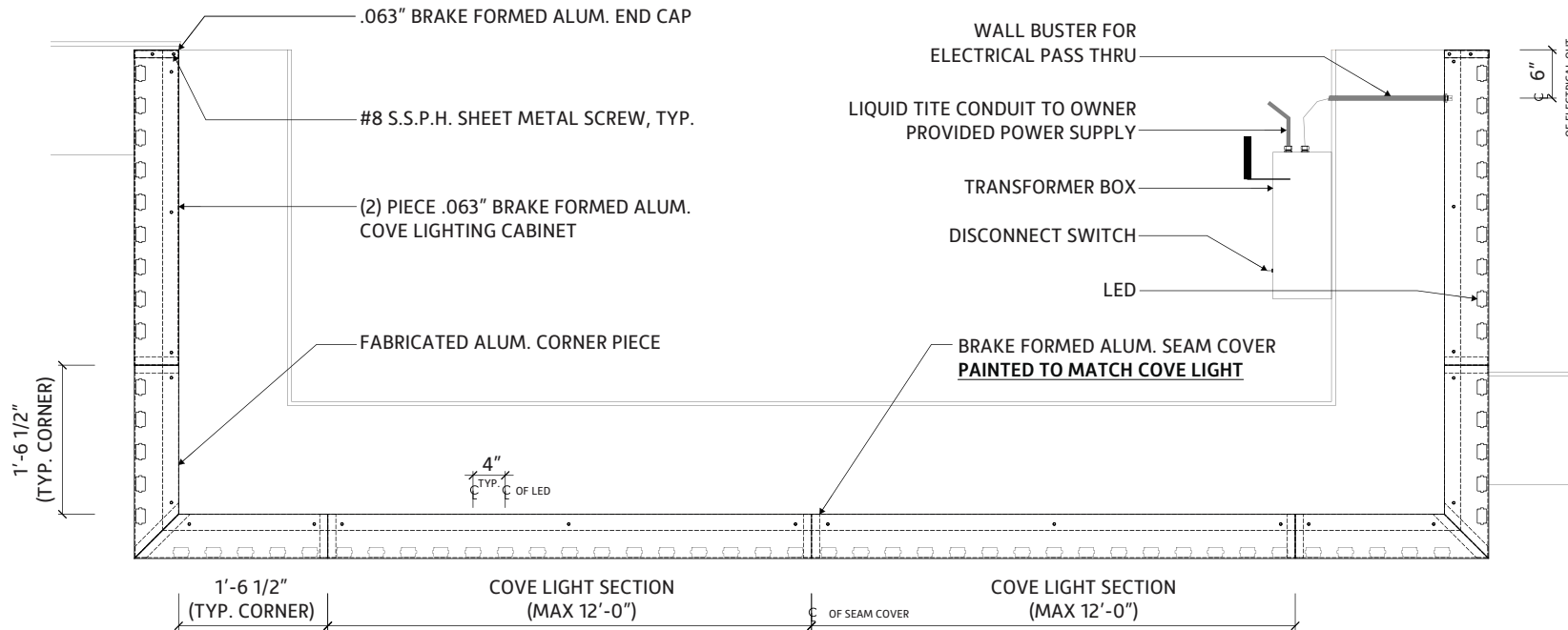
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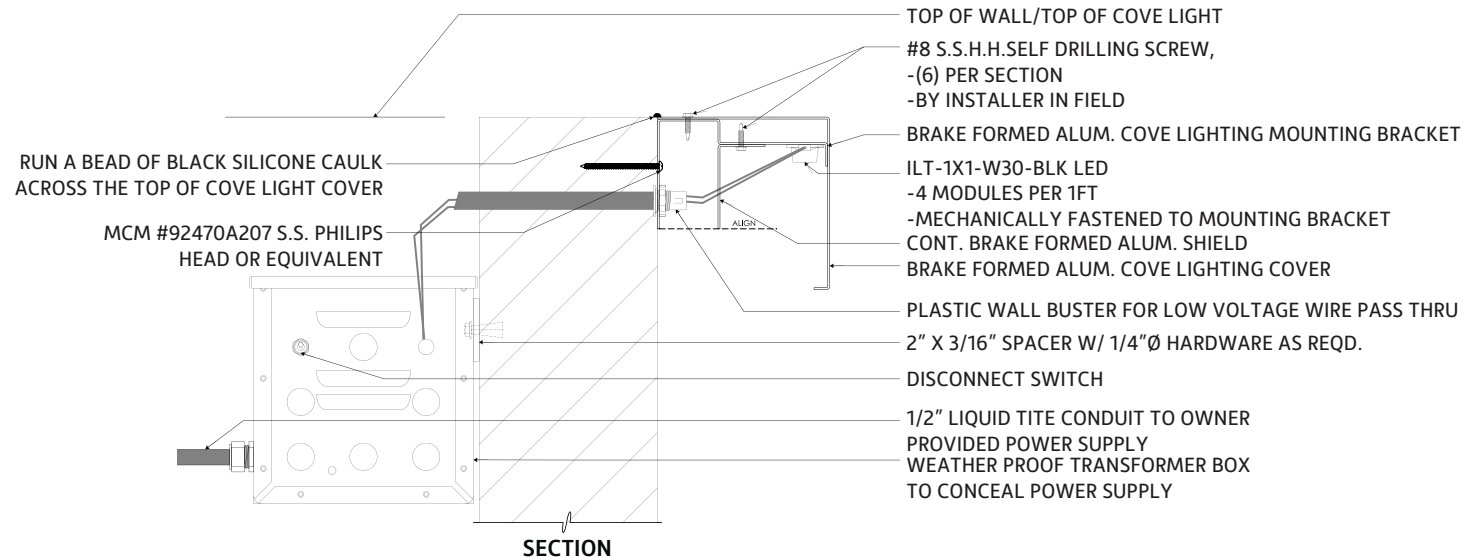
PAGE 13

CUTSHEET

Cove Lighting ILT



STRUCTURAL PLAN VIEW



SECTION



Location: Dunwoody, GA

Date: 08/28/2024

Site ID: RC1225

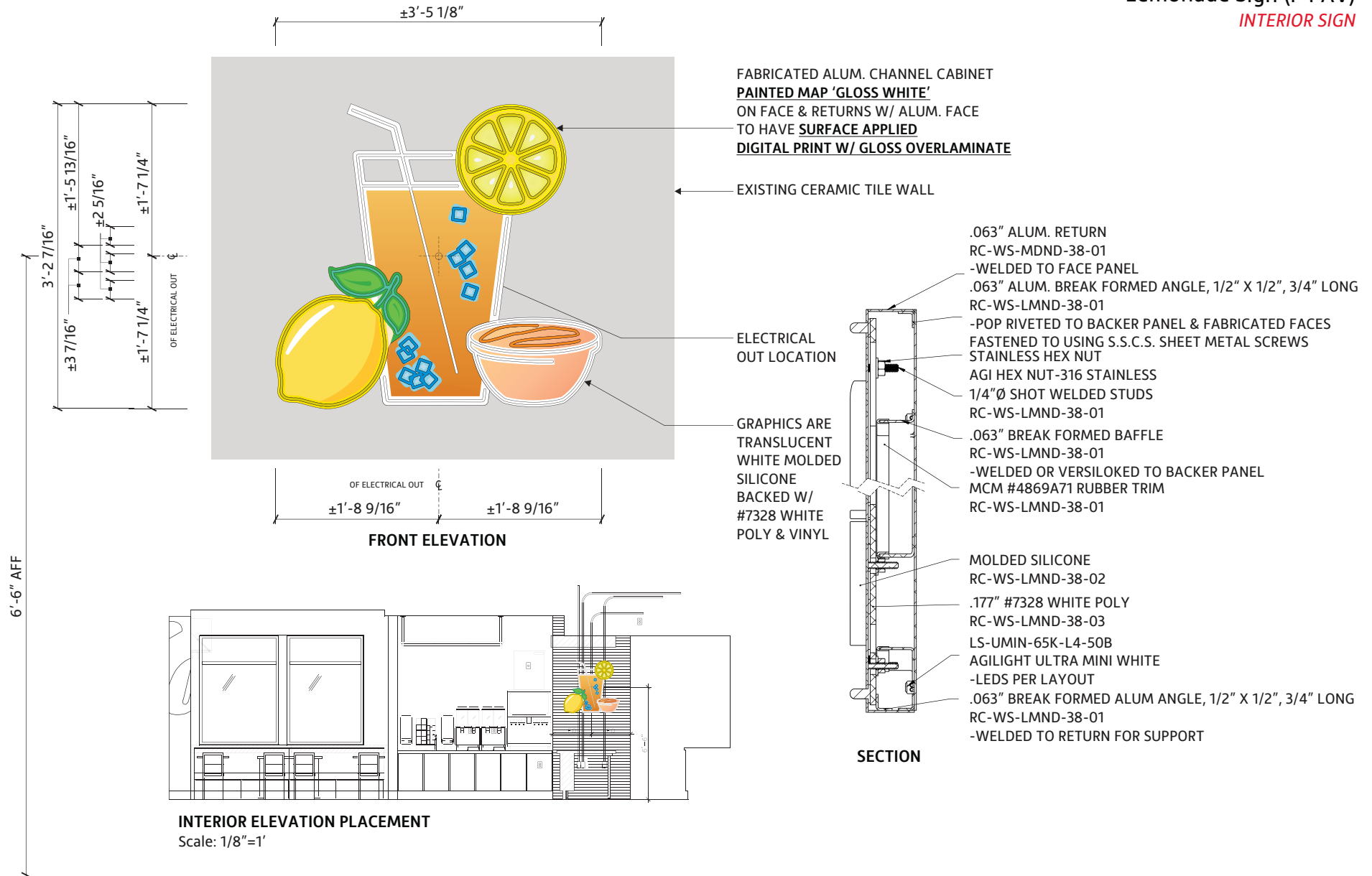
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CUTSHEET

Lemonade Sign (P4 AV)

INTERIOR SIGN

Location: Dunwoody, GA

Date: 08/28/2024

Site ID: RC1225

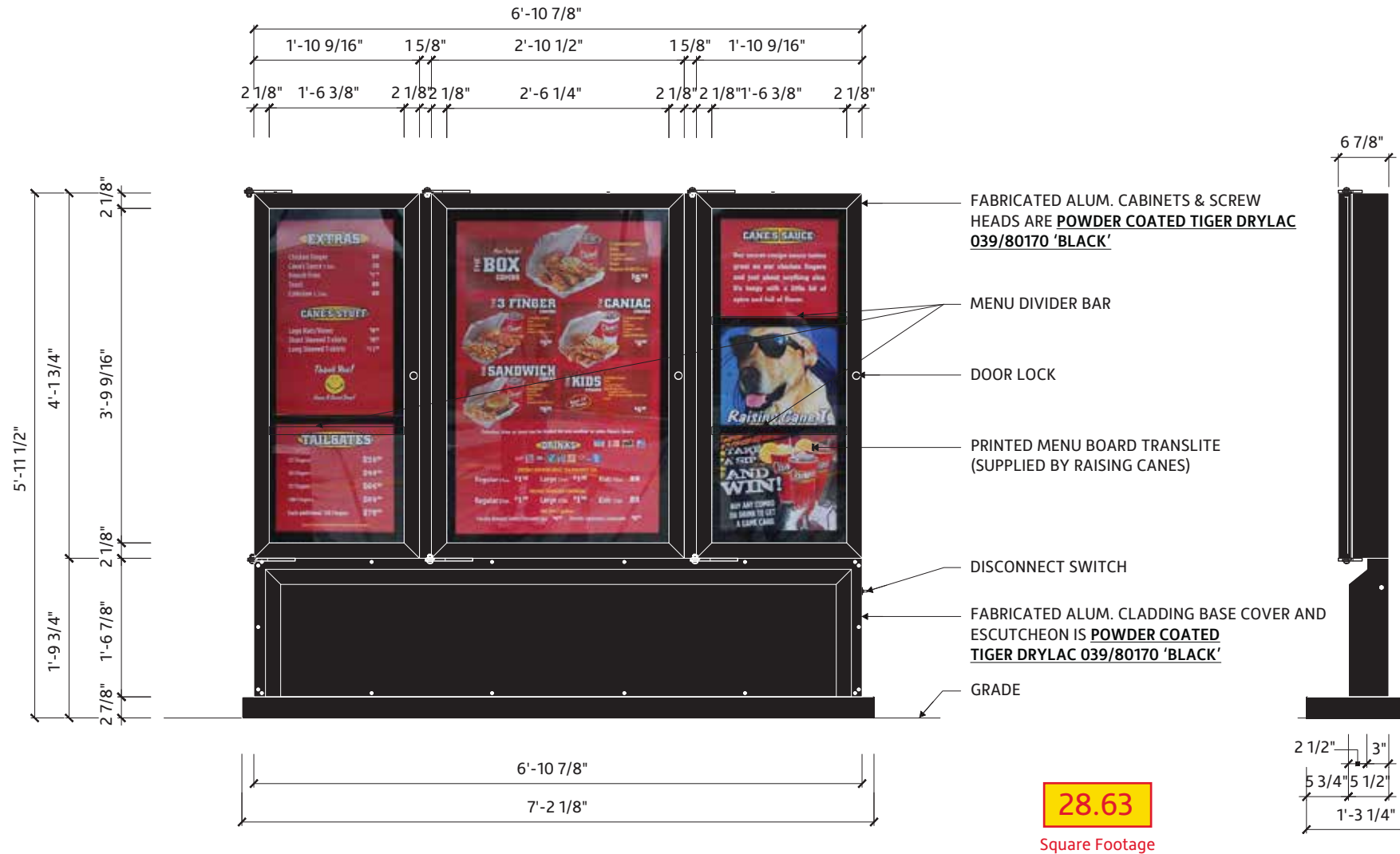
AGI PM: Megan Layland

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CUTSHEET

Drive Thru Menu Board



Location: Dunwoody, GA

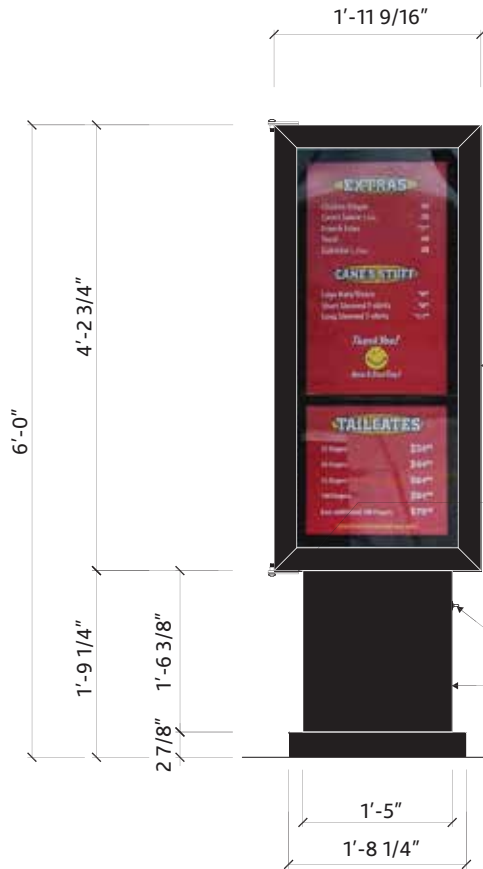
Date: 08/28/2024

Site ID: RC1225

AGI PM: Megan Layland

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PAGE 16



FRONT ELEVATION

8.31

Square Footage

FABRICATED ALUM. CABINET IS
POWDER COATED TIGER DRYLAC
039/80170 'BLACK'

3/16" FABRICATED ALUM. HINGE
-MECHANICALLY FASTENED TO
MENUMBOARD W/ S.S. POP RIVETS

DISCONNECT SWITCH

FABRICATED ALUM. CLADDING BASE
COVER AND ESCUTCHEON ARE
POWDER COATED TIGER DRYLAC
039/80170 'BLACK'

EXPECTED GRADE



SIDE VIEW



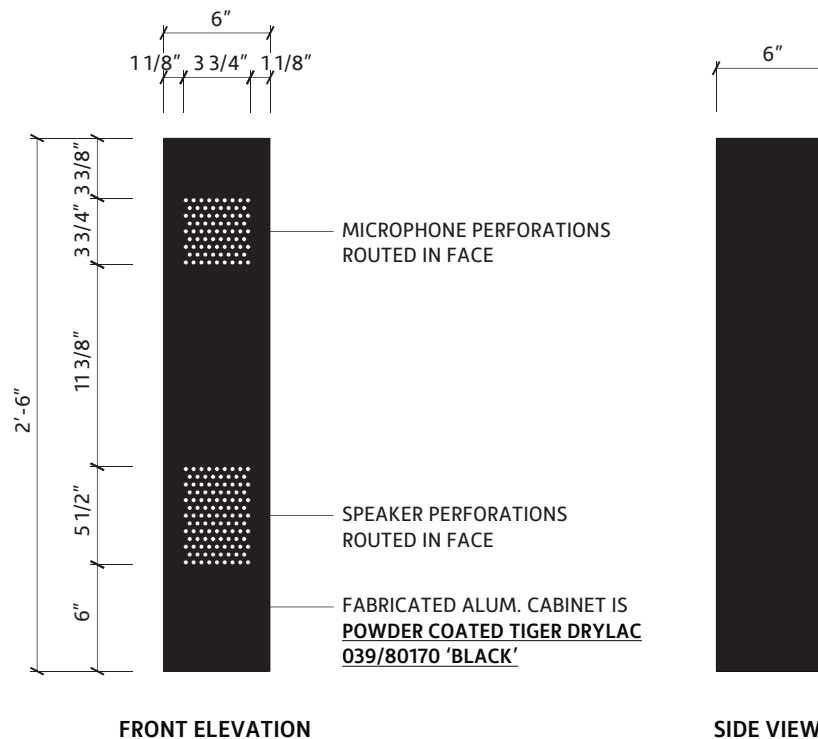
Location: Dunwoody, GA

Date: 08/28/2024

Site ID: RC1225

AGI PM: Megan Layland

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Location: Dunwoody, GA

Date: 08/28/2024

Site ID: RC1225

AGI PM: Megan Layland

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(404) 853-1812

March 3, 2025

VIA: ELECTRONIC DELIVERY

Mr. Richard McLeod, Director
Dunwoody Dept. of Comm. Development
Dunwoody City Hall
4800 Ashford Dunwoody Road
Dunwoody, GA 30338

RE: Applicant-Initiated Meeting Summary Report for Raising Cane's
Application to Rezone Property at 4570 Ashford Dunwoody Road (the
"Site"), and for a Special Land Use Permit for a Restaurant Drive-Thru.

Dear Mr. McLeod:

Raising Cane's hosted an applicant-initiated meeting on February 27, 2025 to present its development proposal for a new restaurant on the Site. The meeting was held at St. Patrick's Episcopal Church, which is located at 4755 N. Peachtree Road in Dunwoody, at 6:00 pm.

We sent notice letters for the meeting via first class mail to surrounding neighbors pursuant to a mailing list that we received from the planning staff. These letters were placed in the mail on February 7, 2025. We also published notice of the meeting in the Dunwoody Crier, which appeared in the February 13, 2025 edition of the newspaper. Copies of the sign-in sheet, the mailing list, the notice letter, the mailing envelopes with postage, and the published ad are attached for your review.

In addition to myself and Melanie Hembree as applicant representatives, the meeting was attended by Bill Grossman, Matt Munoz, Kathy O'Brien, Cathy Cobbs (a reporter from the Dunwoody Crier), and Joe Secorder. Ms. Cobbs and Mr. Secorder did not substantively participate in the discussion of our prospective application.

Bill Grossman

Mr. Grossman was generally supportive of our application, but he had a concern regarding vehicular Site access. While Raising Cane's proposes a limited right in-right out driveway from Ashford Dunwoody Road, Mr. Grossman observed that the existing median break that allows left turn access to the Site would remain. Melanie and I explained that the median closure had been attached as a zoning condition to a previously approved zoning application, and that it had been delayed because that developer had not reached the development threshold that would require it to conduct the closure. Mr. Grossman is concerned about the potential for the median break to serve to attract left turns onto the Site from Ashford Dunwoody by drivers ignoring our driveway's right in-right out restriction. He also asked if our development would have bike rack facilities, to which question we answered in the affirmative.

1016149 | 959999-000010

WILSON BROCK & IRBY, L.L.C.**RAISING CANE'S APPLICANT INITIATED MEETING REPORT**

March 3, 2025

Page 2

Matt Munoz

Mr Munoz attended the meeting in his capacity as the General Manager of the Le Meridien Atlanta Perimeter hotel, which is located immediately behind the Site. Mr. Munoz expressed two concerns regarding the development proposal, namely interparcel access and stormwater runoff. His interparcel access concern related to an existing driveway between the Site and the hotel, which would allow Raising Cane's' guests to access Perimeter Center West without getting on Ashford Dunwoody Road. More specifically, he was concerned about potential conflicts between drivers accessing the Site and hotel guests and visitors. He and Mr. Grossman briefly discussed the potential for gating the driveway between the hotel and the Site, but Mr. Munoz expressed hesitance with doing that because of the cost of doing so. Based on his past experience as a planning commissioner, Mr. Grossman also expressed the opinion that instead of going south past the hotel, most drivers utilizing Raising Cane's' interparcel access driveways would likely go north to Perimeter Terrace, which has signalized access to Ashford Dunwoody Road.

Melanie and I explained that Raising Cane's' has a traffic study, prepared by Kimley Horn, that shows minimal post development impacts on congestion and surrounding roadway performance. Furthermore, this traffic study deviated from the standard practice of using technical ITE tables to predict the traffic volumes that the new restaurant would generate.¹ Instead, our traffic study used traffic volumes that were generated by a recently opened Raising Cane's restaurant in Woodstock, which generated much higher traffic volumes than were predicted by the ITE traffic model. Even with this 'over engineered' approach, the traffic study showed minimal traffic impacts.

Mr. Munoz also shared that the hotel had been having problems with stormwater flooding. While he stated the stormwater did not seem to be coming from the Site, Mr. Munoz intended to be vigilant to make sure the proposed redevelopment did not contribute to the problem. In response to Mr. Munoz's concerns, Melanie and I offered to meet with him and other hotel representatives to discuss his concerns in more detail, and to discuss opportunities to address them. We exchanged business cards for this purpose.

While Mr. Munoz had concerns about the proposed redevelopment, he still shared that it would likely benefit the hotel. Apparently, the Site's vacant condition attracts overnight homeless camping activities, and it also attracts what Mr. Munoz described as activities that appear to be drug related. He has tried to address indirectly by focusing private security surveillance on the portion of the Site nearest the hotel. His intent in doing this is to make the Site less desirable for these activities by increasing eyes on the back of the vacant bank building, which is largely hidden from public view in its current condition. Mr. Munoz anticipates not having to do this once the Site is reoccupied. He also believes that the new restaurant could generate additional business for his hotel.

¹ ITE stands for the Institute of Transportation Engineers, which publishes the trip generation models on which traffic engineers generally base their analysis.

WILSON BROCK & IRBY, L.L.C.**RAISING CANE'S APPLICANT INITIATED MEETING REPORT**

March 3, 2025

Page 3

Kathy O'Brien

Ms. O'Brien owns a home in a condominium development on the other side of Ashford Dunwoody Road, within easy walking distance of the Site. In fact, Ms. O'Brien takes liberal advantage of her community's walkability to walk to various businesses near her home. She shared that, upon learning of our proposed restaurant, her opinion was that the community did not need an auto-oriented fast-food restaurant. This perception was informed by her familiarity with a Raising Cane's restaurant in her hometown of Chattanooga.

We explained that, while our proposed restaurant would have a limited menu, the aesthetics and quality of the development would present as more of a fast casual restaurant, which was bit more upscale than a typical fast-food restaurant. To support our assertion, we explained that the restaurant would be larger than a standard Raising Cane's restaurant, and it would include significant indoor and outdoor dining areas, far exceeding the character of a fast-food restaurant. The outdoor dining area would be sheltered by a roof and that it would be open (with screening) on the Ashford Dunwoody Road side. We also shared images of an existing Raising Cane's restaurant that was comparable to the restaurant we intend to build on the Site. Ms. O'Brien agreed that our proposed restaurant was fairly different in character from what she described as a typical Raising Cane's.

Furthermore, while a typical Raising Cane's restaurant generates more drive-thru business than dine-in business, we expected this location to have much more dine-in business than normal for a couple of reasons. First, the typical Raising Cane's location is not surrounded by the high density mix of businesses and residences that exist around the Site. In addition, the restaurant would be located along a pedestrian trail that the city will construct across the front of the Site, and it would likely positively contribute to the trail's ambiance because of the building's proximity to the street and the open outdoor dining area. We also shared that the development would incorporate two sidewalk connections directly from the trail extension, with bike racks provided for cyclists. Ms. O'Brien agreed that the proximity to surrounding residences and businesses would likely promote a higher level of pedestrian dine-in business than normal, and that she herself would likely walk to the restaurant.

While Raising Cane's has not made any changes to its development proposal as a result of the meeting, we plan to continue the conversation with Mr. Munoz and his hotel colleagues regarding their concerns. Please do not hesitate to let me know if we may provide any additional information or clarify anything in this letter.

Sincerely,

WILSON BROCK & IRBY, L.L.C.



By: Harold Buckley, Jr., AICP
Attorneys for Raising Cane's

Attachments.

86887 | 959999-000010
1016149 | 959999-000010

RAISING CANE'S APPLICANT INITIATED MEETING

St. Patrick's Episcopal Church
4755 N. Peachtree Road
February 27, 2025 Sign-In Sheet

Page 1 of 1

<u>BILL GROSSMAN</u>	<u>5061 HIDDEN BRANCHES DR</u>	<u>BILL.GROSSMAN30@GMAIL.COM</u>
PRINT NAME	PRINT STREET ADDRESS	PRINT EMAIL ADDRESS
<u>Matt Munoz</u>	<u>111 Perimeter Ctr West</u>	<u>MaMunoz@ShaneGpp.com</u>
PRINT NAME	PRINT STREET ADDRESS	PRINT EMAIL ADDRESS
<u>Kathy O'Brien</u>	<u>11 Perimeter Ctr E</u>	<u>Kathy.obrien@epbf.com</u>
PRINT NAME	PRINT STREET ADDRESS	PRINT EMAIL ADDRESS
<u>Cathy Cobbs</u>		<u>cathy@nougkdrhathatha.com</u>
PRINT NAME	PRINT STREET ADDRESS	PRINT EMAIL ADDRESS
<u>JOE SECONDER</u>	<u>2023 WOODLAND WAY</u>	<u>JOE.SECONDER@GMAIL.COM</u>
PRINT NAME	PRINT STREET ADDRESS	PRINT EMAIL ADDRESS
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OWNERNME1	PSTLADDRESS	PSTLCITY__PSTLSTATE__ZIP
City of Dunwoody, Madalyn Smith	4800 Ashford Dunwoody Rd	Atlanta, GA 30308
77 PERIMETER CENTER EAST INVES	890 LANDMARK DR NE	ATLANTA, GA 30346
PARK PLACE AT DUNWOODY III EDENS LLC	11000 Richmond AVE STE 350	HOUSTON, TX 30346
PARK PLACE AT DUNWOODY EDENS LLC	11000 Richmond AVE STE 350	HOUSTON, TX 30346
GREENE HOGG 2PCE LLC	3425 DULUTH PARK LN	DULUTH, GA 30346
CORO 4 PERIMETER LLC	3715 NORTHSIDE PKWY NW BLDG 400 STE100	ATLANTA, GA 30346
SJS MARQ 8 LLC	P.O.BOX 450233	ATLANTA, GA 30346
HOARAU NATHALIE	11 PERIMETER CTR E UNIT 1018	DUNWOODY, GA 30346
CHAMNESS LISA	11 PERIMETER CTR E # 1102	ATLANTA, GA 30324
AGOSIN MARIA TERESA	2903 PERRINGTON WAY	MARIETTA, GA 30324
TEDBALL LAURA A	11 PERIMETER CENTER E UNIT 1104	DUNWOODY, GA 30324
CALLAGHAN ANN E	11 PERIMETER CTR E UNIT 1105	ATLANTA, GA 30324
TOMAYKO THOMAS E	11 PERIMETER CTR E # 1106	ATLANTA, GA 30346
MANNING MARGARET E	99 DUSTIN DR S	ELLIJAY, GA 30346
OBRIEN KATHY KELLEY	630 WHITEHALL RD	CHATTANOOGA, TN 30346
BOEHMIG EMILY ELIZABETH	11 PERIMETER CENTER E # 1118	DUNWOODY, GA 30346
ENRIQUEZ VERONICA	11 PERIMETER CTR E # 1119	ATLANTA, GA 30346
MILLER MARGERET	11 PERIMETER CTR E # 1120	ATLANTA, GA 30346
SCHLENKE CAROLE V	1000 OAKPOINTE PL	ATLANTA, GA 30346
MENDOZA DANIEL	11 PERIMETER CTR E APT 1203	DUNWOODY, GA 30346
FENN MICHAEL B	11 PERIMETER CENTER EAST # 1204	ATLANTA, GA 30346
NAMDAR MINOU	9335 CHARLYVILLE BLVD	BEVERLY HILLS, CA 30346
CONDON FRANCIS B IV	11 PERIMETER CTR E UNIT 1206	ATLANTA, GA 30346
STUBBLEFIELD KENNETH E	11 PERIMETER CTR E # 1216	ATLANTA, GA 30346
ARYAFAR REZA	11 PERIMETER CTR E APT 1217	ATLANTA, GA 30346
NEGA TSEGA	11 PERIMETER CTR E # 1218	ATLANTA, GA 30346
11 PERIMETER CENTER LLC	1971 WELLESLEY TRC	DUNWOODY, GA 30346
BENSON CAROLYN A	11 PERIMETER CTR E 1220	ATLANTA, GA 30346
CORNELIUS JENNIFER THOMAS	11 PERIMETER CTR E # 1302	ATLANTA, GA 30346
AZADI NAEIMEH	2341 BRIARLIEGH WAY	DUNWOODY, GA 30346
SHAGHANTI MANOHAR	11 PERIMETER CTR E APT 1304	ATLANTA, GA 30346
KIM HYE JIN	11 PERIMETER CTR E APT 1305	ATLANTA, GA 30346
SIYARAM INVESTMENTS LLC	11 PERIMETER CTR E # 1306	ATLANTA, GA 30346

DIAZ JOSE DANILO	11 PERIMETER CTR E UNIT 1316	ATLANTA , GA 30346
GUENTERMANN PETER	11 PERIMETER CTR E # 1317	ATLANTA , GA 30346
JEAN-MARIE AND PATRICIA A JEAN	4209 BRICKYARD WAY	POWDER SPRINGS , GA 30346
CHANG SPENCER G	11 PERIMETER CTR UNIT 1319	ATLANTA , GA 30346
LAZAR CLARA	11 PERIMETER CTR E # 1320	ATLANTA , GA 30346
GRUCZA LOU A JR	11 PERIMETER CTR E # 1402	ATLANTA , GA 30346
MCGUIRE REVOCABLE TRUST THE	157 NARROWS DR	WALESKA , GA 30346
GLADDEN ELIZABETH E	11 PERIMETER CTR E # 1404	ATLANTA , GA 30346
EPRES FERDINAND	850 ETHEREOW CT	LAWRENCEVILLE , GA 30346
ROCA MARTINEZ MARIA J	8215 SOUTHPORT TER	DULUTH , GA 30346
SANDERS HANNAH ELLEN	11 PERIMETER CENTER CTR UNIT 1416	ATLANTA , GA 30346
DWM REVOCABLE TRUST	3460 PRESTON RIDGE RD STE 150	ALPHARETTA , GA 30346
BENN ROSA	11 PERIMETER CTR E # 1418	ATLANTA , GA 30346
MCBRIDE MOLLY E	11 PERIMETER CTR E 1419	ATLANTA , GA 30346
MIRABELLA MICHAEL R	11 PERIMETER CT E UNIT 1420	ATLANTA , GA 30346
PARK PLACE OWNERHSIP LLC	3625 CUMBERLAND BLVD SE # 420	ATLANTA , GA 30346
PARK PLACE OWNERHSIP LLC	3625 CUMBERLAND BLVD SE # 420	ATLANTA , GA 30324
CAINION ANNECTRA	11 PERIMETER CTR E 1019	DUNWOODY , GA 30324
WEIDLE PAUL J	11 PERIMETER CTR E APT 1020	ATLANTA , GA 30324
KENWORTHY ARTHUR R	11 PERIMETER CTR E UNIT 1011	ATLANTA , GA 30324
GILMORE DANIEL	11 PERIMETER CTR E # 1012	ATLANTA , GA 30324
KIANI KAVEH G	11 PERIMETER CTR E # 1013	ATLANTA , GA 30324
CHUI YUJIE	5865 BAILEY RIDGE CT	JOHNS CREEK , GA 30324
WYNN CURTIS	2814 LARRANAGA DR	THE VILLAGES , GA 30324
TOLKACHEVA MARINA	11 PERIMETER CTR E APT 1112	ATLANTA , GA 30324
AHRENS MARTIN	11 PERIMETER CTR E UNIT 1113	DUNWOODY , GA 30324
YARBERRY CHRISTIE	1104 BRITLEY PARK LN	WOODSTOCK , GA 30324
WIENER LAURA B	11 PERIMETER CTR E # 1115	ATLANTA , GA 30324
GREGORY JALEN A	11 PERIMETER CTR E UNIT 1207	DUNWOODY , GA 30324
BETTIS DANIEL ODELL	11 PERIMETER CTR E UNIT 1208	DUNWOODY , GA 30324
YOUNG PHILLIP D	11 PERIMETER CTR UNIT	ATLANTA , GA 30324
BODNAR JANICE	11 PERIMETER CTR E UNIT 1210	ATLANTA , GA 30324
MCFADDEN DANIEL JR	PO BOX 210432	ROYAL PLM BCH , FL 30324
AGUIRRE GIOCONDA	3135 RANDOLPH RD NE	ATLANTA , GA 30324

GILCHRIST SYNETHA BENNETT	11 PERIMETER CTR E # 1213	DUNWOODY, GA 30324
PRATHER STEPHANIE M	11 PERIMETER CTR E APT 1214	ATLANTA, GA 30324
AZADI NILOUFAR	11 PERIMETER CTR E UNIT 1215	ATLANTA, GA 30324
CLOITRE STEPHAN	5110 ASHMONT CT E	DUNWOODY, GA 30324
MAGUIRE SARA ANNE M	11 PERIMETER CTR E STE 1308	ATLANTA, GA 30324
KUMAR SRITI	11 PERIMETER CTR E UNIT 1309	ATLANTA, GA 30324
GONG MICHELLE	11 PERIMETER CTR E # 1310	ATLANTA, GA 30324
JONES LIZBETH	11 PERIMETER CTR E # 1311	ATLANTA, GA 30324
NICHOLS KAREN	11 PERIMETER CTR E # 1312	ATLANTA, GA 30324
MENDES FAMILY REVOCABLE LIVING TRUST	11 PERIMETER CENTER E APT 1313	ATLANTA, GA 30324
KIM TAI YOUNG	11 PERIMETER CTR E UNIT 1314	ATLANTA, GA 30324
CAPIZZI ROBERT	11 PERIMETER CTR E UNIT 1315	ATLANTA, GA 30324
TRINH UOC DINH	11 PERIMETER CENTER E 1407	ATLANTA, GA 30324
KNOX TERESA L	11 PERIMETER CTR E # 1408	ATLANTA, GA 30324
SONG JESSICA	11 PERIMETER CTR E # 1409	ATLANTA, GA 30324
JO HYUN BIN	11 PERIMETER CTR E # 1410	ATLANTA, GA 30324
LEE CAROL J	1110 LAKE STATION CT	SUWANEE, GA 30324
NGUYEN GIANG LINH	11 PERIMETER CTR E # 1412	ATLANTA, GA 30324
PLEIMAN KRISTINA	11 PERIMETER CTR E # 1413	ATLANTA, GA 30324
CRIM ROGER M	Post Office BOX 180664	CORONADO, CA 30324
ADISSI RODRIGO SION	311 COVE ISLAND WAY NE	MARIETTA, GA 30324
PARK PLACE OWNERSHIP LLC	3625 CUMBERLAND BLVD SE # 420	ATLANTA, GA 30324
PERIMETER MALL LLC	P.O. BOX 3487	CHICAGO, IL 30346
HIGBEE INVESTCO LLC	1600 CANTRELL RD	LITTLE ROCK, AR 30346
MCDONALDS USA LLC	PO BOX 182571	COLUMBUS, OH 30346
CTO20 PERIMETER LLC	1140 N WILLIAMSON BLVD STE 140	DAYTONA BEACH, FL 30346
TARGET CORPORATION	PO BOX 9456	MINNEAPOLIS, MN 30346
WSLM DELAWARE LLC	400 VENTURE DR	LEWIS CENTER, OH 30338
ML TERRACE LLC	PO BOX 450233	ATLANTA, GA 30346
GEORGIA POWER CO	241 RALPH MCGILL BLVD NE	ATLANTA, GA
BRICKS PERIMETER CENTER LLC	3000 VININGS SLOPE STE 400	ATLANTA, GA 30346
PERIMETER STERLING PROPERTIES LLLP	1170 PEACHTREE ST NE STE 2000	ATLANTA, GA
PERIMETER STERLING PROPERTIES LLLP	1170 PEACHTREE ST NE STE 2000	ATLANTA, GA 30346
HDP STERLING LLC	814 E MAIN ST	RICHMOND, VA 30346

DUNWOODY DEVELOPMENT AUTHORITY
DUNWOODY DEVELOPMENT AUTHORITY
HDP STERLING LLC
HDP STERLING LLC
LIMESTONE WELLS LLC
ML TERRACES LLC
VEREIT REAL ESTATE LP

241 PERIMETER CTR E STE 250
814 E MAIN ST
6 CONCOURSE PKWY STE 2075
6065 ROSWELL RD STE 622
200 S BISCAYNE BLVD FLOOR 6TH
PO BOX 450233
26901 MALIBU HILLS RD

DUNWOODY , GA 30346
RICHMOND , VA 30346
ATLANTA , GA 30346
ATLANTA , GA 30346
MIAMI , FL 30346
ATLANTA , GA 30346
CALABASAS HILLS , CA 30346

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February 7, 2025

CORRECTION NOTICE

Re: Invitation to Applicant-Initiated Meeting to Discuss Planned Application
to Rezone Property at 4570 Ashford Dunwoody Road and for a Special
Land Use Permit to Allow a Restaurant Drive-Thru.

Dear Neighbor:

Raising Cane's is exploring an opportunity to redevelop the property described above with a Raising Cane's restaurant with a drive-thru component. The site is currently developed with a vacant Wells Fargo Bank. Raising Cane's would like to meet with its prospective neighbors and, to that purpose, is sending this letter to all property owners within 1,000 feet of the site. Raising Cane's invites you to the following meeting so that you can learn more about the company and the proposed development, ask questions, and voice your feedback:

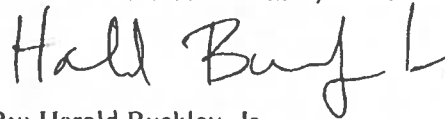
Applicant-Initiated Community Meeting

Location: Parish Hall at St. Patrick's Episcopal Church
4755 N. Peachtree Road
Dunwoody, GA 30338
Date: February 27, 2025
Time: 6:00 - 8:00 PM

If you have questions about the meeting, please do not hesitate to reach out to me directly using the contact information in the letterhead above. We look forward to meeting with you!

Sincerely,

WILSON BROCK & IRBY, L.L.C.



By: Harold Buckley, Jr.

030814 13
86887 | 959999-000010
1015994 | 242170-000002

PUBLIC NOTICE

Invitation to Applicant-Initiated Meeting to Discuss Planned Application to Rezone Property at 4570 Ashford Dunwoody Road and for a Special Land Use Permit to Allow a Restaurant Drive-Thru.

Dear Neighbor:

Raising Cane's is exploring an opportunity to redevelop the property described above with a Raising Cane's restaurant with a drive-thru component. The site is currently developed with a vacant Wells Fargo Bank. Raising Cane's would like to meet with its prospective neighbors to discuss its development proposal. Raising Cane's invites you to the following meeting so that you can learn more about the company and the proposed development, ask questions, and voice your feedback:

Applicant-Initiated Community Meeting

Location: Parish Hall at St. Patrick's Episcopal Church
4755 N. Peachtree Road
Dunwoody, GA 30338

Date: February 27, 2025
Time: 6:00 – 8:00 PM

If you have questions about the meeting, please do not hesitate to reach out to me directly using the contact information below. We look forward to meeting with you!

Sincerely,

WILSON BROCK & IRBY, L.L.C.
ATTORNEYS AT LAW
OVERLOOK I, SUITE 700
2849 PACES FERRY ROAD
ATLANTA, GEORGIA 30339

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OPINION

Buckeye fan helps old man feel significant out of the blue



MIKE TASOS
Columnist

The call, totally out of the blue, made me feel like I'd won the lottery.

Tim Musselman, whom I hired as a sales rep way back in 1997, lives in Columbus, Ohio.

He wanted to get together, since he was in Roswell, staying with friends in anticipation of last Monday's Ohio

State Notre Dame national championship tiff. Marie's Italian Deli was a perfect site for our reunion.

I showed up in Irish attire. Unbeknownst to me, Tim decked himself out in a scarlet Buckeye hoodie.

Breakfast diners, the owner and servers got a kick out of the contrast game gear.

"This was totally unplanned," Tim told the bemused crowd. "I just wanted to get together with my ex-boss."

Regardless of the circumstances of our meeting, it was warming to know that Tim, an outstanding sales rep and manager, still thought enough of making an ancient, retired boss feel relevant.

The question I got most before the game was: "Are you going?" With the cheapest, nosebleed seats selling for north of \$4,000, it made the Man Cave even more enticing. There was no line, no charge for parking, and no effort to see the game clearly via that 85-inch Sony. No one was standing in front of me blocking my view.

Best of all, no line for the restroom or when I wanted a snack.

It was a nonsensical question. High school and college friend Kilnt Schahrer, calling from Hayward, just a tad east of San Francisco, had a sensible perspective: "I'd be so ticked off paying that kind of money and watch Notre Dame lose 42-14."

My retort: "I'd be a basket case spending four grand to watch the Irish WIN 42-14."

When all the dust had cleared, I was disappointed at the results. Not shocked. Not angry. Like Tim calling me and wanting to get together, it made me feel relevant. Like Notre Dame was this year.

With college football looking forward to making more moves to snuggle itself up to the pros (transfer portal, silly decisions by a committee, NIL running rampant), there's a lot of business to take care of before we do it all over again in late August.



MIKE TASOS/APPEN MEDIA

Columnist Mike Tasos, left, and Tim Musselman reunite at Marie's Italian Deli in Forsyth County before the College Football National Championship.

We're mere weeks (February 16) from the only NASCAR race I watch every year, the Daytona 500. It's always an entertaining Sunday afternoon. With Dale Earnhardt meeting his demise there, Jeff Gordon merely a memory and all the other "good ol' boy" stars, NASCAR is too corporate for my liking. But Daytona and all its patriotic pageantry, is a must see afternoon of viewing.

Two days prior to the race, it's the last day for Braves pitchers and catchers to report. Baseball is getting in increasingly frustrating with the Dodgers' spending getting close to the GDP of many countries. And even though our team has been outplayed, doesn't mean we'll get outplayed. Maybe we go into the season with an "Us against the world" approach.

We've got the Super Bowl in New Orleans. I hope it's a good one. Love that city, its food, its culture. With the city's rough go of it recently, I hope the big game is a gumbo/muffaletta combo.

It's not all sports around here. I have been enjoying watching chef Gordon Ramsey raising hell in nasty restaurants before giving them a rebirth on "Kitchen Nightmares." And if medical dramas are your thing, "Doc" has pliqued my interest after the first three episodes.

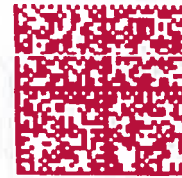
Lots to keep my mind occupied while I fight personal medical battles.

But I wouldn't complain a bit if College Game Day was on next Saturday.

Mike Tasos has lived in Forsyth County for more than 30 years. He's an American by birth and considers himself a Southerner by the grace of God. He can be reached at miketastos55@gmail.com.

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
 19 PACES FERRY ROAD
 ANTA, GEORGIA 30339



quadiënt

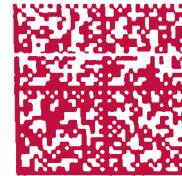
FIRST CLASS MAIL
IMI**\$000.69⁹**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

GREGORY JALEN A
 11 PERIMETER CTR E UNIT 1207
 DUNWOODY, GA 30324

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
 49 PACES FERRY ROAD
 ANTA, GEORGIA 30339



quadiënt

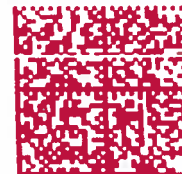
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IMI**\$000.69⁹**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

YARBERRY CHRISTIE
 1104 BRITLEY PARK LN
 WOODSTOCK, GA 30324

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
 49 PACES FERRY ROAD
 ANTA, GEORGIA 30339



quadiënt

FIRST CLASS MAIL
IMI**\$000.69⁹**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

TOLKACHEVA MARINA
 11 PERIMETER CTR E APT 1112
 ATI ANTA GA 30324

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
19 PACES FERRY ROAD
ANTA, GEORGIA 30339



quadient

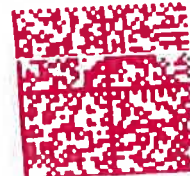
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IMI**\$000.69**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

BETTIS DANIEL ODELL
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DUNWOODY, GA 30324

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
19 PACES FERRY ROAD
ANTA, GEORGIA 30339



quadient

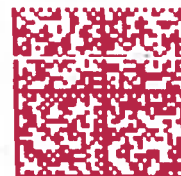
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IMI**\$000.69**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

WIENER LAURA B
11 PERIMETER CTR E # 1115
ATLANTA, GA 30324

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
49 PACES FERRY ROAD
ANTA, GEORGIA 30339



quadient

FIRST CLASS MAIL
IMI**\$000.69**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

AHRENS MARTIN
11 PERIMETER CTR E UNIT 1113

ON BROCK & IRBY, L.L.C.

SUITE 700, OVERLOOK I
2849 PACES FERRY ROAD
ATLANTA, GEORGIA 30339



DUNWOODY DEVELOPMENT AUTHORITY
241 PERIMETER CTR E STE 250
DUNWOODY, GA 30346

BROCK & IRBY, L.L.C.

SUITE 700, OVERLOOK I
49 PACES FERRY ROAD
ANTA, GEORGIA 30339



HDP STERLING LLC
6 CONCOURSE PKWY STE 2075
ATLANTA, GA 30346

BROCK & IRBY, L.L.C.

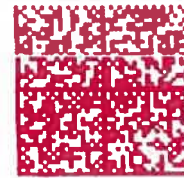
SUITE 700, OVERLOOK I
49 PACES FERRY ROAD
ANTA, GEORGIA 30339



LIMESTONE WELLS LLC
200 S BISCAYNE BLVD FLOOR 6TH
MIAMI, FL 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
 19 PACES FERRY ROAD
 NTA, GEORGIA 30339



quadiënt

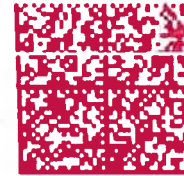
FIRST CLASS MAIL
IMI**\$000.69⁹**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

WYNN CURTIS
 2814 LARRANAGA DR
 THE VILLAGES , GA 30324

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
 9 PACES FERRY ROAD
 NTA, GEORGIA 30339



quadiënt

FIRST CLASS MAIL
IMI**\$000.69⁹**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

VEREIT REAL ESTATE LP
 26901 MALIBU HILLS RD
 CALABASAS HILLS , CA 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
 49 PACES FERRY ROAD
 ANTA, GEORGIA 30339



quadiënt

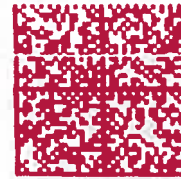
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043M30242947

US POSTAGE

PERIMETER STERLING PROPERTIES LLLP
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 ATLANTA , GA 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
 19 PACES FERRY ROAD
 NTA, GEORGIA 30339



quadiant

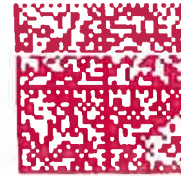
FIRST CLASS MAIL
IMI**\$000.69**⁹02/07/2025 ZIP 30339
043M30242947

US POSTAGE

DUNWOODY DEVELOPMENT AUTHORITY
 814 E MAIN ST
 RICHMOND, VA 30346

BROCK & IRBY, L.L.C.

TE 700, OVERLOOK I
 9 PACES FERRY ROAD
 NTA, GEORGIA 30339



quadiant

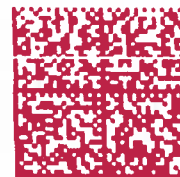
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IMI**\$000.69**⁹02/07/2025 ZIP 30339
043M30242947

US POSTAGE

HDP STERLING LLC
 6065 ROSWELL RD STE 622
 ATLANTA, GA 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
 49 PACES FERRY ROAD
 ANTA, GEORGIA 30339



quadiant

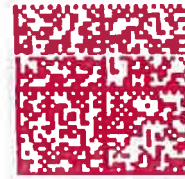
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IMI**\$000.69**⁹02/07/2025 ZIP 30339
043M30242947

US POSTAGE

ML TERRACES LLC
 PO BOX 450233
 ATLANTA, GA 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
49 PACES FERRY ROAD
ANTA, GEORGIA 30339



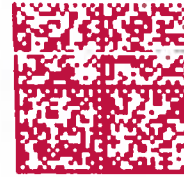
quadiënt
FIRST CLASS MAIL
IMI
\$000.69⁹
02/07/2025 ZIP 30339
043M30242947

US POSTAGE

HDP STERLING LLC
814 E MAIN ST
RICHMOND, VA 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
49 PACES FERRY ROAD
ANTA, GEORGIA 30339



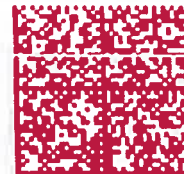
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FIRST CLASS MAIL
IMI
\$000.69⁹
02/07/2025 ZIP 30339
043M30242947

US POSTAGE

PERIMETER STERLING PROPERTIES LLLP
1170 PEACHTREE ST NE STE 2000
ATLANTA, GA

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
49 PACES FERRY ROAD
ANTA, GEORGIA 30339



quadiënt
FIRST CLASS MAIL
IMI
\$000.69⁹
02/07/2025 ZIP 30339
043M30242947

US POSTAGE

BRICKS PERIMETER CENTER LLC
3000 VININGS SLOPE STE 400
ATLANTA, GA 30346

BROCK & IRBY, L.L.C.

SUITE 700, OVERLOOK I
149 PACES FERRY ROAD
ATLANTA, GEORGIA 30339



quadiënt

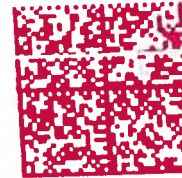
FIRST CLASS MAIL
IMI**\$000.69**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

ML TERRACE LLC
PO BOX 450233
ATLANTA, GA 30346

BROCK & IRBY, L.L.C.

SUITE 700, OVERLOOK I
149 PACES FERRY ROAD
ATLANTA, GEORGIA 30339



quadiënt

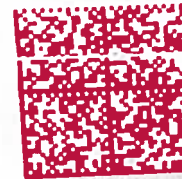
FIRST CLASS MAIL
IMI**\$000.69**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

TARGET CORPORATION
PO BOX 9456
MINNEAPOLIS, MN 30346

BROCK & IRBY, L.L.C.

SUITE 700, OVERLOOK I
149 PACES FERRY ROAD
ATLANTA, GEORGIA 30339



quadiënt

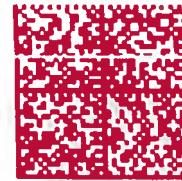
FIRST CLASS MAIL
IMI**\$000.69**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

MCDONALDS USA LLC
PO BOX 182571
COLUMBUS, OH 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
19 PACES FERRY ROAD
ANTA, GEORGIA 30339



quadient

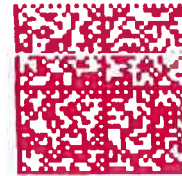
FIRST CLASS MAIL
IMI**\$000.69**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

PERIMETER MALL LLC
P.O. BOX 3487
CHICAGO , IL 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
19 PACES FERRY ROAD
ANTA, GEORGIA 30339



quadient

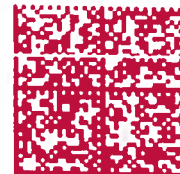
FIRST CLASS MAIL
IMI**\$000.69**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

ADISSI RODRIGO SION
311 COVE ISLAND WAY NE
MARIETTA , GA 30324

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
49 PACES FERRY ROAD
ANTA, GEORGIA 30339



quadient

FIRST CLASS MAIL
IMI**\$000.69**02/07/2025 ZIP 30339
043M30242947

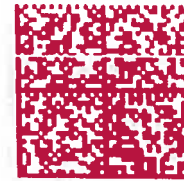
US POSTAGE

PLEIMAN KRISTINA
11 PERIMETER CTR E # 1413
ATLANTA , GA 30324

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
49 PACES FERRY ROAD
ANTA, GEORGIA 30339

GEORGIA POWER CO
241 RALPH MCGILL BLVD NE
ATLANTA, GA



quadiënt

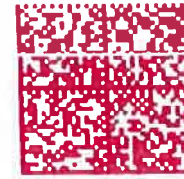
FIRST CLASS MAIL
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043M30242947

US POSTAGE

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
49 PACES FERRY ROAD
ANTA, GEORGIA 30339

WSLM DEL.AWARE LLC
400 VENTURE DR
LEWIS CENTER, OH 30338



quadiënt

FIRST CLASS MAIL
IMI**\$000.69⁰**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
49 PACES FERRY ROAD
ANTA, GEORGIA 30339

CTO20 PERIMETER LLC
1140 N WILLIAMSON BLVD STE 140
DAYTONA BEACH, FL 30346



quadiënt

FIRST CLASS MAIL
IMI**\$000.69⁰**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
19 PACES FERRY ROAD
ANTA, GEORGIA 30339



quadiënt

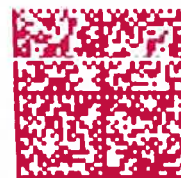
FIRST CLASS MAIL
IMI**\$000.69⁹**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

NGUYEN GIANG LINH
11 PERIMETER CTR E # 1412
ATLANTA, GA 30324

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
19 PACES FERRY ROAD
ANTA, GEORGIA 30339



quadiënt

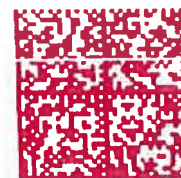
FIRST CLASS MAIL
IMI**\$000.69⁹**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

LEE CAROL J
1110 LAKE STATION CT
SUWANEE, GA 30324

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
49 PACES FERRY ROAD
ANTA, GEORGIA 30339



quadiënt

FIRST CLASS MAIL
IMI**\$000.69⁹**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

SONG JESSICA
11 PERIMETER CTR E # 1409
ATLANTA, GA 30324

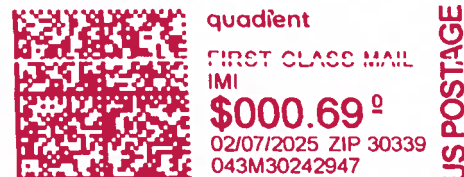
BROCK & IRBY, L.L.C.
 700, OVERLOOK I
 19 PACES FERRY ROAD
 ATLANTA, GEORGIA 30339

77 PERIMETER CENTER EAST INVE
 890 LANDMARK DR NE
 ATLANTA, GA 30346



BROCK & IRBY, L.L.C.

700, OVERLOOK I
 19 PACES FERRY ROAD
 ATLANTA, GEORGIA 30339



CLOITRE STEPHAN
 5110 ASHMONT CT E
 DUNWOODY, GA 30324

BROCK & IRBY, L.L.C.

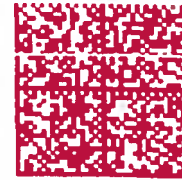
700, OVERLOOK I
 19 PACES FERRY ROAD
 ATLANTA, GEORGIA 30339



KUMAR SRITI
 11 PERIMETER CTR E UNIT 1309
 ATLANTA, GA 30324

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
 19 PACES FERRY ROAD
 ANTA, GEORGIA 30339



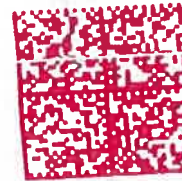
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 FIRST CLASS MAIL
 IMI
\$000.69⁰
 02/07/2025 ZIP 30339
 043M30242947

US POSTAGE

TRINH UOC DINH
 11 PERIMETER CENTER E 1407
 ATLANTA, GA 30324

BROCK & IRBY, L.L.C.

UTE 700, OVERLOOK I
 49 PACES FERRY ROAD
 ANTA, GEORGIA 30339



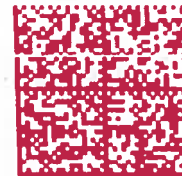
quadiënt
 FIRST CLASS MAIL
 IMI
\$000.69⁰
 02/07/2025 ZIP 30339
 043M30242947

US POSTAGE

JONES LIZBETH
 11 PERIMETER CTR E # 1311
 ATLANTA, GA 30324

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
 49 PACES FERRY ROAD
 ANTA, GEORGIA 30339



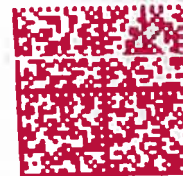
quadiënt
 FIRST CLASS MAIL
 IMI
\$000.69⁰
 02/07/2025 ZIP 30339
 043M30242947

US POSTAGE

MENDES FAMILY REVOCABLE LIVING TRUST
 11 PERIMETER CENTER E APT 1313
 ATLANTA, GA 30324

BROCK & IRBY, L.L.C.

E 700, OVERLOOK I
 3 PACES FERRY ROAD
 ATLANTA, GEORGIA 30339



quadiant

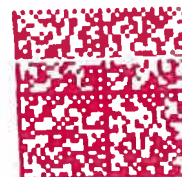
FIRST CLASS MAIL
IMI**\$000.69⁰**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

HIGBEE INVESTCO LLC
 1600 CANTRELL RD
 LITTLE ROCK, AR 30346

BROCK & IRBY, L.L.C.

TE 700, OVERLOOK I
 9 PACES FERRY ROAD
 NTA, GEORGIA 30339



quadiant

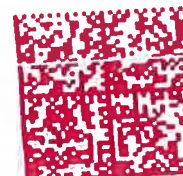
FIRST CLASS MAIL
IMI**\$000.69⁰**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

PARK PLACE OWNERSHIP LLC
 3625 CUMBERLAND BLVD SE # 420
 ATLANTA, GA 30324

BROCK & IRBY, L.L.C.

JITE 700, OVERLOOK I
 49 PACES FERRY ROAD
 ANTA, GEORGIA 30339



quadiant

FIRST CLASS MAIL
IMI**\$000.69⁰**02/07/2025 ZIP 30339
043M30242947

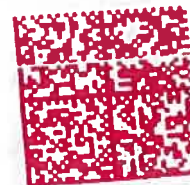
US POSTAGE

CRIM ROGER M
 Post Office BOX 180664
 CORONADO, CA 30324

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
19 PACES FERRY ROAD
ANTA, GEORGIA 30339

CAPIZZI ROBERT
11 PERIMETER CTR E UNIT 1315
ATLANTA, GA 30324



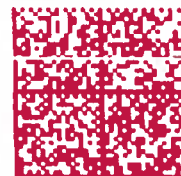
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FIRST CLASS MAIL
IMI
\$000.69⁹
02/07/2025 ZIP 30339
043M30242947

#3.
US POSTAGE

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
19 PACES FERRY ROAD
ANTA, GEORGIA 30339

KNOX TERESA L
11 PERIMETER CTR E # 1408
ATLANTA, GA 30324



quadiënt
FIRST CLASS MAIL
IMI
\$000.69⁹
02/07/2025 ZIP 30339
043M30242947

US POSTAGE

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
19 PACES FERRY ROAD
ANTA, GEORGIA 30339

JO HYUN BIN
11 PERIMETER CTR E # 1410
ATI ANTA GA 30324

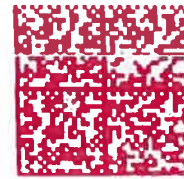


quadiënt
FIRST CLASS MAIL
IMI
\$000.69⁹
02/07/2025 ZIP 30339
043M30242947

US POSTAGE

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
19 PACES FERRY ROAD
NTA, GEORGIA 30339



quadiënt

FIRST CLASS MAIL

IMI

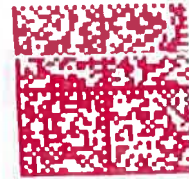
\$000.69⁰02/07/2025 ZIP 30339
043M30242947

US POSTAGE

MAGUIRE SARA ANNE M
11 PERIMETER CTR E STE 1308
ATLANTA, GA 30324

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
9 PACES FERRY ROAD
NTA, GEORGIA 30339



quadiënt

FIRST CLASS MAIL

IMI

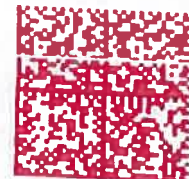
\$000.69⁰02/07/2025 ZIP 30339
043M30242947

US POSTAGE

GONG MICHELLE
11 PERIMETER CTR E # 1310
ATLANTA, GA 30324

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
9 PACES FERRY ROAD
NTA, GEORGIA 30339



quadiënt

FIRST CLASS MAIL

IMI

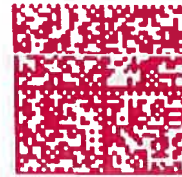
\$000.69⁰02/07/2025 ZIP 30339
043M30242947

US POSTAGE

NICHOLS KAREN
11 PERIMETER CTR E # 1312
ATLANTA, GA 30324

BROCK & IRBY, L.L.C.

TE 700, OVERLOOK I
 3 PACES FERRY ROAD
 NTA, GEORGIA 30339



quadiënt

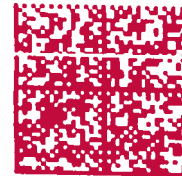
FIRST CLASS MAIL
 IMI
\$000.69⁰
 02/07/2025 ZIP 30339
 043M30242947

US POSTAGE

KIM TAI YOUNG
 11 PERIMETER CTR E UNIT 1314
 ATLANTA, GA 30324

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
 49 PACES FERRY ROAD
 ANTA, GEORGIA 30339



quadiënt

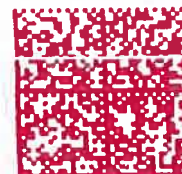
FIRST CLASS MAIL
 IMI
\$000.69⁰
 02/07/2025 ZIP 30339
 043M30242947

US POSTAGE

MCGUIRE REVOCABLE TRUST THE
 157 NARROWS DR
 WALESKA, GA 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
 49 PACES FERRY ROAD
 ANTA, GEORGIA 30339



quadiënt

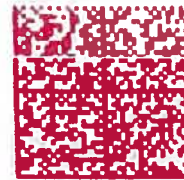
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\$000.69⁰
 02/07/2025 ZIP 30339
 043M30242947

US POSTAGE

LAZAR CLARA
 11 PERIMETER CTR E # 1320
 ATI ANITA GA 30346

BROCK & IRBY, L.L.C.

TE 700, OVERLOOK I
9 PACES FERRY ROAD
NTA, GEORGIA 30339



quadiënt

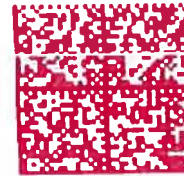
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043M30242947

US POSTAGE

JEAN-MARIE AND PATRICIA A JEAN
4209 BRICKYARD WAY
POWDER SPRINGS, GA 30346

BROCK & IRBY, L.L.C.

TE 700, OVERLOOK I
9 PACES FERRY ROAD
NTA, GEORGIA 30339



quadiënt

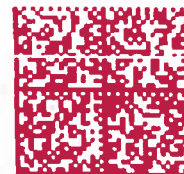
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IMI**\$000.69⁹**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

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ATLANTA, GA 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
49 PACES FERRY ROAD
ANTA, GEORGIA 30339



quadiënt

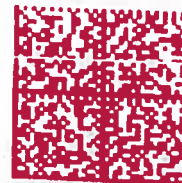
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IMI**\$000.69⁹**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

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BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
19 PACES FERRY ROAD
ANTA, GEORGIA 30339



quadrant

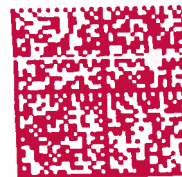
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IMI**\$000.69**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

AZADI NAEIMEH
2341 BRIARLIEGH WAY
DUNWOODY, GA 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
19 PACES FERRY ROAD
ANTA, GEORGIA 30339



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FIRST CLASS MAIL
IMI**\$000.69**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

GREENE HOGG 2PCE LLC
3425 DULUTH PARK LN
DULUTH, GA 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
49 PACES FERRY ROAD
ANTA, GEORGIA 30339



quadrant

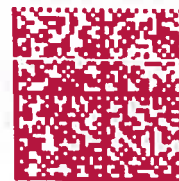
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IMI**\$000.69**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

SJS MARQ 8 LLC
P.O.BOX 450233
ATLANTA, GA 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
19 PACES FERRY ROAD
ANTA, GEORGIA 30339



quadient

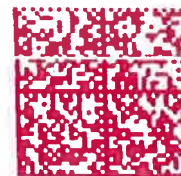
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043M30242947

US POSTAGE

CHAMNESS LISA
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BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
19 PACES FERRY ROAD
ANTA, GEORGIA 30339



quadient

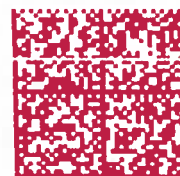
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IMI**\$000.69**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

TEDBALL LAURA A
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DUNWOODY, GA 30324

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
49 PACES FERRY ROAD
ANTA, GEORGIA 30339



quadient

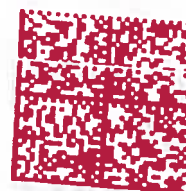
FIRST CLASS MAIL
IMI**\$000.69**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

TOMAYKO THOMAS E
11 PERIMETER CTR E # 1106
ATLANTA, GA 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
 19 PACES FERRY ROAD
 ANTA, GEORGIA 30339



quadiënt
 FIRST CLASS MAIL
 IMI
\$000.69⁰
 02/07/2025 ZIP 30339
 043M30242947

US POSTAGE

MANNING MARGARET E
 99 DUSTIN DR S
 ELLIJAY, GA 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
 19 PACES FERRY ROAD
 ANTA, GEORGIA 30339



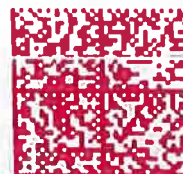
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 FIRST CLASS MAIL
 IMI
\$000.69⁰
 02/07/2025 ZIP 30339
 043M30242947

US POSTAGE

CALLAGHAN ANN E
 11 PERIMETER CTR E UNIT 1105
 ATLANTA, GA 30324

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
 19 PACES FERRY ROAD
 ANTA, GEORGIA 30339



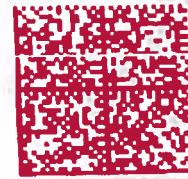
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 FIRST CLASS MAIL
 IMI
\$000.69⁰
 02/07/2025 ZIP 30339
 043M30242947

US POSTAGE

AGOSIN MARIA TERESA
 2903 PERRINGTON WAY
 MARIETTA GA 30324

BROCK & IRBY, L.L.C.

TE 700, OVERLOOK I
 9 PACES FERRY ROAD
 NTA, GEORGIA 30339



quadiant

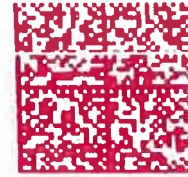
FIRST CLASS MAIL
IMI**\$000.69⁹**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

HOARAU NATHALIE
 11 PERIMETER CTR E UNIT 1018
 DUNWOODY, GA 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
 49 PACES FERRY ROAD
 ANTA, GEORGIA 30339



quadiant

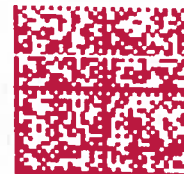
FIRST CLASS MAIL
IMI**\$000.69⁹**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

PARK PLACE AT DUNWOODY EDENS LLC
 11000 Richmond AVE STE 350
 HOUSTON, TX 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
 49 PACES FERRY ROAD
 ANTA, GEORGIA 30339



quadiant

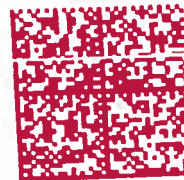
FIRST CLASS MAIL
IMI**\$000.69⁹**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

CORO 4 PERIMETER LLC
 3715 NORTHSIDE PKWY NW BLDG 400 STE100
 ATLANTA, GA 30346

ROCK & IRBY, L.L.C.

700, OVERLOOK I
PACES FERRY ROAD
A, GEORGIA 30339



quadiënt

FIRST CLASS MAIL
IMI

\$000.69⁰

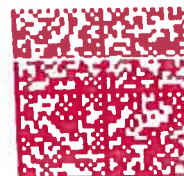
02/07/2025 ZIP 30339
043M30242947

US POSTAGE

PRATHER STEPHANIE M
11 PERIMETER CTR E APT 1214
ATLANTA, GA 30324

ROCK & IRBY, L.L.C.

700, OVERLOOK I
PACES FERRY ROAD
A, GEORGIA 30339



quadiënt

FIRST CLASS MAIL
IMI

\$000.69⁰

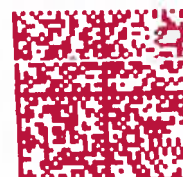
02/07/2025 ZIP 30339
043M30242947

US POSTAGE

AGUIRRE GIOCONDA
3135 RANDOLPH RD NE
ATLANTA, GA 30324

ROCK & IRBY, L.L.C.

700, OVERLOOK I
PACES FERRY ROAD
A, GEORGIA 30339



quadiënt

FIRST CLASS MAIL
IMI

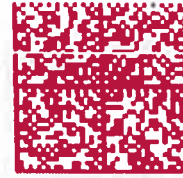
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02/07/2025 ZIP 30339
043M30242947

US POSTAGE

BROCK & IRBY, L.L.C.

TE 700, OVERLOOK I
 9 PACES FERRY ROAD
 NTA, GEORGIA 30339



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FIRST CLASS MAIL
IMI**\$000.69**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

GILCHRIST SYNETHA BENNETT
 11 PERIMETER CTR E # 1213
 DUNWOODY, GA 30324

BROCK & IRBY, L.L.C.

TE 700, OVERLOOK I
 9 PACES FERRY ROAD
 NTA, GEORGIA 30339



quadiënt

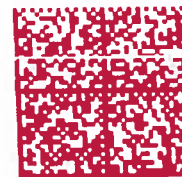
FIRST CLASS MAIL
IMI**\$000.69**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

MCFADDEN DANIEL JR
 PO BOX 210432
 ROYAL PLM BCH, FL 30324

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
 49 PACES FERRY ROAD
 ANTA, GEORGIA 30339



quadiënt

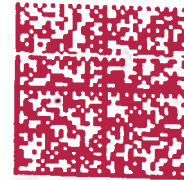
FIRST CLASS MAIL
IMI**\$000.69**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

YOUNG PHILLIP D
 11 PERIMETER CTR UNIT
 ATLANTA, GA 30324

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
49 PACES FERRY ROAD
ANTA, GEORGIA 30339



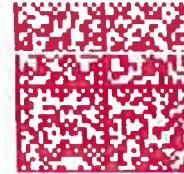
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FIRST CLASS MAIL
IMI
\$000.69⁹
02/07/2025 ZIP 30339
043M30242947

US POSTAGE

AZADI NILOUFAR
11 PERIMETER CTR E UNIT 1215
ATLANTA, GA 30324

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
49 PACES FERRY ROAD
ANTA, GEORGIA 30339



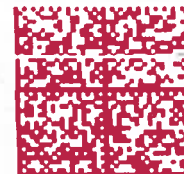
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FIRST CLASS MAIL
IMI
\$000.69⁹
02/07/2025 ZIP 30339
043M30242947

US POSTAGE

City of Dunwoody
c/o Madalyn Smith
4800 Ashford Dunwoody Rd
Atlanta, GA 30308

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
49 PACES FERRY ROAD
ANTA, GEORGIA 30339



quadiënt
FIRST CLASS MAIL
IMI
\$000.69⁹
02/07/2025 ZIP 30339
043M30242947

US POSTAGE

PARK PLACE AT DUNWOODY III EDENS LLC
11000 Richmond AVE STE 350

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
 19 PACES FERRY ROAD
 ANTA, GEORGIA 30339



quadiënt

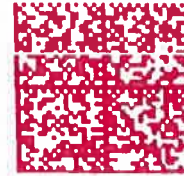
FIRST CLASS MAIL
IMI**\$000.69⁰**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

BOEHMIG EMILY ELIZABETH
 11 PERIMETER CENTER E # 1118
 DUNWOODY, GA 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
 49 PACES FERRY ROAD
 ANTA, GEORGIA 30339



quadiënt

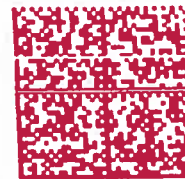
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IMI**\$000.69⁰**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

OBRIEN KATHY KELLEY
 630 WHITEHALL RD
 CHATTANOOGA, TN 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
 49 PACES FERRY ROAD
 ANTA, GEORGIA 30339



quadiënt

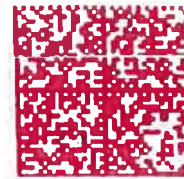
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043M30242947

US POSTAGE

MILLER MARGERET
 11 PERIMETER CTR E # 1120

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
 19 PACES FERRY ROAD
 ANTA, GEORGIA 30339



quadiant

FIRST CLASS MAIL

IMI

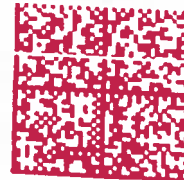
\$000.69⁹02/07/2025 ZIP 30339
043M30242947

US POSTAGE

ENRIQUEZ VERONICA
 11 PERIMETER CTR E # 1119
 ATLANTA, GA 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
 49 PACES FERRY ROAD
 ANTA, GEORGIA 30339



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FIRST CLASS MAIL
IMI**\$000.69⁹**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

MENDOZA DANIEL
 11 PERIMETER CTR E APT 1203
 DUNWOODY, GA 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
 49 PACES FERRY ROAD
 ANTA, GEORGIA 30339



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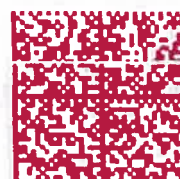
FIRST CLASS MAIL
IMI**\$000.69⁹**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

NAMDAR MINOU
 9335 CHARLYVILLE BLVD
 BEVERLY HILLS, CA 90210

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
19 PACES FERRY ROAD
ANTA, GEORGIA 30339



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FIRST CLASS MAIL
IMI
\$000.69⁹
02/07/2025 ZIP 30339
043M30242947

US POSTAGE

STUBBLEFIELD KENNETH E
11 PERIMETER CTR E # 1216
ATLANTA, GA 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
19 PACES FERRY ROAD
ANTA, GEORGIA 30339



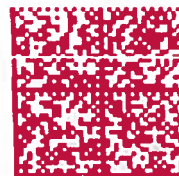
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FIRST CLASS MAIL
IMI
\$000.69⁹
02/07/2025 ZIP 30339
043M30242947

US POSTAGE

NEGA TSEGA
11 PERIMETER CTR E # 1218
ATLANTA, GA 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
49 PACES FERRY ROAD
ANTA, GEORGIA 30339



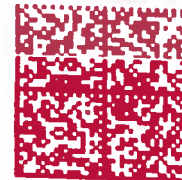
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FIRST CLASS MAIL
IMI
\$000.69⁹
02/07/2025 ZIP 30339
043M30242947

US POSTAGE

BENSON CAROLYN A
11 PERIMETER CTR E 1220
ATLANTA, GA 30346

BROCK & IRBY, L.L.C.

TE 700, OVERLOOK I
 9 PACES FERRY ROAD
 NTA, GEORGIA 30339



quadiant

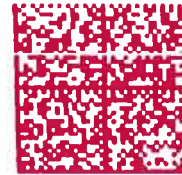
FIRST CLASS MAIL
IMI**\$000.69**⁹02/07/2025 ZIP 30339
043M30242947

US POSTAGE

SCHLENKE CAROLE V
 1000 OAKPOINTE PL
 ATLANTA, GA 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
 19 PACES FERRY ROAD
 NTA, GEORGIA 30339



quadiant

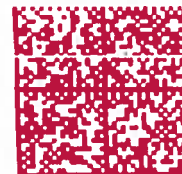
FIRST CLASS MAIL
IMI**\$000.69**⁹02/07/2025 ZIP 30339
043M30242947

US POSTAGE

FENN MICHAEL B
 11 PERIMETER CENTER EAST # 1204
 ATLANTA, GA 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
 49 PACES FERRY ROAD
 ANTA, GEORGIA 30339



quadiant

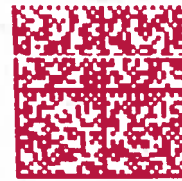
FIRST CLASS MAIL
IMI**\$000.69**⁹02/07/2025 ZIP 30339
043M30242947

US POSTAGE

CONDON FRANCIS B IV
 11 PERIMETER CTR E UNIT 1206
 ATLANTA, GA 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
19 PACES FERRY ROAD
ANTA, GEORGIA 30339



quadiënt

FIRST CLASS MAIL

IMI

\$000.69⁹02/07/2025 ZIP 30339
043M30242947

US POSTAGE

ARYAFAR REZA
11 PERIMETER CTR E APT 1217
ATLANTA, GA 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
19 PACES FERRY ROAD
ANTA, GEORGIA 30339



quadiënt

FIRST CLASS MAIL

IMI

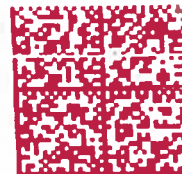
\$000.69⁹02/07/2025 ZIP 30339
043M30242947

US POSTAGE

11 PERIMETER CENTER LLC
1971 WELLESLEY TRC
DUNWOODY, GA 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
49 PACES FERRY ROAD
ANTA, GEORGIA 30339



quadiënt

FIRST CLASS MAIL

IMI

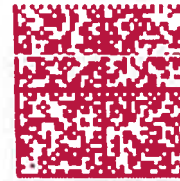
\$000.69⁹02/07/2025 ZIP 30339
043M30242947

US POSTAGE

MCBRIDE MOLLY E
11 PERIMETER CTR E 1419
ATLANTA, GA 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
19 PACES FERRY ROAD
ANTA, GEORGIA 30339



quadiant

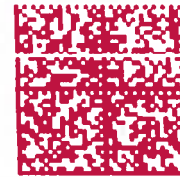
FIRST CLASS MAIL
IMI**\$000.69⁹**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

ROCA MARTINEZ MARIA J
8215 SOUTHPORT TER
DULUTH, GA 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
19 PACES FERRY ROAD
ANTA, GEORGIA 30339



quadiant

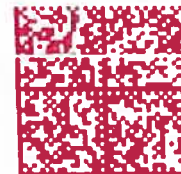
FIRST CLASS MAIL
IMI**\$000.69⁹**02/07/2025 ZIP 30339
043M30242947

US POSTAGE

CAINION ANNECTRA
11 PERIMETER CTR E 1019
ATLANTA, GA 30324

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
49 PACES FERRY ROAD
ANTA, GEORGIA 30339



quadiant

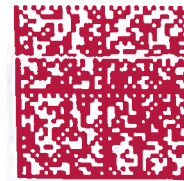
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US POSTAGE

DWM REVOCABLE TRUST
3460 PRESTON RIDGE RD STE 150
ATLANTA, GA 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
19 PACES FERRY ROAD
ANTA, GEORGIA 30339



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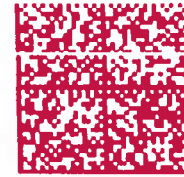
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US POSTAGE

PARK PLACE OWNERHSIP LLC
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ATLANTA, GA

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
19 PACES FERRY ROAD
ANTA, GEORGIA 30339



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US POSTAGE

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BROCK & IRBY, L.L.C.

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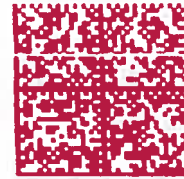
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US POSTAGE

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ATLANTA, GA 30324

BROCK & IRBY, L.L.C.

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ANTA, GEORGIA 30339



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US POSTAGE

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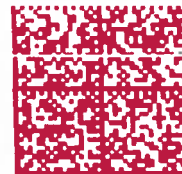
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US POSTAGE

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ATLANTA, GA 30346

BROCK & IRBY, L.L.C.

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49 PACES FERRY ROAD
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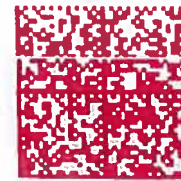
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US POSTAGE

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ATLANTA, GA 30346

BROCK & IRBY, L.L.C.

SUITE 700, OVERLOOK I
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ATLANTA, GEORGIA 30339



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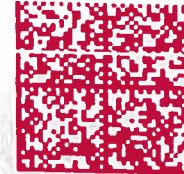
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US POSTAGE

PARK PLACE OWNERHSIP LLC
3625 CUMBERLAND BLVD SE # 420
ATLANTA, GA 30346

ON BROCK & IRBY, L.L.C.

SUITE 700, OVERLOOK I
2849 PACES FERRY ROAD
ATLANTA, GEORGIA 30339



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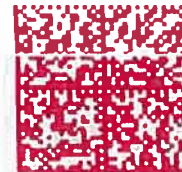
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US POSTAGE

WEIDLE PAUL J
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DUNWOODY, GA 30324

BROCK & IRBY, L.L.C.

SUITE 700, OVERLOOK I
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ATLANTA, GEORGIA 30339



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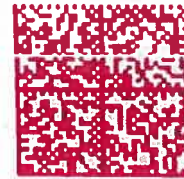
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US POSTAGE

GILMORE DANIEL
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ATLANTA, GA 30324

BROCK & IRBY, L.L.C.

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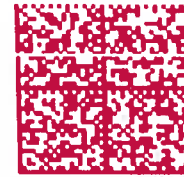
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US POSTAGE

CHUI YUJIE
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 JOHNS CREEK, GA 30324

BROCK & IRBY, L.L.C.

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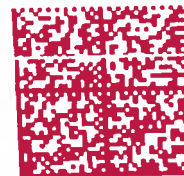
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US POSTAGE

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BROCK & IRBY, L.L.C.

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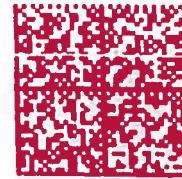
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US POSTAGE

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BROCK & IRBY, L.L.C.

SUITE 700, OVERLOOK I
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 ATLANTA, GEORGIA 30339



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US POSTAGE

SIYARAM INVESTMENTS LLC
 11 PERIMETER CTR E # 1306
 ATLANTA, GA 30346

IN BROCK & IRBY, L.L.C.

SUITE 700, OVERLOOK I
 2849 PACES FERRY ROAD
 ATLANTA, GEORGIA 30339



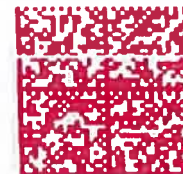
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US POSTAGE

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BROCK & IRBY, L.L.C.

SUITE 700, OVERLOOK I
 49 PACES FERRY ROAD
 ATLANTA, GEORGIA 30339



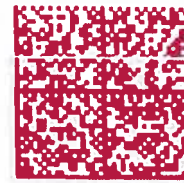
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US POSTAGE

CHANG SPENCER G
 PERIMETER CTR UNIT 1319

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
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ANTA, GEORGIA 30339



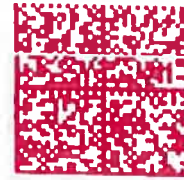
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US POSTAGE

GRUCZA LOU A JR
11 PERIMETER CTR E # 1402
ATLANTA, GA 30346

BROCK & IRBY, L.L.C.

ITE 700, OVERLOOK I
49 PACES FERRY ROAD
ANTA, GEORGIA 30339



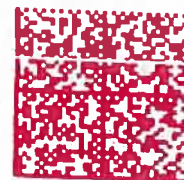
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US POSTAGE

GLADDEN ELIZABETH E
11 PERIMETER CTR E # 1404
ATLANTA, GA 30346

BROCK & IRBY, L.L.C.

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49 PACES FERRY ROAD
ANTA, GEORGIA 30339

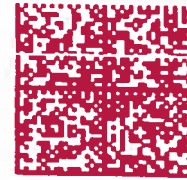


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US POSTAGE

BROCK & IRBY, L.L.C.

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19 PACES FERRY ROAD
ANTA, GEORGIA 30339



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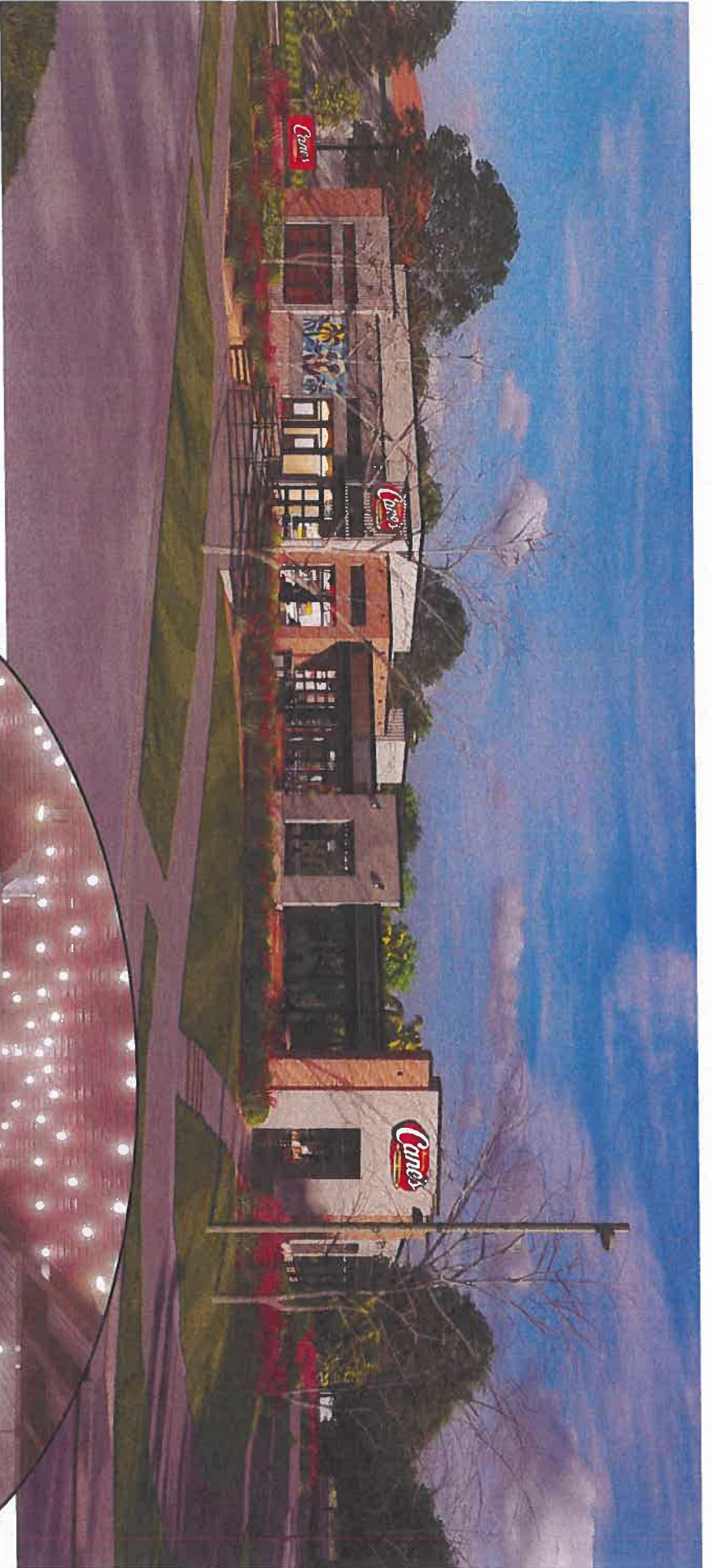
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US POSTAGE

EPRES FERDINAND
850 ETHEREOW CT
LAWRENCEVILLE, GA 30346



4570 Ashford Dunwoody Road
Dunwoody, GA

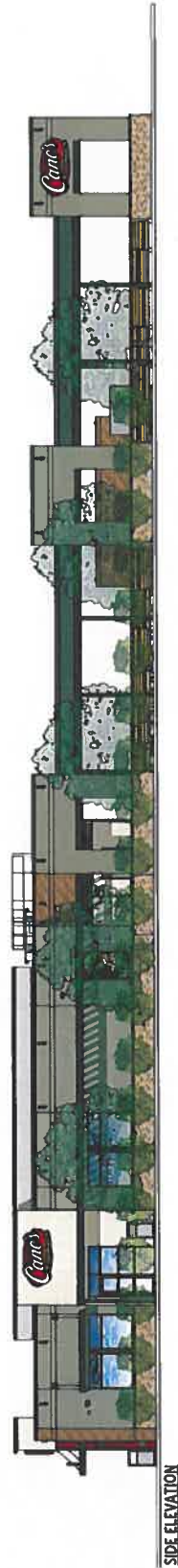




Raising
Cane's
CHICKEN FINGERS

INTERIOR DESIGN

C1225 DUNWOODY ATLANTA GA - P4 AV COLOR ELEVATIONS - COLOR ELEVATIONS



MATERIAL FINISHES

EW-3	POWDER COATED STEEL MATTE BLACK FINISH
EW-4	RECLAIMED METAL PANEL VINTAGE CAR HOOD OCCURS AT FACE OF THE T ELEMENT ONLY
EW-1	BELDEN NORMAN BRICK MALCOURTY MEDIUM RANGE, SMOOTH, IRON SPOT MORTAR TO MATCH SOLOMON PRODUCTS IO H. WEATHERED HORIZONTAL STRIBEL VERTICAL JOINTS ARE FLUSH
EW-2	"SW 7649 SUMMIT GRAY" PORTLAND CEMENT STUCCO
EW-4	BODALL "ALAMO" QUEEN BRICK MORTAR TO MATCH SOLOMON PRODUCTS IO H. LIGHT BUFF SACK RUB FINISH
EW-5	"132 MOUNTAIN FOG" PORTLAND CEMENT STUCCO
EW-6	"456 OYSTER SHELL" CEMENT STUCCO
EWS-2	ALUMINUM STOREFRONT SYSTEM FINISH- ANODIZED BLACK

DEED BOOK 25567 Pg 469
 Debra DeBerry
 Clerk of Superior Court
 DeKalb County, Georgia

EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 349 and 350 of the 18th District of DeKalb County, Georgia, and being more particularly described as follows:

Commencing at a rebar found marking the common corner of Land Lots 347, 348, 349, and 350 of said district and county; thence with the easterly boundary line of Land Lot 350 North 07 degrees 41 minutes 27 seconds West for 20.27 feet to a rebar set, being the True Point of Beginning; thence North 88 degrees 12 minutes 25 seconds West for 36.28 feet to a rebar found; thence with the line of Starwood Atlanta, LLC (Deed Book 9108, Page 102) the following two courses and distances: North 02 degrees 24 minutes 05 seconds East for 198.20 feet to a rebar set; thence North 08 degrees 00 minute 38 seconds West for 116.48 feet to a rebar found; thence with the line of California Pizza Kitchen, Inc. (Deed Book 7538, Page 233) South 89 degrees 13 minutes 52 seconds East for 233.84 feet to a rebar set on the western right-of-way of Ashford-Dunwoody Road (variable width right-of-way); thence with said western right-of-way the following courses and distances: South 02 degrees 18 minutes 43 seconds West for 214.17 feet to a concrete monument found; thence South 15 degrees 25 minutes 30 seconds West for 19.18 feet to a rebar set; thence South 01 degrees 43 minutes 28 seconds East for 81.15 feet to a rebar found; thence leaving said western right-of-way of Ashford-Dunwoody Road with the line of Perimeter Center Investments (Deed Book 7978, Page 11) North 89 degrees 16 minutes 56 seconds West for 178.34 feet to a rebar set, being the True Point of Beginning. Said tract contains 1.559 acres or 67,888 square feet more or less.

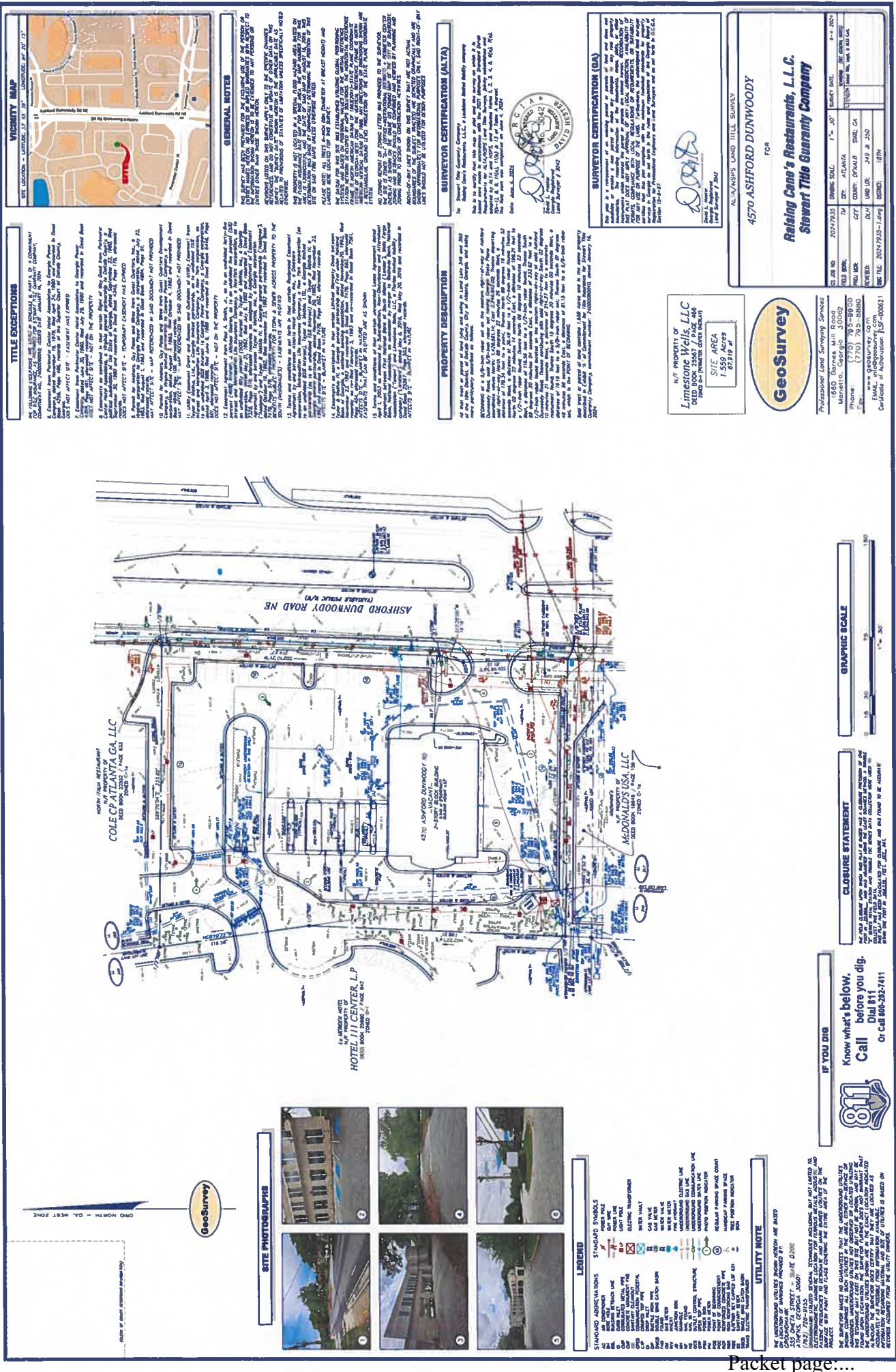
Together with the perpetual non-exclusive easements for ingress and egress over the Access Drive and a portion of the Perimeter Center Terraces (private roadway), which easements are more specifically defined and described in that certain Reciprocal Easement Agreement dated November 20, 1992, by and between Taylor & Mathis IV, Atlanta Hotel Ventures, Inc. and Perimeter Center West Associates, as recorded in Deed Book 7478, Page 552, DeKalb County, Georgia records.

Together with the perpetual, non-exclusive easement right to the 15-foot storm drainage contained in Limited Warranty Deed dated November 20, 1992 in Deed Book 7478, Page 582 and Deed Book 7561, Page 454, DeKalb County, Georgia records as located on survey dated November 11, 1999 by Freeland & Associates as amended and revised from time to time.

Together with the perpetual, exclusive easement right to the storm drain easement contained in the Easement Agreement dated May 31, 1992 and recorded in Deed Book 7328, Page 519, DeKalb County, Georgia records as located on survey dated November 11, 1999 by Freeland & Associates, as amended and revised from time to time, as assigned to Taylor & Mathis, Inc. by that Assignment of Easement Agreement dated October 19, 1992 and recorded November 23, 1999 in Deed Book 7478, page 579, aforesaid records.

1992

NY 245837922v2









few





WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

OVERLOOK I, SUITE 700
2849 PACES FERRY ROAD
ATLANTA, GEORGIA 30339

HAROLD BUCKLEY, JR.

HBUCKLEY@WBILEGAL.COM
DIRECT DIAL: (770) 803-3707

TELEPHONE
(404) 853-5050

FACSIMILE
(404) 853-1812

March 3, 2025

VIA: ELECTRONIC DELIVERY

Mr. Richard McLeod, Director
Dunwoody Dept. of Comm. Development
Dunwoody City Hall
4800 Ashford Dunwoody Road
Dunwoody, GA 30338

RE: Application by Raising Cane's to Rezone Property Located at 4570 Ashford Dunwoody Road (the "Site") From O-I (Office-Institutional) to PC-1 (Perimeter Center – Subarea 1), and for a Special Land Use Permit to Allow a Restaurant Drive-Thru.

Dear Mr. McLeod:

Raising Cane's is a fast casual restaurant company that was founded in 1996 and which has swiftly grown to more than 800 international restaurant locations. The business was founded by Todd Graves and he named it after his Labrador Retriever, Raising Cane. Successor Labrador Retrievers have consistently served as the company's mascot ever since. Todd remains actively involved in every aspect of the company, making Raising Cane's one of the very few founder-led restaurant companies of its size. As a result, the company retains a heavy focus on being a great corporate neighbor and supporting the communities in which it operates.

The Site is located along the west side of Ashford Dunwoody Road, between the North Italia restaurant to the north and the McDonald's restaurant to the south, which sits at the intersection of Ashford Dunwoody Road and Perimeter Center West. It also backs up to Marriott's Le Meridien Atlanta hotel. The Sterling Pointe development, which includes office, retail, hotel, and restaurant components, is located directly across the street from the Site.

Raising Cane's is currently exploring an opportunity to redevelop the Site with a new restaurant, which includes a drive-thru facility. The Site is zoned O-I and it is located within the Perimeter Center Overlay District. Unfortunately, the zoning ordinance restricts restaurants to accessory use status on O-I property and Raising Canes desires to develop its restaurant as a standalone primary land use. Therefore, Raising Cane's development proposal requires the Site to be rezoned from O-I to PC-1, which allows standalone restaurants. In addition, the PC-1 zoning regulations require the city council's prior approval of a special land use permit for drive-thru facilities. In furtherance of its development proposal, Raising Cane's respectfully requests the City Council to rezone the Site from O-I to PC-1, and to issue a special land use permit authorizing the restaurant to include a drive-thru.

WILSON BROCK & IRBY, L.L.C.
RAISING CANE'S REZONING AND SLUP
 March 3, 2025
 Page 2

I. Rezoning Request Analysis

Raising Cane's' requested rezoning meets the rezoning approval standards set forth in section 27-335(b) as follows:

(1) The zoning proposal conforms with the policy and intent of the comprehensive plan;

i. Citywide policies

The comprehensive plan sets the city council's community development vision and policy. The plan's vision is:

“The City of Dunwoody will be a dynamic regional destination and a community where all people can thrive – with a balanced mix of urban and suburban environments and amenities; high quality employment; equitable housing and transportation options; a commitment to sustainability; and best-in-class infrastructure, facilities and services.”¹

This vision is supported by citywide community policies and goals to help shape the direction of the city's growth, which include the following:²

- Redevelop target areas with a vibrant mix of uses, transportation options, high quality design, and amenities.
 - Encourage a mix of compatible land uses in future commercial development and redevelopment areas.
- Promote connectivity and choice for all modes of travel, including transit, biking, and walking.
 - Promote walk- and bike-“ability” to homes, schools, shopping, employment centers, civic uses, and open space.
 - Create a community-wide pedestrian/bike path network.
 - Increase network connectivity to accommodate demand between adjacent neighborhoods and developments without accessing the major thoroughfare system.

The comprehensive plan further states that “although residents and workers have access to transit and multi-modal opportunities, much more needs to be done to increase transportation connectivity and access...[with a] clear aspiration for continued improvement of streetscapes to promote walking and biking...”³

Raising Cane's' development proposal is consistent with the foregoing community policies and goals.

¹ Comprehensive Plan, p. i.

² *Id* at pp. 14 – 15.

³ *Id* at p. 12.

WILSON BROCK & IRBY, L.L.C.
RAISING CANE'S REZONING AND SLUP

March 3, 2025

Page 3

The Site is located between two restaurants, with North Italia located to the north and a McDonald's to the south. A Red Pepper Taqueria is located directly across Ashford Dunwoody Road from the Site. Redeveloping the Site with a restaurant would be consistent and compatible with these existing restaurant uses.

The Site is located immediately adjacent to the Le Meridien Atlanta Perimeter, a major hotel operated by Marriott that has a total of 275 rooms, 143 of which are two room suites. The hotel itself backs up to the Terraces office development, which is comprised of 1,000,000 square feet of floor area distributed between two 11-story office buildings. The Site is also located directly across Ashford Dunwoody Road from a 132-room Hampton Inn hotel and the Sterling Pointe office development, which includes an additional 364,000 square feet of office and co-working space. Sterling Pointe is virtually surrounded by multi-family residential developments, such as the 446-unit The Bricks Perimeter Center, the 709-unit The Hartley, and the 408-unit Arrive Perimeter. The addition of a Raising Cane's restaurant would contribute to this existing and vibrant mix of land uses, as prescribed by the comprehensive plan's community policies and goals.

Raising Cane's' development proposal is also consistent with the city's policy and goals for promoting connectivity and choice for all modes of travel. A restaurant on the Site would be within easy walking distance of the above offices, hotels, and residences with many potential pedestrians not being required to cross a public street. Furthermore, Raising Cane's designed its restaurant's streetscape to accommodate and provide easy restaurant access from a proposed bike/pedestrian trail the city will construct along the Site's Ashford Dunwoody Road frontage, making the restaurant accessible by pedestrians and cyclists from far beyond its immediate surroundings. Raising Cane's development would also limit direct vehicular access from Ashford Dunwoody Road to right-in, right-out vehicular movements, which will substantially reduce the number of vehicles crossing the planned trail, thereby reducing conflicting pedestrian and vehicular movements. Also, in the spirit of providing responsible vehicular access to the Site, interparcel access points at the rear of the Site would provide vehicular access to Perimeter Terrace (which provides signalized access to the Terraces from Ashford Dunwoody Road) and Perimeter Center West.

The comprehensive plan's specific vision and intent for the Perimeter Center character area, in which the Site is located, similarly includes creating transportation alternatives and mitigating road congestion. Just as Raising Cane's' development proposal is consistent with the comprehensive plan's citywide community policies and goals; it is consistent with the foregoing character area specific vision and intent.

For the foregoing reasons, Raising Cane's rezoning request meets this approval standard.

WILSON BROCK & IRBY, L.L.C.
RAISING CANE'S REZONING AND SLUP
 March 3, 2025
 Page 4

(2) The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;

The properties located adjacent and near the Site are developed with various high density land uses, including office, residential, retail, restaurant, and hotel developments. In fact, properties directly abutting the Site and an outparcel directly across the street are developed with existing restaurants. Therefore, the proposed use would be highly suitable for the Site.

(3) The Site does not have a reasonable economic use as currently zoned;

The Site is currently developed with a vacant two-story bank facility, and the landowner marketed it for lease after the former bank tenant left. Even though the existing building would also be suitable for adaptive reuse for office purposes, the landowner has been unsuccessful in its efforts to recruit potential office tenants. Furthermore, post-pandemic economic and employment conditions have vastly reduced the viability of office markets, both locally and nationally. Therefore, the Site does not have a reasonable economic use under its office-institutional zoning, particularly given its proximity to an extraordinary amount of existing high quality office development.

(4) The zoning proposal will positively affect the existing use or usability of adjacent and nearby property;

A new restaurant on the Site will serve as a pedestrian-accessible amenity for a substantial number of nearby workers, residents, and hotel guests, as well as pedestrians and cyclists on the trail that will run along its Ashford Dunwoody road frontage. The restaurant will also provide a fast casual dining environment that exceeds the quality of what one would find in a fast-food restaurant, with guest having the choice of enjoying a meal in indoor or outdoor dining settings. Therefore, the proposed restaurant will positively affect the use or usability of surrounding properties in the surrounding area.

(5) There are other existing or changing conditions affecting the use and development of the Site that provide supporting grounds for approval;

The existing building's vacancy status and the city's near-term plan to construct a bike/pedestrian trail along the Site's frontage are existing and changing conditions that provide grounds to approve Raising Cane's application. To achieve the purpose of encouraging residents and visitors alike to abandon their cars and use its developing trail network, the city must ensure the environment along the trail routes is vibrant and highly engaging. Allowing nonviable office and institutional properties to remain vacant along trail routes would be the antithesis of the environment that is necessary to encourage and reinforce the city's desired goal of enhanced pedestrianism. Therefore, these existing and changing conditions support the approval of Raising Cane's application.

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RAISING CANE'S REZONING AND SLUP
 March 3, 2025
 Page 5

(6) The zoning proposal will not affect historic buildings, sites, districts, or archaeological resources; and

The Site does not contain, nor is it near, any historic buildings, sites, districts, or archaeological resources. Therefore, Raising Cane's rezoning request meets this approval standard.

(7) The zoning proposal will result in a use that will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Raising Cane's has engaged Kimley-Horn to perform a traffic study for its development proposal. In its study, Kimley-Horn took a very conservative approach to its analysis to ensure that its traffic forecasts reflected Raising Cane's real-world experience. More specifically, Kimley-Horn performed a traditional traffic analysis based on the Institute of Transportation Engineers' vehicular trip generation standards. They compared the resulting figures against Raising Cane's experience at a recently opened restaurant in Woodstock, which generated far more vehicular trips than was expected. They then incorporated the higher figure in their traffic analysis for the Site and adjusted that higher to remove pass-by traffic that would already be in the area from their calculations to accurately reflect the net new vehicular trips the restaurant would actually generate.

Based on the foregoing analysis, Kimley-Horn prepared the following table, which calculates the net new trips the proposed restaurant would generate:

Table 2: Trip Generation Dunwoody Raising Cane's												
Land Use	Daily Traffic			AM Peak Hour			MD Peak Hour			PM Peak Hour		
	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Raising Cane's Fast-Food Restaurant with Drive-Through Window	2,391	1,199	1,192	120	61	59	223	114	109	162	78	84
Total Gross Trips	2,391	1,199	1,192	120	61	59	223	114	109	162	78	84
<i>Pass-By Reduction</i>	-1,256	-628	-628	-60	-30	-30	-0	-0	-0	-90	-45	-45
Total Net New Trips	1,135	568	567	60	31	29	223	114	109	72	33	39

Kimley-Horn then used its trip generation results to calculate the impact the proposed Raising Cane's would have on the future level of service for various intersections on Ashford Dunwoody Road, Perimeter Center Drive, Perimeter Terrace, and Peachtree Centers east and west. The level of service analysis revealed that the proposed Raising Cane's would have no more than a negligible impact on those roadways.

WILSON BROCK & IRBY, L.L.C.
RAISING CANE'S REZONING AND SLUP
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For the foregoing reasons, the proposed Raising Cane's would not cause an excessive or burdensome impact on existing streets and transportation facilities.

II. Special Land Use Permit Analysis

(1) The proposed restaurant is consistent with the policies of the comprehensive plan;

As explained in section (1) of our rezoning analysis, the proposed Raising Cane's is consistent with the city's comprehensive plan policies. Therefore, Raising Cane's' use permit request meets this approval standard.

(2) The proposed restaurant complies with the requirements of this zoning ordinance;

(3) The proposed restaurant provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the PC-1 zoning district;

Raising Cane's is not requesting any variances from the city's zoning standards or requirements, including those for open space, off-street parking and all other applicable PC-1 requirements. So, the proposed Raising Cane's restaurant will comply with the requirements of the zoning ordinance; and the Site has adequate land area for those specific PC-1 requirements. Therefore, Raising Cane's' use permit request meets these approval standards.

(4) The proposed restaurant is compatible with adjacent properties and land uses, including considerations that:

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

The character of the proposed restaurant does not lend itself toward generating any of the nuisances specified in this approval standard, other than by making our neighbors hungry with the smell of our delicious food. We plan to ameliorate this potential negative impact by standing ready to feed everyone who is impacted thusly. Therefore, Raising Cane's' use permit request meets this approval standard.

- b. The proposed restaurant will not create any adverse impacts upon any adjoining land use by reasons of its hours of operation;
- c. The proposed restaurant will not create any adverse impacts upon any adjoining land use by reason of its manner of operation;

Raising Cane's' operating hours are from 10 am to 12 am, which is consistent with typical restaurant operating hours. Raising Cane's also does not adjoin any residential neighbors who could potentially be impacted by its operating hours. And finally, the manner of the proposed restaurant's will be fairly consistent with the other restaurants located in close proximity to the Site, which have apparently operated without generating significant (if any)

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community complaints. Therefore, Raising Cane's' use permit request meets these approval standards.

- d. The proposed restaurant will not create any adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic it generates;

Commercial deliveries to Raising Cane's' restaurants are typically made using box trucks. Almost all other vehicles accessing the Site will be personal vehicles driven by our customers.

As explained in detail in Section (7) of our rezoning analysis above, Raising Cane's' traffic study shows that the proposed restaurant would have no more than a negligible impact on local roadway performance. In addition, vehicular access to the proposed restaurant will be provided by three access points, with one point being located along the Site's Ashford Dunwoody Road frontage and the other two access points located at the rear of the Site to provide interparcel vehicular access. Providing multiple Site access points as proposed diffuses the flow of vehicles and avoids concentrating heavy traffic at any single access point or on any single roadway, further reducing the proposed restaurant's potential traffic impact.

Furthermore, Raising Cane's' proposed multi-access configuration will substantially reduce the number of vehicles that will cross the trail at the front of the Site because that access point will only be available for vehicles traveling south on Ashford Dunwoody. This arrangement minimizes the volume of vehicular movements accessing the Site that conflict with pedestrians and cyclists.

- e. The size, scale and massing of the proposed building are appropriate in relation to the size of the Site and in relation to such building dimensions on adjacent and nearby lots and buildings; and

The size, scale, and massing of the proposed Raising Cane's' restaurant is consistent with other existing restaurants in the surrounding area; and it is much smaller than adjacent and nearby office and hotel developments. Therefore, the configuration of the proposed restaurant is appropriate for the Site and its surrounding area.

- f. The proposed restaurant plan will not adversely affect historic buildings, sites, districts, or archeological resources.

The Site does not contain, nor is it near, any historic buildings, sites, districts, or archaeological resources. Therefore, Raising Cane's' use permit request meets this approval standard.

(5) Public services, public facilities and utilities-including nonmotorized and motorized traffic transportation facilities-are adequate to serve the proposed restaurant;

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(6) Adequate means of ingress and egress are proposed with particular reference to nonmotorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access;

As explained in detail in Section (7) of our rezoning analysis above, Raising Cane's traffic study shows that the proposed restaurant would have no more than a negligible impact on local roadway performance. Furthermore, the city plans to construct a trail across the Site's frontage on Ashford Dunwoody Road, which will provide enhanced pedestrian access to the proposed restaurant. Therefore, Raising Cane's use permit request meets this approval standard.

Furthermore, Raising Cane's proposed multi-access configuration will be conducive to smoother traffic flows by providing signalized interparcel access to Ashford Dunwoody Road for customers wishing to travel north on that roadway. It will also provide interparcel access to Perimeter Center West for customers wishing to access that roadway without getting on Ashford Dunwoody Road.

Therefore, Raising Cane's use permit request meets these approval standards.

(7) Adequate provision has been made for refuse and service areas; and

Raising Cane's development proposal places the restaurant's refuse area on the interior of the Site. Sanitation vehicles will be able to pull directly into the refuse area from one of the Site's rear access points. The refuse area will be screened from view by a gated enclosure. Therefore, Raising Cane's use permit request meets this approval standard.

(8) The proposed building as a result of its proposed height will have no shadow impact on any adjoining lot or building.

Raising Cane's proposed restaurant will be a single-story building that is located far from the Site's side and rear property lines. Therefore, the proposed restaurant will not have any shadow impact on any adjoining lot or building, and Raising Cane's use permit request meets this approval standard.

Constitutional Objections/Conclusion

Georgia courts have long held that a zoning applicant must present any potential constitutional objections to the local government during the zoning application review process. Applicants who fail to do so substantially deprive themselves of a legal basis to appeal adverse zoning decisions.⁴ Therefore, solely for the purpose of satisfying this longstanding legal requirement, the Applicant respectfully advises the city of its constitutional objections.

⁴ Dekalb County v. Bembry, 252 Ga. 510, 314 S.E.2d 900 (1984) (Court held that the trial court erred in failing to grant summary judgment to Dekalb County because the constitutional attacks on the subject property's zoning were not first raised before the County Commission).

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Raising Cane's believes that it has established that its rezoning and special land use permit requests meet all of the city's prescribed standards for their approval. Therefore, any action taken on this application other than approval as herein requested would violate Raising Cane's' constitutionally protected rights to due process of law and equal protection under the laws.

For all the foregoing reasons, Raising Cane's respectfully requests approval of its rezoning and special land use permit requests. Please do not hesitate to let me know if we may provide any additional information or clarify anything in this letter.

Sincerely,

WILSON BROCK & IRBY, L.L.C.

A handwritten signature in blue ink that reads "Harold Buckley, Jr." with a stylized flourish at the end.

By: Harold Buckley, Jr., AICP
Attorneys for Raising Cane's

Paul Leonhardt

From: Richard McLeod
Sent: Friday, May 30, 2025 1:28 PM
To: Madalyn Smith; Paul Leonhardt
Subject: FW: Raising Cane's and Zaxby's Drive-Thru Applications

Madalyn,

Please let the planning commission see this.

Thanks,



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: Nathan Sparks <nathan.c.sparks@gmail.com>
Sent: Friday, May 30, 2025 10:10 AM
To: annehicks <[REDACTED]>
Cc: Colin Mey <[REDACTED]>
 [REDACTED]; Richard McLeod <Richard.McLeod@dunwoodyga.gov>
Subject: Re: Raising Cane's and Zaxby's Drive-Thru Applications

Caution: External Message

Excellent comments Anne!

Richard,
 Please add my voice to Anne's thoughtfully negative reactions to any proposals to develop more fast food restaurants with a double drive through.

Nathan

On Thu, May 29, 2025, 9:00 AM <[REDACTED]> wrote:

| Guys,

Here are my comments to City Council on the double drive throughs. I don't think they support either, but the applications are going through the process.

I will try to attend the Planning Commission meeting 6/10 at 6 pm. If anyone wants to join me, I'd really appreciate the support. You can also email comments to them at planningcommission@dunwoodyga.gov.

Anne

From: Rob Price <Rob.Price@dunwoodyga.gov>
Sent: Wednesday, May 28, 2025 5:44 PM
To: annehicks [REDACTED] >
Subject: Re: Raising Cane's and Zaxby's Drive Through Applications

Hi Anne,

Thanks for reaching out about the SLUP applications for Raising Canes and Zaxby's. Both were discussed at the May planning commission meeting. At that meeting the commission voted to defer a decision until their June meeting (June 10). You cc'd Richard McLeod on your comments. I'll ask him to share them with the planning commission in advance of their June meeting. The SLUP applications will not come before city council until after the planning commission votes on them.

Rob Price

Dunwoody City Council Member

C 678.296.9160

P 678.382.6700

rob.price@dunwoodyga.gov

From [REDACTED]
Sent: Wednesday, May 28, 2025 4:21 PM

To: Lynn Deutsch <Lynn.Deutsch@dunwoodyga.gov>; Rob Price <Rob.Price@dunwoodyga.gov>; Joe Seconder <Joe.Seconder@dunwoodyga.gov>; John Heneghan <John.Heneghan@dunwoodyga.gov>; Stacey Harris <Stacey.Harris@dunwoodyga.gov>; Tom Lambert <Tom.Lambert@dunwoodyga.gov>; Catherine Lautenbacher <Catherine.Lautenbacher@dunwoodyga.gov>
Cc: Richard McLeod <Richard.McLeod@dunwoodyga.gov>
Subject: Raising Cane's and Zaxby's Drive Through Applications

Caution: External Message

Dear Mayor and City Councilors,

I'm very concerned about the applications for **DOUBLE drive-throughs (YIKES!)** for Raising Cane's and Zaxby's fast-food chains.

In general, drive throughs are contrary to the language in the adopted City's Sustainability Plan, the Transportation Plan and violate the spirit of its No-Idling Policy (which admittedly just applies to City vehicles). In short, drive throughs are contrary to the City's efforts to make Dunwoody a more welcoming community for pedestrians and cyclists. Surely we can do better in attracting healthier, more eco-friendly options for those sites.

The proposed location for the Raising Cane's is adjacent to McDonalds, just down from Perimeter Mall. This site is along the route of Phase 2 of the Ashford Dunwoody path project. Having a steady stream of vehicles crossing and blocking the new multi-use path is inherently unsafe and counterintuitive. Are we really committed to providing a safe pedestrian and cycling environment in Dunwoody? Don't we want to encourage office workers and guests from the Perimeter business district to **walk** safely to restaurants on Ashford Dunwoody?

The proposed location for Zaxby's within the Ashford Lane shopping center is next to a large open parking lot on the backside of Culinary Dropout/HobNob, etc. which provides overflow parking for those restaurants. The stream of traffic circling through this area will threaten the safety of folks trying to safely reach their vehicles and contradicts what the City is trying to achieve with a more walkable, welcoming community. Please don't create an unsafe pedestrian environment when we've just created the adjacent safe space of restaurants that encircle a nice greenspace closed off to traffic.

According to the US EPA, Greenhouse gas (GHG) emissions from transportation account for about 28% of total U.S. greenhouse gas emissions, making it the largest contributor of U.S. GHG emissions. It's well known that cars and especially idling cars contribute to air pollution.

Outdoor patios are proposed as concessions for the above projects, but who wants to eat outside while choking on auto fumes?

Lastly, I'll ask: have you ever tried walking near the double drive through Chick-Fil-A on Jett Ferry? It's not an easy or a pleasant experience. I always park and **walk** in to get my food, but just crossing the short little (well-marked) walkway into Chick-Fil-A is a hair-raising experience.

Thank you for considering these comments.

Anne Hicks



[Dunwoody](#)