

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

MEMORANDUM

To: City Council

From: Madalyn Smith, Senior Planner

Date: September 8, 2025

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

REQUEST

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

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

CITY COUNCIL, 8.11.25

The City Council held a public hearing on August 11, 2025. There were 5 public comments in support and 8 public comments in opposition. The City Council had several questions related to the proposed height of the building, parking, Perimeter Center zoning requirements, and the development's relation to the draft comprehensive plan.

In response to discussions at the meeting the applicant has reduced the height of the building, reduced the total number of housing units, and made adjustments to the site plan to reduce the impervious surface. The current proposed maximum height is 67 feet. The total unit count is 165 units, resulting in a density of 48.2 units/acre and a 23% reduction in density from the previous submittal. Staff's recommendation remains the same as previous and the following memo and recommended conditions are updated to reflect the updated application materials.

PLANNING COMMISSION, 6.10.25

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

The applicant has provided a supplemental letter to address questions posed at the public hearing.

PLANNING COMMISSION, 7.8.25

The Planning Commission held a public hearing on June 10, 2025. There was 1 public comment in support and 13 public comments in opposition. The Planning Commission requested clarification on traffic generation, the height of the building, parking, and the 2020-2040 Comprehensive Plan. Commissioner Gordon motioned to approved the request subject to staff's recommended conditions, Commissioner Wallach seconded, motioned passed.

For: 4 (Brown, Cameron, Gordon, Wallach); Against: 1 (O'Brien); Absent: 2 (Edmundson, Shin).

BACKGROUND & PROPOSED DEVELOPMENT

The subject property, 4891 Ashford Dunwoody Road, is a 3.42 acre parcel located on the eastern side of Ashford Dunwoody Road at the intersection of Ashford Center Parkway. It is zoned O-I (Office Institution) and is developed with a 15,700 SF medical office, currently occupied and owned by the Lifesouth Community Blood Center.

Dominium, a property management and development company, seeks permission to rezone the property from O-I to PD to allow the site to be redeveloped into an age-restricted senior housing community with 165 rental units. The current O-I zoning category does not allow residential uses, necessitating the rezoning application to the PD district. As part of the PD zoning requirements, the applicant has provided an Overall Development Plan, which creates unique and specific zoning

requirements for the subject property.





Fig. 1 Zoning Map

Fig 2. Aerial view of property, looking north



The applicant proposes to demolish the existing office building and 77-space surface parking lot and redevelop the site with a 165-unit apartment building, 195-space parking garage, and 8 surface parking spaces. The units will range from 1-3 bedrooms.

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

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

Fig. 4, Street-facing Elevations

SOUTH BLEVATION AT ASHFORD CENTER PARKWAY

WEST ELEVATION AT ASHFORD DUNNYOODY ROAD

The applicant proposes a six-story residential building above a parking structure with a maximum height of 67 feet. The street-facing elevations will be clad in a mixture of earth-toned brick and fiber

cement siding.

SURROUNDING LAND ANALYSIS

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

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

ZONING AMENDMENT REVIEW AND APPROVAL CRITERIA

Chapter 27, Section 27-335 identifies criteria for evaluating applications for zoning amendments. No application for an amendment shall be granted by the City Council unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application:

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

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

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

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

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

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

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

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

DEVELOPMENT REVIEW COMMITTEE

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

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

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

Exhibit A: Site Plan, prepared by BKV Group and dated August 29, 2025.

Exhibit B: Overall Development Plan, dated August 29, 2025.

Exhibit C: Elevations, prepared by BKV Group, and dated August 29, 2025.

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

ATTACHMENTS

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

Overall Development Plan

RZ 25-03

4891 Ashford Dunwoody Road

August 29, 2025 (Revised)

Overall Development Plan

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

Exhibits

- A. Existing Conditions prepared by BKV Group, dated May 12, 2025, titled Ashford Dunwoody Senior Apartments.
- B. Site plan (with circulation plan) prepared by BKV Group, dated August 29, 2025, titled Ashford Dunwoody Senior Apartments.
- C. Renderings/Elevations prepared by BKV Group, dated August 29, 2025, titled Ashford Dunwoody Senior Apartments.
- D. Tree Report prepared by Outdoor Spaces, LLC, dated April 15, 2025.

Property Overview

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

Development Standards Text

- 1. The Subject Property shall be rezoned from the O-I (Office Institutional) zoning classification to the PD (Planned Development) zoning classification to allow for the development of a new age-restricted (55+), residential rental community on the property together with structured parking and service areas, streetscape, landscaping, green space, and pedestrian improvements.
- 2. It is understood that the precise layout of the proposed development has not been finalized to the extent of producing construction drawings; however, the location of the building, driveways, and pedestrian amenities sidewalks, and green space shall be substantially similar to that depicted in the Conceptual Site Plan prepared by BKV Group and attached hereto as Exhibit "B."

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

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

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

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

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

- 4. Building setback lines and/or "build to" lines will generally conform to those depicted on the Conceptual Site Plan adopted as part of the ODP and shall, if necessary following the dedication of property to the City by the Owner, abut the public right-of-way.
- 5. The development will include up to 5 floors of residential units above structure parking. The total height of the building shall not exceed the measurements on the elevations attached as Exhibit C.
- 6. Ground-mounted mechanical equipment shall be allowed, provided such equipment is screened from view by a solid fence, solid wall, dense hedge, or combination of such features.
- 7. The maximum impervious cover on the subject property shall not exceed 70% and the maximum impervious plus semi-pervious cover on the subject property shall not exceed 75%. This calculation shall be based on the total area of the parcel prior to any dedication of land for public rights-of-way and any land to be so dedicated shall be considered in its pre-development state. The area of the proposed multi-use path shall not be counted toward either the impervious or semi-pervious cover on the parcel.

Development Standard Summary

- a. Maximum retaining wall height 15 feet
- b. Maximum building height:
 - Building frontage along Ashford Dunwoody Road: 56' from grade to parapet as shown on plans

- o Building frontage along Ashford Center Parkway: 67' from grade to parapet as shown on plans
- c. Expected gross land area of intended uses
 - o Building footprint: 40,870 SF
 - o Drives and walks: 47,994 SF
 - o Green/Pervious: 60, 074 SF
- d. 4 trash receptacles
- e. 2 parking stalls with infrastructure for future addition of charging station.
- f. Minimum percentage of mechanical systems to be located on roof is 80%. Remaining mechanical systems to be located at grade.
- g. Total Building Area: 252,436 GSF
 - o Garage area: 74,547 GSF
 - o Gross residential area: 177,889 GSF
- h. Total units: 165
 - 1 Bed 81 units 708 SF
 - \circ 2 Bed 70 units 1,035 SF
 - \circ 3 Bed 14 units 1,340 SF

Additional Required Elements of the ODP

- **A. Sketch Plan -** The Conceptual Site Plan for the proposed revitalization of the site is provided as Exhibit "A." It is anticipated that slight variations will be made to this conceptual Site Plan for the proposed redevelopment of the Subject Property through interaction with staff, City officials, and the community.
- **B.** Type and location of all intended uses The redevelopment of the Subject Property is proposed to include one building and parking for age restricted residential rental community, pedestrian connections, and landscaping as depicted on the Conceptual Site Plan for the proposed development.
- C. Expected gross land areas of all intended uses including open space The gross land area of the Subject Property is ~3.42 acres and currently contains a single building (LifeSouth Community Blood Center) and surface parking. The Subject Property will be redeveloped with residential age-restricted rental community and parking.
- D. Gross floor area or residential unit size and number for all building structures, including a statement pertaining to the appropriateness of the density and intensity of the suggested uses relative to policies and standards contained within the comprehensive plan The proposed development will contain up to 165 residential rental units that are age-restricted for residents 55 and over. The development is aligned with the Comprehensive Plan, Edge City 2.0 and the Perimeter Center District regulating plan adopted by the City as part of the Zoning Ordinance. In particular, the use for senior housing is consistent with multiple goals and priorities of "senior housing desires are

adequately supported and aging in the community is possible." (Comprehensive Plan p. 41)

E. Architectural elevations of all proposed building sides, a description of the types of exterior treatments of buildings, a site plan to scale, density calculations - The architectural style of the proposed development has not been finalized at this stage; however, the quality of construction, pedestrian orientation, and general feel of the development shall be substantially similar to that depicted in the representative elevations of the development attached as Exhibit "C".

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

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

- **F.** Circulation plan The pedestrian circulation plan for the proposed development, indicating the location and direction of pedestrian movement to, from, and through the development, will be provided during the application process.
- **G. Street documentation -** The Subject Property is bound on the west by Ashford Dunwoody Road and on the south by Ashford Center Parkway. Both of these roads are shown on the Survey provided with the Applicant's original application submittal and have variable rights-of-way with two travel lanes in each direction, partial medians and turn lanes at main intersections. In addition, there are sidewalks adjacent to the roadways on each frontage.
- **H. Parking analysis** The development includes parking for both vehicular and bicycles. Specifically for vehicular parking, the development includes parking ratio of 1.23 spaces/unit. As indicated on the site plan, 195 structured parking stalls (185 standard stalls and 10 compact stalls) and 8 surface parking stalls (all standard stalls). The maximum number of surface parking spaces will be 12 stalls. The parking spaces will be used by residents, employees and guests.

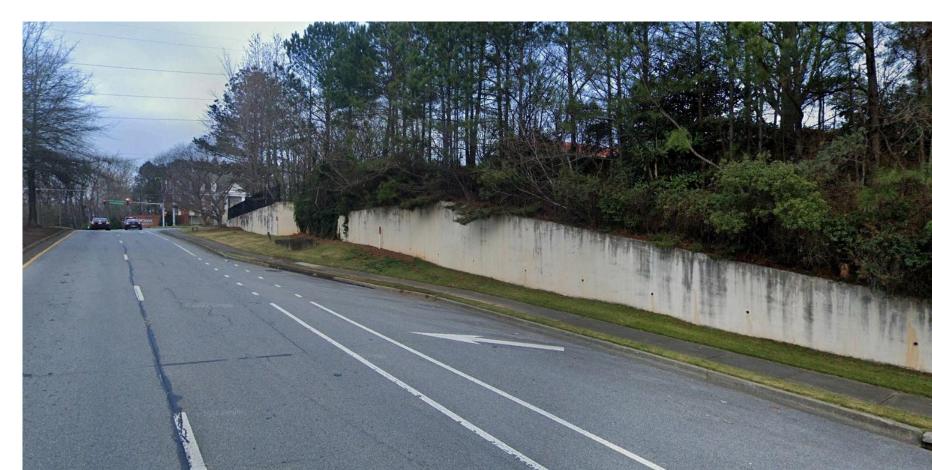
The minimum number of bicycle parking spaces shall be 8.

- I. A tree plan showing the existing trees on site that are six inches in diameter a breast height or greater for hardwoods and 16 inches in diameter at breast height for other trees A tree report is attached as Exhibit D.
- **J.** Existing site survey and a grading plan A survey of the Subject Property, prepared by Terramark Land Surveying, Inc. and dated March 21, 2025, was submitted with Applicant's original application. A conceptual grading plan will be provided during the application process.

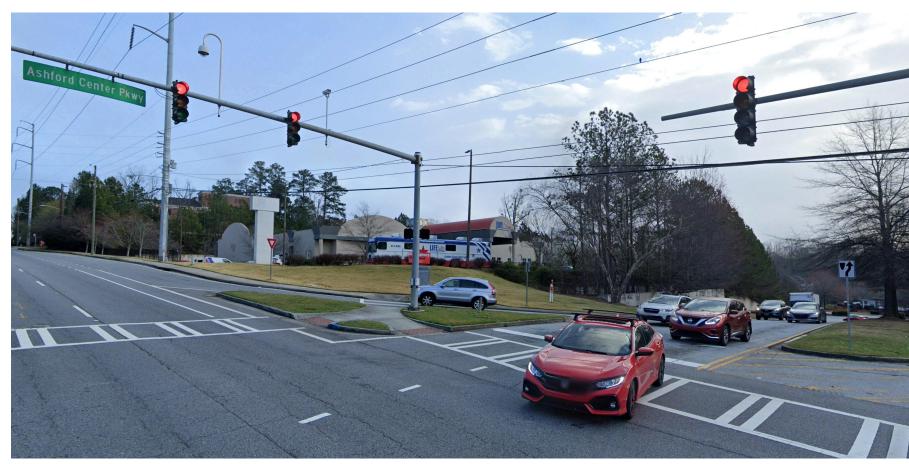
K. Any other information deemed necessary by the community development director for planning review - Should staff deem additional information necessary for planning review, the Applicant will work with staff to provide such information.



VIEW 1 - EXISTING ROADWAY ON ASHFORD CENTER PARKWAY



VIEW 2 - EXISTING RETAINING WALL ON ASHFORD CENTER PARKWAY



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



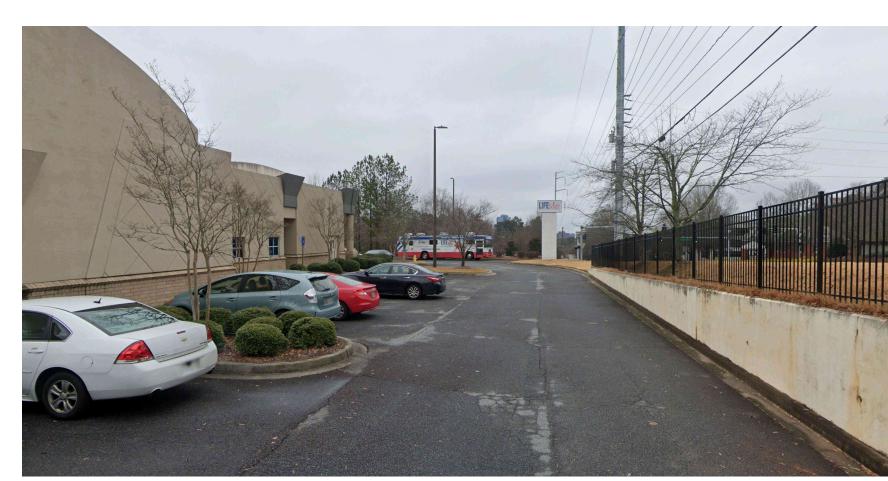
VIEW 4 - LOOKING NORTH ON ASHFORD DUNWOODY RD



VIEW 5 - LOOKING SOUTH ON ASHFORD DUNWOODY RD



VIEW 6 - SITE ENTRY AT BACK OF EXISTING BUILDING



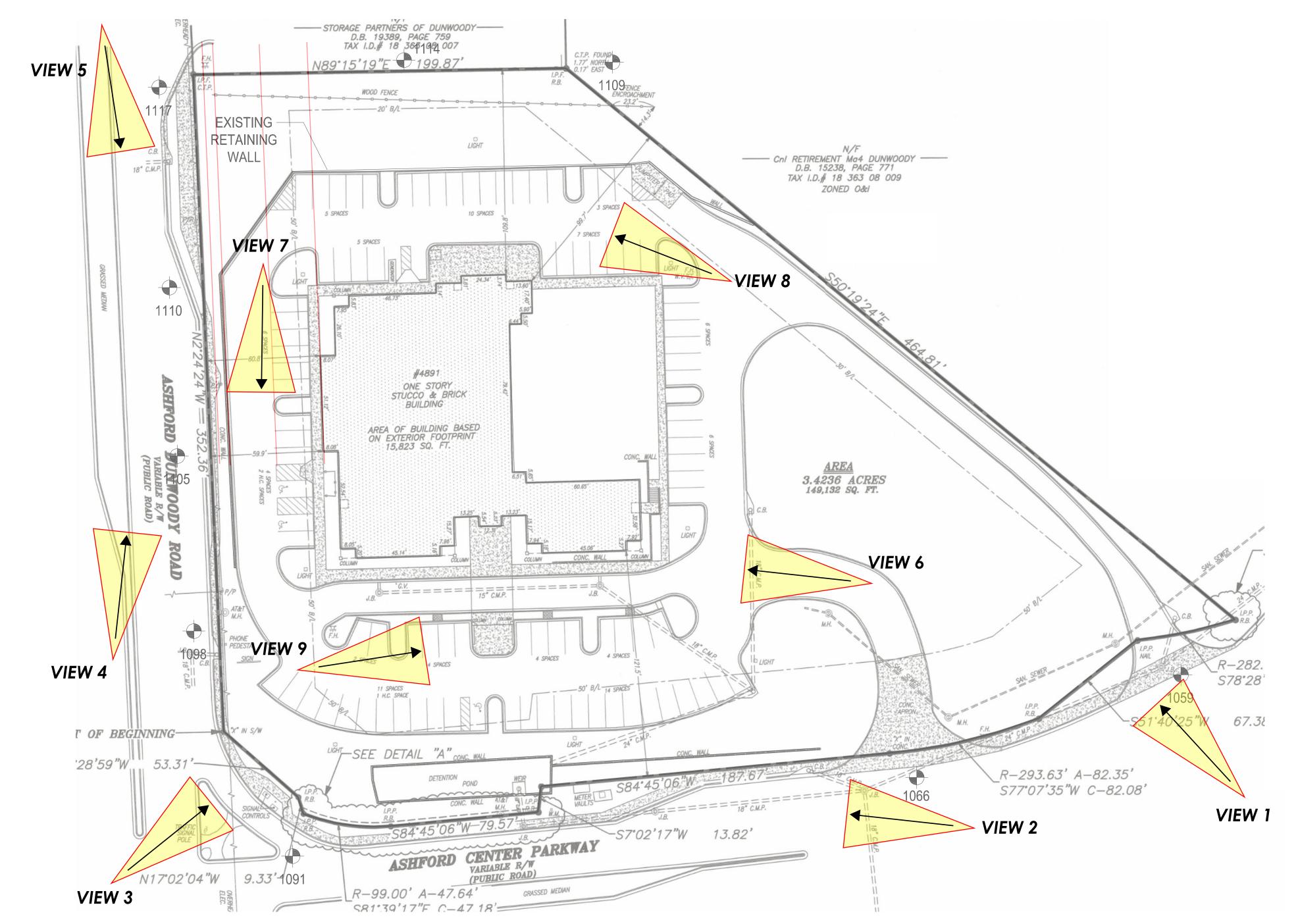
VIEW 7 - LOOKING SOUTH WITHIN SITE ALONG ASHFORD DUNWOODY RD



VIEW 8 - LOOKING NORTHWEST AT EXISTING RETAINING WALL



VIEW 9 - LOOKING SOUTH WITHIN SITE AT EXISTING BUILDING ENTRY



EXISTING CONDITIONS REFERENCE SURVEY





BKV

Interior Design
Landscape Architecture
Engineering

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

www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

Ashford Dunwoody Senior Apartments Dunwoody, GA

ISSUE # DATE DESCRIPTION
1 8/29/25 Zoning Application

CERTIFICATION

CONSTRUCTION

DRAWN BY
CHECKED BY
COMMISSION NUMBER

SHEET TITLE

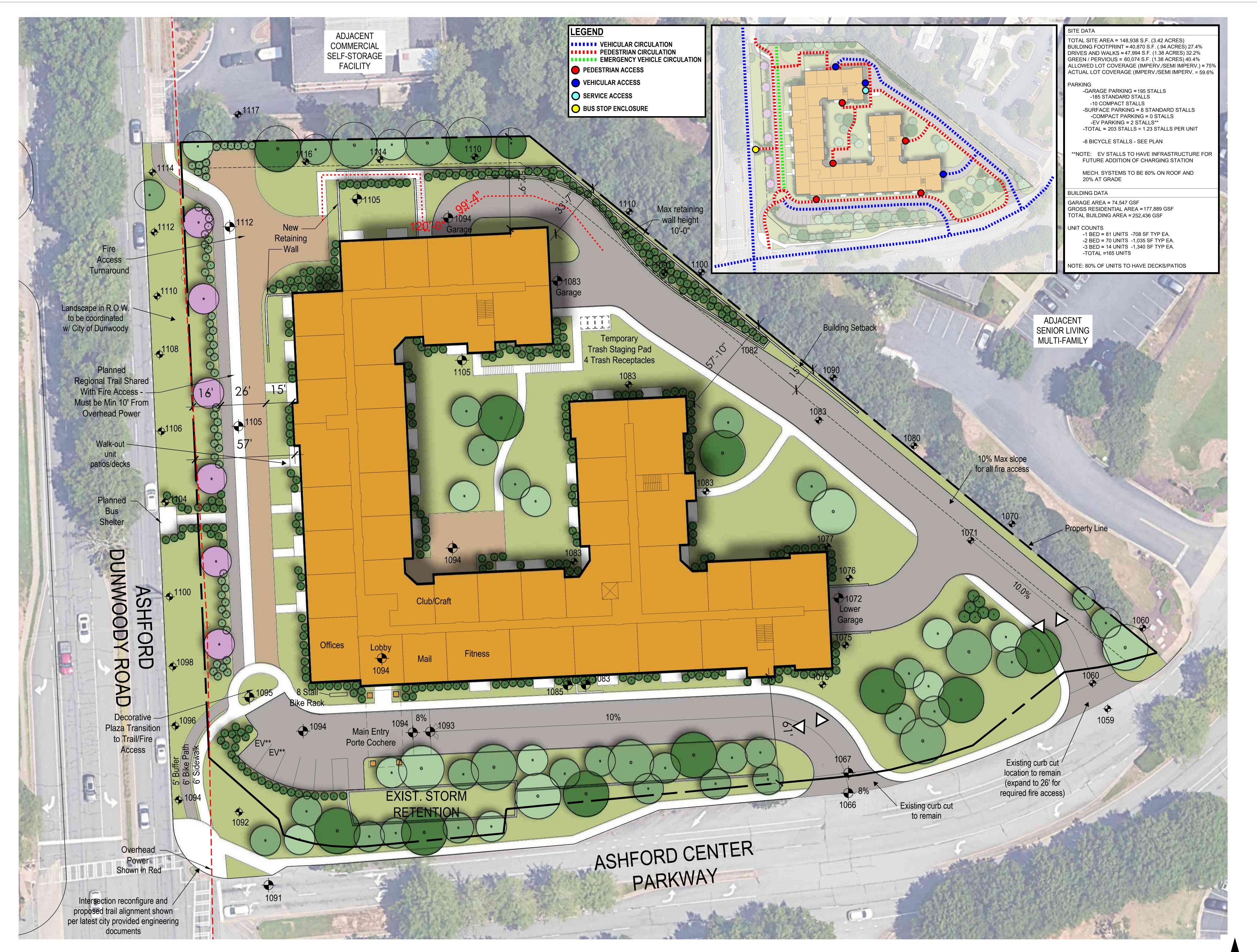
EXISTING CONDITIONS

SHEET NUMBER

A001

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Packet page:



PROPOSED SITE PLAN

A101 SCALE: 1" = 20'-0"

Architecture Interior Design Landscape Architecture Engineering

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

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CONSULTANTS

PROJECT TITLE

Ashford Dunwoody Senior Apartments Dunwoody, GA

ISSUE # DATE DESCRIPTION
1 8/29/25 Zoning Application

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

> SITE PLAN

SHEET NUMBER

North

A101

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\RENDERED VIEW LOOKING NORTHEAST AT ENTRY

T.O. PARAPET 148'-0" (EL. 1142) T.O. PARAPET 148'-0" (EL. 1142) 132'-4" 132'-4" LEVEL 3 121'-8" LEVEL 3 121'-8" LEVEL 2 111'-0" LEVEL 1 100'-0" 100'-0" (EL. 1094)

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

T.O. PARAPET 132'-4" LEVEL 3 121'-8" LEVEL 2 111'-0" LEVEL 2 111'-0" LEVEL 1 100'-0"

3 WEST ELEVATION AT ASHFORD DUNWOODY ROAD

Interior Design Engineering

> 1412 Main Street Adolphus Tower Suite 700 Dallas, TX 75202[°] 469.405.1196

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CONSULTANTS

PROJECT TITLE

Ashford Dunwoody Senior Apartments Dunwoody, GA

ISSUE # DATE DESCRIPTION
1 8/29/25 Zoning Application

DRAWN BY Author GJ Checker MN CHECKED BY COMMISSION NUMBER SHEET TITLE

EXTERIOR

ELEVATIONS

SHEET NUMBER

A401

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

FSDG-3 FIBER CEMENT PANEL SIDING - COLOR 3 FSDG-4 FIBER CEMENT TRIM - COLOR 5 SOUTH ELEVATION % WEST ELEVATION % OF FACADE TOTAL OF FACADE TOTAL **MAJOR FACADE ACCEPTABLE MATERIALS** FB-1 (FIELD FACE BRICK) - UTILITY SIZED COLOR 1 2.73% 2.34% FB-2 (ACCENT BRICK SOLDIER COURSES) - UTILITY SIZED COLOR 2 CAST ARCHITECTURAL CONC SILLS AND CAPS 30.57% 30.06% WINDOWS/DOORS/GLAZING TOTAL (MIN. 80% ON MAJOR FACADES) 80.00% MINOR FAÇADE ACCEPTABLE MATERIALS 11.93% 13.56% FSDG-2 (FIBER CEMENT LAP SIDING) 6" REVEAL COLOR 4 2.18% 0.80% FSDG-3 (FIBER CEMENT PANEL SIDING) COLOR 3 FSDG-4 (FIBER CEMENT TRIM) COLOR 5 3.36% 20.00% 19.91% TOTAL (MAX 20% ON MAJOR FACADES) FACADE TOTAL 100.00%

FB-1 FIELD FACE BRICK - UTILITY SIZED COLOR 1

FB-2 ACCENT BRICK - UTILITY SIZED COLOR 2

FSDG-1 FIBER CEMENT LAP SIDING - 6" REVEAL COLOR 3

FSDG-2 FIBER CEMENT LAP SIDING - 6" REVEAL COLOR 4

CAST CONCRETE SILLS AND CAPS

EXTERIOR MATERIAL KEY

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

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



Location Map



North

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

Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: April 14, 2025

Report Date: April 15, 2025

Revised Date:



Outdoor Spaces, LLC

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

THE CODE OF THE CITY OF DUNWOODY, GEORGIA

(Related to this Report)

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

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

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

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

- (2) Tree condition.
- a. Relatively sound and solid trunk with no extensive decay.
- b. No more than one major and several minor dead limbs.
- c. No major insect or pathological problems.
- d. No major pruning deficiencies, i.e. topping.
- e. At least 75 percent of the critical root zone in a natural, undisturbed state.

DIVISION 2. - DEFINITIONS

Sec. 16-301. - Terms defined.

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

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

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

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

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

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

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

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

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

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

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

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

Outdoor Spaces interpretations and fact findings:

Warranty Disclaimer:

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

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

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

Arborist Note:

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

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

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

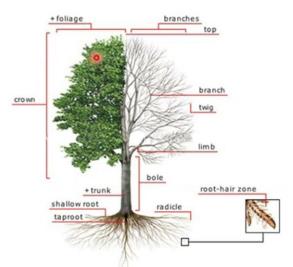
These are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically have the life safety issues because they are not large growing trees.

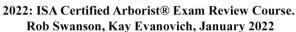
Co-Dominate Leaders:

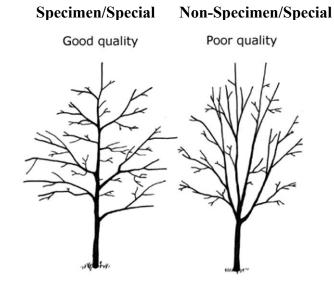
One of the most common locations for the aboveground portion of a tree to fail is at the junction of two or more codominant stems. Due to the frequency of failures at this point, a study was undertaken to get a better understanding of the mechanical strength of this point and to determine if included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

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

Tree Structure Examples:



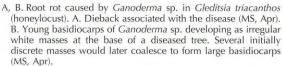




The following are images of examples of diseases, fungus and other health/ structural issues that are found on site. The following examples are referenced from Diseases of Trees and Shrubs by Sinclair and Lyon.

Butt and Root Rot Examples





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

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

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

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

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

Photo credits: E, F-J.-M. Moncalvo



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

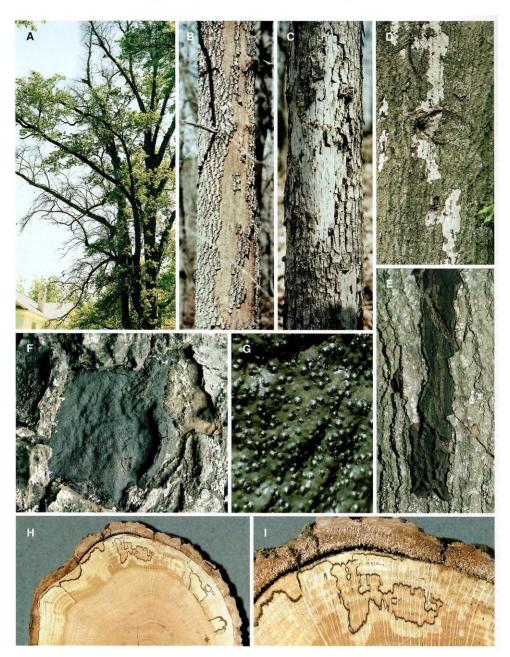
C–E. Indicators of root and butt rot by *I. dryadeus* on *Quercus phellos* (willow oak). C. Irregular dark brown to black old basidiocarps in root crotches of a mature tree. D. Flat, pattylike basidiocarps of two age classes extending from a tree at soil level; the older structures are weathered gray-brown.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

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

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

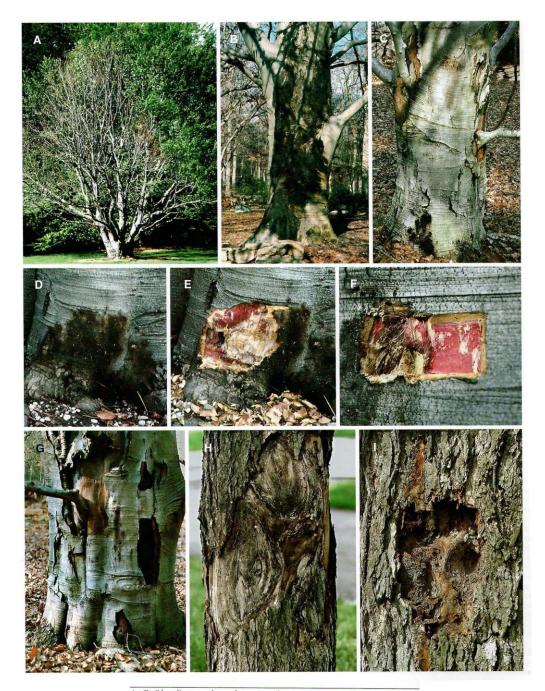
Photo credits: A—J. C. Krug; B—P. Dmytrasz

Hypoxylon Canker Examples



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

Phytophthora Examples



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

Photo credits: A-G—G. W. Hudler

Trunk Rot Examples



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

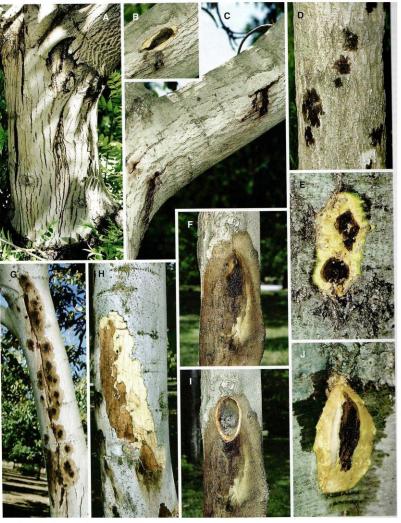
 I–K. Heart rot caused by *Phellinus tremulae* in *Populus tremuloides*

I–K. Heart rot caused by *Phellinus tremulae* in *Populus tremuloides* (trembling aspen). I, J. Perennial basidiocarps on living trunks (NY, Aug). K. Transverse view of a decay column with black zone lines (CO, Jun).



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

Bleeding Cankers Examples



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

rees are common sites of infection.

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

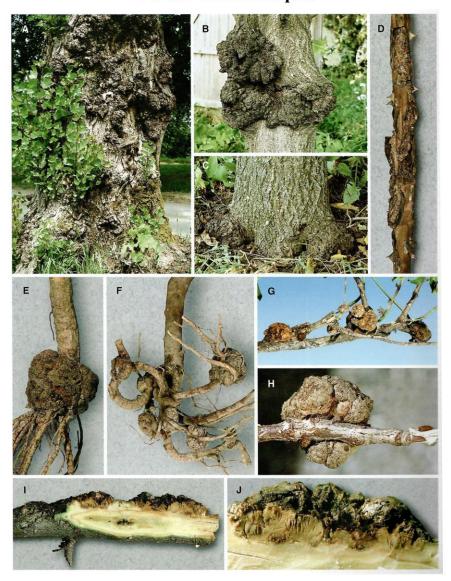
A second type of bleeding lesion, also seemingly associated with previous stress, results in production of white froth with an alcoholic odor at cracks in the bark surface (Plate 191). The microorganisms in these lesions apparently produce gas and alcohol during fermentation of sap. This "alcoholic flux"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

apricot, peach) in California.

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

- A–C. Deep bark canker of *Juglans regia* (Persian walnut), caused by *Brenneria rubrifaciens*. Brown streaks on bark originated as bacteria-laden fluid that exuded from cracks overlying elongate cankers in inner bark (CA, Jul).
- D, E, J. Cankers apparently caused by unidentified bacteria on *Quercus velutina* (black oak). Bleeding spots (D) were associated with tiny wounds made by insects. Lesions involved inner bark (E) and the cambium and outer sapwood (J) (NY, May).
- F, I. A bleeding canker apparently caused by bacteria on Aesculus hippocastanum (horse-chestnut). Extensive staining of bark (F) was caused by exudation from a canker about 10 cm long. Watersoaked sapwood beneath the canker, exposed by removing bark, is dead and stained dark brown (NY, Jul).
- G, H. Shallow bark canker, caused by *Brenneria nigrifluens*, on *J. regia*. G. Multiple discolored spots where brown liquid seeped out, indicating presence of cankers. H. Internal appearance of bark, exposed by removing the periderm, where the surface was covered with numerous bleeding spots (CA, Nov). *Photo credits*: G, H—B. L. Teviotdale

Crown Gall Examples



Crown gall, caused by *Agrobacterium tumefaciens*.

A. Old galls thought to be caused by *A. tumefaciens* on *Populus nigra* 'Italica' (Lombardy poplar (WA, Jun).

B, C. Large old galls on the trunk and at the root crown of a mature *Juglans cinerea* (butternut) tree (NY, Jul).

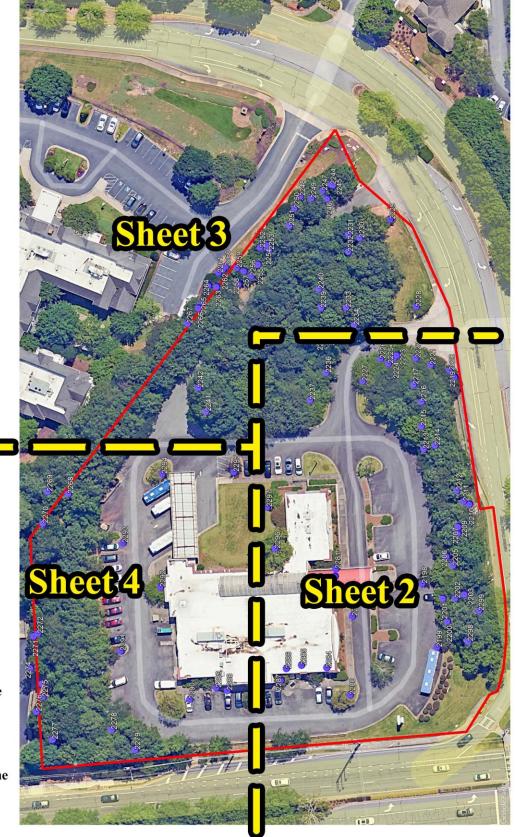
D. Streaks of crown-gall tissue on a stem of *Rosa* sp. The streaks could have arisen either from multiple infections along a scraped area or from internal spread of bacteria (NY, Sep).

E, F. Crown gall on 2-year-old *Prunus avium* (mazzard cherry) seedlings. Numerous galls on lateral roots may only retard growth, while one gall encircling the root collar may be lethal (NY, Jul). (NY, Jul).

G. Crown gall on Euonymus fortunei (climbing euonymus). Galls formed during the current season are light brown and somewhat spongy; those a year old or older are dark brown and hard (NY,

H. Crown gall on Wisteria sp. (CA, Sep).

I, J. Successively closer cutaway views of a stem of Ligustrum vulgare (common privet) with crown gall developing at the site of a scrape wound. Gall tissue differs from normal bark and wood in texture and anatomy (NY, Sep).



Notes:

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





Not To Scale

Tree Location Plan Sheet 1



Notes:

-All tree locations shall

be approximate.

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

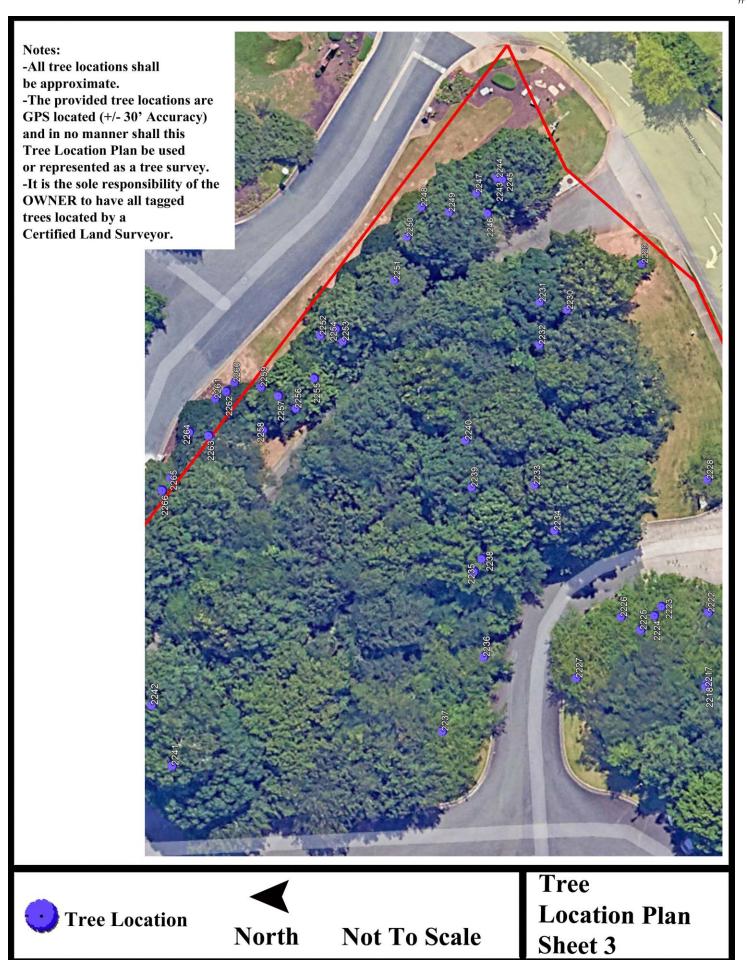
trees located by a Certified Land Surveyor.

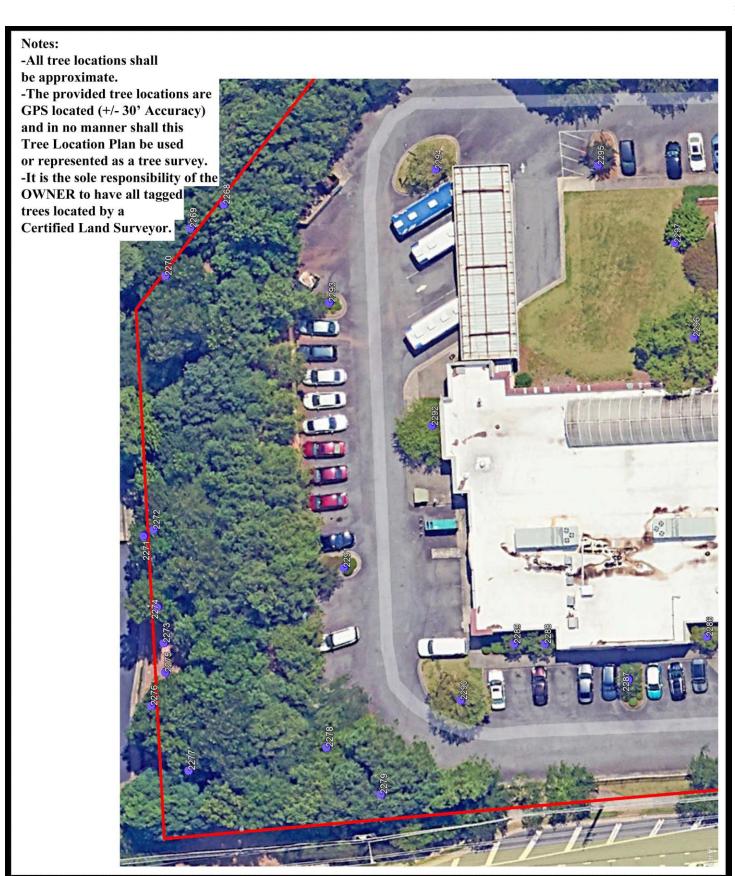




North **Not To Scale**

Tree **Location Plan** Sheet 2









Not To Scale

Tree Location Plan Sheet 4

(This is inundated with Hypoxylon Canker; probably spread through poor pruning practices and leaving cuttings on site. There many trees that have the Canker, but only the trees I have listed are showing symptoms of a failing tree,) (There are a number of tree species on site that were not accounted for because they are invasive species or poor growth characteristic such as: Mimosa, Ornamental/ seedling Pear, Catalpa and Black Cherry Trees.)

	1	TT 1.1		able to get a goo	l or cicar picture	D1 . // (C
Tree #	Size/ Species	Health	Structural Condition	Special/	Comments	Photo # (See
2199	12" Crape Myrtle	Condition Good	Good	Specimen Tree Yes		Attached)
2199	14" Crape Myrtle	Good	Good	Yes		
2200	10" Dogwood	Good	Good	Yes		
	12" Flowering				Signs of Hypoxylon Canker with limb loss	_
2201	Cherry	Poor	Poor	No	and/or visible cankers.	1
2202	8" Flowering Cherry	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers.	2
2203	5" Flowering Cherry	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers.	
2204	12" Dogwood	Poor	Poor	No	Severe dieback. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	3
2205	5" American Holly	Fair	Fair	Yes	Lace Bug insect	
2206	14" Crape Myrtle	Good	Good	Yes		
2207	4" Flowering Cherry	Good	Good	Yes		
2208	5" Flowering Cherry	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers.	4
2209	9" Flowering Cherry	Good	Good	Yes		
2210	10" Dogwood	Poor	Poor	No	Severe dieback. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	5
2211	5" Flowering Cherry	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers.	6
2212	8" Flowering Cherry	Poor	Poor	No	Severe dieback. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	7-8
2213	17" Red Maple	Fair	Poor	No	3 Co-Dominate Leaders 10' up with weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	9
2214	10" Nellie R Stevens Holly	Good	Good	Yes	,	
2215	10" Nellie R Stevens Holly	Good	Good	Yes		
2216	6" Flowering Cherry	Poor	Poor	No	Phytophthora Trunk Cankers; an indication of possible trunk rot.	10
2217	15" Crape Myrtle	Good	Good	Yes		
2218	10" Crape Myrtle	Good	Good	Yes		
2219	25" Crape Myrtle	Fair	Fair	Yes	Scale insect.	11
2220	19" Crape Myrtle	Good	Good	Yes		
2221	18" Crape Myrtle	Good	Good	Yes		
2222	4" Flowering Cherry	Fair	Fair	Yes		
2223	4" Flowering Cherry	Fair	Fair	Yes	Die 1d m 10 1 2 1	
2224	5" Flowering Cherry	Poor	Poor	No	Phytophthora Trunk Cankers; an indication of possible trunk rot.	12
2225	5" Flowering Cherry	Fair	Fair	Yes		
2226	11" Flowering Cherry	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers.	13
2227	14" Flowering Cherry	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers.	14
2228	16" Flowering Cherry	Poor	Poor	No	Crown Gall; an indication of possible trunk rot. Circling roots. Severe decay in trunk. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	15-17

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

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T. //	G: /G :	Health	Structural	Special/		Photo # (See
Tree #	Size/ Species	Condition	Condition	Specimen Tree	Comments	Attached)
2246	10" Flowering Cherry	Poor	Poor	No	Severe dieback. Large cavities with decay. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	38
2247	9" Flowering Cherry	Poor	Poor	No	Severe dieback. Large cavities with decay. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	39
2248	23" Buford Holly	Good	Good	Yes		
2249	8" Flowering Cherry	Poor	Poor	No	90% dead	40
2250	14" Buford Holly	Good	Good	Yes		
2251	14" Buford Holly	Good	Good	Yes		
2252	7" Flowering Cherry	Poor	Poor	No	Severe dieback. Phytophthora Trunk Cankers; an indication of possible trunk rot. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	41
2253	6" Flowering Cherry	Poor	Poor	No	Severe dieback. Large cavities with decay. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	42
2254	9" Flowering Cherry	Good	Good	Yes		
2255	8" Flowering Cherry	Poor	Poor	No	Severe dieback. Large cavities with decay. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	43
2256	4" Flowering Cherry	Poor	Poor	No	Phytophthora Trunk Cankers; an indication of possible trunk rot.	44
2257	4" Flowering Cherry	Good	Good	Yes		
2258	4" Flowering Cherry	Poor	Poor	No	Phytophthora Trunk Cankers; an indication of possible trunk rot.	45
2259	6" Flowering Cherry	Poor	Poor	No	Phytophthora Trunk Cankers; an indication of possible trunk rot.	46
2260	18" Buford Holly	Good	Good	Yes	1	
2261	23" Buford Holly	Good	Good	Yes		
2262	16" Buford Holly	Good	Good	Yes		
2263	10" Buford Holly	Good	Good	Yes		
2264	14" Buford Holly	Good	Good	Yes		
2265	6" Flowering Cherry	Good	Good	Yes		
2266	5" Flowering Cherry	Good	Good	Yes		
2267	6" Flowering Cherry	Fair	Fair	Yes		
2268	24" Chestnut Oak	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers. 3 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	47
2269	14" Chestnut Oak	Fair	Poor	No	3 Trees creating 3 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	48

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

(This is inundated with Hypoxylon Canker; probably spread through poor pruning practices and leaving cuttings on site. There many trees that have the Canker, but only the trees I have listed are showing symptoms of a failing tree,) (There are a number of tree species on site that were not accounted for because they are invasive species or poor growth characteristic such as: Mimosa, Ornamental/ seedling Pear, Catalpa and Black Cherry Trees.)

					=	
Tree #	Size/ Species	Health Condition	Structural Condition	Special/ Specimen Tree	Comments	Photo # (See Attached)
2293	10" Crape Myrtle	Poor	Poor	No	Trunk Cankers; an indication of possible trunk rot.	
2294	10" Dogwood	Good	Good	Yes		
2295	14" Crape Myrtle	Good	Good	Yes		
2296	24" River Birch	Good	Good	Yes		
2297	13" Flowering Cherry	Poor	Poor	No	Large cavity with decay. Phytophthora Trunk Cankers; an indication of possible trunk rot.	68
2298	28" River Birch	Fair	Fair	Yes	Minor root damage from mowers.	69
2299	16" Flowering Cherry	Fair	Fair	Yes	1 Circling root	70

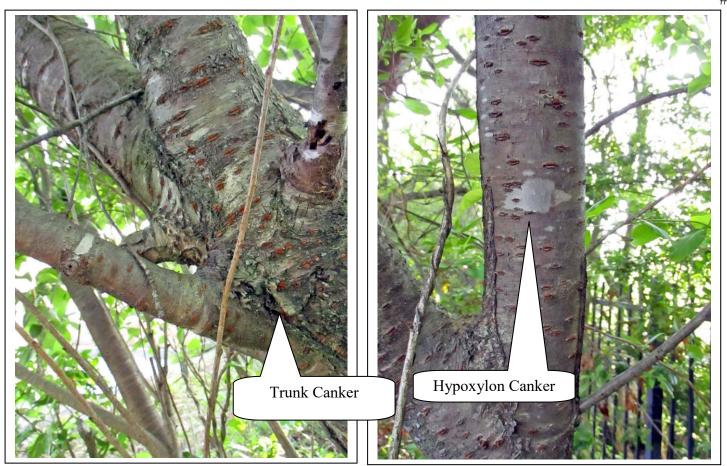


Photo 1 Photo 2

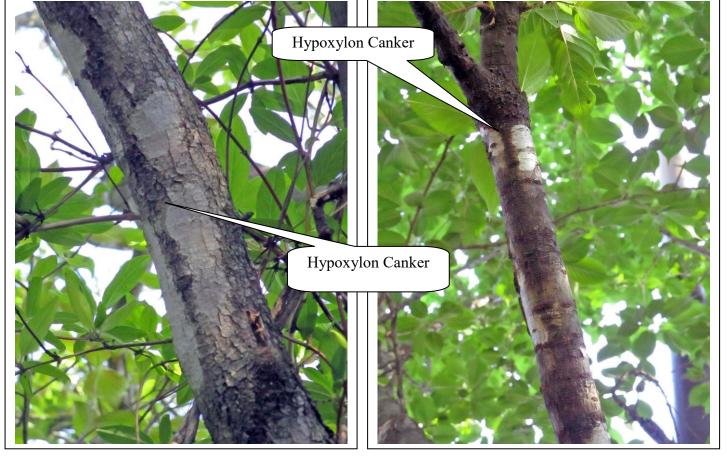


Photo 3 Photo 4

Packet page:...



Photo 5 Photo 6

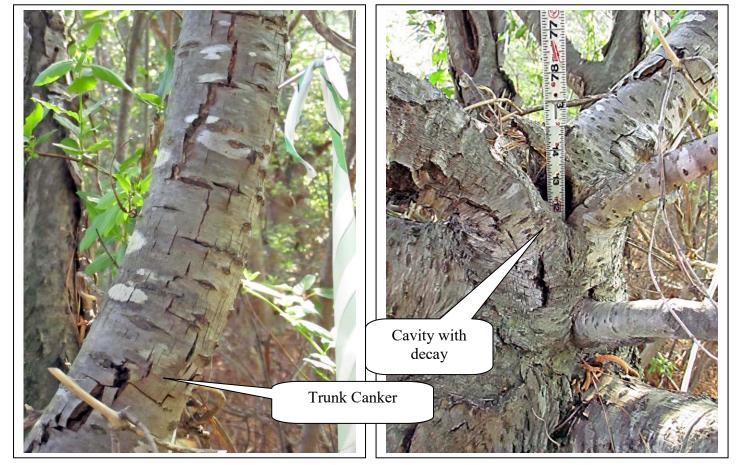


Photo 7 Photo 8

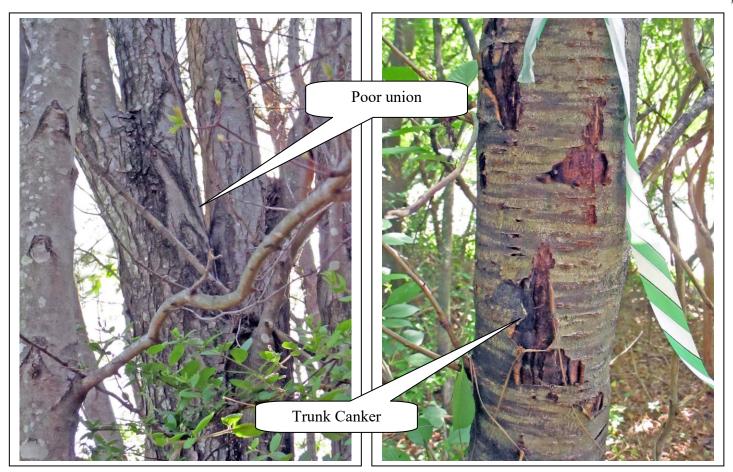


Photo 9 Photo 10

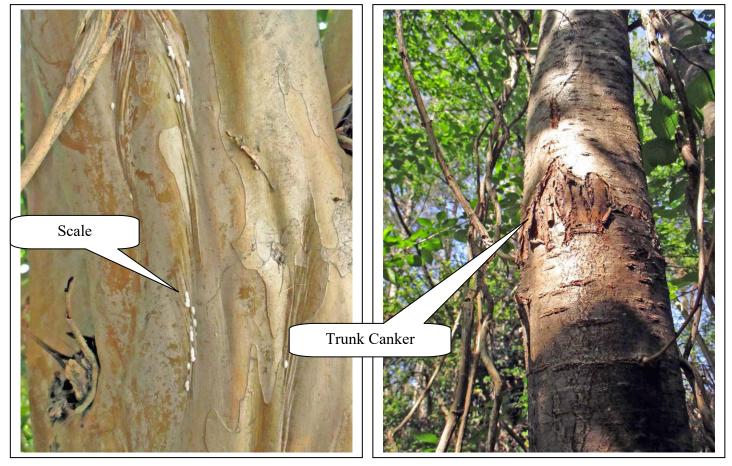


Photo 11 Photo 12

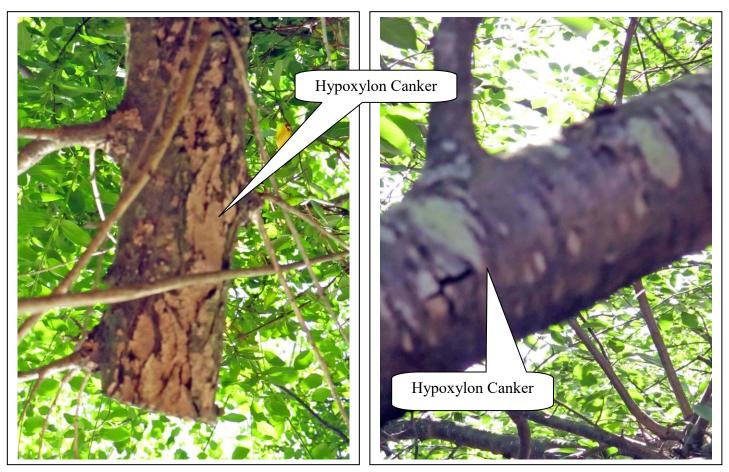


Photo 13 Photo 14

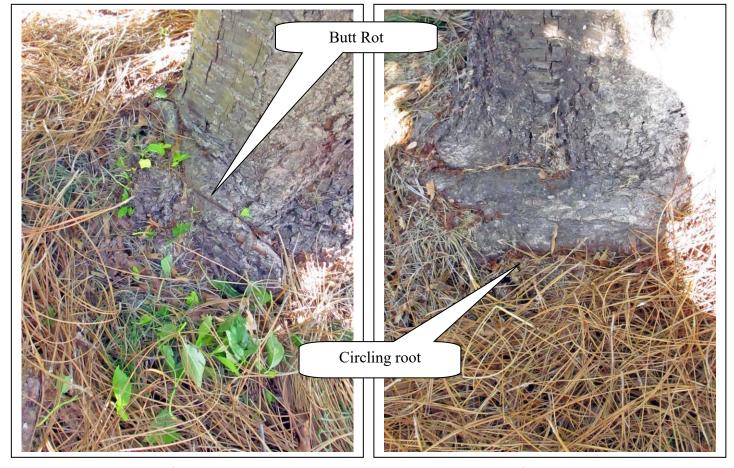


Photo 15 Photo 16

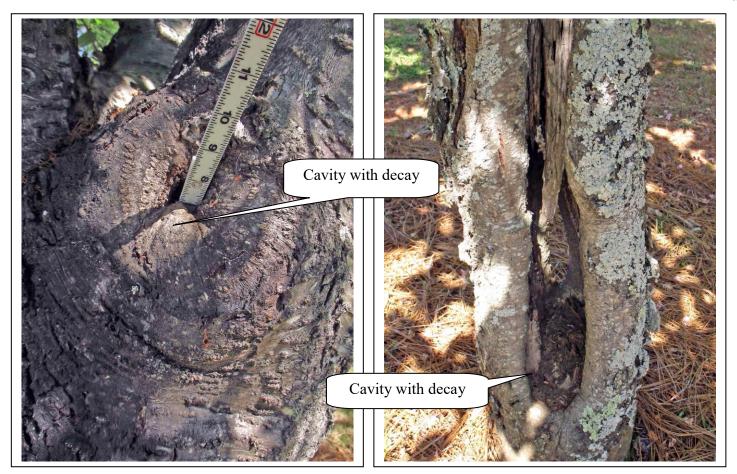


Photo 17 Photo 18

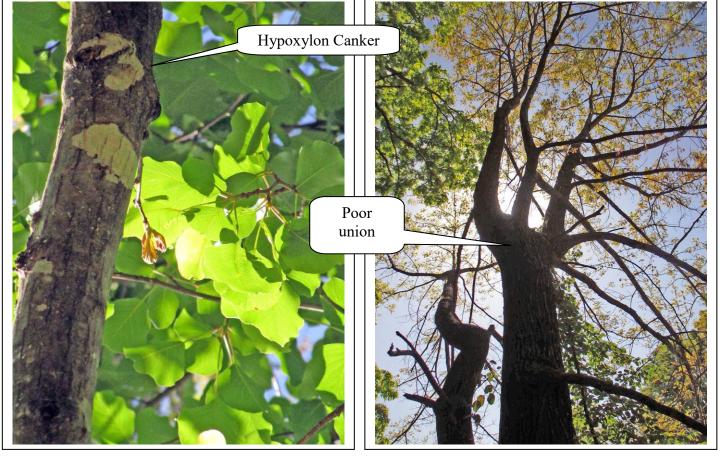


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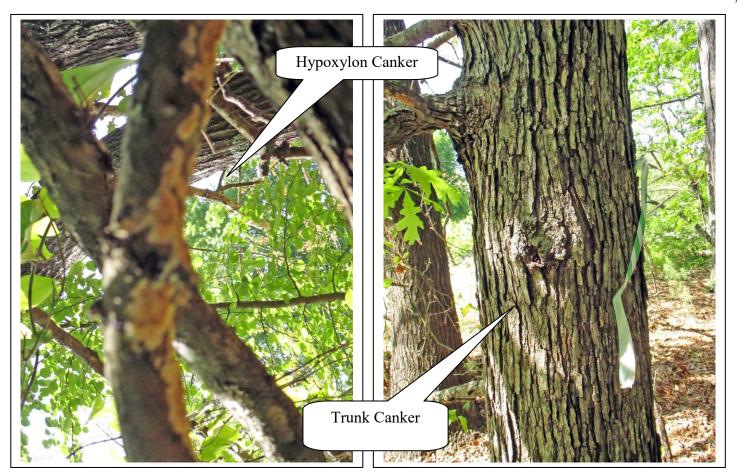


Photo 21 Photo 22

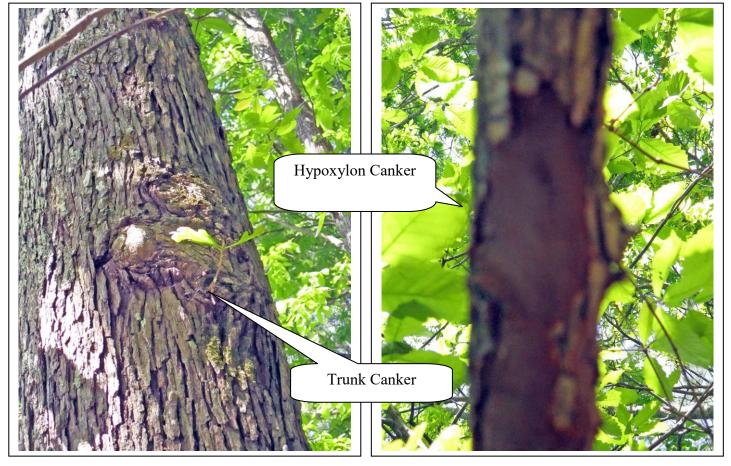


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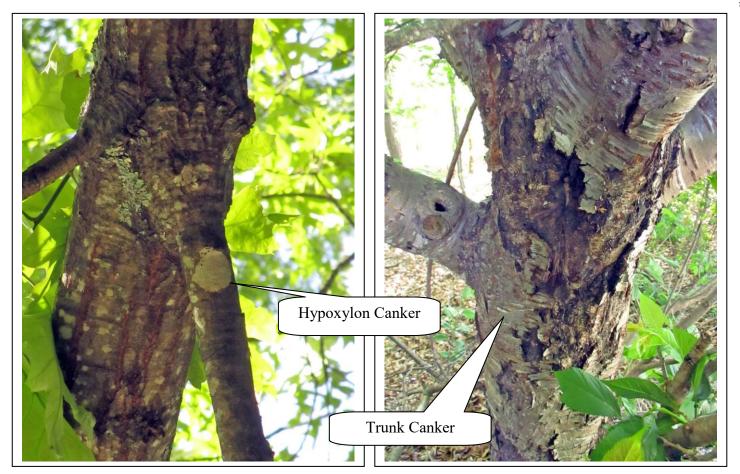


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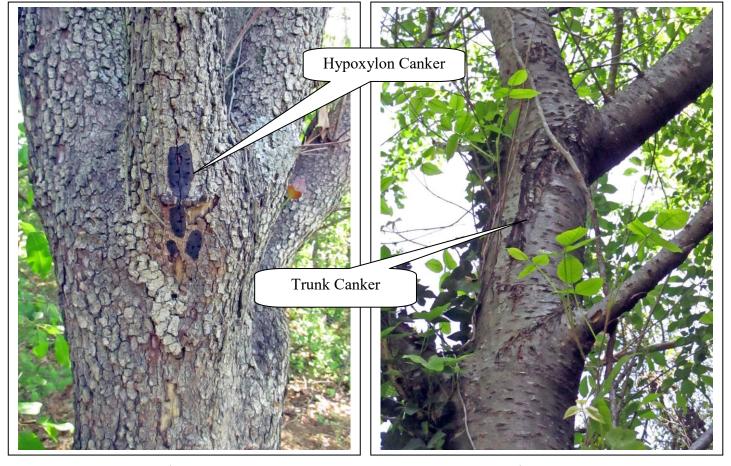


Photo 27 Photo 28

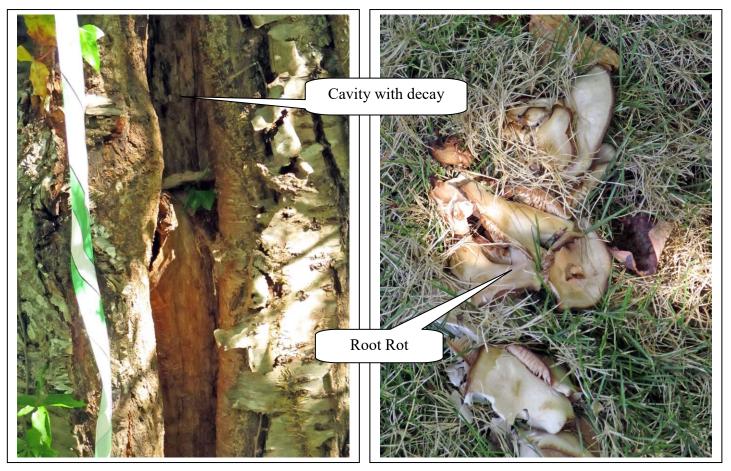


Photo 29 Photo 30



Photo 31 Photo 32

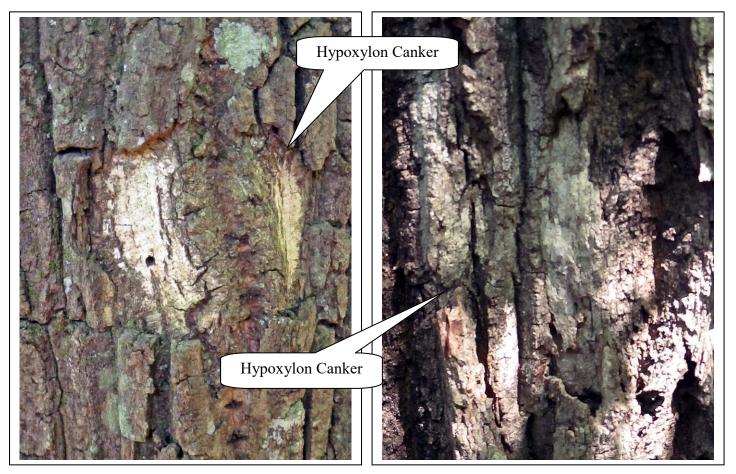


Photo 33 Photo 34

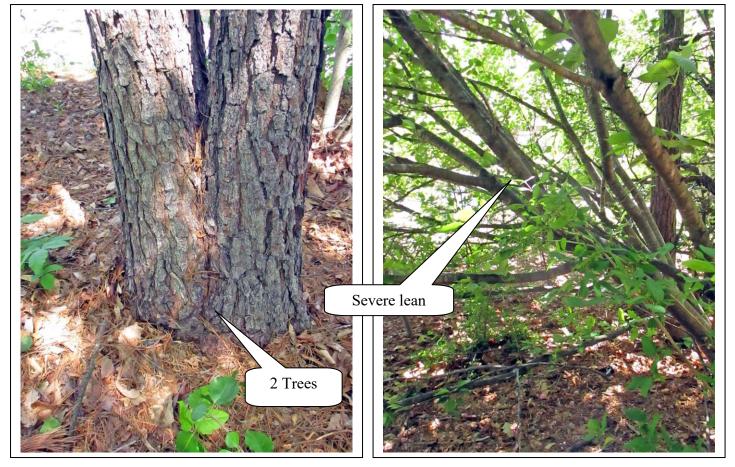


Photo 35 Photo 36



Photo 37 Photo 38

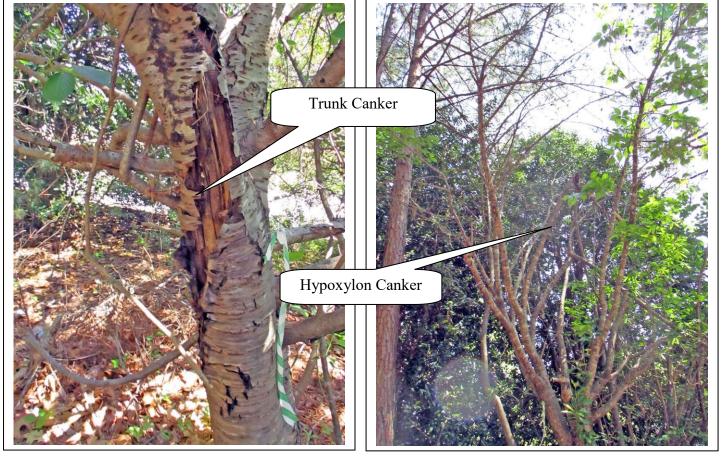


Photo 39 Photo 40

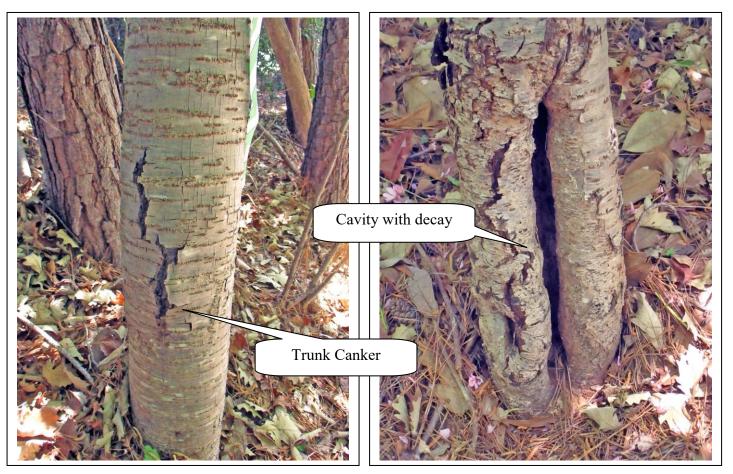


Photo 41 Photo 42

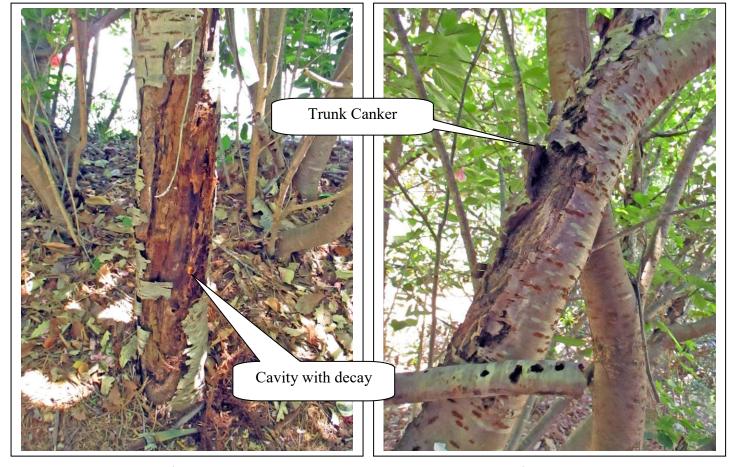


Photo 43 Photo 44



Photo 45 Photo 46

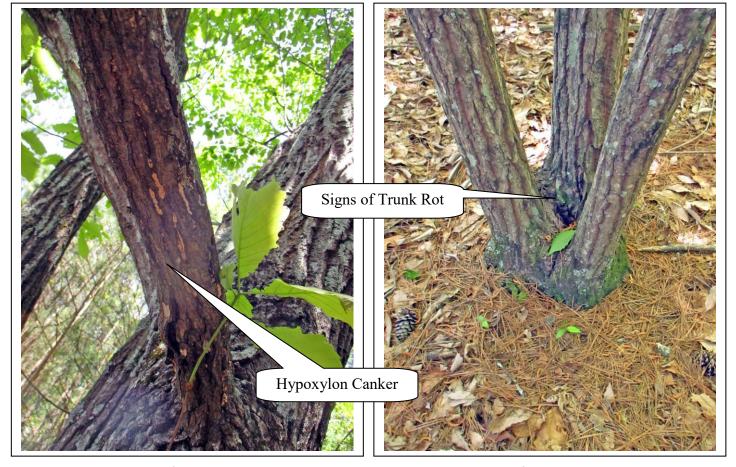


Photo 47 Photo 48



Photo 49 Photo 50

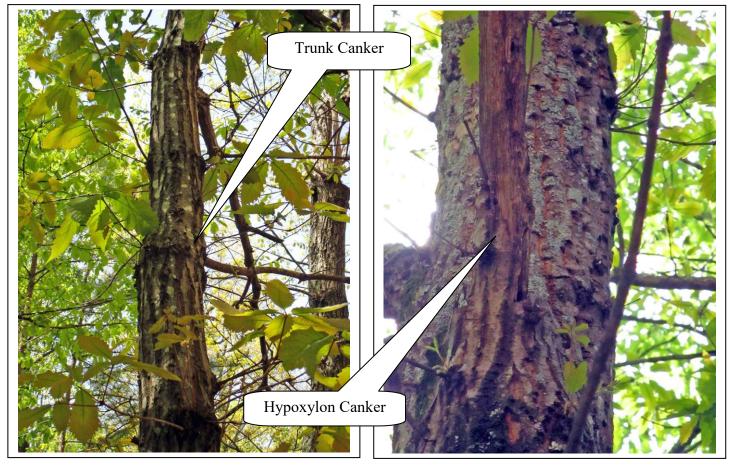


Photo 51 Photo 52

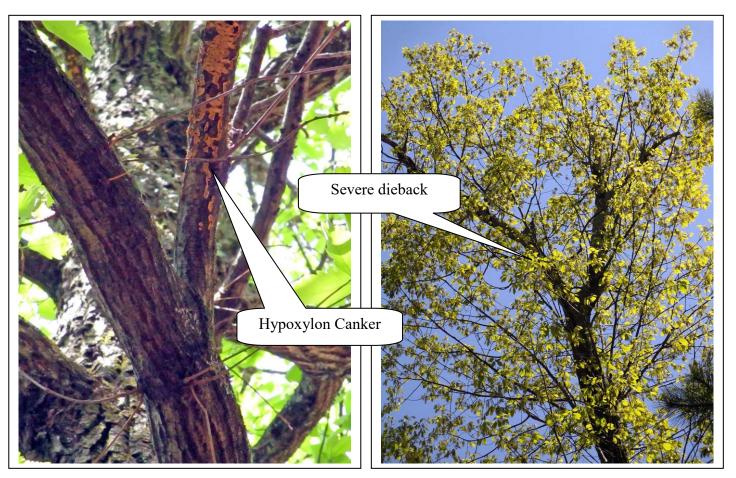


Photo 53 Photo 54

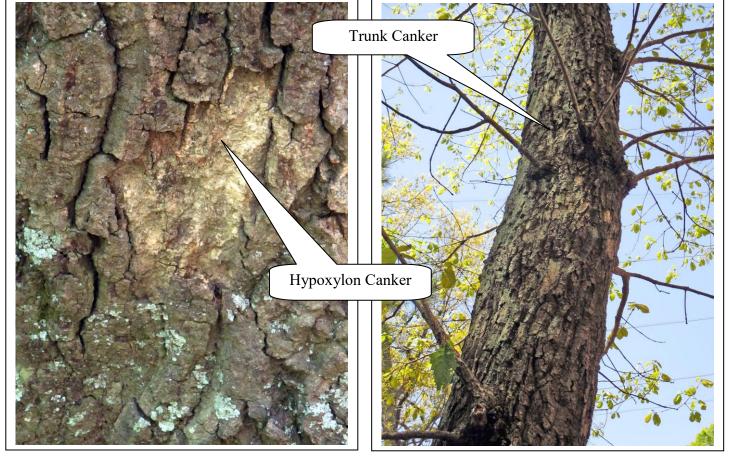


Photo 55 Photo 56

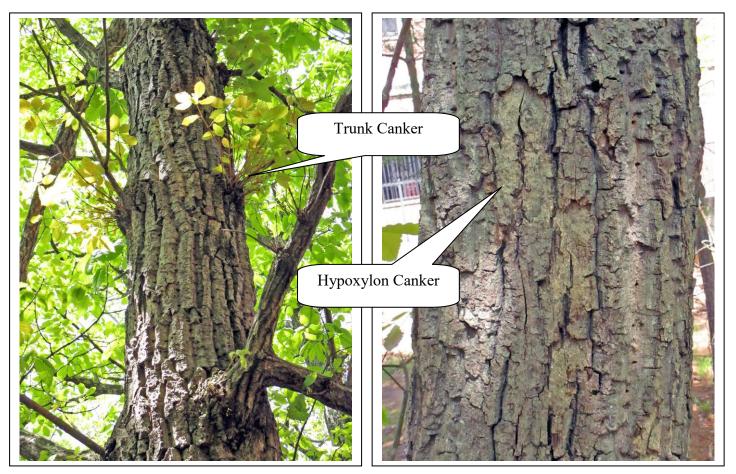


Photo 57 Photo 58

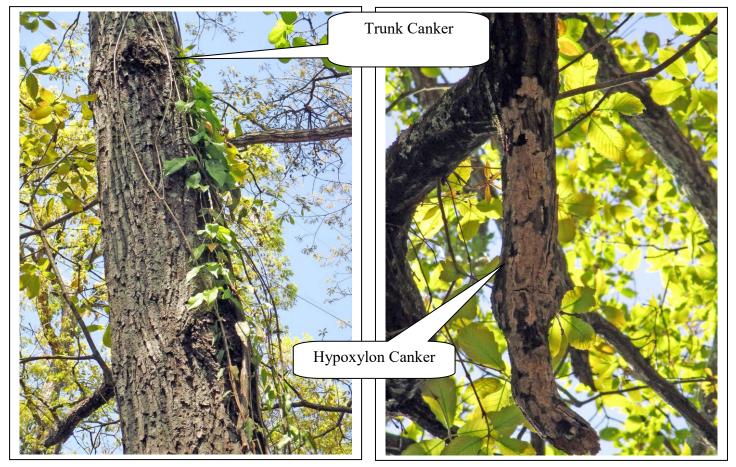


Photo 59 Photo 60

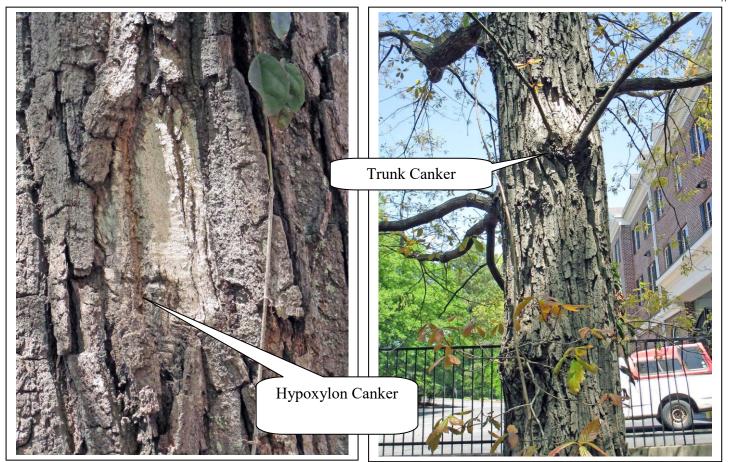


Photo 61 Photo 62

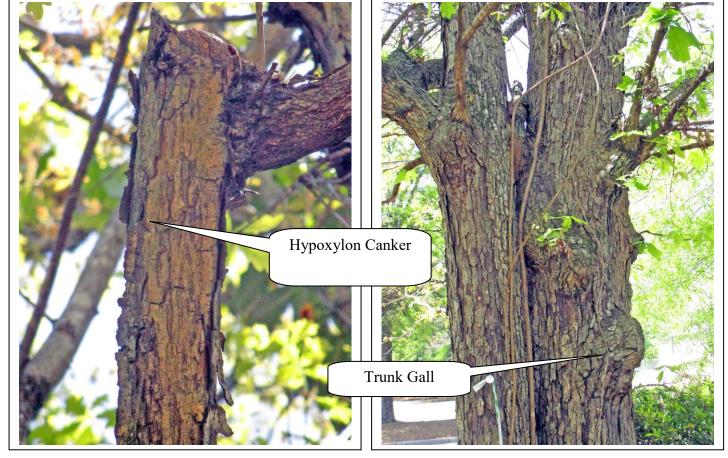


Photo 63 Photo 64

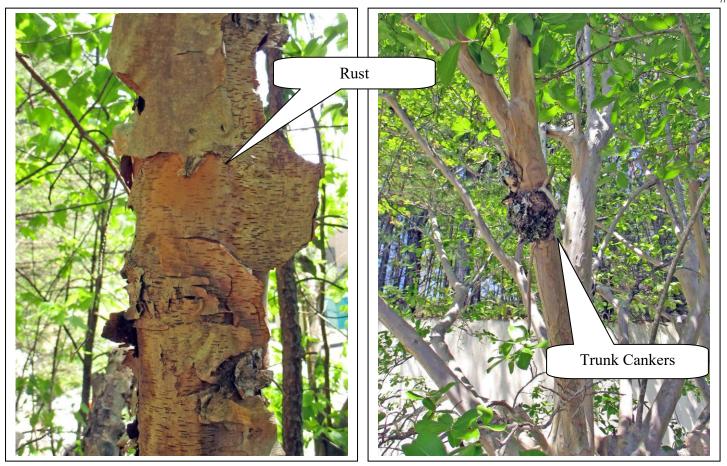


Photo 65 Photo 66

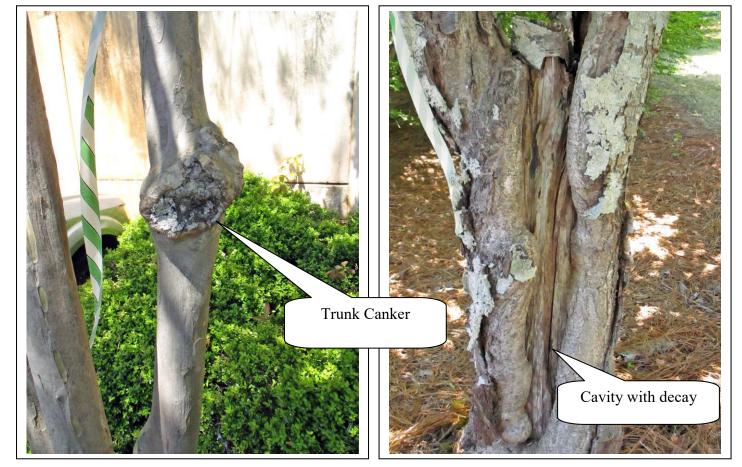


Photo 67 Photo 68

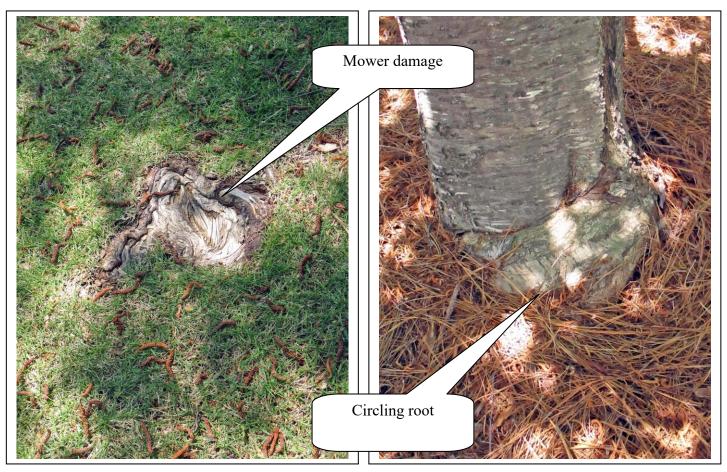


Photo 69 Photo 70

August 27th, 2025

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

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

Dear Mayor Deutsch and City Councilmembers,

On behalf of Dominium, we appreciate the opportunity to continue working with the City of Dunwoody as we move through the rezoning process for our proposed development.

During the first City Council meeting on August 11th, there were concerns expressed by a few city councilmembers about building height, land use compatibility, and alignment with PC-3 future land use designation. In response, we have taken meaningful steps to address and resolve these concerns.

Over the past few weeks, the site plan was revised to reduce the overall height of the building. Approximately two stories, or 50 residential units were removed from the site plan, which resulted in a reduction of the building's height from 95 feet to under 70 feet. The revised ODP proposes a maximum building height of 70 feet, which aligns with the PC-3 maximum height requirement for buildings 100 feet or greater to a lot line adjacent to a single-family zoning district. The maximum impervious cover in the ODP was also reduced from 85% to 70% to align with PC-3 zoning regulations. The proposed parking ratio remained consistent at 1.23 spaces per unit and the site plan meets all other conditions imposed by planning staff.

As shown in the revised elevations and renderings, the removal of two stories has a significant visual impact on the building. Along Ashford Dunwoody road, the building now reflects a height of three-four stories when it was previously five-six stories. The building height on the Ashford Center Parkway now appears as mostly four stories when it was previously close to seven stories. The reduction in building height is also now consistent with the allowable height for senior living facilities (up to four stories) in the Ashford character area. Senior housing is a critical need in Dunwoody and this project complies with the land use standards set forth in the 2025-2045 comprehensive plan. The intended use is also compatible with the surrounding uses, which include a three-story self-storage facility, three-story assisted living facility, a three-four story garden-style apartment complex and other uses in the Ashford area such as four-five story condominiums, and six

story office with tuck-under parking. We believe these updates address the height and compatibility concerns of this proposal

Finally, we acknowledge that no amount of redesign can satisfy the resistance to the introduction of rental housing. We believe in the importance of providing quality, affordable housing options for seniors and we believe this proposal satisfies that essential need for the city's seniors. We respect the voice of the community and the decision you make as a City Council.

We hope the City Council will recognize the good-faith efforts we have made to meet the code, respond to community concerns, and align with the comprehensive plan.

Thank you for your time and consideration.

Sincerely,

The Duit







A401) 1/16" = 1'-0"

Packet page: O. U P



June 30, 2025

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

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

Dear Mayor Deutsch, City Councilmembers, and Planning Commissioners:

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

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

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

Facts Relating to Topics Raised

Age Restriction

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

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



Dunwoody Residents Would Qualify

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

Height

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

Building Construction Type

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

Parking

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

Summary

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



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

Sincerely,

Shaun Reinhardt

Vice President & Project Partner

Dominium

Shaun.Reinhardt@dominiuminc.com



Trip Generation Memo - August 8th, 2025:

To: Miller Calhoun DOMINIUM

375 Northbridge Road, Suite 500

Atlanta, GA 30350

Miller.Calhoun@Dominiuminc.com

Re: Trip Generation Memo for Senior Living Development on Ashford Dunwoody Rd – Dunwoody, GA

Dominium is proposing a multifamily residential development on a previous developed parcel at 4891 Ashford Dunwoody Road in Dunwoody, Georgia. The site is located on the northeast corner of Ashford Dunwoody Road at Ashford Center Parkway and has been previously occupied by a *LifeSouth Community Blood Center* (medical office). The proposed development will be an age-restricted multifamily senior living development with an anticipated 5-6 stories and 215 dwelling units. The proposed development plans to retain the existing driveway access locations on Ashford Center Parkway.

Proposed Development

The project trips for the proposed development were calculated using equations contained in the Institute of Transportation Engineers' (ITE) latest *Trip Generation Manual*, 11th Ed, 2021. Table 1 summarizes the trip generation for the proposed redevelopment. The development land use and ITE code is listed below:

Proposed Land Use:

• Senior Adult Housing - Multifamily - ITE Code 252 - 215 Dwelling Units

Table 1: Trip Generation (Proposed Development)

Duningt Land Has	Danaitu	ITE	Daily			AM Peak Hour			PM Peak Hour		
Project Land Use	Density LU		Total	In	Out	Total	In	Out	Total	In	Out
Senior Adult Housing - Multifamily	215 D.U.	252	646	323	323	42	14	28	54	30	24
	Total Trips		646	323	323	42	14	28	54	30	24
Reductions for Internal Capture		0	0	0	0	0	0	0	0	0	
Reductions for Modal Split		0	0	0	0	0	0	0	0	0	
Reductions for Pass-By Trips		0	0	0	0	0	0	0	0	0	
Total Net New Project Trips		646	323	323	42	14	28	54	30	24	

The proposed development is anticipated to generate 646 total daily trips (323 inbound and 323 outbound) with the PM peak being the highest with the 54 total trips (30 inbound and 24 outbound). There are 42 total trips anticipated in the AM peak (14 inbound and 28 outbound).

The 2023 traffic count data on *GDOT's Traffic Analysis & Data Application (TADA)* site indicates 22,300 vpd on Ashford Dunwoody Road in the project area.

Existing Development

The site location for the proposed development has been previously occupied by a 15,615-SF *LifeSouth Community Blood Center* (medical office). The estimated trips for the existing development are calculated using equations contained in the Institute of Transportation Engineers' (ITE) latest *Trip Generation Manual*, 11th Ed, 2021. Table 2 summarizes the trip generation for the existing development. The development land use and ITE code is listed below:

Proposed Land Use:

• Medical Office – ITE Code 720 – 15,615 square feet

Table 2: Trip Generation (Existing Development)

Duningt Land Has	Daniel III		Daily			AM Peak Hour			PM Peak Hour		
Project Land Use	Density		Total	In	Out	Total	ln	Out	Total	ln	Out
Medical/Dental Office	15,615 S.F.	720	562	281	281	45	36	9	61	18	43
Total Trips		562	281	281	45	36	9	61	18	43	
Reductions for Internal Capture		0	0	0	0	0	0	0	0	0	
Reductions	for Modal Split		0	0	0	0	0	0	0	0	0
Reductions for Pass-By Trips		0	0	0	0	0	0	0	0	0	
Total Net New Project Trips		562	281	281	45	36	9	61	18	43	

The existing development is estimated to generate 562 total daily trips (281 inbound and 281 outbound) with the PM peak being the highest with the 61 total trips (18 inbound and 43 outbound). There are 45 total trips anticipated in the AM peak (36 inbound and 9 outbound).

The proposed development is estimated to generate more total daily trips (84 more) than the existing land use, but slightly fewer trips during the AM and PM traffic peak periods. The existing development demonstrates traffic patterns like general offices with employees arriving for work during the AM peak and returning home during the PM peak, while serving patients throughout the day. The senior living residential development demonstrates similar traffic patterns as standard residential developments, but the residents of this type of development are expected to make less peak hour trips than non-age restricted residential developments.

Conclusion

This type of age-restricted residential facility is anticipated to generate minor peak hour traffic volumes with residents most likely opting to avoid peak hour traffic and making most of their trips during non-peak hours. The proposed development is estimated to generate more total daily trips (84 more) but is anticipated to generate fewer peak hour trips than the existing facility. In general, the two land uses estimate to generate similar traffic volumes in the area. The driveway locations for the existing site are being utilized for the proposed redevelopment project. The proposed development is expected to have minor traffic impacts to the area and the traffic that is generated is anticipated to be very comparable to the existing development at this property.

Please contact me at 770-368-1399 if you have any questions or need additional information. Thank you for your time and consideration.

Sincerely,

FORESITE GROUP, LLC Stevie Berryman, PE Project Manager Appendix A: Site Plan



Appendix B: Trip Generation

Trip Generation

Calculation of Anticipated Project Trips
Based upon methodology from ITE's *Trip Generation Manual*, 11th Edition (2021)



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Project Land Use	Project Density	Total	Project Trips Inbound	Outbound	ITE Code	Variable	Equation Used ¹	In/Out Distribution
Senior Adult Housing - Multifamily	215 D.U.				252	Dwelling Unit		
Daily		646	323	323			T = 2.89(X) + 24.82	50% / 50%
AM Peak Hour		42	14	28			T = 0.19(X) + 0.90	34% / 66%
PM Road Peak		54	30	24			T = 0.25(X) + 0.07	56% / 44%
Reductions for Internal Capture								
Daily	0%	0	0	0				
AM Peak Hour	0%	0	0	0				
PM Peak Hour	0%	0	0	0				
Reductions for Modal Split								
Daily	0%	0	0	0				
AM Peak Hour	0%	0	0	0				
PM Peak Hour	0%	0	0	0				
Reductions for Pass-By Trips								
Daily	0%	0	0	0				
AM Peak Hour	0%	0	0	0				
PM Peak Hour	0%	0	0	0				
NET NEW EXTERNAL VEHICULAR TRIPS								
Daily		646	323	323				
AM Peak Hour		42	14	28				
PM Peak Hour		54	30	24				

Trip Generation -

Calculation of Anticipated Project Trips
Based upon methodology from ITE's *Trip Generation Manual*, 11th Edition (2021)

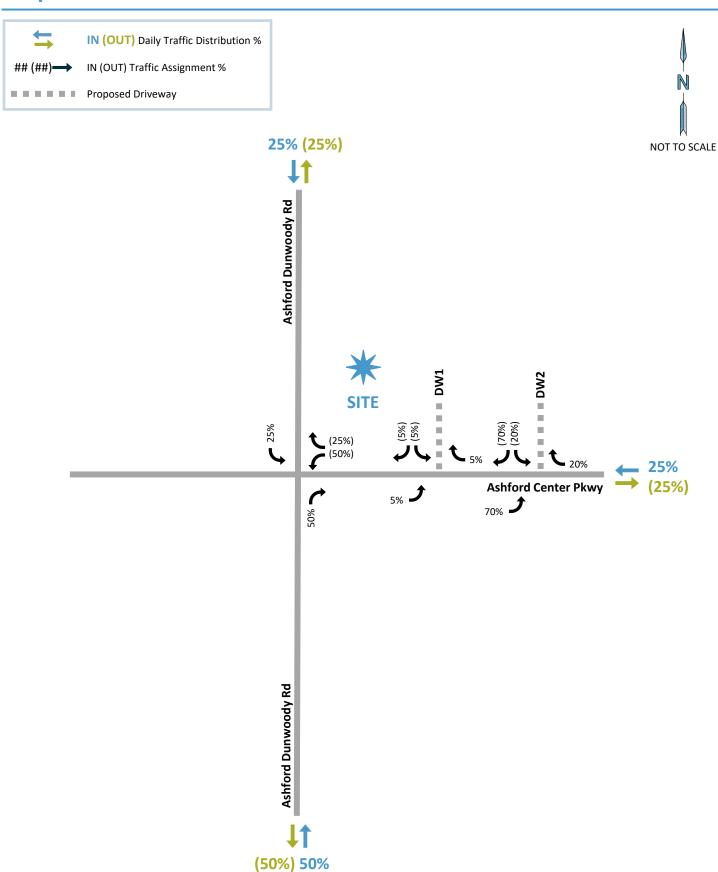


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	Project Trips						In/Out
Project Density	Total	Inbound	Outbound	ITE Code	Variable	Equation Used ¹	Distribution
15,615 S.F.				720	1,000 S.F.		
	562	281	281			T=36.0(X)	50% / 50%
	45	36	9			Ln(T) = 0.90Ln(X)+1.34	79% / 21%
	61	18	43			T=3.93(X)	30% / 70%
0.0%	0						
0.0%	0						
0.0%	0						
0%	0	0	0				
0%	0	0	0				
0%	0	0	0				
0%	0	0	0				
0%	0	0	0				
0%	0	0	0				
		<u> </u>					
	562	281	281				
	45	36	9				
	61	18	43				
	0.0% 0.0% 0.0% 0.0% 0% 0% 0%	15,615 S.F. 562 45 61 0.0% 0.0% 0.0% 0 0.0% 0 0 0% 0 0% 0 0	Project Density Total Inbound	Project Density Total Inbound Outbound	Project Density Total Inbound Outbound ITE Code	Project Density Total Inbound Outbound ITE Code Variable 15,615 S.F. 562 281 281 281 45 36 9 61 18 43 281 45 36 9 9 61 18 43 1,000 S.F. 0.0% 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Project Density Total Inbound Outbound ITE Code Variable Equation Used

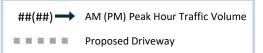
Appendix C: Trip Distribution

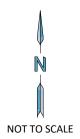
Trip Distribution

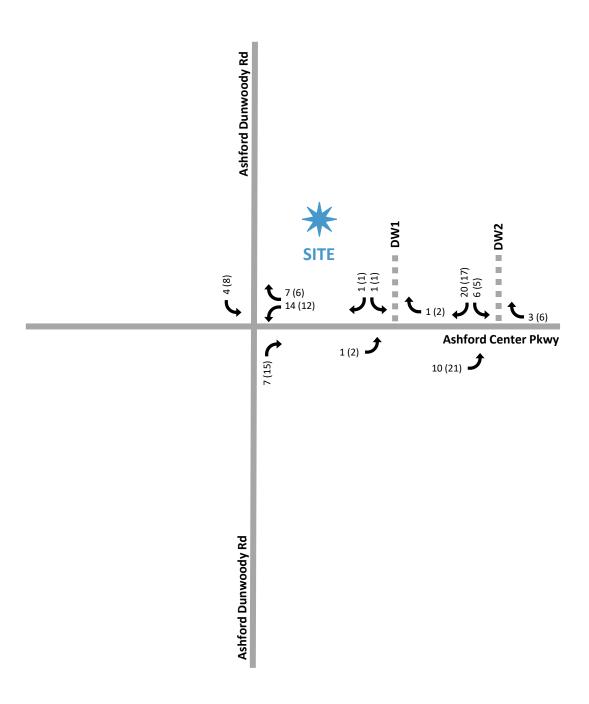




Project Trips









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: Dominium c/o Dillard Sellers
Contact Name: Julie Sellers
Address:1776 Peachtree Street NW, Suite 415 South, Atlanta, Georgia 30309
Phone: 404.665.1242 Email: jsellers@dillardsellers.com
Pre-Application Conference Date: 3/7/2025
Owner Information [] Check here if same as applicant Owner's Name: Lifesouth Community Blood
Owner's Address: 4039 W Newberry Road, Gainesville, Florida 32607
Phone: Email:
Property Information Property Address(es): 4891 Ashford Dunwoody Road, Dunwoody, Georgia 30338 Parcel ID #(s): 18 363 08 008 Total Acreage: 3.42 Current Zoning Classification: O-l Current Use: Medical Office Building
Project Information Proposed Zoning Classification: PD Proposed Use: Age-restricted multi-unit building, rental Project Details: Proposing 212 Senior Apartments, please see details in attached materials.
Applicant Affidavit I hereby certify that to the best of my knowledge, this amendment application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I certify that I, the applicant (if different), am authorized to act on the owner's behalf, pursuant to this application and associated actions. Applicant's Name: Shaun Reinhardt Date: 04/22/25
Notary: Sworn to and subscribed before me this22Day of

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: Dominium Signature: Handred	
	Date: _3/27/2025
Address: 375 Northridge Road, Suite 500, Atlanta, Georgia 3	
Phone: Email: _	
Notary Public: County of Fulton, State of Georgia	
Notary Signature:	Farangiz Asadulla NOTARY PUBLIC Fulton County GEORGIA
Applicant: Name: Dillard Sellers (attorneys and representatives)	
Signature:	Date:
Address: 1776 Peachtree Street NW, Suite 415 South, A	tlanta, Georgia 30309
Phone: 404.665.1242 Email: _j	sellers@dillardsellers.com
Notary Public:	
Sworn to and subscribed before me thisDay	of, 20
Notary Signature: My Commission Expires:	
Applicant:	
Name:	
Signature:	Date:
Address:	
Phone: Email: _	
Notary Public:	
Sworn to and subscribed before me thisDay	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: Dominium Signature: Date:
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Phone: Email:
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Sworn to and subscribed before me thisDay of, 20
Notary Signature: My Commission Expires:
Applicant:
Name: Dillard Sellers (attorneys and representatives)
Signature:
Address: 1776 Peachtree Street NW, Suite 415 South, Atlanta, Georgia 30309
Phone: 404.665.1242 Email: jsellers@dillardsellers.com
Notary Public: Ashley van der lande
Sworn to and subscribed before me this Day ofApril
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Notary Signature:
My Commission Expires:

Property Owner(s) Notarized Certification



Community Development

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

Property Owner:		
Owner Name: Lifesouth Community Blood	Centers Inc	
Owner Name: Linesouth Community Blood	Parla	Date: 3/17/2025
		Date. 4
Address: 4039 W Newberry Road, Gainesville,	Florida 32607	tracks scall lifes with ala
Phone:352.227.1/49	Email:	Irgalasso @ lifesouth, org
Notary Public: Athira Nair		
Sworn to and subscribed before me this	17Day o	of Mayon Athira Nair
		Commission # HH 594491 Commission Expires 09-17-2028
Notary Signature: attringular	2253	Bonded Through - Cynanotary Florida - Notary Public
My Commission Expires: 09-17-202		
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Owner Name:		
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Property Owner:		
Owner Name:		Date:
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Address:		
Phone:	Email:	
Notary Public:		
Sworn to and subscribed before me this _	Day o	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?

T 1	YES	- 1	1 NO	

Applicant/On Signature: 375 North	ridge Rd, Atlanta GA 30350			Date: _3/27/2025
If	the answer above is ye	s, please complete t	the following sec	ction:
Date	Government Official	Official Position	Description	Amount
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Campaign Disclosure Ordinance

Applicant/Owner



Community Development

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

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

[] YES [X] NO

Signature:	11. 15t 100	(P. Baster Ru		te: 04/01/3025					
Address: 1776	Peachtree Street NW, Su	ite 415 South, Atla	nta, GA 30309						
If the answer above is yes, please complete the following section:									
Date	Government Official	Official Position	Description	Amount					
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First Community Meeting Applicant—Dominium Meeting Summary Report March 31, 2025

Application and Requests

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

Notification Efforts

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

Meeting Details and Attendees

Location: In Person: LifeSouth, 4891 Ashford Dunwoody Road, Dunwoody, Georgia 30338

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

Attendees: Applicant representatives included: Shaun Reinhardt, Miller Calhoun, John Rodriguez,

Julie Sellers, Baxter Russell, and Jawun Jackson

Community members included: Tim Brown, Bob Fiscella, Debbie Amundsen, Su Ellis, &

Susan Mitchell

Meeting Summary and Discussion Topics

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

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

Topics of questions raised and discussion included:

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

Community Meeting Notice

Date: Monday, March 31, 2025

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

Location: LifeSouth, 4891 Ashford Dunwoody Rd, Dunwoody

Purpose: Dominium plans to file an application for rezoning 4891

Ashford Dunwoody Rd, from O-I (Office-Institutional) to PC-3

(Perimeter Center 3) and a special use permit to create

additional housing that is deed restricted for residents aged 55+.

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

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

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

Community Meeting Notice

Date: Monday, March 31, 2025, and

New Date Added: Tuesday, April 8, 2025 (you previously

received notice for the March 31st date only)

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

Location: LifeSouth, 4891 Ashford Dunwoody Rd, Dunwoody

Purpose: Dominium plans to file an application for rezoning 4891

Ashford Dunwoody Rd, from O-I (Office-Institutional) to PC-3

(Perimeter Center 3) and a special use permit to create

additional housing that is deed restricted for residents aged 55+.

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

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

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



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6.	TAN KIM YOW 4810 VALLEY V DUNWOODY, 0					
PS Form 3665 , January 2017 (Page 1 of 1) PSN 7530	0-17-000-5549				See R	Reverse for Instructions



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Dominium is seeking approval from the City of Dunwoody to Rezone the property from O-I (Office-Institutional) to PC-3 (Perimeter Center 3) and a Special Use

#13.

RE:

Dunwoodv. GA

any questions.

4891 Ashford Dunwoodv Rd

You are invited to attend a meeting at the LifeSouth Community Blood Center Building located at 4891 Ashford Dunwoody Rd to discuss the development plans and application. Two meeting options are offered with the same information

Permit to create additional housing that is deed restricted for residents aged 55+.

presented at both: Monday, March 31, 2025, at 6:00 p.m. and Tuesday, April 8, 2025 at 6:00 p.m.

Please contact Julie Sellers at jsellers@dillardsellers@dil

Sign-in Sheet

Community Meeting

4891 Ashford Dunwoody Road

Monday, March 31, 2025

6:00 PM

Name	Mailing Address	E-mail Address	Phone Number
Tim Redum	4609 Knisqu'e De	Horan-realtin-	Com lilm
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Sign-in Sheet

Community Meeting

4891 Ashford Dunwoody Road

Monday, March 31, 2025

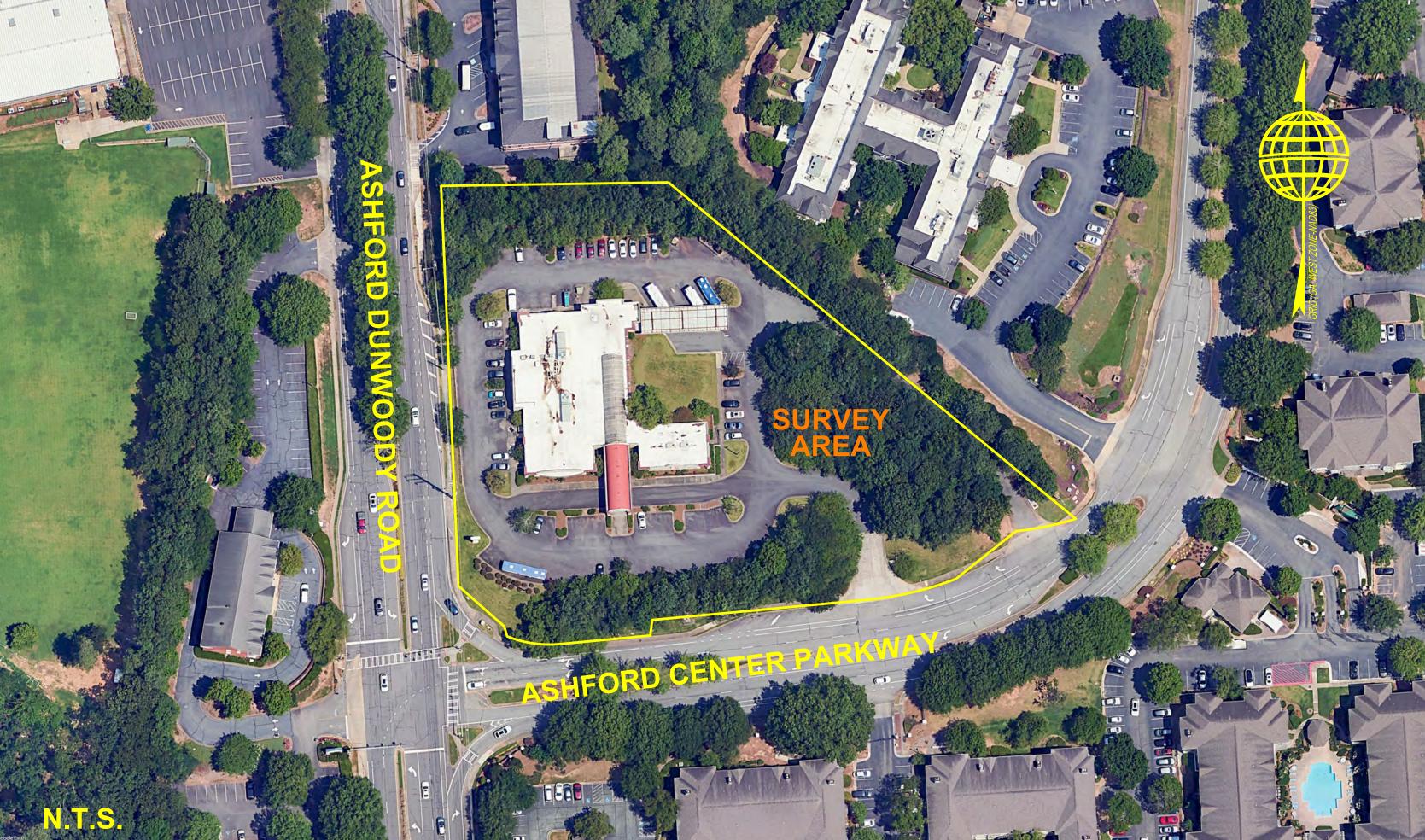
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FOR DOMMINIUM, INC. (4891 ASHFORD DUNWOODY ROAD)

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

SITE MAP



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



LOCATION MAP

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

PROPERTY DESCRIPTION

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

Beginning for the same at a point being at the northwestern end of a mitered corner at the intersection of Northern Right of Way Line of Ashford Center Parkway (having a variable width

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

1. North 03° 30' 03" West, 352.36 feet to a 1/2 inch rebar found; thence, leaving the aforesaid line of Ashford Dunwoody Road and running adjacent to the property now or formerly

owned by Cubesmart, L.P., as described in a deed recorded among the Land Records of DeKalb County, Georgia in Deed Book 22896, Page 337,
North 88° 09' 40" East, 199.87 feet to a 1/2 inch rebar found; thence, running adjacent to the property now or formerly owned by SJV 2 Dunwoody LLC, as described in a deed recorded among the aforesaid Land Records in Deed Book 29021, Page 748,

South 51° 25' 03" East, 464.81 feet to a 1/2 inch rebar found on the aforesaid line of Ashford Center Parkway; thence, running with the said line of Ashford Center Parkway,
 53.95 feet along the arc of a curve deflecting to the right, having a radius of 282.00 feet and a chord bearing and distance of South 77° 22' 48" West, 53.87 feet to a P.K. Nail found; thence,

South 50° 34' 46" West, 67.38 feet to a 1/2 inch rebar found; thence,
 82.35 feet along the arc of a curve deflecting to the right, having a radius of 293.63 feet and a chord bearing and distance of South 76° 01' 56" West, 82.08 feet; thence,
 South 83° 39' 27" West, 187.67 feet; thence,
 South 05° 56' 38" West, 13.82 feet to a 1/2 inch rebar found; thence,

South 83° 39' 27" West, 79.57 feet to a 1/2 inch rebar found; thence,

feet or 3.4236 acres of land, more or less.

a chord bearing and distance of North 82° 44′ 56″ West, 47.18 feet to a 1/2 inch rebar found at the southeastern end of the aforesaid mitered corner; thence, running along said mitered corner,
North 18° 07′ 43″ West, 9.33 feet; thence,
North 49° 34′ 38″ West, 53.31 feet to the Point of Beginning, containing 149,132 square

47.64 feet along the arc of a curve deflecting to the right, having a radius of 99.00 feet and

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

SITE AREA

149,132 SQ.FT. OR 3.4236 AC.

SPECIAL NOTES

1. CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS

 SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

4. NO CEMETERIES OR BURIAL GROUNDS HAVE BEEN OBSERVED BY TERRAMARK.
5. NO WETLAND DELINEATION MARKINGS HAVE BEEN OBSERVED BY TERRAMARK.
6. NO RECENT EARTH MOVING OR BUILDING CONSTRUCTION HAS BEEN OBSERVED

. NO CHANGE IN STREET RIGHTS OF WAY HAVE BEEN MADE AVAILABLE TO TERRAMARK.

SURVEYOR'S CERTIFICATE

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





 Project No.
 2025-069
 No
 Revision
 Date

 Survey Crew:
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DOMMINIUM, INC.
ASHFORD DUNWOODY ROAD)

SHEET NO.

2

DRAWING# TM 25-069

SURVEY NOTES

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

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

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

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

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

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

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

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

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

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

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING.

THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

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

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

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

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

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

TITLE NOTES

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

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

SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC RIGHT OF WAY OF

REFERENCE MATERIAL

1. ALL DEEDS AND PLATS SHOWN HEREON

ASHFORD CENTER PARKWAY.

SURVEY FOR LIFESOUTH COMMUNITY BLOOD CENTERS, LLC
 PREPARED BY J.A. EVANS & ASSOCIATES
 DATED DECEMBER 11, 2009

SITE INFORMATION

CURRENT OWNER: LIFESOUTH COMMUNITY BLOOD CENTERS, LLC DB. 10827 PG. 602

TAX PARCEL ID # 18 363 08 008

ADDRESS: 4891 ASHFORD DUNWOODY ROAD

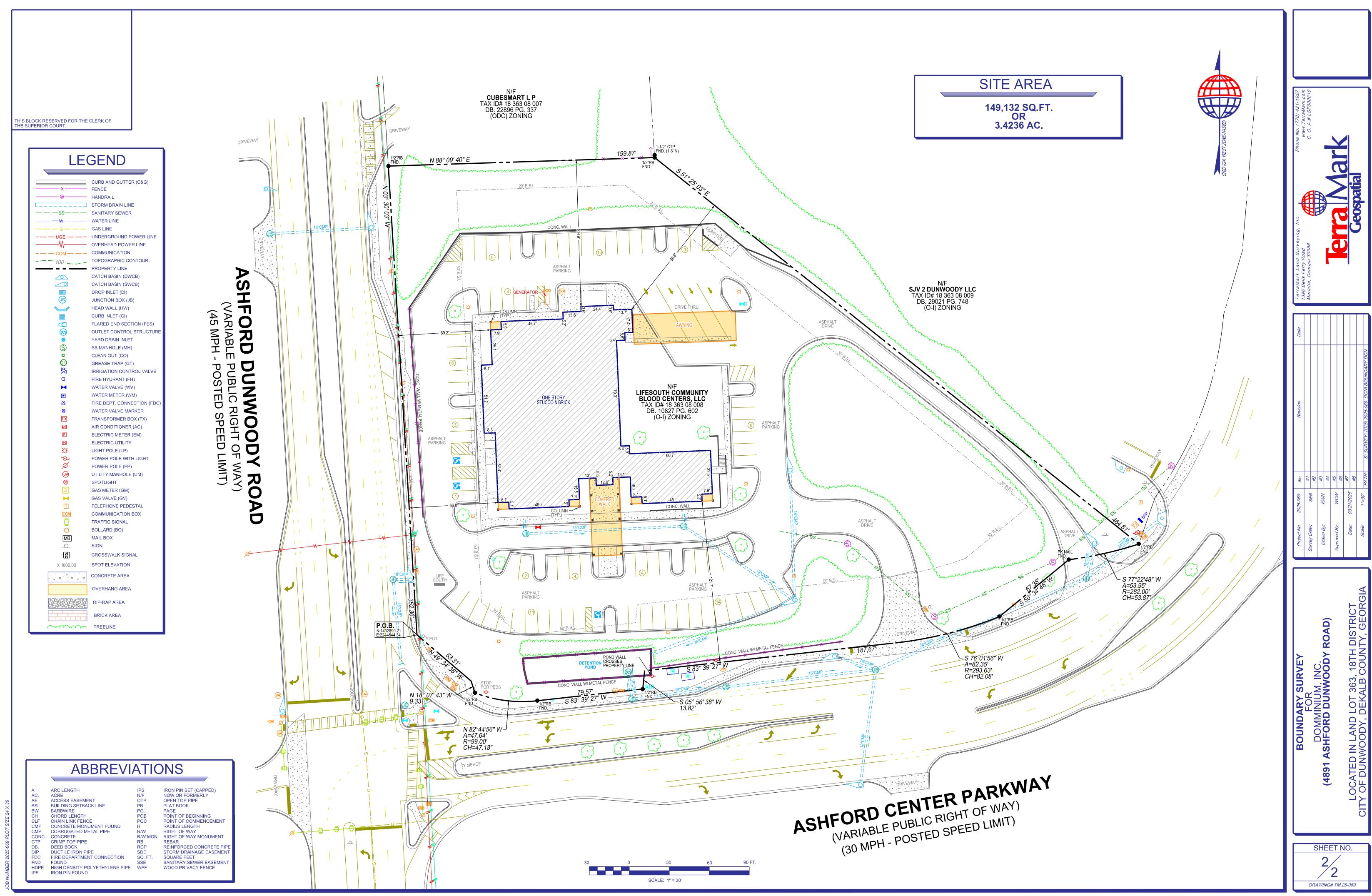
ZONING: O-I (OFFICE & INDUSTRIAL)
JURISDICTION: CITY OF DUNWOODY)

SETBACKS:

FRONT - 50 FEET
SIDE - 20 FEET
REAR - 30 FEET

PARKING COUNT:

REGULAR PARKING - 77 SPACES
HANDICAPPED PARKING - 3 SPACES
TOTAL PARKING COUNT - 80 SPACES



PROPERTY DESCRIPTION

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

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

- 1. North 03° 30' 03" West, 352.36 feet to a ½ inch rebar found; thence, leaving the aforesaid line of Ashford Dunwoody Road and running adjacent to the property now or formerly owned by Cubesmart, L.P., as described in a deed recorded among the Land Records of DeKalb County, Georgia in Deed Book 22896, Page 337,
- 2. North 88° 09' 40" East, 199.87 feet to a ½ inch rebar found; thence, running adjacent to the property now or formerly owned by SJV 2 Dunwoody LLC, as described in a deed recorded among the aforesaid Land Records in Deed Book 29021, Page 748.
- 3. South 51° 25' 03" East, 464.81 feet to a ½ inch rebar found on the aforesaid line of Ashford Center Parkway; thence, running with the said line of Ashford Center Parkway,
- 4. 53.95 feet along the arc of a curve deflecting to the right, having a radius of 282.00 feet and a chord bearing and distance of South 77° 22' 48" West, 53.87 feet to a P.K. Nail found: thence.
- 5. South 50° 34' 46" West, 67.38 feet to a ½ inch rebar found; thence,
- 6. 82.35 feet along the arc of a curve deflecting to the right, having a radius of 293.63 feet and a chord bearing and distance of South 76° 01' 56" West, 82.08 feet; thence,
- 7. South 83° 39' 27" West, 187.67 feet; thence,
- 8. South 05° 56' 38" West, 13.82 feet to a $\frac{1}{2}$ inch rebar found; thence,
- 9. South 83° 39' 27" West, 79.57 feet to a $\frac{1}{2}$ inch rebar found; thence,
- 10. 47.64 feet along the arc of a curve deflecting to the right, having a radius of 99.00 feet and a chord bearing and distance of North 82° 44' 56" West, 47.18 feet to a ½ inch rebar found at the southeastern end of the aforesaid mitered corner; thence, running along said mitered corner
- 11. North 18° 07' 43" West, 9.33 feet; thence, 12. North 49° 34' 38" West, 53.31 feet to the Point of Beginning, containing 149,132 square feet or 3.4236 acres of land, more or less.

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

Amended Letter of Intent

City of Dunwoody

Zoning Map Amendment

Applicant:

Dominium c/o Dillard Sellers

Property:

4891 Ashford Dunwoody Road, Dunwoody, Georgia 30338

Acreage:

+/- 3.42

Tax Parcel ID:

18 363 08 008

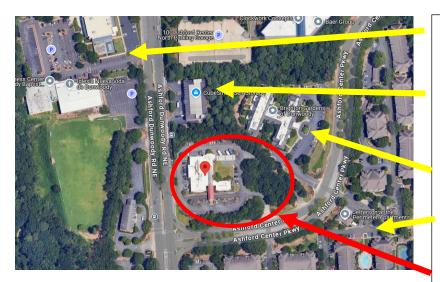
Submitted for Applicant by:

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

April 23, 2025

I. <u>INTRODUCTION</u>

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



Dunwoody Baptist Church

CubeSmart Self Storage

Brighton Gardens of Dunwoody (Assisted Living)

Jefferson at the Perimeter (apartments)

The Property

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

Application Request Aligns with City's Goal

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

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

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

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

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

Rezoning (O-I to PD)

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

II. RESPONSE TO REVIEW AND APPROVAL CRITERIA

Zoning Map Amendment

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

III. CONCLUSION

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

Sincerely,

DILLARD SELLERS, LLC

Julie Sellers
R. Baxter Russell
Attorneys for the Applicant

Exhibit A REQUIRED CONSTITUTIONAL AND ANTE LITEM NOTICE

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

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

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

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

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

A refusal by the City of Dunwoody to grant the Zoning Map Amendment request for the Property in accordance with the criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the requests subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

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

Standing Objection

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

Evidence Objection

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

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

Overall Development Plan

RZ 25-03

4891 Ashford Dunwoody Road

April 22, 2025

Overall Development Plan

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

Development Standards Text

- 1. The Subject Property shall be rezoned from the O-I (Office Institutional) zoning classification to the PD (Planned Development) zoning classification to allow for the development of a new age-restricted (55+), residential rental community on the property together with structured parking and service areas, streetscape, landscaping, green space, and pedestrian improvements.
- 2. It is understood that the precise layout of the proposed development has not been finalized to the extent of producing construction drawings; however, the location of the building, driveways, and pedestrian amenities sidewalks, and green space shall be substantially similar to that depicted in the Conceptual Site Plan prepared by BKV Group and attached hereto as Exhibit "A."

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

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

- 5. The development will include up to 6 floors of residential units above structure parking. The total height of the building shall not exceed 80 feet.
- 6. Ground-mounted mechanical equipment shall be allowed, provided such equipment is screened from view by a solid fence, solid wall, dense hedge, or combination of such features.
- 7. The maximum impervious cover on the subject property shall not exceed 75% and the maximum impervious plus semi-pervious cover on the subject property shall not exceed 85%. This calculation shall be based on the total area of the parcel prior to any dedication of land for public rights-of-way and any land to be so dedicated shall be considered in its pre-development state. The area of the proposed multi-use path shall not be counted toward either the impervious or semi-pervious cover on the parcel.

Additional Required Elements of the ODP

- **A. Sketch Plan -** The Conceptual Site Plan for the proposed revitalization of the site is provided as Exhibit "A." It is anticipated that slight variations will be made to this conceptual Site Plan for the proposed redevelopment of the Subject Property through interaction with staff, City officials, and the community.
- **B.** Type and location of all intended uses The redevelopment of the Subject Property is proposed to include one building and parking for age restricted residential rental community, pedestrian connections, and landscaping as depicted on the Conceptual Site Plan for the proposed development.
- C. Expected gross land areas of all intended uses including open space The gross land area of the Subject Property is ~3.42 acres and currently contains a single building (LifeSouth Community Blood Center) and surface parking. The Subject Property will be redeveloped with residential age-restricted rental community and parking.
- D. Gross floor area or residential unit size and number for all building structures, including a statement pertaining to the appropriateness of the density and intensity of the suggested uses relative to policies and standards contained within the comprehensive plan The proposed development will contain up to 220 residential rental units that are age-restricted for residents 55 and over. The development is aligned with the Comprehensive Plan, Edge City 2.0 and the Perimeter Center District regulating plan adopted by the City as part of the Zoning Ordinance. In particular, the use for senior housing is consistent with multiple goals and priorities of "senior housing desires are adequately supported and aging in the community is possible." (Comprehensive Plan p. 41)
- E. Architectural elevations of all proposed building sides, a description of the types of exterior treatments of buildings, a site plan to scale, density calculations The architectural style of the proposed development has not been finalized at this stage;

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

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

- **F.** Circulation plan The pedestrian circulation plan for the proposed development, indicating the location and direction of pedestrian movement to, from, and through the development, will be provided during the application process.
- **G. Street documentation -** The Subject Property is bound on the west by Ashford Dunwoody Road and on the south by Ashford Center Parkway. Both of these roads are shown on the Survey provided with the Applicant's original application submittal and have variable rights-of-way with two travel lanes in each direction, partial medians and turn lanes at main intersections. In addition, there are sidewalks adjacent to the roadways on each frontage.
- **H. Parking analysis -** The proposed development will include up to approximately 254 parking spaces for residents, employees and guests.
- I. A tree plan showing the existing trees on site that are six inches in diameter a breast height or greater for hardwoods and 16 inches in diameter at breast height for other trees A tree plan will be provided during the application process.
- **J.** Existing site survey and a grading plan A survey of the Subject Property, prepared by Terramark Land Surveying, Inc. and dated March 21, 2025, was submitted with Applicant's original application. A conceptual grading plan will be provided during the application process.
- K. Any other information deemed necessary by the community development director for planning review Should staff deem additional information necessary for planning review, the Applicant will work with staff to provide such information.

Overall Development Plan

RZ 25-03

4891 Ashford Dunwoody Road

May 13, 2025 (updated)

Overall Development Plan

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

Exhibits

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

Property Overview

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

Development Standards Text

- 1. The Subject Property shall be rezoned from the O-I (Office Institutional) zoning classification to the PD (Planned Development) zoning classification to allow for the development of a new age-restricted (55+), residential rental community on the property together with structured parking and service areas, streetscape, landscaping, green space, and pedestrian improvements.
- 2. It is understood that the precise layout of the proposed development has not been finalized to the extent of producing construction drawings; however, the location of the building, driveways, and pedestrian amenities sidewalks, and green space shall be substantially similar to that depicted in the Conceptual Site Plan prepared by BKV Group and attached hereto as Exhibit "B."

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

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

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

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

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

- 4. Building setback lines and/or "build to" lines will generally conform to those depicted on the Conceptual Site Plan adopted as part of the ODP and shall, if necessary following the dedication of property to the City by the Owner, abut the public right-of-way.
- 5. The development will include up to 6 floors of residential units above structure parking. The total height of the building shall not exceed 95 feet.
- 6. Ground-mounted mechanical equipment shall be allowed, provided such equipment is screened from view by a solid fence, solid wall, dense hedge, or combination of such features.
- 7. The maximum impervious cover on the subject property shall not exceed 85% This calculation shall be based on the total area of the parcel prior to any dedication of land for public rights-of-way and any land to be so dedicated shall be considered in its pre-development state. The area of the proposed multi-use path shall not be counted toward either the impervious or semi-pervious cover on the parcel.

Development Standard Summary

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

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

Additional Required Elements of the ODP

- **A. Sketch Plan -** The Conceptual Site Plan for the proposed revitalization of the site is provided as Exhibit "A." It is anticipated that slight variations will be made to this conceptual Site Plan for the proposed redevelopment of the Subject Property through interaction with staff, City officials, and the community.
- **B.** Type and location of all intended uses The redevelopment of the Subject Property is proposed to include one building and parking for age restricted residential rental community, pedestrian connections, and landscaping as depicted on the Conceptual Site Plan for the proposed development.
- C. Expected gross land areas of all intended uses including open space The gross land area of the Subject Property is ~3.42 acres and currently contains a single building (LifeSouth Community Blood Center) and surface parking. The Subject Property will be redeveloped with residential age-restricted rental community and parking. This is the only land use for the property and the details are set forth in the development summary above.
- D. Gross floor area or residential unit size and number for all building structures, including a statement pertaining to the appropriateness of the density and intensity of the suggested uses relative to policies and standards contained within the comprehensive plan The proposed development will contain up to 215 residential rental units that are age-restricted for residents 55 and over. The development is aligned with the Comprehensive Plan, Edge City 2.0 and the Perimeter Center District regulating plan adopted by the City as part of the Zoning Ordinance. In particular, the use for senior housing is consistent with multiple goals and priorities of "senior housing desires are adequately supported and aging in the community is possible." (Comprehensive Plan p. 41)
- E. Architectural elevations of all proposed building sides, a description of the types of exterior treatments of buildings, a site plan to scale, density calculations The architectural style of the proposed development has not been finalized at this stage;

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

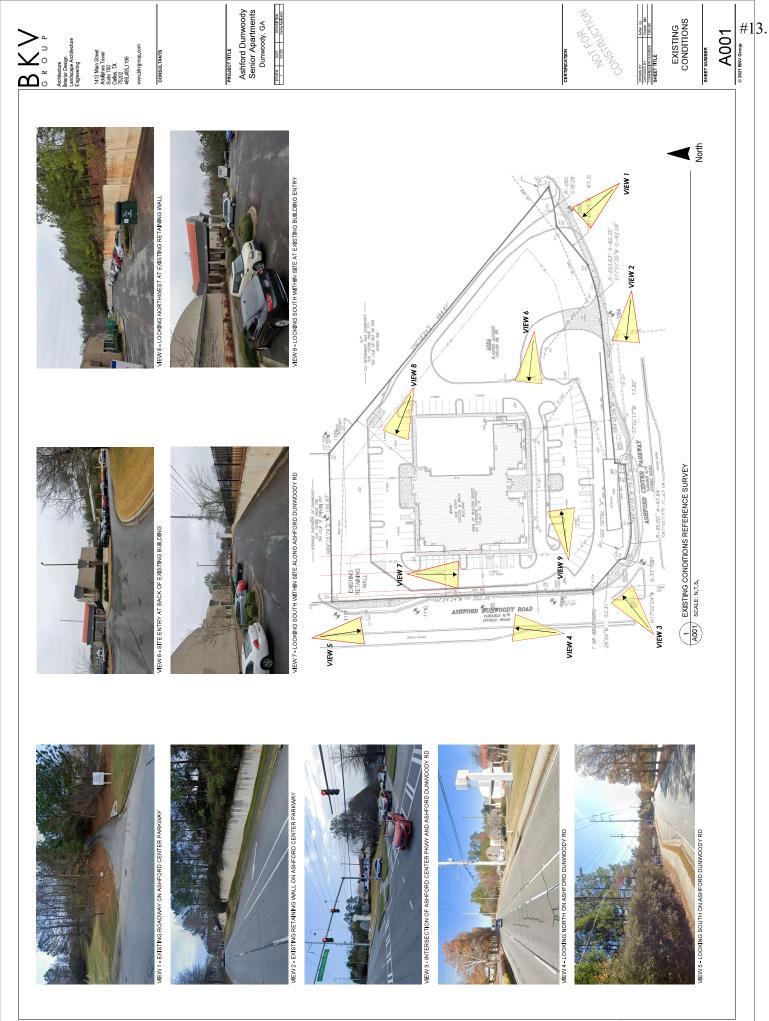
Approximately 80% of the units shall have decks or patio space.

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

- **F.** Circulation plan The pedestrian circulation plan for the proposed development, indicating the location and direction of pedestrian movement to, from, and through the development is reflected on Exhibit B.
- G. Street documentation The Subject Property is bound on the west by Ashford Dunwoody Road and on the south by Ashford Center Parkway. Both of these roads are shown on the Survey provided with the Applicant's original application submittal and have variable rights-of-way with two travel lanes in each direction, partial medians and turn lanes at main intersections. In addition, there are sidewalks adjacent to the roadways on each frontage.
- **H. Parking analysis** The development includes parking for both vehicular and bicycles. Specifically for vehicular parking, the development includes 248 structured parking stalls (238 standard stalls and 10 compact stalls) and 8 surface parking stalls (all standard stalls). The maximum number of surface parking spaces will be 12 stalls. The parking spaces will be used by residents, employees and guests.

The minimum number of bicycle parking spaces shall be 6.

- I. A tree plan showing the existing trees on site that are six inches in diameter a breast height or greater for hardwoods and 16 inches in diameter at breast height for other trees A tree report is attached as Exhibit D.
- **J.** Existing site survey and a grading plan A survey of the Subject Property, prepared by Terramark Land Surveying, Inc. and dated March 21, 2025, was submitted with Applicant's original application. A conceptual grading plan is included with the site plan.
- K. Any other information deemed necessary by the community development director for planning review Should staff deem additional information necessary for planning review, the Applicant will work with staff to provide such information.





#13.



EXTERIOR MATERIAL KEY

3 WEST ELEVATION AT ASHFORD DUNWOODY ROAD AND JAMES 1:00

18/61.2 AVENAGE GRADE PLANE
105.4"
105.4"
105.0"

MATERIALS ON INTERIORREAR FACADES INOT SHOWN) TO BE COMPLEMENTARY TO MAJOR SACADES SHOWN. PERCENTAGES OF MAJOR FACADE MATERIALS ON THESE FACADES SHALL NOT FALL BELOW 30%

11120°

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

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



Location Map



North

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

Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: April 14, 2025

Report Date: April 15, 2025

Revised Date:



Outdoor Spaces, LLC

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

THE CODE OF THE CITY OF DUNWOODY, GEORGIA

(Related to this Report)

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

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

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

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

- (2) Tree condition.
- a. Relatively sound and solid trunk with no extensive decay.
- b. No more than one major and several minor dead limbs.
- c. No major insect or pathological problems.
- d. No major pruning deficiencies, i.e. topping.
- e. At least 75 percent of the critical root zone in a natural, undisturbed state.

DIVISION 2. - DEFINITIONS

Sec. 16-301. - Terms defined.

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

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

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

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

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

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

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

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

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

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

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

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

Outdoor Spaces interpretations and fact findings:

Warranty Disclaimer:

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

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

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

Arborist Note:

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

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

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

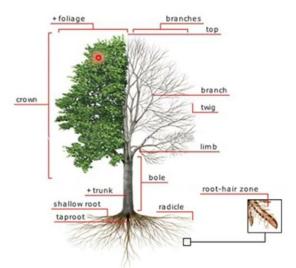
These are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically have the life safety issues because they are not large growing trees.

Co-Dominate Leaders:

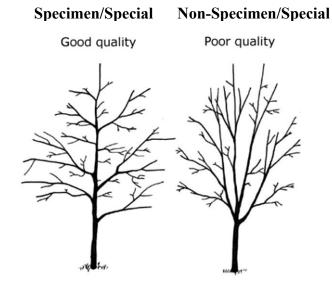
One of the most common locations for the aboveground portion of a tree to fail is at the junction of two or more codominant stems. Due to the frequency of failures at this point, a study was undertaken to get a better understanding of the mechanical strength of this point and to determine if included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

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

Tree Structure Examples:



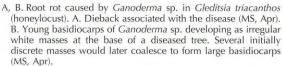




The following are images of examples of diseases, fungus and other health/ structural issues that are found on site. The following examples are referenced from Diseases of Trees and Shrubs by Sinclair and Lyon.

Butt and Root Rot Examples





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

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

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

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

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

Photo credits: E, F—J.-M. Moncalvo



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

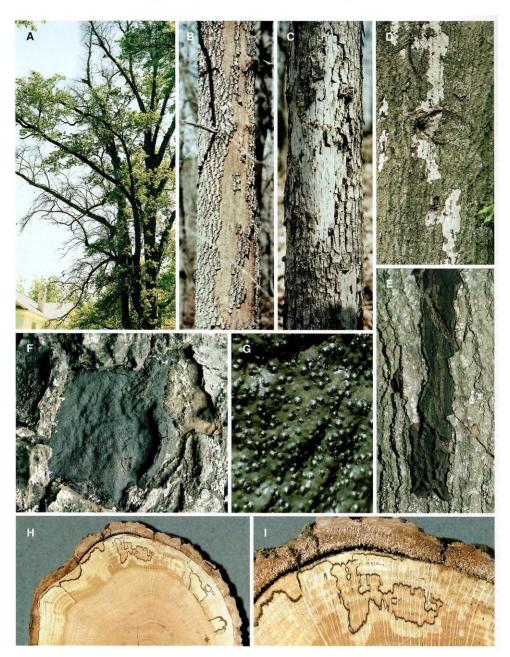
C–E. Indicators of root and butt rot by *I. dryadeus* on *Quercus phellos* (willow oak). C. Irregular dark brown to black old basidiocarps in root crotches of a mature tree. D. Flat, pattylike basidiocarps of two age classes extending from a tree at soil level; the older structures are weathered gray-brown.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

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

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

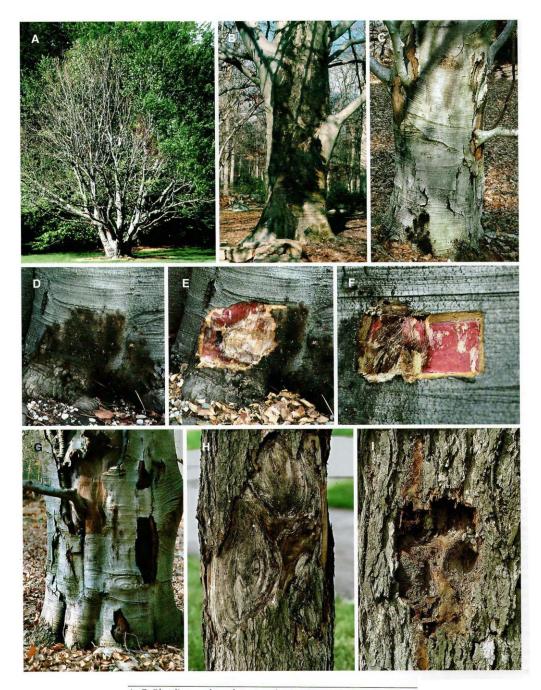
Photo credits: A—J. C. Krug; B—P. Dmytrasz

Hypoxylon Canker Examples



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

Phytophthora Examples



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

Photo credits: A-G—G. W. Hudler

Trunk Rot Examples



- A, B. Stereum gausapatum on a basal scar on Quercus nigra (water oak) (MS, May).
- C, D. Hericium erinaceus, the hedgehog fungus, fruiting at a branch scar on *Quercus texana* (Nuttall oak) (MS, May).
- E-H. Trunk rot caused by Phellinus igniarius. E. A young basidiocarp developing at a wound scar on Juglans cinerea (butternut) (NY, Apr). F. A typical perennial basidiocarp growing from a canker on Apr). F. A typical pereinial basiciocal p growing from a carrier of a pole-size Fagus grandifolia (American beech) (NY, May). G. Zone lines associated with decay by *P. igniarius* and other fungi in a freshly cut *F. grandifolia* butt. Sapwood at left was alive when cut (NY, May). H. Close view of zone lines on a transverse surface

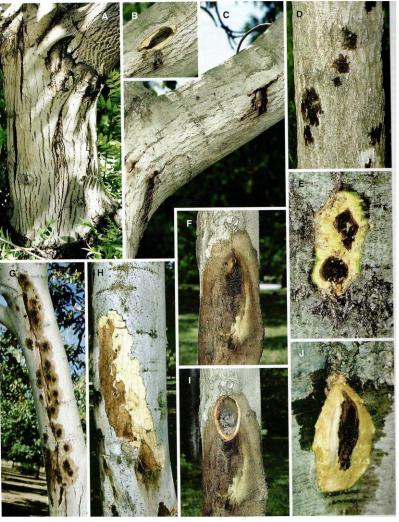
of an Acer saccharum (sugar maple) log (NY, Oct). I-K. Heart rot caused by Phellinus tremulae in Populus tremuloides (trembling aspen). I, J. Perennial basidiocarps on living trunks (NY, Aug). K. Transverse view of a decay column with black zone

lines (CO, Jun).



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

Bleeding Cankers Examples



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

Trees are common sites of infection.

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

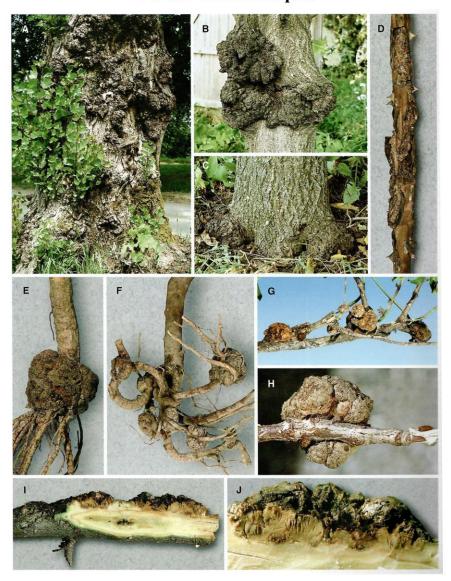
A second type of bleeding lesion, also seemingly associated with previous stress, results in production of white froth with an alcoholic odor at cracks in the bark surface (Plate 191). The microorganisms odor at cracks in the park surface (Frate 191). The inicroorganisms in these lesions apparently produce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

apricot, peach) in California.

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

- A-C. Deep bark canker of Juglans regia (Persian walnut), caused by Brenneria rubrifaciens. Brown streaks on bark originated as bacteria-laden fluid that exuded from cracks overlying elongate cankers in inner bark (CA, Jul).
- D, E, J. Cankers apparently caused by unidentified bacteria on Quercus velutina (black oak). Bleeding spots (D) were associated with tiny wounds made by insects. Lesions involved inner bark (E) and the cambium and outer sapwood (J) (NY, May).
- F, I. A bleeding canker apparently caused by bacteria on *Aesculus hippocastanum* (horse-chestnut). Extensive staining of bark (F) was caused by exudation from a canker about 10 cm long. Watersoaked sapwood beneath the canker, exposed by removing bark, is dead and stained dark brown (NY, Jul).
- G, H. Shallow bark canker, caused by *Brenneria nigrifluens*, on *J. regia*. G. Multiple discolored spots where brown liquid seeped out, indicating presence of cankers. H. Internal appearance of bark, exposed by removing the periderm, where the surface was covered with numerous bleeding spots (CA, Nov). Photo credits: G, H—B. L. Teviotdale

Crown Gall Examples



Crown gall, caused by *Agrobacterium tumefaciens*.

A. Old galls thought to be caused by *A. tumefaciens* on *Populus nigra* 'Italica' (Lombardy poplar (WA, Jun).

B, C. Large old galls on the trunk and at the root crown of a mature *Juglans cinerea* (butternut) tree (NY, Jul).

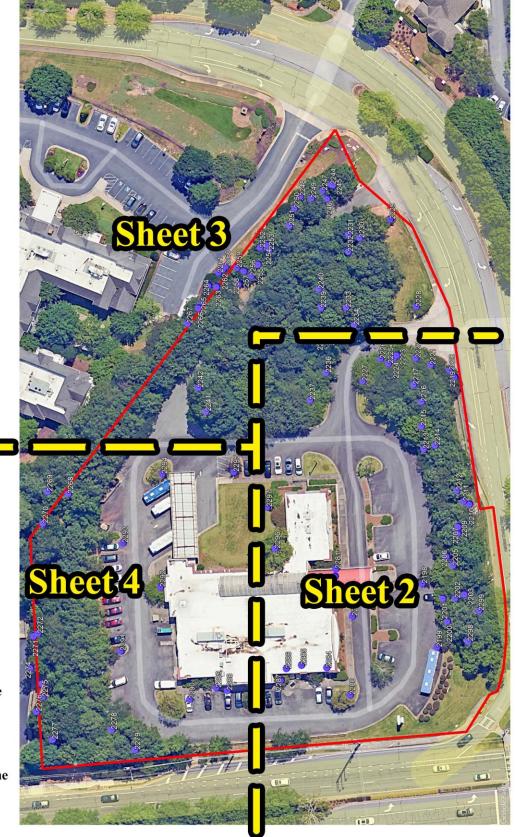
D. Streaks of crown-gall tissue on a stem of *Rosa* sp. The streaks could have arisen either from multiple infections along a scraped area or from internal spread of bacteria (NY, Sep).

E, F. Crown gall on 2-year-old *Prunus avium* (mazzard cherry) seedlings. Numerous galls on lateral roots may only retard growth, while one gall encircling the root collar may be lethal (NY, Jul). (NY, Jul).

G. Crown gall on Euonymus fortunei (climbing euonymus). Galls formed during the current season are light brown and somewhat spongy; those a year old or older are dark brown and hard (NY,

H. Crown gall on Wisteria sp. (CA, Sep).

I, J. Successively closer cutaway views of a stem of Ligustrum vulgare (common privet) with crown gall developing at the site of a scrape wound. Gall tissue differs from normal bark and wood in texture and anatomy (NY, Sep).



Notes:

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





North Not To Scale

Tree Location Plan Sheet 1



Notes:

-All tree locations shall be approximate.

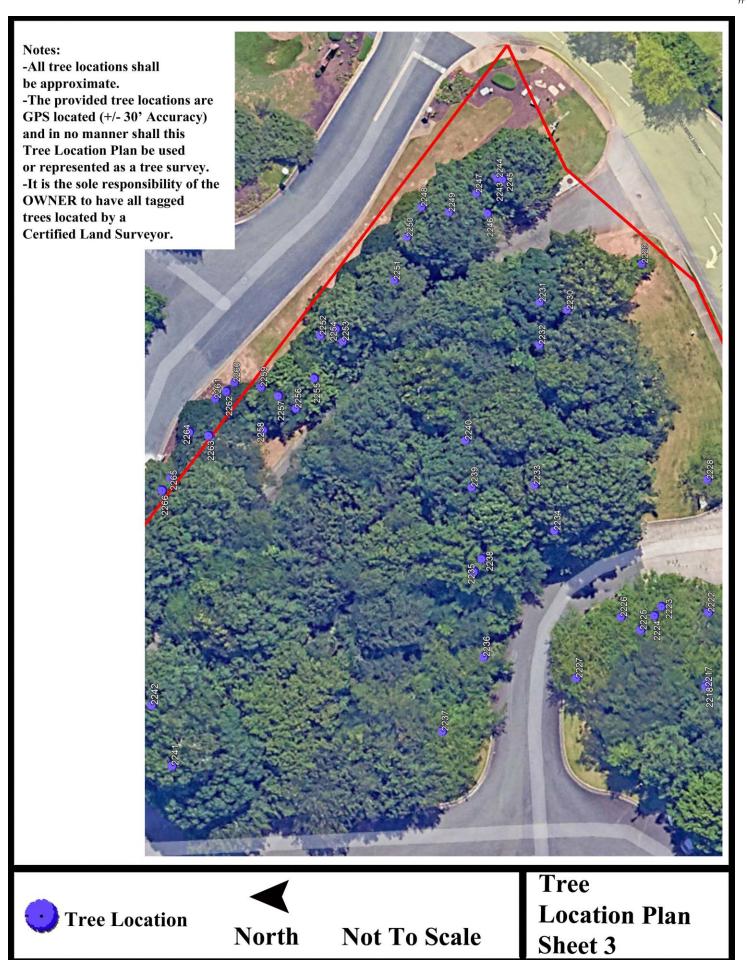
-The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Tree Location Plan be used or represented as a tree survey.
-It is the sole responsibility of the OWNER to have all tagged trees located by a Certified Land Surveyor.

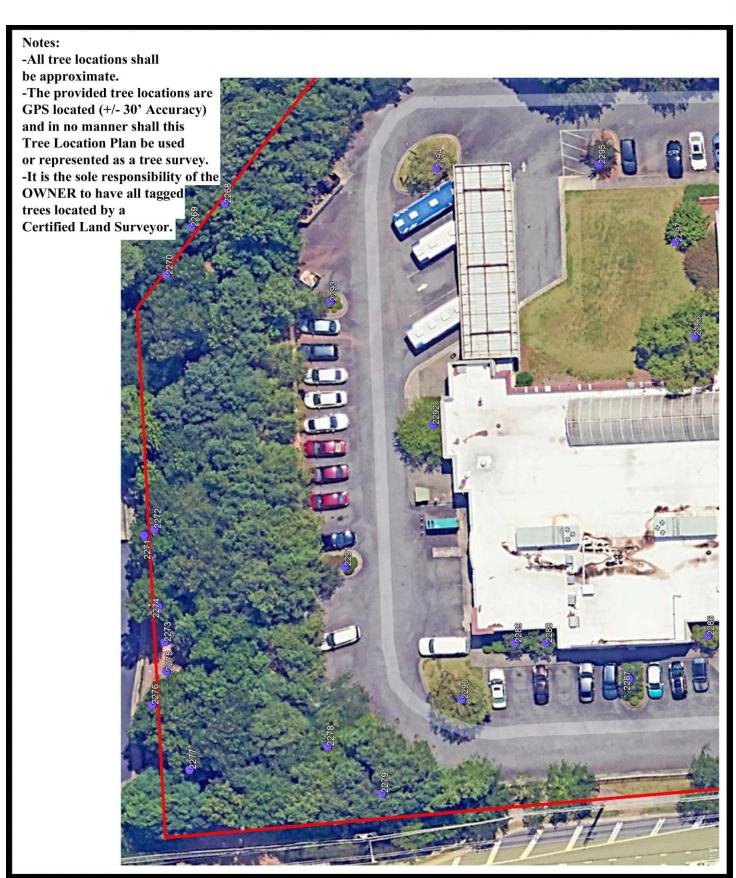
• Tree Location

✓North

Not To Scale

Tree Location Plan Sheet 2









Not To Scale

Tree Location Plan Sheet 4

25-04-09-01 4891 Ashford Dunwoody Rd Arborist Report Dunwoody Part 2

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(*) Unable to get a good or clear picture

	_			iable to get a goo	d of clear picture	r .
Tree #	Size/ Species	Health	Structural	Special/	Comments	Photo # (See
2100		Condition	Condition	Specimen Tree		Attached)
2199 2199	12" Crape Myrtle 14" Crape Myrtle	Good Good	Good Good	Yes Yes		
2200	10" Dogwood	Good	Good	Yes		
2201	12" Flowering	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss	1
2202	Cherry 8" Flowering	Poor	Poor	No	and/or visible cankers. Signs of Hypoxylon Canker with limb loss	2
2203	Cherry 5" Flowering	Poor	Poor	No	and/or visible cankers. Signs of Hypoxylon Canker with limb loss	
	Cherry				and/or visible cankers. Severe dieback. Signs of Hypoxylon Canker	_
2204	12" Dogwood	Poor Fair	Poor	No Yes	with limb loss and/or visible cankers.	3
2205 2206	5" American Holly 14" Crape Myrtle	Good	Fair Good	Yes	Lace Bug insect	
2207	4" Flowering Cherry	Good	Good	Yes		
2208	5" Flowering Cherry	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers.	4
2209	9" Flowering Cherry	Good	Good	Yes		
2210	10" Dogwood	Poor	Poor	No	Severe dieback. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	5
2211	5" Flowering Cherry	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers.	6
2212	8" Flowering Cherry	Poor	Poor	No	Severe dieback. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	7-8
2213	17" Red Maple	Fair	Poor	No	3 Co-Dominate Leaders 10' up with weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	9
2214	10" Nellie R Stevens Holly	Good	Good	Yes		
2215	10" Nellie R Stevens Holly	Good	Good	Yes		
2216	6" Flowering Cherry	Poor	Poor	No	Phytophthora Trunk Cankers; an indication of possible trunk rot.	10
2217	15" Crape Myrtle	Good	Good	Yes		
2218	10" Crape Myrtle	Good	Good	Yes		
2219	25" Crape Myrtle	Fair	Fair	Yes	Scale insect.	11
2220	19" Crape Myrtle	Good	Good	Yes		
2221	18" Crape Myrtle 4" Flowering	Good	Good	Yes		
2222	Cherry	Fair	Fair	Yes		
2223	4" Flowering Cherry	Fair	Fair	Yes		
2224	5" Flowering Cherry	Poor	Poor	No	Phytophthora Trunk Cankers; an indication of possible trunk rot.	12
2225	5" Flowering Cherry	Fair	Fair	Yes		
2226	11" Flowering Cherry	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers.	13
2227	14" Flowering Cherry	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers.	14
2228	16" Flowering Cherry	Poor	Poor	No	Crown Gall; an indication of possible trunk rot. Circling roots. Severe decay in trunk. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	15-17

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(*) Unable to get a good or clear picture

(*) Unable to get a good or clear picture						
Tree #	Size/ Species	Health Condition	Structural Condition	Special/ Specimen Tree	Comments	Photo # (See
		Condition	Condition	specimen free	Signs of Hypoxylon Canker with limb loss	Attached)
9" Flowering	9" Flowering	Poor	Poor	No		10
2229	Cherry	Poor	Poor	No	and/or visible cankers. Large through cavity the	18
					length of the trunk.	
					More than one main limb and several minor	
					limbs dead/gone. Signs of Hypoxylon Canker	
					with limb loss and/or visible cankers. 3 Co-	
2230	20" Red Oak	Poor	Poor	No	Dominate Leaders 10' up with weak crotches	19-20
					and included bark. Due the species, a multi-	
					stem is undesirable and could be a life safety	
					issue.	
					Trunk Cankers; an indication of possible trunk	
2231	15" White Oak	Poor	Poor	No	rot. Signs of Hypoxylon Canker with limb loss	21-22
					and/or visible cankers.	
					Trunk Cankers; an indication of possible trunk	
2232	16" Post Oak	Poor	Poor	No	rot. Signs of Hypoxylon Canker with limb loss	23-24
2232	10 1000 0 411	1 001	1 001	110	and/or visible cankers.	23 2 .
					Signs of Hypoxylon Canker with limb loss	
2233	25" Red Oak	Poor	Poor	No		25
					and/or visible cankers.	
2224	9" Flowering	ъ		3.7	Phytophthora Trunk Cankers; an indication of	2.6
2234	Cherry	Poor	Poor	No	possible trunk rot. Signs of Hypoxylon Canker	26
	•				with limb loss and/or visible cankers.	
2235	9" Dogwood	Poor	Poor	No	Severe dieback. Signs of Hypoxylon Canker	27
2233) Bogwood	1 001	1 001	110	with limb loss and/or visible cankers.	27
					Phytophthora Trunk Cankers; an indication of	
2236	14" Flowering	Daan	Door	No	possible trunk rot. Severe dieback. Signs of	20
2230	Cherry	Poor	Poor	No	Hypoxylon Canker with limb loss and/or visible	28
					cankers.	
					Root Rot with Basidiocarps and/or fruiting	
					bodies. Large cavity with decay. Phytophthora	
2237	15" Flowering	Poor	Poor	No	Trunk Cankers; an indication of possible trunk	29-30
	Cherry	1 001	1 001	140	rot. Severe dieback. Signs of Hypoxylon	29-30
					Canker with limb loss and/or visible cankers.	
2238	22" Water Oak	Good	Good	Yes	Canker with him loss and/or vision cankers.	
2230	22 Water Oak	Good	Good	168	4 Co-Dominate Leaders with weak crotches	
					and included bark. Due the species, a multi-	
2239	29" Chestnut Oak	Fair	Poor	No		31
					stem is undesirable and could be a life safety	
					issue.	
22.40	2011 61	ъ		3.7	Signs of Hypoxylon Canker with limb loss	22.22
2240	22" Chestnut Oak	Poor	Poor	No	and/or visible cankers. Butt/ Root Rot with	32-33
					Basidiocarps and/or fruiting bodies.	
2241	28" Chestnut Oak	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss	34
	Chestian oak	1 501	1 301	110	and/or visible cankers.	
					2 Trees creating 2 Co-Dominate Leaders with	
2242	20" Pine	Poor	Poor	No	weak crotches and included bark. Due the	35
2272	20 Tille	1 001	1 001	INO	species, a multi-stem is undesirable and could	33
					be a life safety issue.	
2242	4" Flowering	Ec:-	Door	Na	Severe lean over 45°	26
2243	Cherry	Fair	Poor	No	Severe lean over 45	36
2244	8" Flowering	Ecin	Door	No	Severe lean over 45°	
ZZ 44	Cherry	Fair	Poor	100		
					Severe dieback. Large cavities with decay.	
2245	9" Flowering	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss	37
	Cherry		1		and/or visible cankers.	

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	1	** 1.1			ou or clear picture	P1 : #/G
Tree #	Size/ Species	Health Condition	Structural Condition	Special/ Specimen Tree	Comments	Photo # (See Attached)
		Condition	Condition	Specimen free		Attached)
2246	10" Flowering	D.	D	3. T	Severe dieback. Large cavities with decay.	20
2246	Cherry	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss	38
	, ,				and/or visible cankers.	
	9" Flowering				Severe dieback. Large cavities with decay.	
2247	Cherry	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss	39
	Cherry				and/or visible cankers.	
2248	23" Buford Holly	Good	Good	Yes		
2249	8" Flowering Cherry	Poor	Poor	No	90% dead	40
2250	14" Buford Holly	Good	Good	Yes		
2251	14" Buford Holly	Good	Good	Yes		
	,				Severe dieback. Phytophthora Trunk Cankers;	
	7" Flowering				an indication of possible trunk rot. Signs of	
2252	Cherry	Poor	Poor	No	Hypoxylon Canker with limb loss and/or visible	41
	Cherry					
					cankers. Severe dieback. Large cavities with decay.	
2252	6" Flowering	D	D	NT -		42
2253	Cherry	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss	42
	1				and/or visible cankers.	
2254	9" Flowering	Good	Good	Yes		
	Cherry				C di-ll- Ii/ii/d -l	
2255	8" Flowering	D.	D	3. T	Severe dieback. Large cavities with decay.	42
2255	Cherry	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss	43
	,				and/or visible cankers.	
2256	4" Flowering	Poor	Poor	No	Phytophthora Trunk Cankers; an indication of	44
2230	Cherry	1 001	1 001	NO	possible trunk rot.	44
2257	4" Flowering Cherry	Good	Good	Yes		
	4" Flowering				Phytophthora Trunk Cankers; an indication of	
2258	Cherry	Poor	Poor	No	possible trunk rot.	45
	6" Flowering				Phytophthora Trunk Cankers; an indication of	
2259	Cherry	Poor	Poor	No	possible trunk rot.	46
2260	18" Buford Holly	Good	Good	Yes	1	
2261	23" Buford Holly	Good	Good	Yes		
2262	16" Buford Holly	Good	Good	Yes		
2263	10" Buford Holly	Good	Good	Yes		
2264	14" Buford Holly	Good	Good	Yes		
	6" Flowering					
2265	Cherry	Good	Good	Yes		
2266	5" Flowering	0 1	0 1	37		
2266	Cherry	Good	Good	Yes		
2267	6" Flowering	г	Е.	V		
2267	Cherry	Fair	Fair	Yes		
					Signs of Hypoxylon Canker with limb loss	
					and/or visible cankers. 3 Co-Dominate Leaders	
2268	24" Chestnut Oak	Poor	Poor	No	with weak crotches and included bark. Due the	47
					species, a multi-stem is undesirable and could	
					be a life safety issue.	
					3 Trees creating 3 Co-Dominate Leaders with	
					weak crotches and included bark. Due the	
2269	14" Chestnut Oak	Fair	Poor	No		48
					species, a multi-stem is undesirable and could	
					be a life safety issue.	

25-04-09-01 4891 Ashford Dunwoody Rd Arborist Report Dunwoody Part 2

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

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Tree #	Size/ Species	Health Condition	Structural Condition	Special/ Specimen Tree	Comments	Photo # (See Attached)
2293	10" Crape Myrtle	Poor	Poor	No	Trunk Cankers; an indication of possible trunk rot.	
2294	10" Dogwood	Good	Good	Yes		
2295	14" Crape Myrtle	Good	Good	Yes		
2296	24" River Birch	Good	Good	Yes		
2297	13" Flowering Cherry	Poor	Poor	No	Large cavity with decay. Phytophthora Trunk Cankers; an indication of possible trunk rot.	68
2298	28" River Birch	Fair	Fair	Yes	Minor root damage from mowers.	69
2299	16" Flowering Cherry	Fair	Fair	Yes	1 Circling root	70

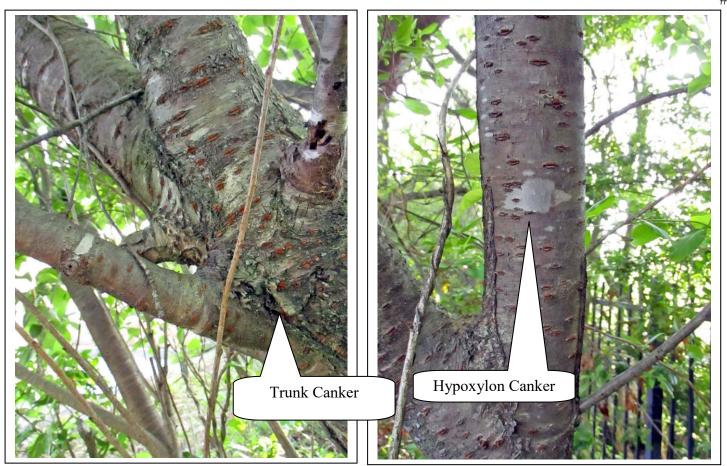


Photo 1 Photo 2

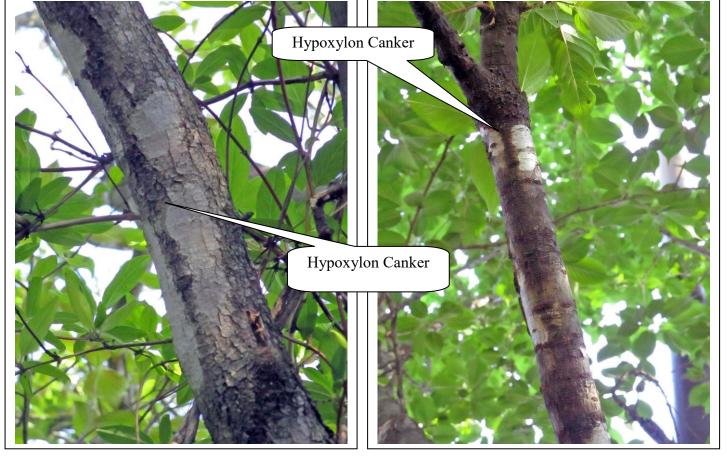


Photo 3 Photo 4



Photo 5 Photo 6

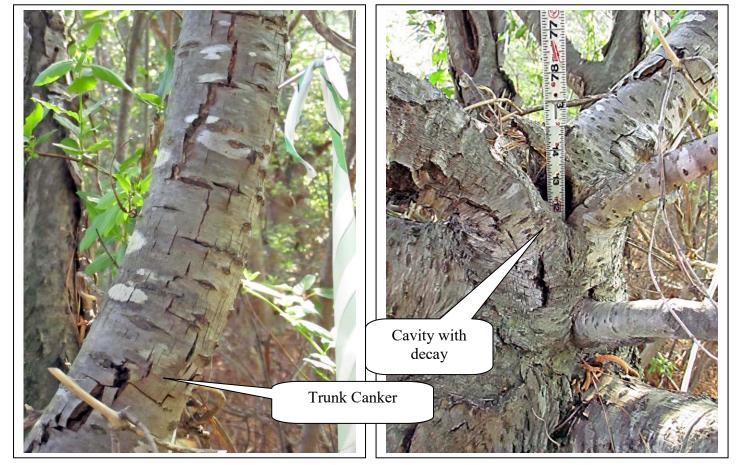


Photo 7 Photo 8

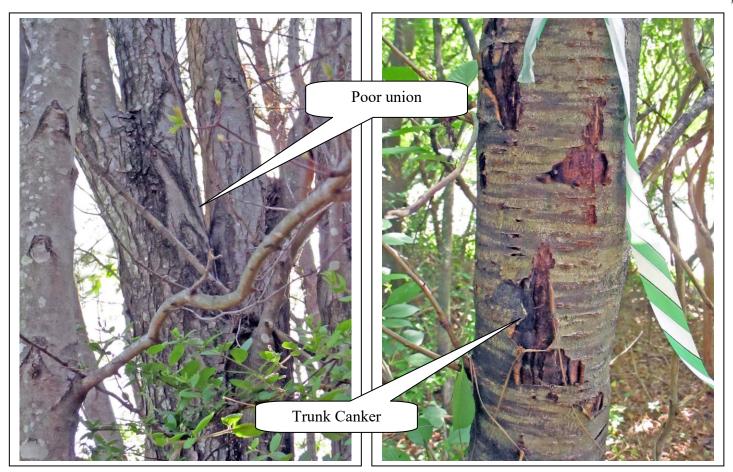


Photo 9 Photo 10

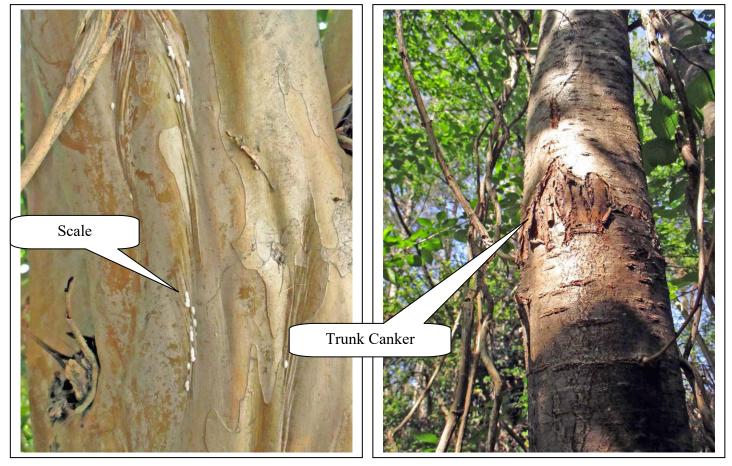


Photo 11 Photo 12

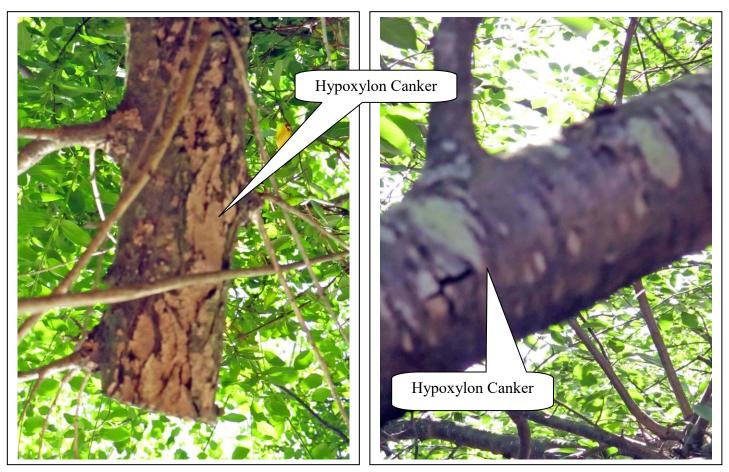


Photo 13 Photo 14

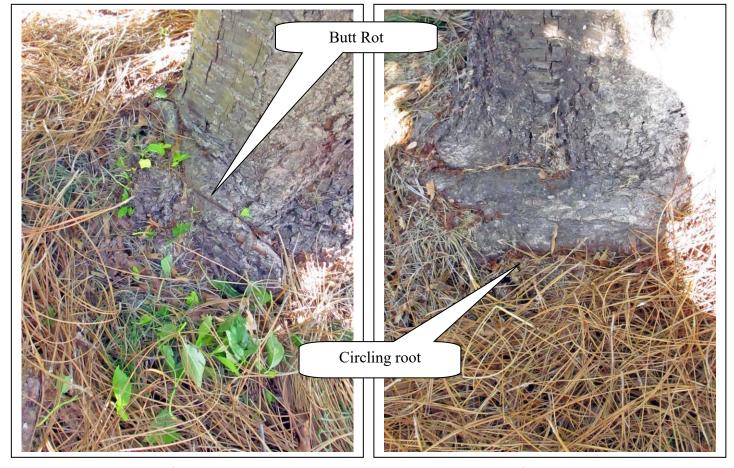


Photo 15 Photo 16

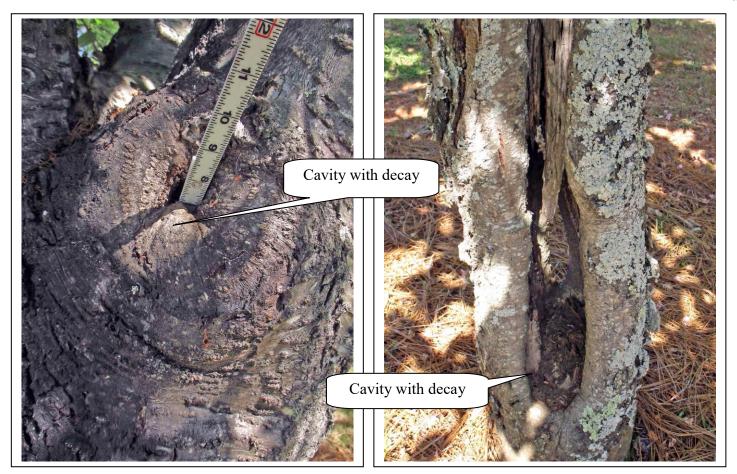


Photo 17 Photo 18

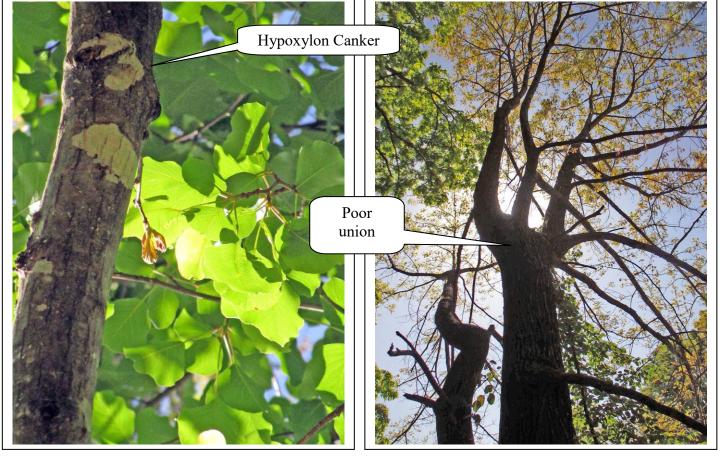


Photo 19 Photo 20

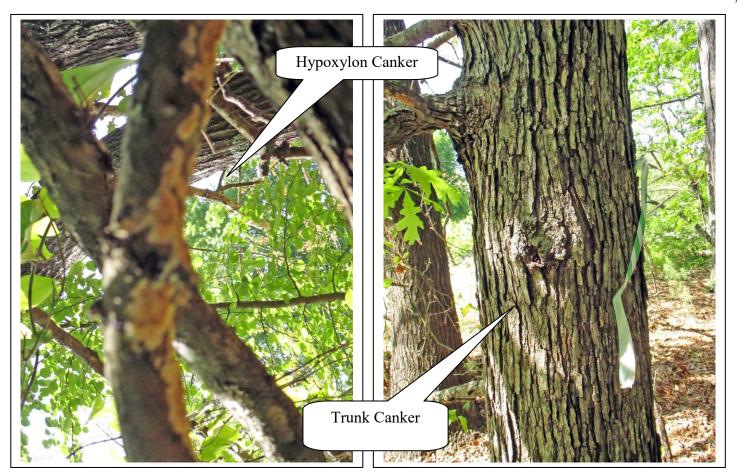


Photo 21 Photo 22

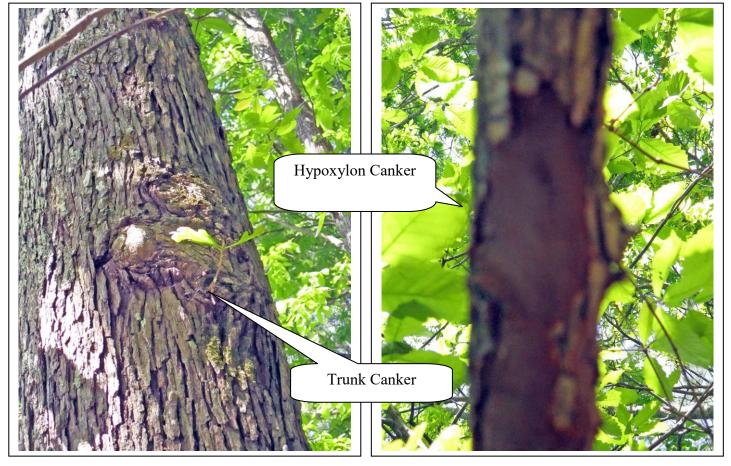


Photo 23 Photo 24

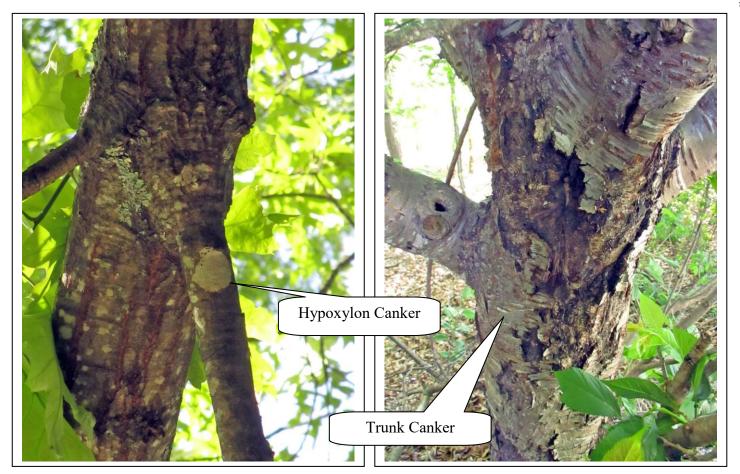


Photo 25 Photo 26

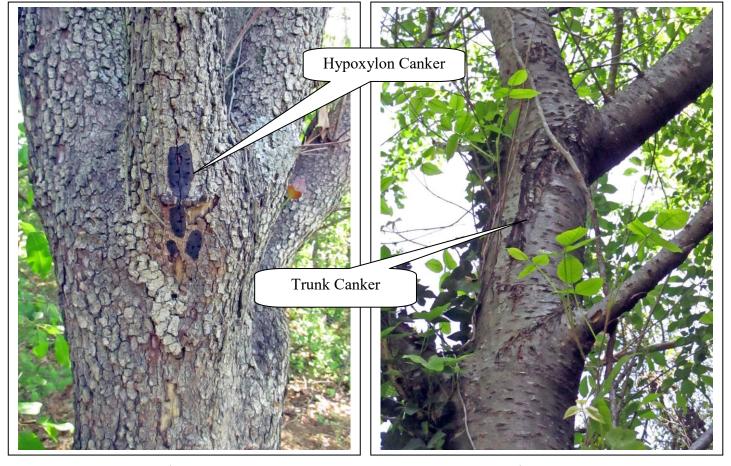


Photo 27 Photo 28

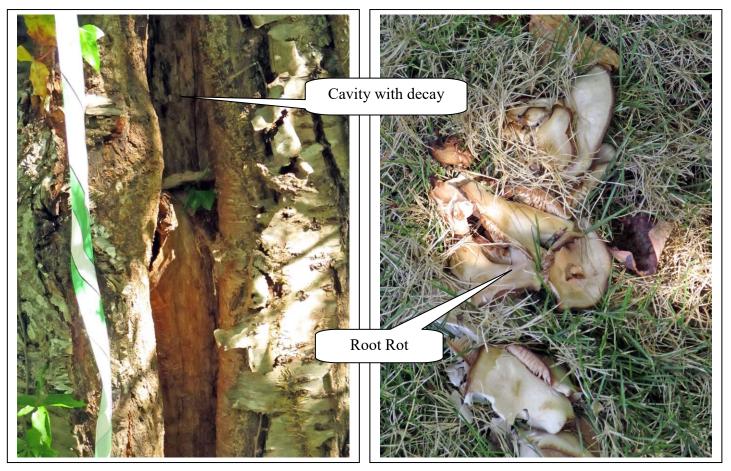


Photo 29 Photo 30



Photo 31 Photo 32

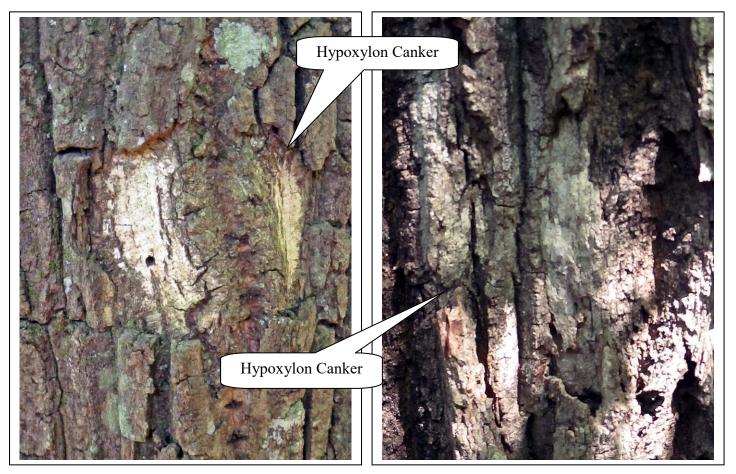


Photo 33 Photo 34

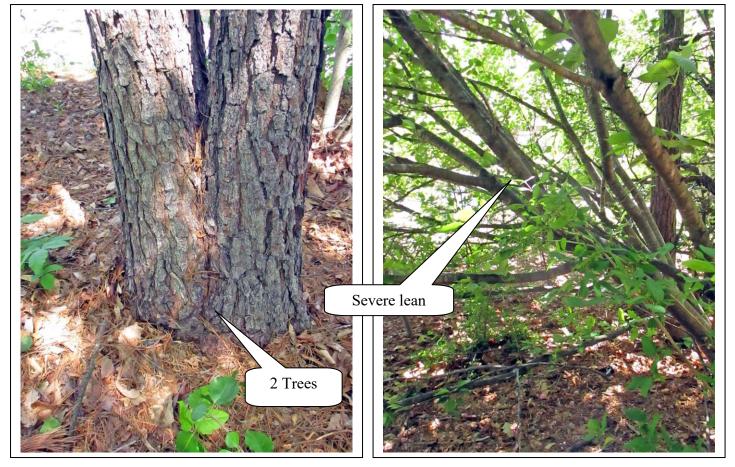


Photo 35 Photo 36



Photo 37 Photo 38

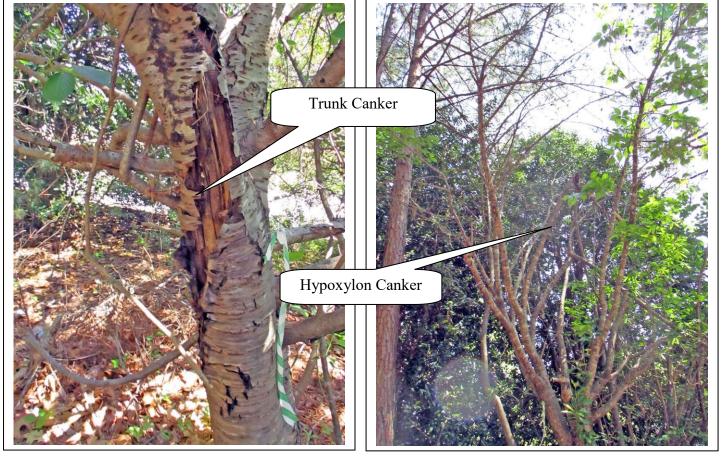


Photo 39 Photo 40

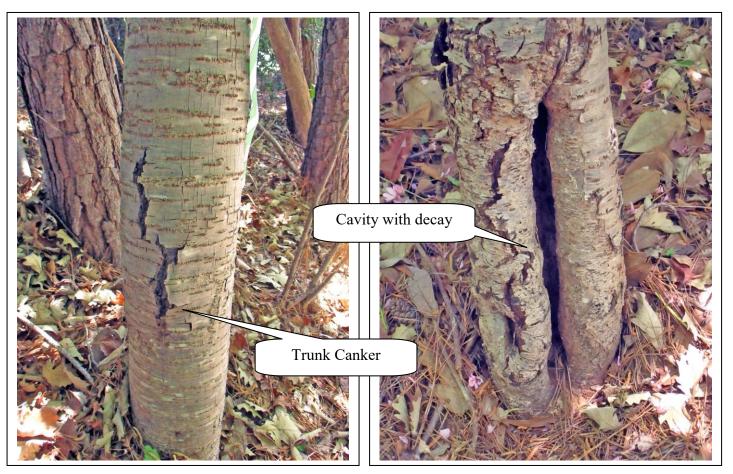


Photo 41 Photo 42

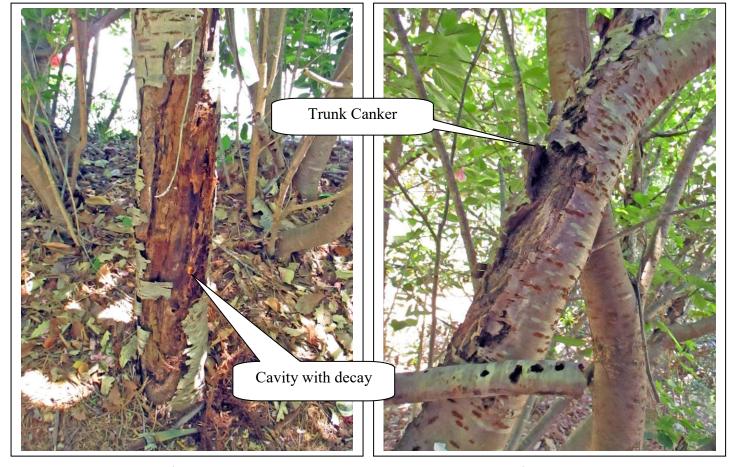


Photo 43 Photo 44



Photo 45 Photo 46

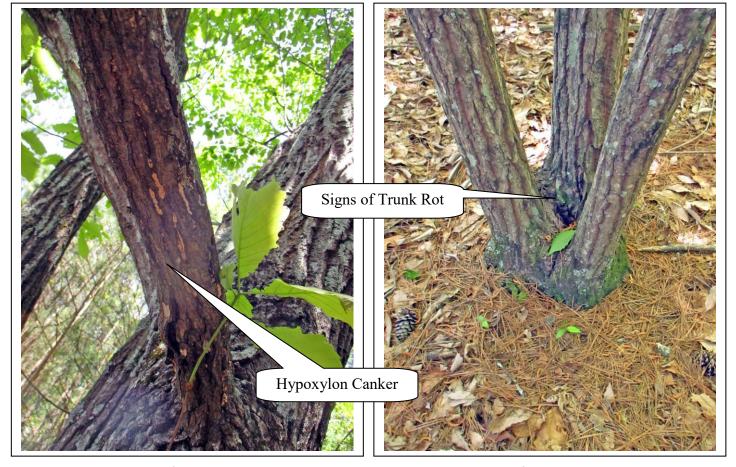


Photo 47 Photo 48



Photo 49 Photo 50

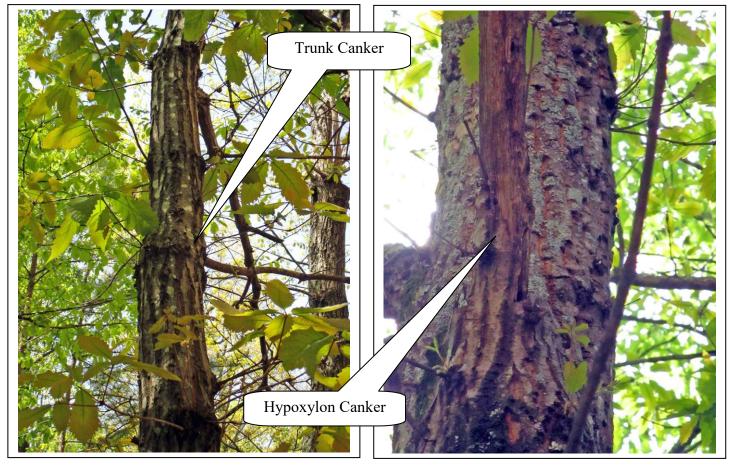


Photo 51 Photo 52

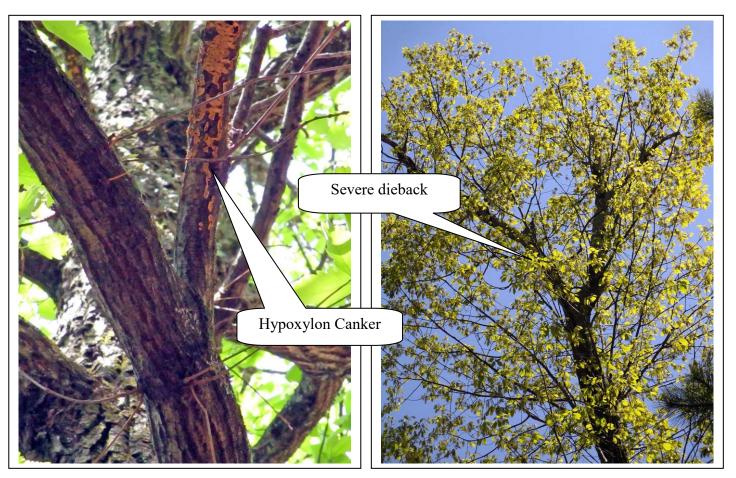


Photo 53 Photo 54

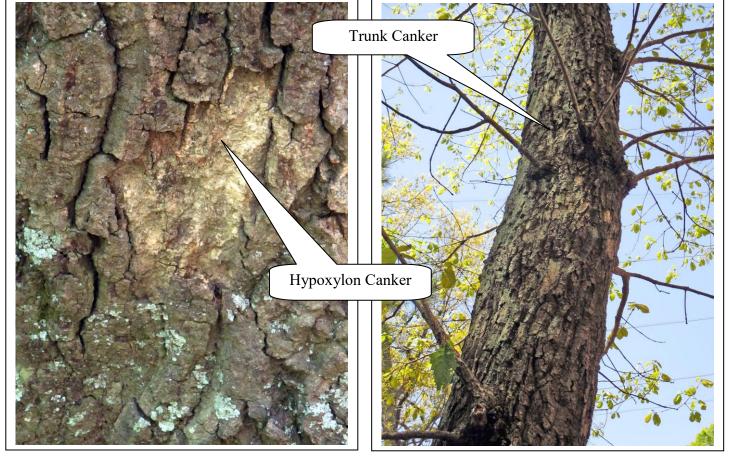


Photo 55 Photo 56

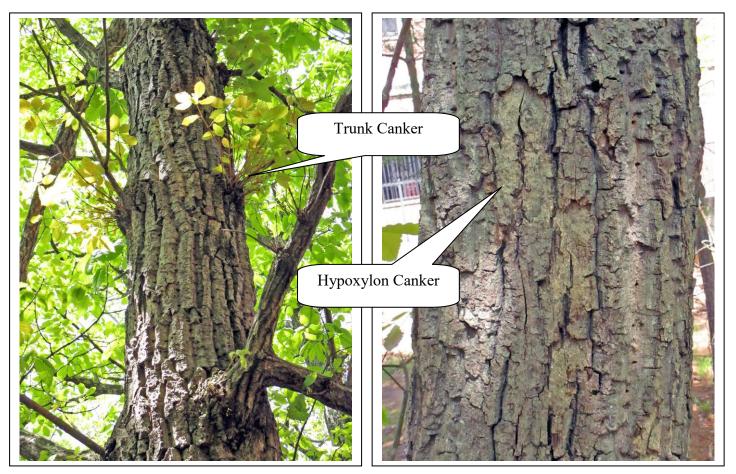


Photo 57 Photo 58

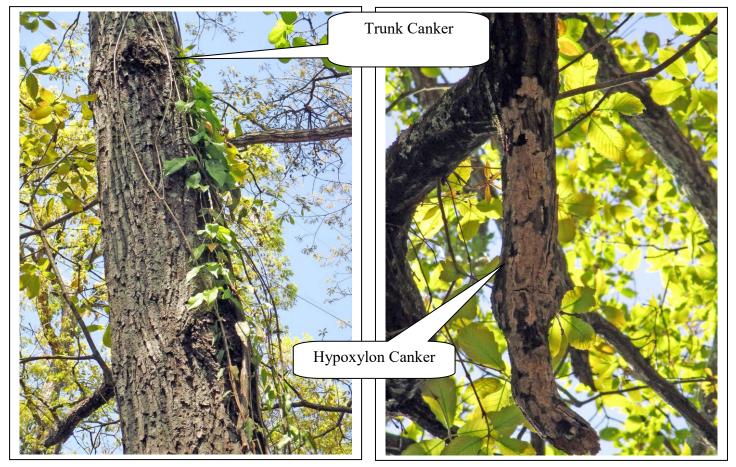


Photo 59 Photo 60

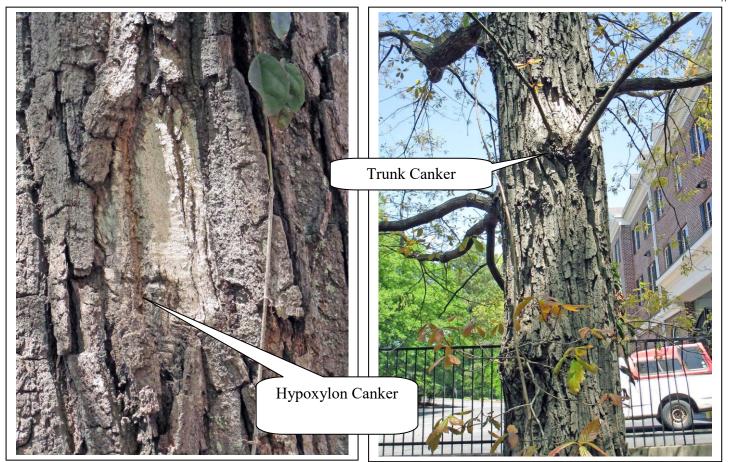


Photo 61 Photo 62

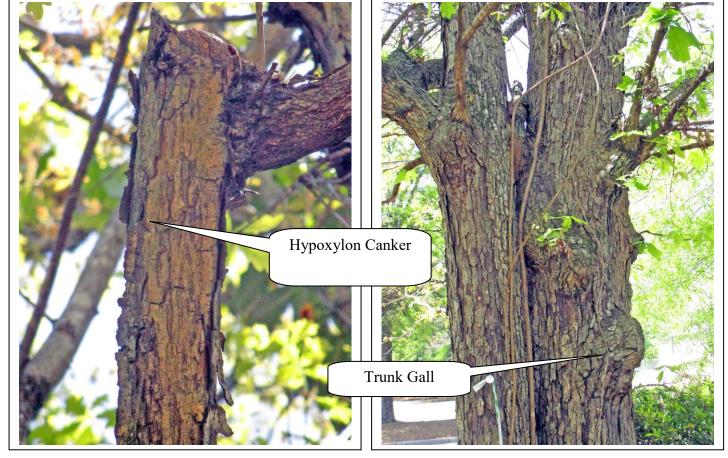


Photo 63 Photo 64

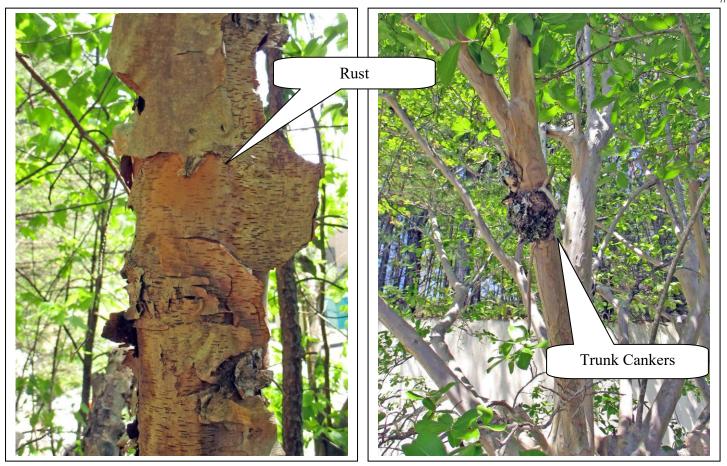


Photo 65 Photo 66

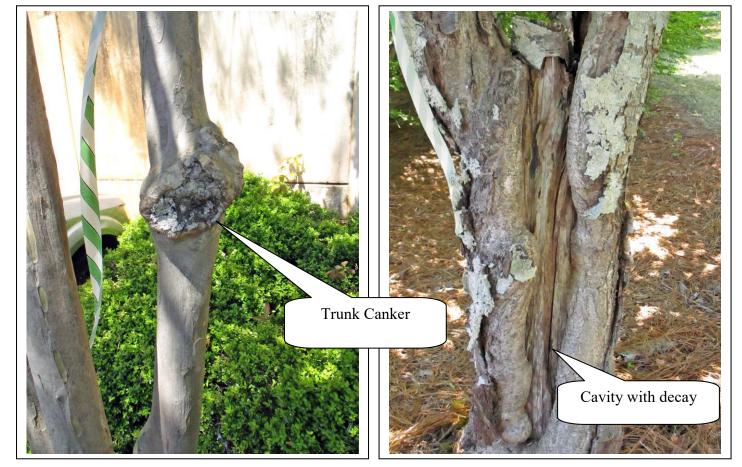


Photo 67 Photo 68

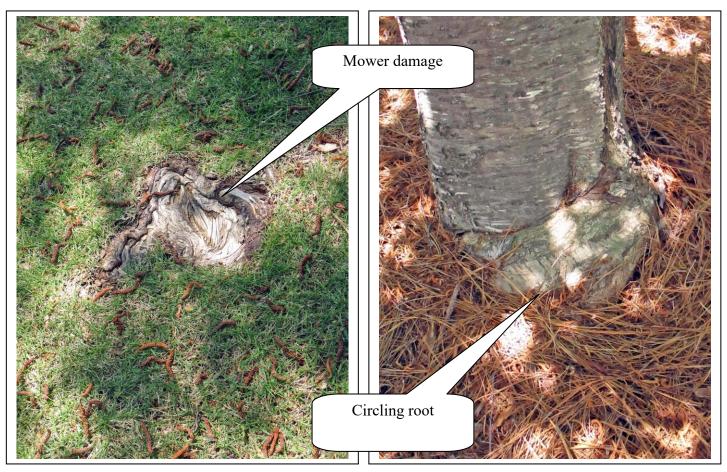


Photo 69 Photo 70

STATE OF GEORGIA CITY OF DUNWOODY

ORDINANCE 2025-XX-XX

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

WHEREAS: Dominium, seeks permission to rezone property currently zoned O-I

(Office Institution) District to Planned Development (PD) District to allow the development of age-restricted multi-unit rental building; and

WHEREAS: the subject property, Tax Parcel 18 363 08 008, is located at the

intersection of Ashford Center Parkway and Ashford Dunwoody Road,

and consists of approximately 3.42 acres; and

WHEREAS: the applicant has submitted an Overall Development Plan (ODP) as

required by PD Zoning; and

WHEREAS: the PD Zoning is intended to provide a means of accomplishing specific

objectives, including providing flexibility, unity and diversity in land planning and development, to encourage innovation in residential, commercial and industrial development and renewal, to encourage more efficient use of land and public services, and to lessen the

burden of traffic; and

WHEREAS: the Mayor and City Council find that the proposed Overall

Development Plan will meet the 2020-2040 Comprehensive Plan goals of "Expanding housing choice and making aging in place an achievable reality for residents" (pg. 12) and "[Encouraging] the integration of senior appropriate housing, both active adult and assisted living, into the fabric of the community, thus offering multi-generational or

lifelong housing opportunities," (pg. 17); and

WHEREAS: Notice to the public regarding said rezoning has been duly published in

The Dunwoody Crier, the Official News Organ of the City of Dunwoody;

and

WHEREAS: A public hearing was held by the Mayor and City Council of the City of

Dunwoody as required by the Zoning Procedures Law.

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

Exhibit A: Site Plan, prepared by BKV Group and dated August 29, 2025.

Exhibit B: Overall Development Plan, dated August 29, 2025.

Exhibit C: Elevations, prepared by BKV Group, and dated August 29, 2025.

1. Development of the Subject Property shall be substantially consistent with the Site Plan, referenced as Exhibit A and the Overall Development Plan, referenced as Exhibit B.

2. Architectural design and massing of all buildings shall be substantially consistent with the Conceptual Renderings, referenced as Exhibit C.

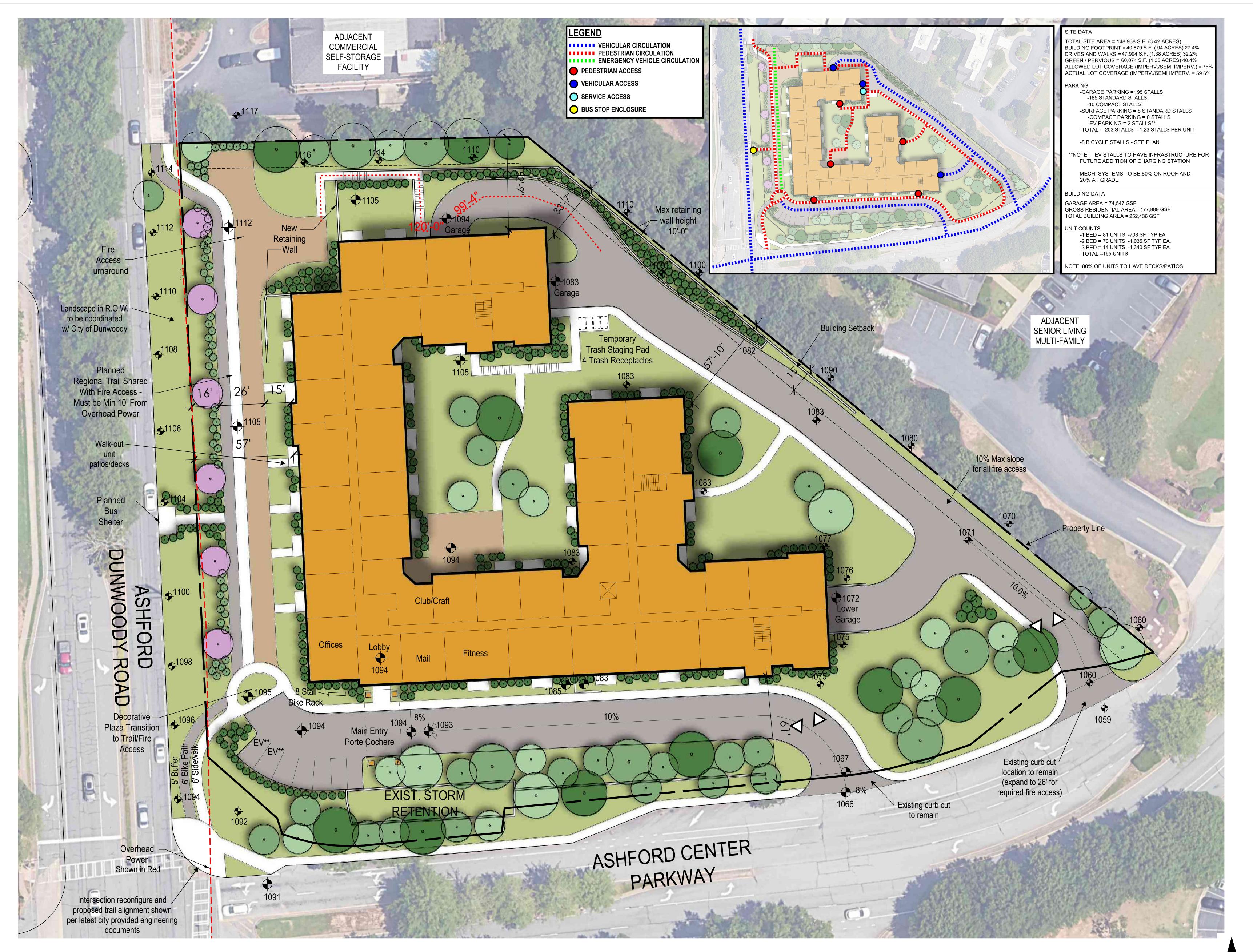
STATE OF GEORGIA CITY OF DUNWOODY

ORDINANCE 2025-XX-XX

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

Approved by:	Approved as to Form and Content
Lynn P. Deutsch, Mayor	City Attorney
Attest:	
Sharon Lowery, City Clerk	SEAL

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



PROPOSED SITE PLAN

A101 SCALE: 1" = 20'-0"

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

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

www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

Ashford Dunwoody Senior Apartments Dunwoody, GA

ISSUE # DATE DESCRIPTION
1 8/29/25 Zoning Application

CERTIFICATION

NOTFORTION

DRAWN BY
CHECKED BY
COMMISSION NUMBER

SHEET TITLE

Author GJ
Checker MN
1393-328

SITE PLAN

SHEET NUMBER

North

A101

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Packet page:...

Overall Development Plan

RZ 25-03

4891 Ashford Dunwoody Road

August 29, 2025 (Revised)

Overall Development Plan

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

Exhibits

- A. Existing Conditions prepared by BKV Group, dated May 12, 2025, titled Ashford Dunwoody Senior Apartments.
- B. Site plan (with circulation plan) prepared by BKV Group, dated August 29, 2025, titled Ashford Dunwoody Senior Apartments.
- C. Renderings/Elevations prepared by BKV Group, dated August 29, 2025, titled Ashford Dunwoody Senior Apartments.
- D. Tree Report prepared by Outdoor Spaces, LLC, dated April 15, 2025.

Property Overview

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

Development Standards Text

- 1. The Subject Property shall be rezoned from the O-I (Office Institutional) zoning classification to the PD (Planned Development) zoning classification to allow for the development of a new age-restricted (55+), residential rental community on the property together with structured parking and service areas, streetscape, landscaping, green space, and pedestrian improvements.
- 2. It is understood that the precise layout of the proposed development has not been finalized to the extent of producing construction drawings; however, the location of the building, driveways, and pedestrian amenities sidewalks, and green space shall be substantially similar to that depicted in the Conceptual Site Plan prepared by BKV Group and attached hereto as Exhibit "B."

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

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

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

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

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

- 4. Building setback lines and/or "build to" lines will generally conform to those depicted on the Conceptual Site Plan adopted as part of the ODP and shall, if necessary following the dedication of property to the City by the Owner, abut the public right-of-way.
- 5. The development will include up to 5 floors of residential units above structure parking. The total height of the building shall not exceed the measurements on the elevations attached as Exhibit C.
- 6. Ground-mounted mechanical equipment shall be allowed, provided such equipment is screened from view by a solid fence, solid wall, dense hedge, or combination of such features.
- 7. The maximum impervious cover on the subject property shall not exceed 70% and the maximum impervious plus semi-pervious cover on the subject property shall not exceed 75%. This calculation shall be based on the total area of the parcel prior to any dedication of land for public rights-of-way and any land to be so dedicated shall be considered in its pre-development state. The area of the proposed multi-use path shall not be counted toward either the impervious or semi-pervious cover on the parcel.

Development Standard Summary

- a. Maximum retaining wall height 15 feet
- b. Maximum building height:
 - Building frontage along Ashford Dunwoody Road: 56' from grade to parapet as shown on plans

- o Building frontage along Ashford Center Parkway: 67' from grade to parapet as shown on plans
- c. Expected gross land area of intended uses
 - o Building footprint: 40,870 SF
 - o Drives and walks: 47,994 SF
 - o Green/Pervious: 60, 074 SF
- d. 4 trash receptacles
- e. 2 parking stalls with infrastructure for future addition of charging station.
- f. Minimum percentage of mechanical systems to be located on roof is 80%. Remaining mechanical systems to be located at grade.
- g. Total Building Area: 252,436 GSF
 - o Garage area: 74,547 GSF
 - o Gross residential area: 177,889 GSF
- h. Total units: 165
 - 1 Bed 81 units 708 SF
 - \circ 2 Bed 70 units 1,035 SF
 - \circ 3 Bed 14 units 1,340 SF

Additional Required Elements of the ODP

- **A. Sketch Plan -** The Conceptual Site Plan for the proposed revitalization of the site is provided as Exhibit "A." It is anticipated that slight variations will be made to this conceptual Site Plan for the proposed redevelopment of the Subject Property through interaction with staff, City officials, and the community.
- **B.** Type and location of all intended uses The redevelopment of the Subject Property is proposed to include one building and parking for age restricted residential rental community, pedestrian connections, and landscaping as depicted on the Conceptual Site Plan for the proposed development.
- C. Expected gross land areas of all intended uses including open space The gross land area of the Subject Property is ~3.42 acres and currently contains a single building (LifeSouth Community Blood Center) and surface parking. The Subject Property will be redeveloped with residential age-restricted rental community and parking.
- D. Gross floor area or residential unit size and number for all building structures, including a statement pertaining to the appropriateness of the density and intensity of the suggested uses relative to policies and standards contained within the comprehensive plan The proposed development will contain up to 165 residential rental units that are age-restricted for residents 55 and over. The development is aligned with the Comprehensive Plan, Edge City 2.0 and the Perimeter Center District regulating plan adopted by the City as part of the Zoning Ordinance. In particular, the use for senior housing is consistent with multiple goals and priorities of "senior housing desires are

adequately supported and aging in the community is possible." (Comprehensive Plan p. 41)

E. Architectural elevations of all proposed building sides, a description of the types of exterior treatments of buildings, a site plan to scale, density calculations - The architectural style of the proposed development has not been finalized at this stage; however, the quality of construction, pedestrian orientation, and general feel of the development shall be substantially similar to that depicted in the representative elevations of the development attached as Exhibit "C".

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

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

- **F.** Circulation plan The pedestrian circulation plan for the proposed development, indicating the location and direction of pedestrian movement to, from, and through the development, will be provided during the application process.
- **G. Street documentation -** The Subject Property is bound on the west by Ashford Dunwoody Road and on the south by Ashford Center Parkway. Both of these roads are shown on the Survey provided with the Applicant's original application submittal and have variable rights-of-way with two travel lanes in each direction, partial medians and turn lanes at main intersections. In addition, there are sidewalks adjacent to the roadways on each frontage.
- **H. Parking analysis** The development includes parking for both vehicular and bicycles. Specifically for vehicular parking, the development includes parking ratio of 1.23 spaces/unit. As indicated on the site plan, 195 structured parking stalls (185 standard stalls and 10 compact stalls) and 8 surface parking stalls (all standard stalls). The maximum number of surface parking spaces will be 12 stalls. The parking spaces will be used by residents, employees and guests.

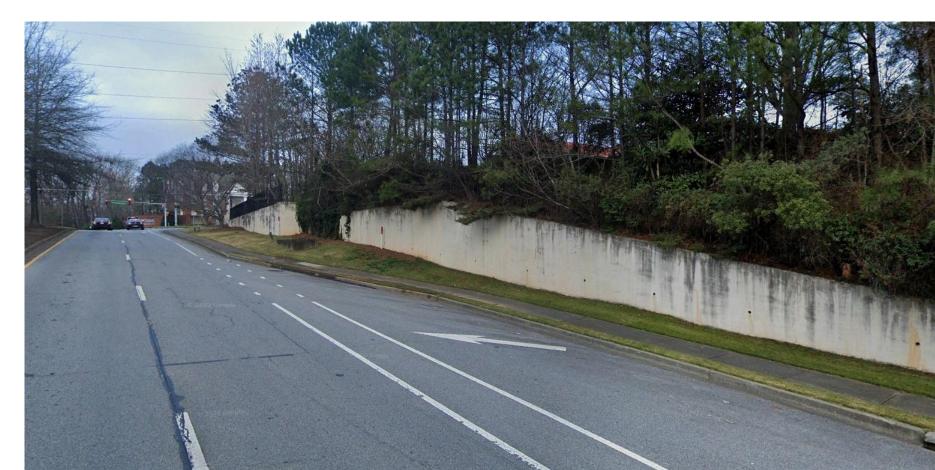
The minimum number of bicycle parking spaces shall be 8.

- I. A tree plan showing the existing trees on site that are six inches in diameter a breast height or greater for hardwoods and 16 inches in diameter at breast height for other trees A tree report is attached as Exhibit D.
- **J.** Existing site survey and a grading plan A survey of the Subject Property, prepared by Terramark Land Surveying, Inc. and dated March 21, 2025, was submitted with Applicant's original application. A conceptual grading plan will be provided during the application process.

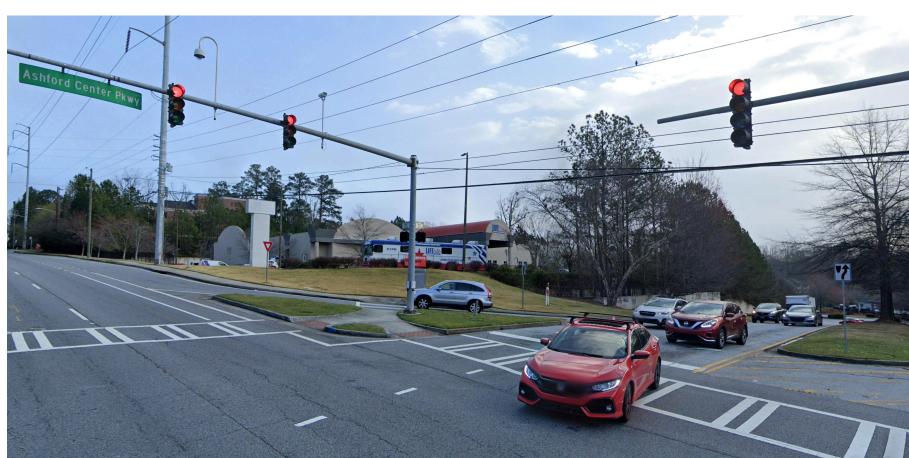
K. Any other information deemed necessary by the community development director for planning review - Should staff deem additional information necessary for planning review, the Applicant will work with staff to provide such information.



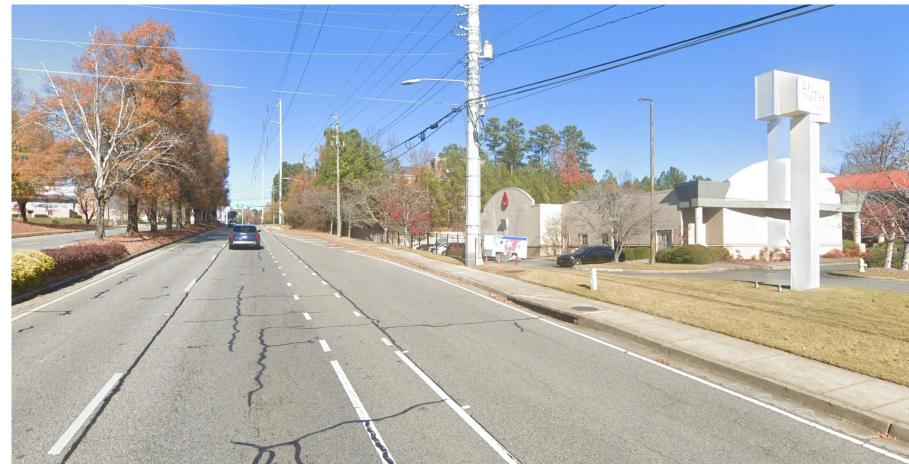
VIEW 1 - EXISTING ROADWAY ON ASHFORD CENTER PARKWAY



VIEW 2 - EXISTING RETAINING WALL ON ASHFORD CENTER PARKWAY



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



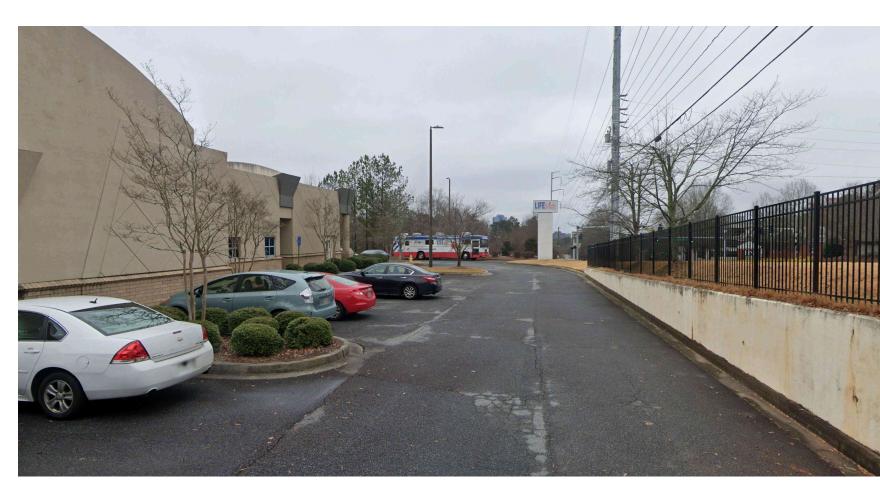
VIEW 4 - LOOKING NORTH ON ASHFORD DUNWOODY RD



VIEW 5 - LOOKING SOUTH ON ASHFORD DUNWOODY RD



VIEW 6 - SITE ENTRY AT BACK OF EXISTING BUILDING



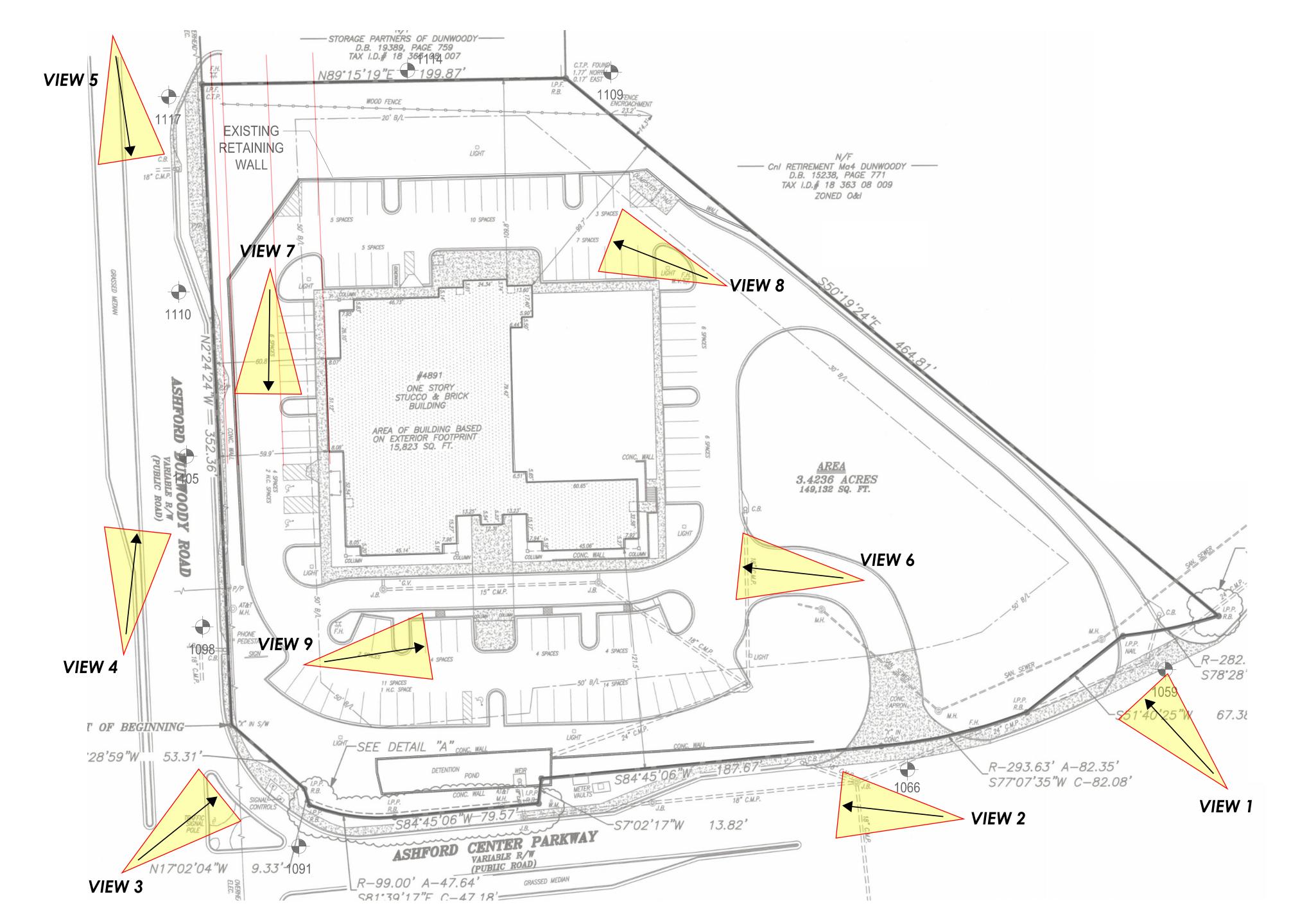
VIEW 7 - LOOKING SOUTH WITHIN SITE ALONG ASHFORD DUNWOODY RD



VIEW 8 - LOOKING NORTHWEST AT EXISTING RETAINING WALL



VIEW 9 - LOOKING SOUTH WITHIN SITE AT EXISTING BUILDING ENTRY



EXISTING CONDITIONS REFERENCE SURVEY





B K V

Interior Design
Landscape Architecture
Engineering

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

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PROJECT TITLE

Ashford Dunwoody Senior Apartments Dunwoody, GA

ISSUE # DATE DESCRIPTION
1 8/29/25 Zoning Application

CERTIFICATION

CONSTRUCTION

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CHECKED BY
COMMISSION NUMBER

SHEET TITLE

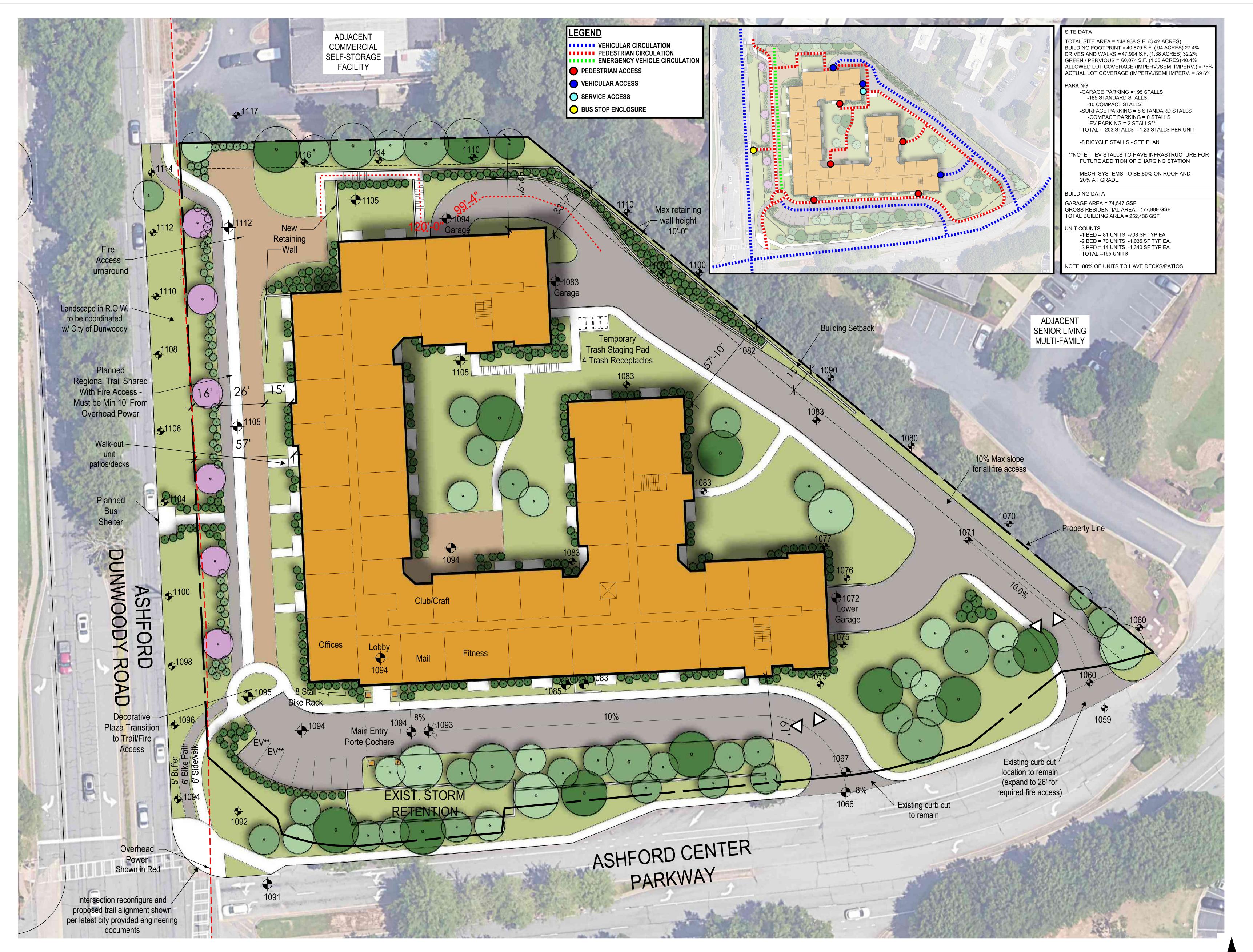
EXISTING CONDITIONS

SHEET NUMBER

A001

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PROPOSED SITE PLAN

A101 SCALE: 1" = 20'-0"

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Landscape Architecture
Engineering

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SHEET TITLE

Author GJ
Checker MN
1393-328

SITE PLAN

SHEET NUMBER

North

A101

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\RENDERED VIEW LOOKING NORTHEAST AT ENTRY

T.O. PARAPET 148'-0" (EL. 1142) T.O. PARAPET 148'-0" (EL. 1142) 132'-4" 132'-4" LEVEL 3 121'-8" LEVEL 3 121'-8" LEVEL 2 111'-0" LEVEL 1 100'-0" 100'-0" (EL. 1094)

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

T.O. PARAPET 132'-4" LEVEL 3 121'-8" LEVEL 2 111'-0" LEVEL 2 111'-0" LEVEL 1 100'-0"

3 WEST ELEVATION AT ASHFORD DUNWOODY ROAD

Interior Design Engineering

> 1412 Main Street Adolphus Tower Suite 700 Dallas, TX 75202[°] 469.405.1196

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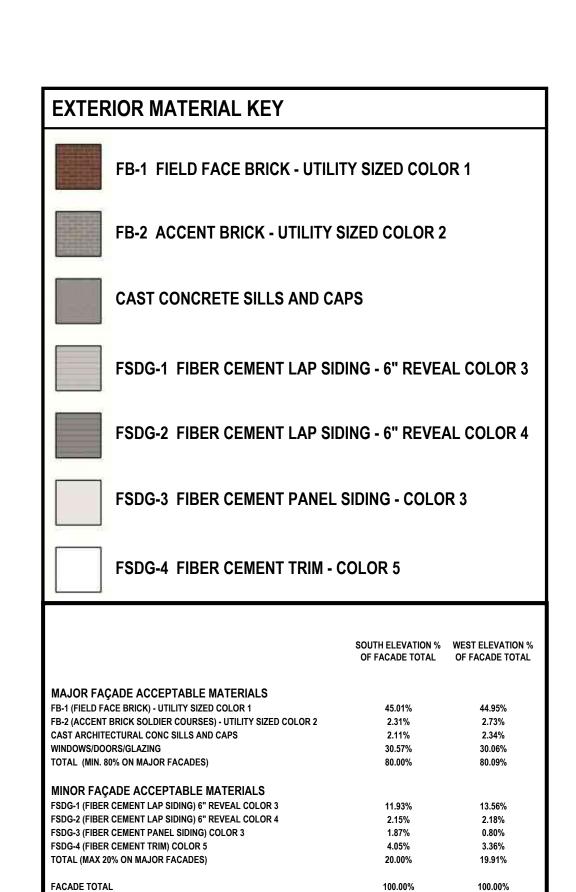
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> **EXTERIOR ELEVATIONS**

SHEET NUMBER

A401

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

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

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

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



Location Map



North

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

Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: April 14, 2025

Report Date: April 15, 2025

Revised Date:



Outdoor Spaces, LLC

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

THE CODE OF THE CITY OF DUNWOODY, GEORGIA

(Related to this Report)

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

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

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

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

- (2) Tree condition.
- a. Relatively sound and solid trunk with no extensive decay.
- b. No more than one major and several minor dead limbs.
- c. No major insect or pathological problems.
- d. No major pruning deficiencies, i.e. topping.
- e. At least 75 percent of the critical root zone in a natural, undisturbed state.

DIVISION 2. - DEFINITIONS

Sec. 16-301. - Terms defined.

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

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

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

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

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

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

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

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

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

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

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

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

Outdoor Spaces interpretations and fact findings:

Warranty Disclaimer:

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

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

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

Arborist Note:

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

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

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

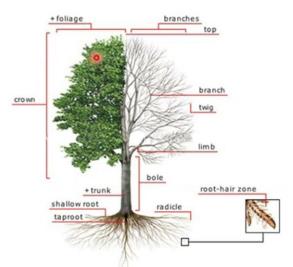
These are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically have the life safety issues because they are not large growing trees.

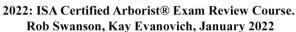
Co-Dominate Leaders:

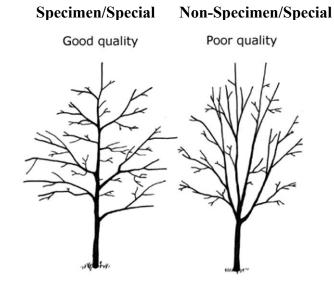
One of the most common locations for the aboveground portion of a tree to fail is at the junction of two or more codominant stems. Due to the frequency of failures at this point, a study was undertaken to get a better understanding of the mechanical strength of this point and to determine if included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

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

Tree Structure Examples:



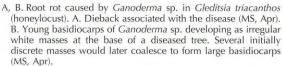




The following are images of examples of diseases, fungus and other health/ structural issues that are found on site. The following examples are referenced from Diseases of Trees and Shrubs by Sinclair and Lyon.

Butt and Root Rot Examples





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

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

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

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

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

Photo credits: E, F-J.-M. Moncalvo



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

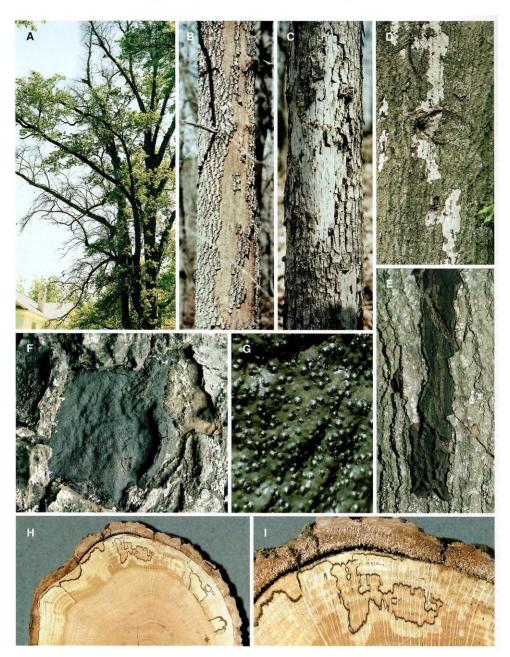
C–E. Indicators of root and butt rot by *I. dryadeus* on *Quercus phellos* (willow oak). C. Irregular dark brown to black old basidiocarps in root crotches of a mature tree. D. Flat, pattylike basidiocarps of two age classes extending from a tree at soil level; the older structures are weathered gray-brown.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

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

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

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

Hypoxylon Canker Examples



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

Phytophthora Examples



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

Photo credits: A-G—G. W. Hudler

Trunk Rot Examples



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

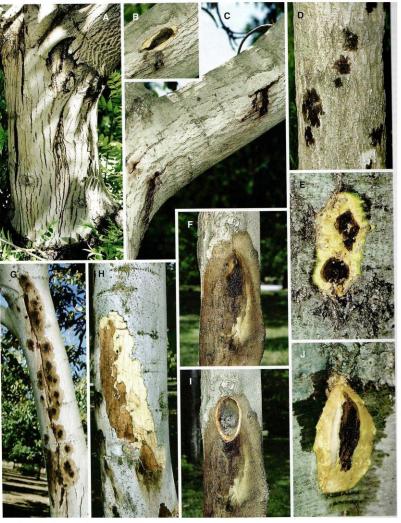
 I–K. Heart rot caused by *Phellinus tremulae* in *Populus tremuloides*

I–K. Heart rot caused by *Phellinus tremulae* in *Populus tremuloides* (trembling aspen). I, J. Perennial basidiocarps on living trunks (NY, Aug). K. Transverse view of a decay column with black zone lines (CO, Jun).



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

Bleeding Cankers Examples



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

rees are common sites of infection.

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

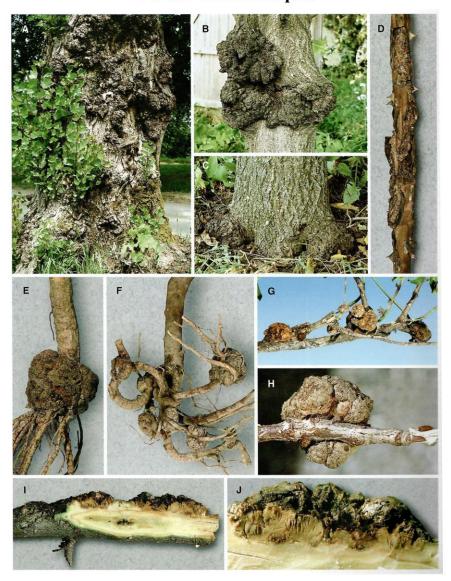
A second type of bleeding lesion, also seemingly associated with previous stress, results in production of white froth with an alcoholic odor at cracks in the bark surface (Plate 191). The microorganisms in these lesions apparently produce gas and alcohol during fermentation of sap. This "alcoholic flux"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

apricot, peach) in California.

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

- A–C. Deep bark canker of *Juglans regia* (Persian walnut), caused by *Brenneria rubrifaciens*. Brown streaks on bark originated as bacteria-laden fluid that exuded from cracks overlying elongate cankers in inner bark (CA, Jul).
- D, E, J. Cankers apparently caused by unidentified bacteria on *Quercus velutina* (black oak). Bleeding spots (D) were associated with tiny wounds made by insects. Lesions involved inner bark (E) and the cambium and outer sapwood (J) (NY, May).
- F, I. A bleeding canker apparently caused by bacteria on Aesculus hippocastanum (horse-chestnut). Extensive staining of bark (F) was caused by exudation from a canker about 10 cm long. Watersoaked sapwood beneath the canker, exposed by removing bark, is dead and stained dark brown (NY, Jul).
- G, H. Shallow bark canker, caused by *Brenneria nigrifluens*, on *J. regia*. G. Multiple discolored spots where brown liquid seeped out, indicating presence of cankers. H. Internal appearance of bark, exposed by removing the periderm, where the surface was covered with numerous bleeding spots (CA, Nov). *Photo credits*: G, H—B. L. Teviotdale

Crown Gall Examples



Crown gall, caused by *Agrobacterium tumefaciens*.

A. Old galls thought to be caused by *A. tumefaciens* on *Populus nigra* 'Italica' (Lombardy poplar (WA, Jun).

B, C. Large old galls on the trunk and at the root crown of a mature *Juglans cinerea* (butternut) tree (NY, Jul).

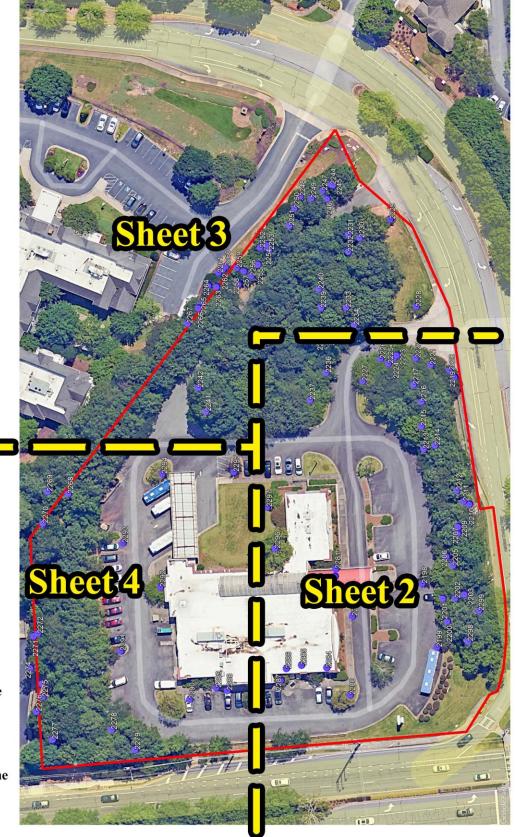
D. Streaks of crown-gall tissue on a stem of *Rosa* sp. The streaks could have arisen either from multiple infections along a scraped area or from internal spread of bacteria (NY, Sep).

E, F. Crown gall on 2-year-old *Prunus avium* (mazzard cherry) seedlings. Numerous galls on lateral roots may only retard growth, while one gall encircling the root collar may be lethal (NY, Jul). (NY, Jul).

G. Crown gall on Euonymus fortunei (climbing euonymus). Galls formed during the current season are light brown and somewhat spongy; those a year old or older are dark brown and hard (NY,

H. Crown gall on Wisteria sp. (CA, Sep).

I, J. Successively closer cutaway views of a stem of Ligustrum vulgare (common privet) with crown gall developing at the site of a scrape wound. Gall tissue differs from normal bark and wood in texture and anatomy (NY, Sep).



Notes:

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





Not To Scale

Tree Location Plan Sheet 1



Notes:

-All tree locations shall

be approximate.

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

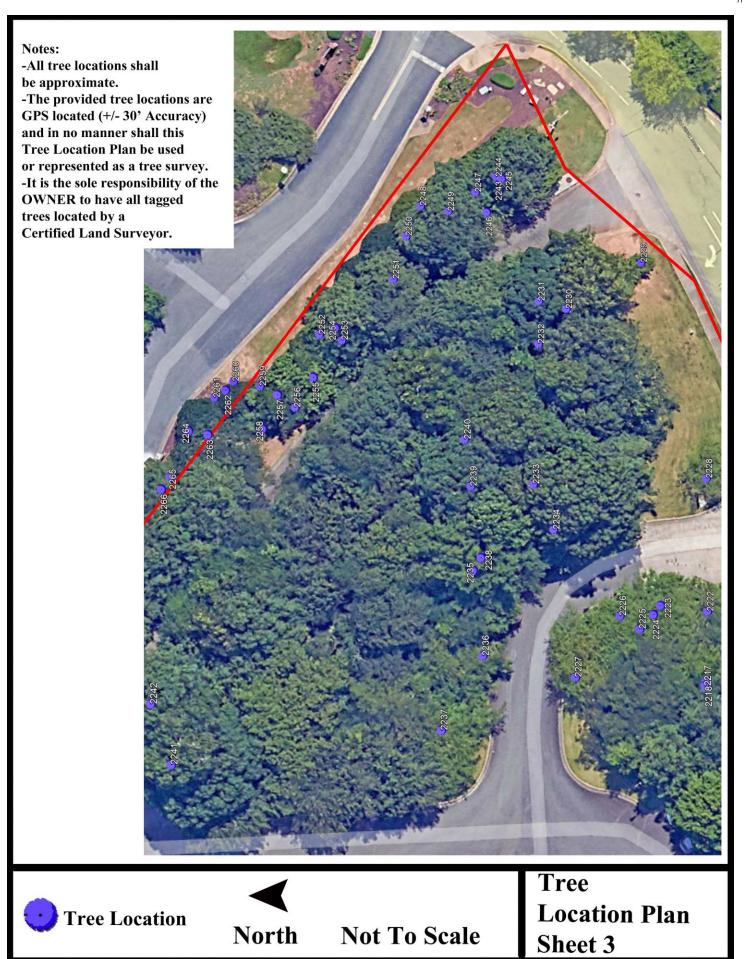
trees located by a Certified Land Surveyor.

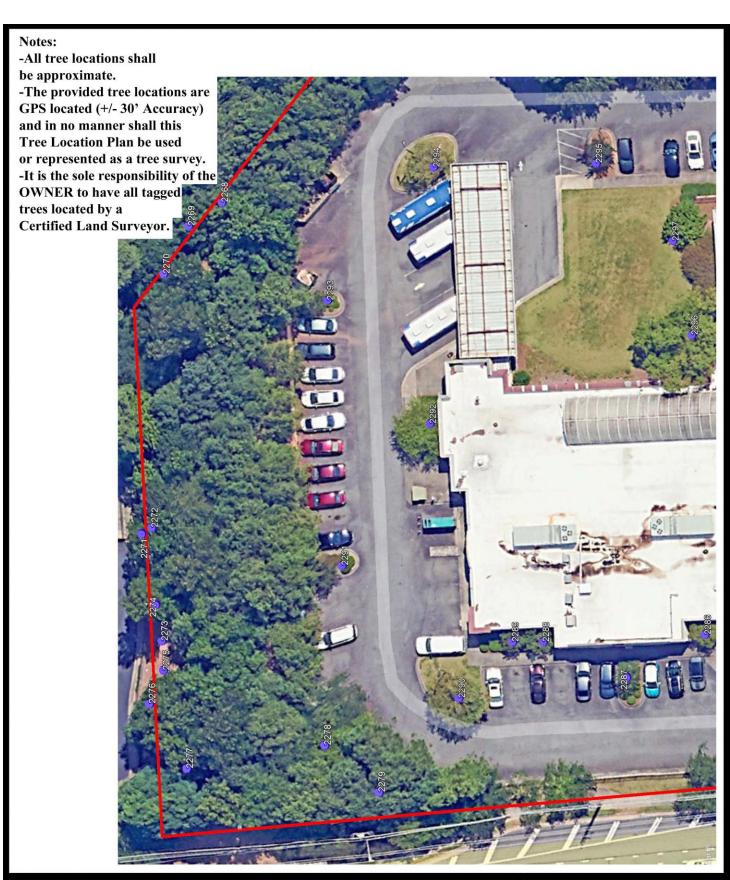




North **Not To Scale**

Tree **Location Plan** Sheet 2









Not To Scale

Tree Location Plan Sheet 4

(This is inundated with Hypoxylon Canker; probably spread through poor pruning practices and leaving cuttings on site. There many trees that have the Canker, but only the trees I have listed are showing symptoms of a failing tree,) (There are a number of tree species on site that were not accounted for because they are invasive species or poor growth characteristic such as: Mimosa, Ornamental/ seedling Pear, Catalpa and Black Cherry Trees.)

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

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

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T. //	G: /G :	Health	Structural	Special/		Photo # (See
Tree #	Size/ Species	Condition	Condition	Specimen Tree	Comments	Attached)
2246	10" Flowering Cherry	Poor	Poor	No	Severe dieback. Large cavities with decay. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	38
2247	9" Flowering Cherry	Poor	Poor	No	Severe dieback. Large cavities with decay. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	39
2248	23" Buford Holly	Good	Good	Yes		
2249	8" Flowering Cherry	Poor	Poor	No	90% dead	40
2250	14" Buford Holly	Good	Good	Yes		
2251	14" Buford Holly	Good	Good	Yes		
2252	7" Flowering Cherry	Poor	Poor	No	Severe dieback. Phytophthora Trunk Cankers; an indication of possible trunk rot. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	41
2253	6" Flowering Cherry	Poor	Poor	No	Severe dieback. Large cavities with decay. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	42
2254	9" Flowering Cherry	Good	Good	Yes		
2255	8" Flowering Cherry	Poor	Poor	No	Severe dieback. Large cavities with decay. Signs of Hypoxylon Canker with limb loss and/or visible cankers.	43
2256	4" Flowering Cherry	Poor	Poor	No	Phytophthora Trunk Cankers; an indication of possible trunk rot.	44
2257	4" Flowering Cherry	Good	Good	Yes		
2258	4" Flowering Cherry	Poor	Poor	No	Phytophthora Trunk Cankers; an indication of possible trunk rot.	45
2259	6" Flowering Cherry	Poor	Poor	No	Phytophthora Trunk Cankers; an indication of possible trunk rot.	46
2260	18" Buford Holly	Good	Good	Yes	1	
2261	23" Buford Holly	Good	Good	Yes		
2262	16" Buford Holly	Good	Good	Yes		
2263	10" Buford Holly	Good	Good	Yes		
2264	14" Buford Holly	Good	Good	Yes		
2265	6" Flowering Cherry	Good	Good	Yes		
2266	5" Flowering Cherry	Good	Good	Yes		
2267	6" Flowering Cherry	Fair	Fair	Yes		
2268	24" Chestnut Oak	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers. 3 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	47
2269	14" Chestnut Oak	Fair	Poor	No	3 Trees creating 3 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	48

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

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					=	
Tree #	Size/ Species	Health Condition	Structural Condition	Special/ Specimen Tree	Comments	Photo # (See Attached)
2293	10" Crape Myrtle	Poor	Poor	No	Trunk Cankers; an indication of possible trunk rot.	
2294	10" Dogwood	Good	Good	Yes		
2295	14" Crape Myrtle	Good	Good	Yes		
2296	24" River Birch	Good	Good	Yes		
2297	13" Flowering Cherry	Poor	Poor	No	Large cavity with decay. Phytophthora Trunk Cankers; an indication of possible trunk rot.	68
2298	28" River Birch	Fair	Fair	Yes	Minor root damage from mowers.	69
2299	16" Flowering Cherry	Fair	Fair	Yes	1 Circling root	70

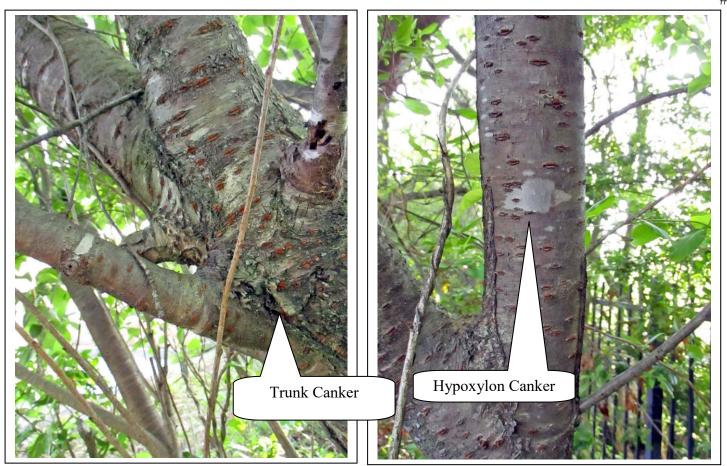


Photo 1 Photo 2

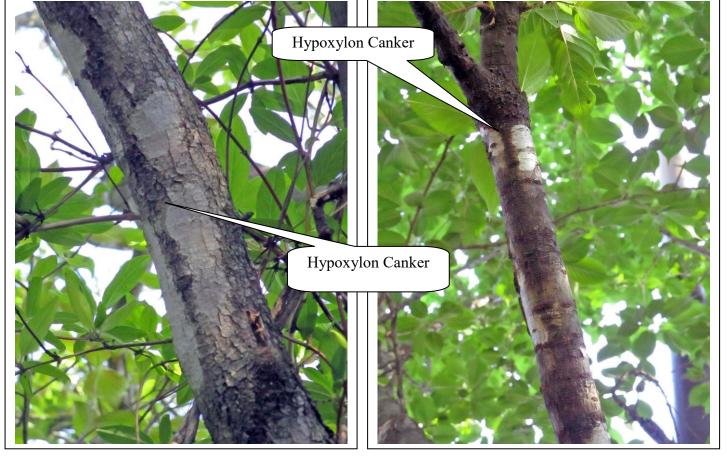


Photo 3 Photo 4



Photo 5 Photo 6

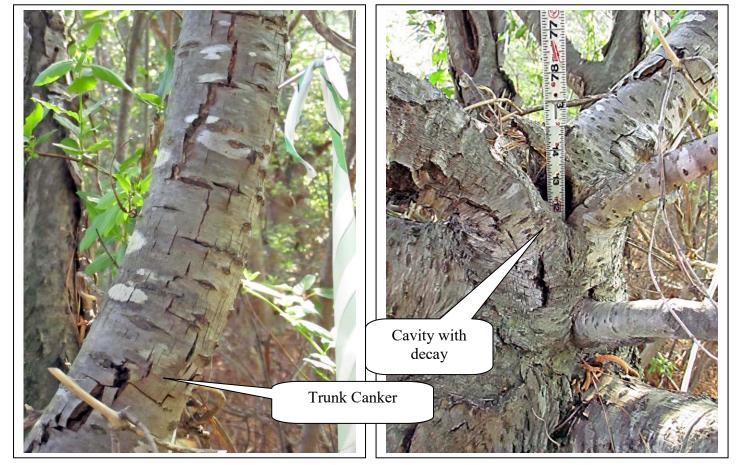


Photo 7 Photo 8

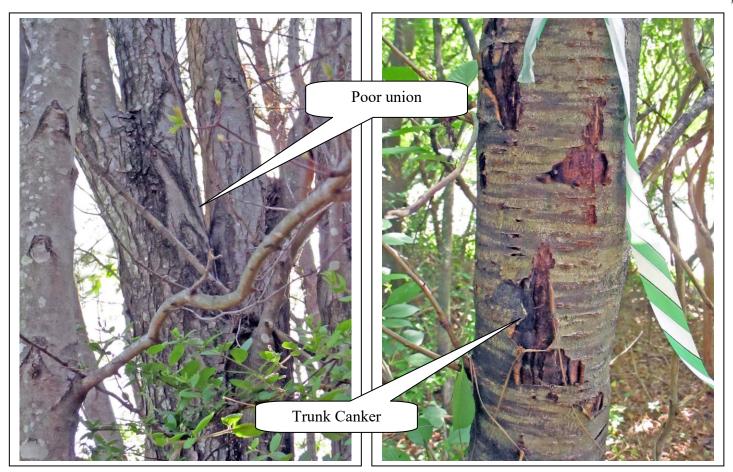


Photo 9 Photo 10

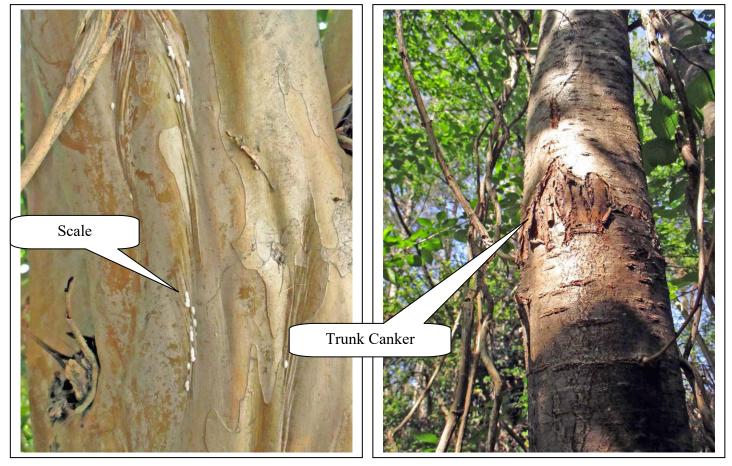


Photo 11 Photo 12

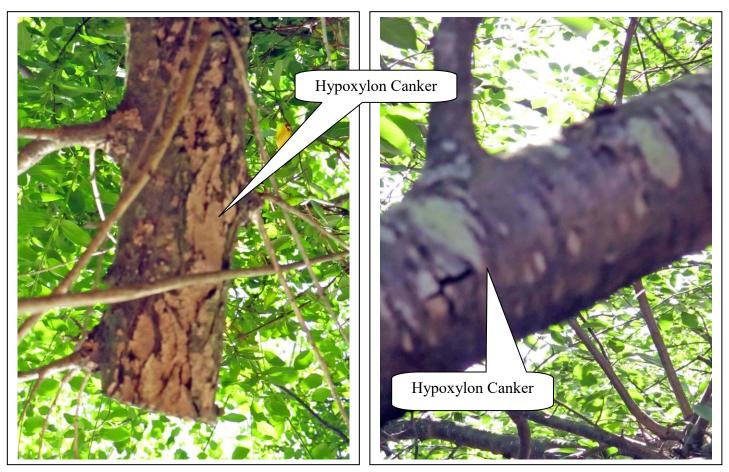


Photo 13 Photo 14

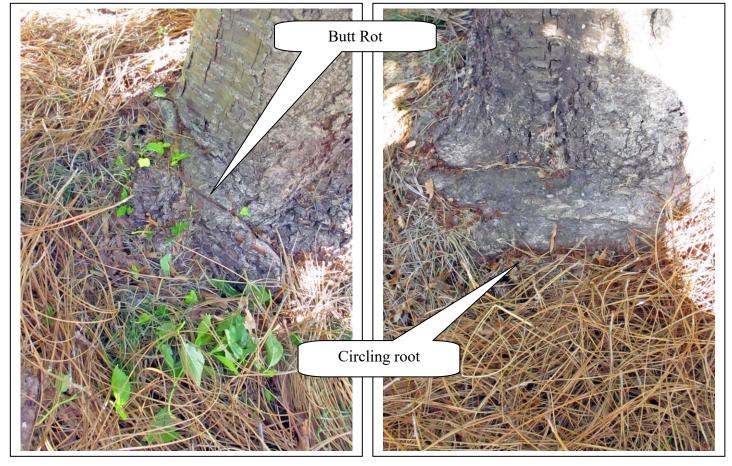


Photo 15 Photo 16

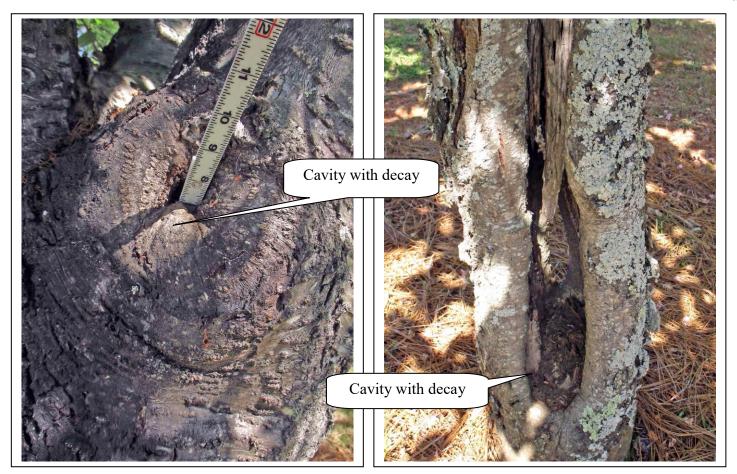


Photo 17 Photo 18

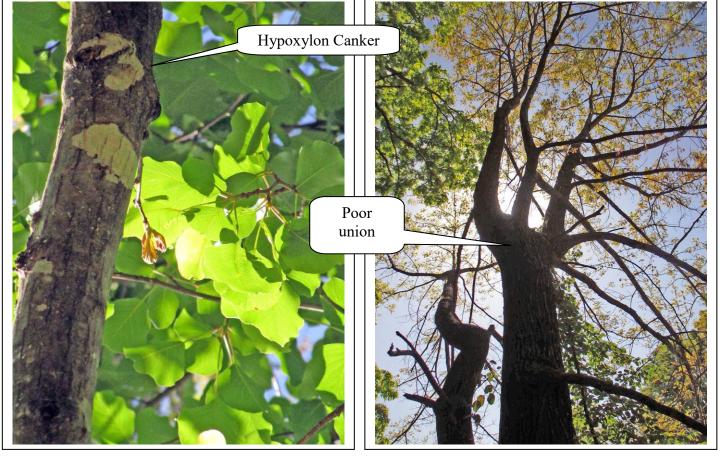


Photo 19 Photo 20

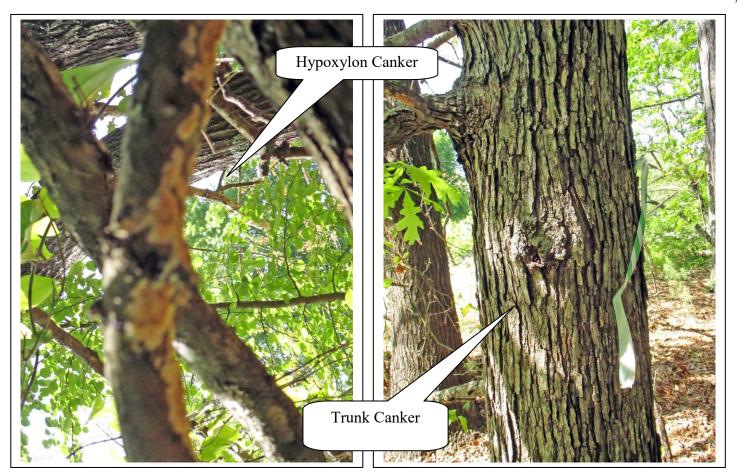


Photo 21 Photo 22

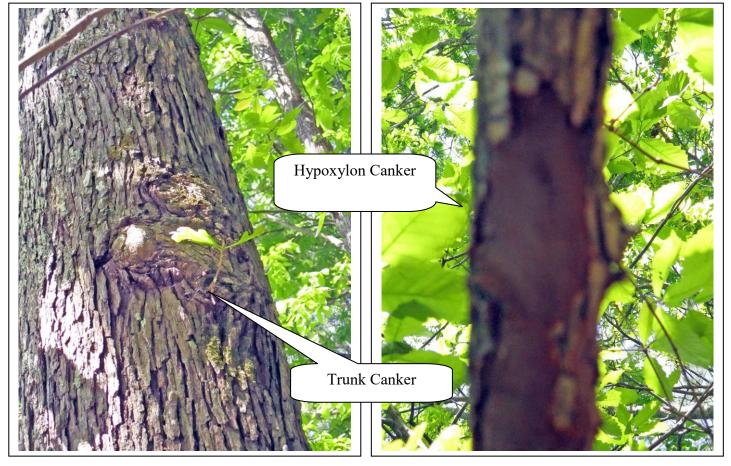


Photo 23 Photo 24

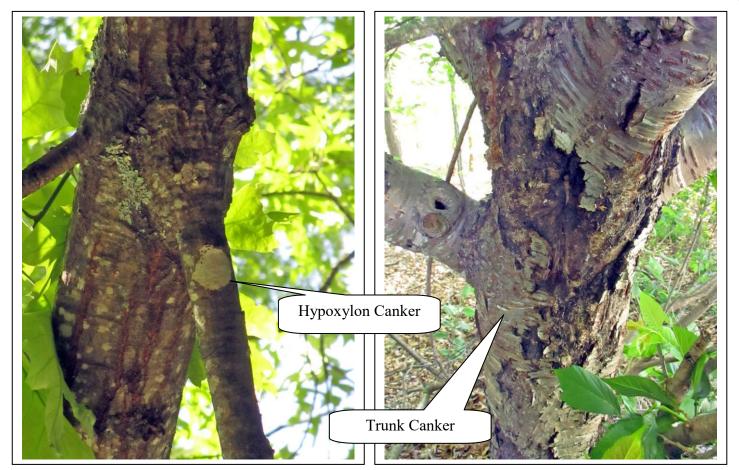


Photo 25 Photo 26

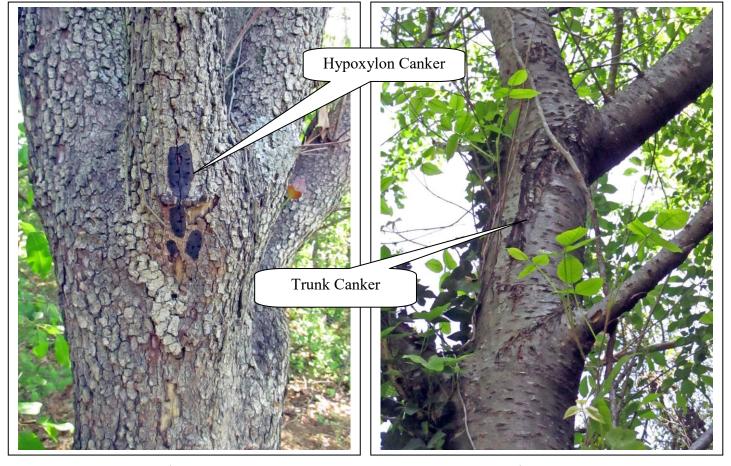


Photo 27 Photo 28

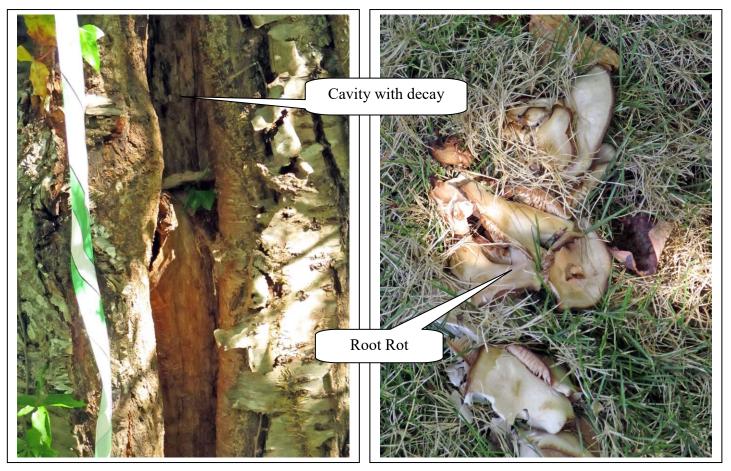


Photo 29 Photo 30



Photo 31 Photo 32

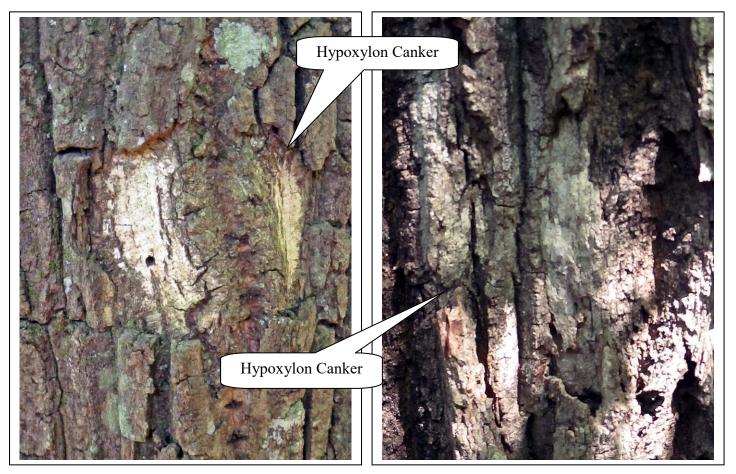


Photo 33 Photo 34

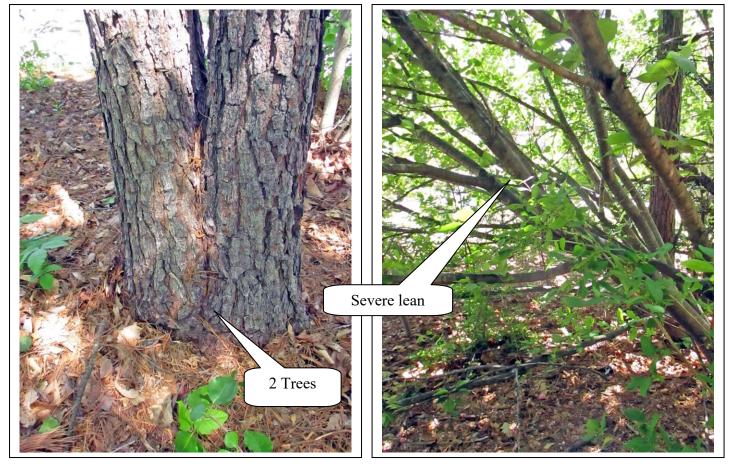


Photo 35 Photo 36



Photo 37 Photo 38

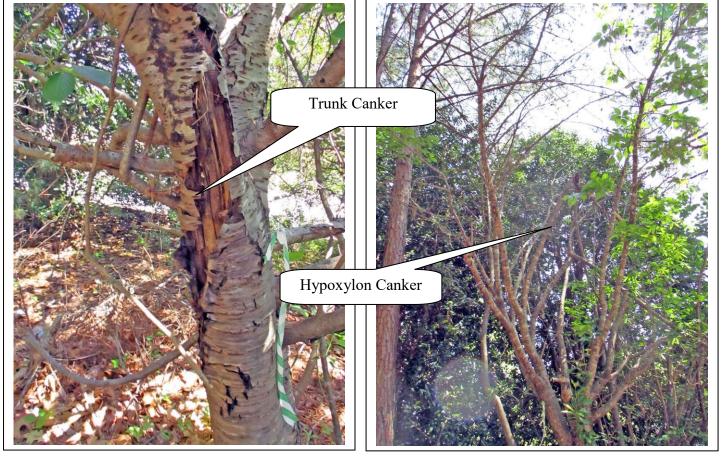


Photo 39 Photo 40

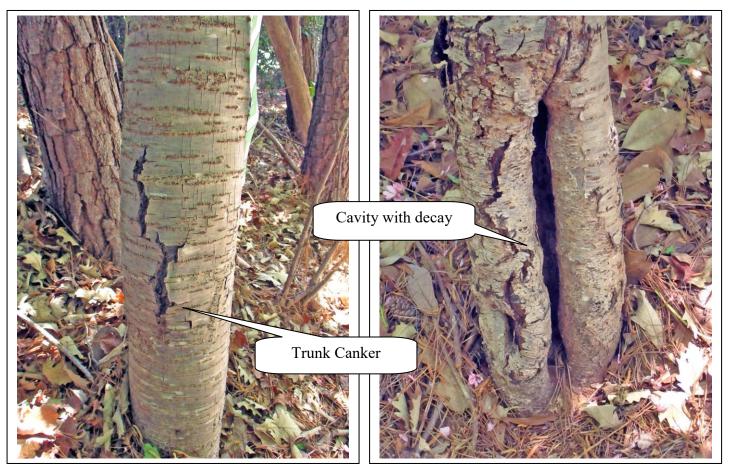


Photo 41 Photo 42

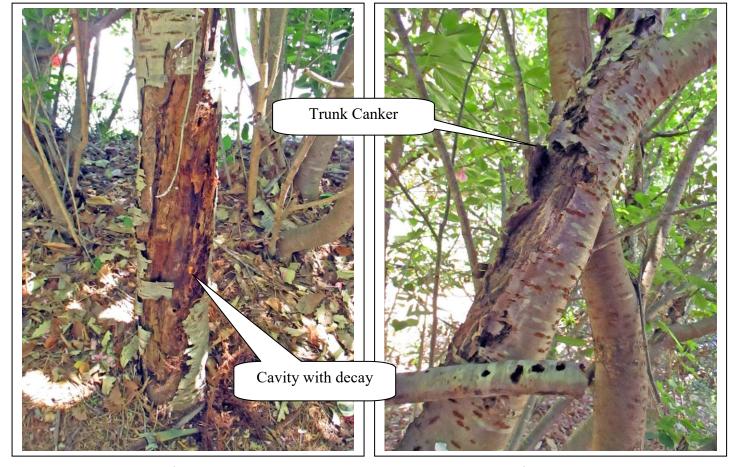


Photo 43 Photo 44



Photo 45 Photo 46

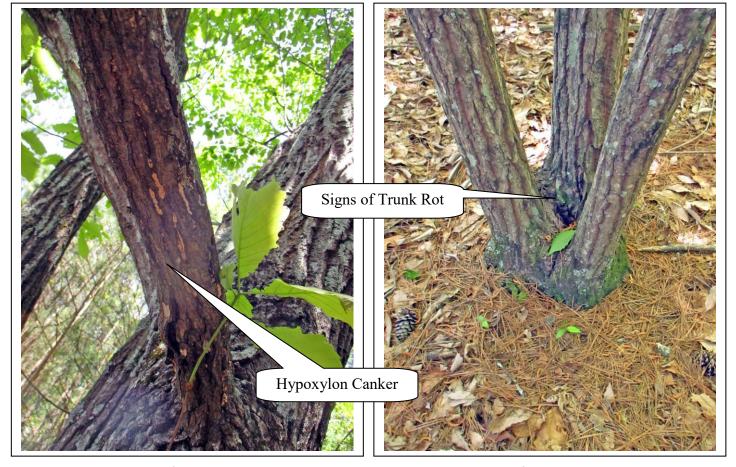


Photo 47 Photo 48



Photo 49 Photo 50

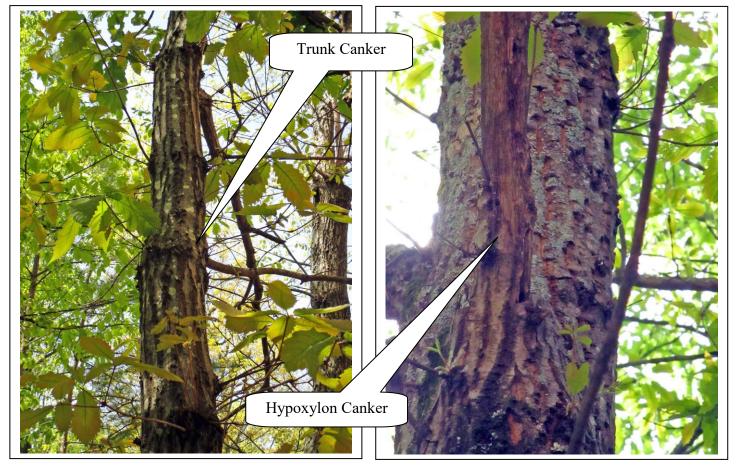


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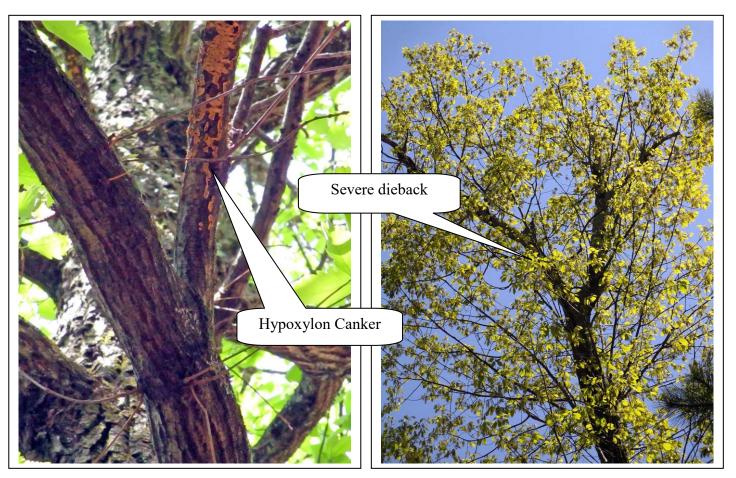


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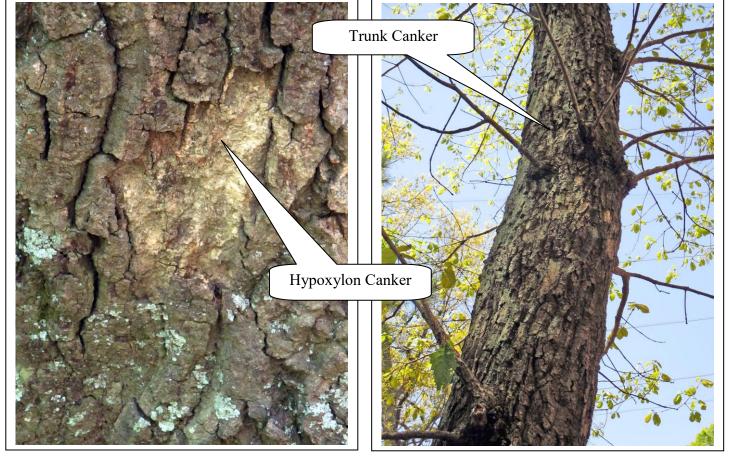


Photo 55 Photo 56

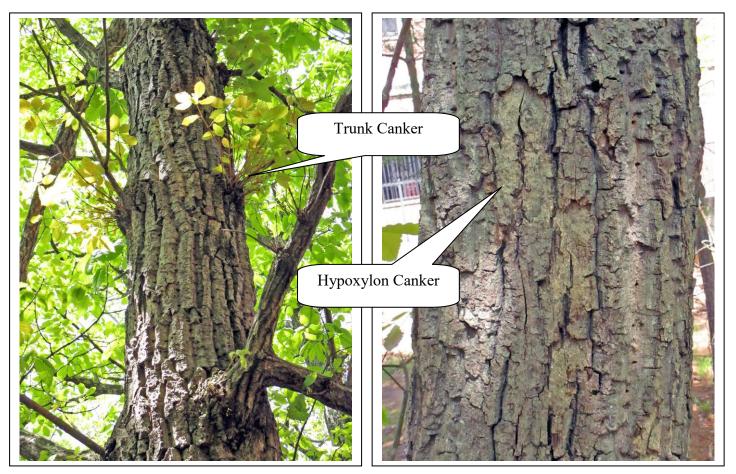


Photo 57 Photo 58

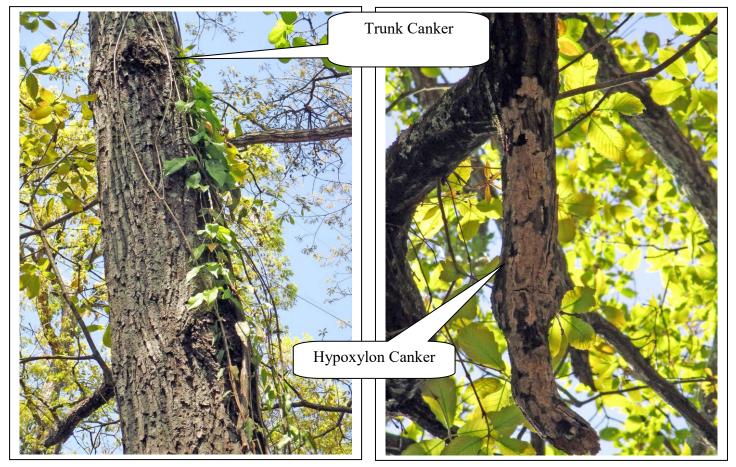


Photo 59 Photo 60

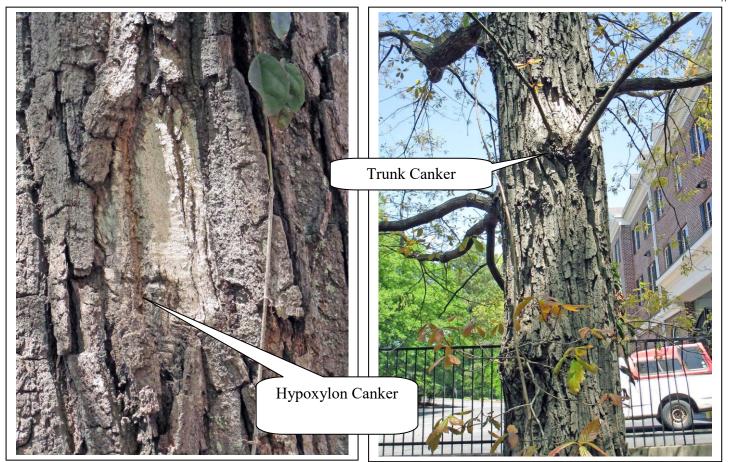


Photo 61 Photo 62

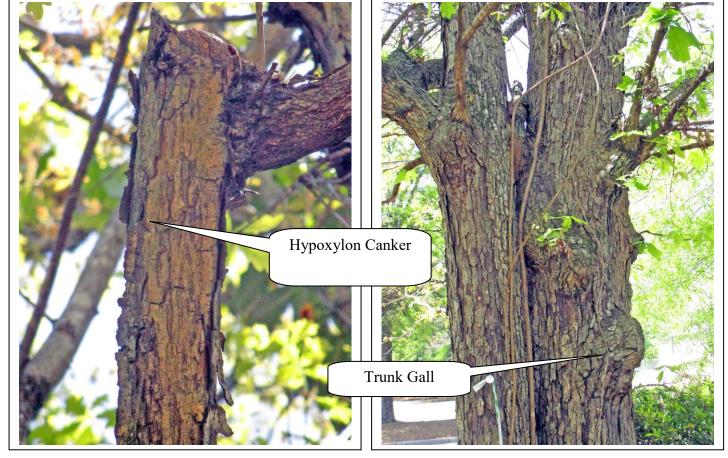


Photo 63 Photo 64

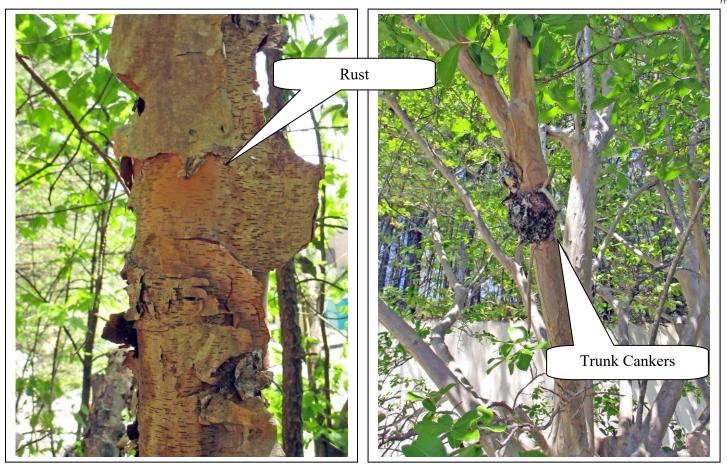


Photo 65 Photo 66

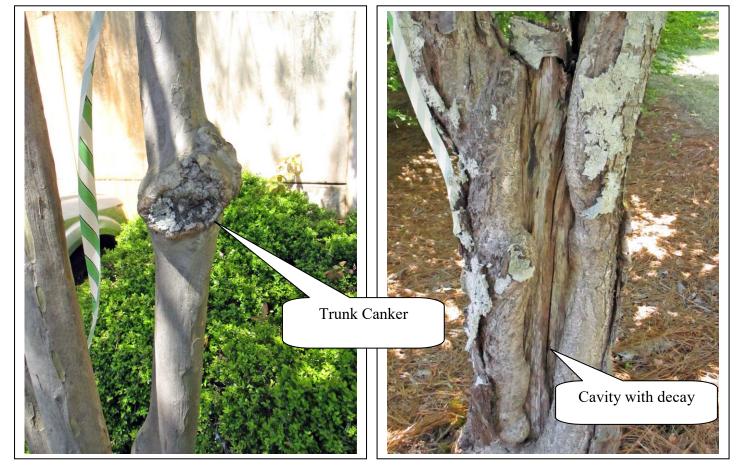


Photo 67 Photo 68

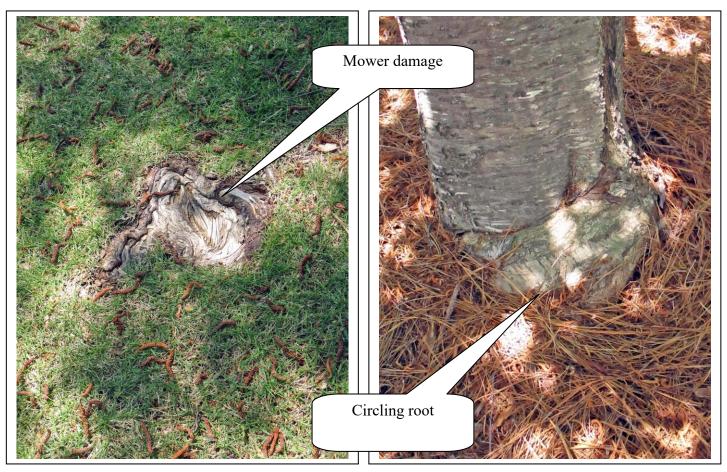


Photo 69 Photo 70



\RENDERED VIEW LOOKING NORTHEAST AT ENTRY

T.O. PARAPET 148'-0" (EL. 1142) T.O. PARAPET 148'-0" (EL. 1142) 132'-4" 132'-4" LEVEL 3 121'-8" LEVEL 3 121'-8" LEVEL 2 111'-0" LEVEL 1 100'-0" 100'-0" (EL. 1094)

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

T.O. PARAPET 132'-4" LEVEL 3 121'-8" LEVEL 2 111'-0" LEVEL 2 111'-0" LEVEL 1 100'-0"

3 WEST ELEVATION AT ASHFORD DUNWOODY ROAD

Interior Design Engineering

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

www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

Ashford Dunwoody Senior Apartments Dunwoody, GA

ISSUE # DATE DESCRIPTION
1 8/29/25 Zoning Application

DRAWN BY Author GJ Checker MN CHECKED BY COMMISSION NUMBER SHEET TITLE

EXTERIOR

ELEVATIONS

SHEET NUMBER

A401

© 2021 BKV Group Packet page:...

FSDG-1 FIBER CEMENT LAP SIDING - 6" REVEAL COLOR 3 FSDG-2 FIBER CEMENT LAP SIDING - 6" REVEAL COLOR 4 FSDG-3 FIBER CEMENT PANEL SIDING - COLOR 3 FSDG-4 FIBER CEMENT TRIM - COLOR 5 SOUTH ELEVATION % WEST ELEVATION % OF FACADE TOTAL OF FACADE TOTAL **MAJOR FACADE ACCEPTABLE MATERIALS** FB-1 (FIELD FACE BRICK) - UTILITY SIZED COLOR 1 2.73% 2.34% FB-2 (ACCENT BRICK SOLDIER COURSES) - UTILITY SIZED COLOR 2 CAST ARCHITECTURAL CONC SILLS AND CAPS 30.57% 30.06% WINDOWS/DOORS/GLAZING TOTAL (MIN. 80% ON MAJOR FACADES) 80.00% MINOR FAÇADE ACCEPTABLE MATERIALS 11.93% 13.56% FSDG-2 (FIBER CEMENT LAP SIDING) 6" REVEAL COLOR 4 2.18% 0.80% FSDG-3 (FIBER CEMENT PANEL SIDING) COLOR 3 FSDG-4 (FIBER CEMENT TRIM) COLOR 5 3.36% 20.00% 19.91% TOTAL (MAX 20% ON MAJOR FACADES) FACADE TOTAL 100.00%

FB-1 FIELD FACE BRICK - UTILITY SIZED COLOR 1

FB-2 ACCENT BRICK - UTILITY SIZED COLOR 2

CAST CONCRETE SILLS AND CAPS

EXTERIOR MATERIAL KEY

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

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



Atlanta YIMBYS advocates for welcoming communities where everyone can thrive. abundanthousing atlanta.org

Dunwoody City Council
City of Dunwoody
4800 Ashford Dunwoody rd

Dunwoody, GA 30338

July 30, 2025

RE: Support for Proposed 215-Unit Affordable Senior Housing Community at 4891 Ashford Dunwoody Road

Dear Dunwoody City Council and Mayor:

On behalf of Abundant Housing Atlanta, I am writing in strong support of the proposed affordable senior housing development located at 4891 Ashford Dunwoody Road. This 215-unit, age-restricted apartment community will offer much-needed independent living options for seniors 55+, all priced affordably at 60% of the area median income.

As a network of pro-housing advocates committed to inclusive, accessible housing policies, we believe this project is a timely and critical investment in Dunwoody's future. The development directly addresses a significant local need—US Census data shows that within ZIP code 30338 alone, at least 708 seniors already meet the income requirements for this community. Even if every unit were filled, the project would only meet 30% of the existing need in Dunwoody. This highlights just how urgent the demand for affordable senior housing truly is.



Atlanta YIMBYS advocates for welcoming communities where everyone can thrive. abundanthousing atlanta.org

In addition to addressing this need, the project is well-located and thoughtfully designed. Future residents will benefit from proximity to Dunwoody Baptist Church across the street, access to shopping and dining in Dunwoody Village and the Perimeter District, and nearby cultural amenities like the Spruill Arts Center. As the city continues to build out its trail network, walkable access to these services will only increase, allowing residents to age in place with dignity, connectivity, and community.

This project not only provides long-term housing stability for Dunwoody's older adults but also represents a broader step toward an inclusive and thriving city. At a time when housing shortages are fueling inequality, long commutes, and displacement, developments like this one are essential to our region's equity, economic health, and climate goals.

We urge you to approve this development and help ensure that Dunwoody is a city where people of all ages and incomes can live and thrive.

Best regards,

Abundant Housing Atlanta

To: The City of Dunwoody, Georgia, Mayor & City Council Lynn Deutsch, Mayor Catherine Lautenbacher, City Council Post 1 Rob Price, City Council Post 2 Tom Lambert, City Council Post 3 Stacy Harris, City Council Post 4 Joe Seconder, City Council Post 5 John Heneghan, City Council Post 6

Date: August 4, 2025

Re: RZ 25-03, 4981 Ashford Dunwoody Road: Applicant: Shaun Reinhardt of Dominium Inc.

Dear Mayor & Council Members:

Please allow me to introduce myself. I am Edward Dreisbach, a Dunwoody resident residing at 1132 Bellewood Square, a commercial real estate broker specializing in land sales to the development community for the past 35 years. I have no pending business dealings with Dominium regarding the subject transaction or other business dealings.

Commercial Realty Associates, LLC (CRA), Dominium Inc., Past Association

In December 2020, Thomas P. Miller published a report for the City of Canton, Georgia, entitled **Housing Needs Assessment & Market Study** (https://www.cantonga.gov/home/showpublisheddocument/464/637481111064030000). The Market Study provided a general housing trends analysis and a specific site analysis to serve as a guide for potential future housing developments in the City of Canton, Georgia.

One of the conclusions from this Housing Study and others is that there is a growing need to provide more affordable housing for its senior citizens. The current housing market lacks sufficient supply and variety of options suitable for older adults, particularly in terms of rental options near essential services. The City of Dunwoody faces the same lack of supply of age-restricted options of all types, including rental options restricted to seniors that they can afford, making this proposal equally as necessary in Dunwoody as it is in other cities.

After reading the Miller report and speaking with the City of Canton's Planning Department, CRA in 2021 introduced Dominium Inc. to a 32-acre parcel of lánd. CRA could not be more complementary of how Dominium worked with the City of Canton to address all their development concerns related to the City's desire to have an affordable senior living apartment development in Canton, Georgia. Dominium went through a vigorous vetting process by the City of Canton. When their rezoning application went through the City's public hearing process, there was no opposition, and Dominium's Rezoning Application was unanimously approved. Following the final vote, Dominium was complimented on the outstanding working relationship that it had established in all its dealings with the City's Planning and Economic Development personnel.

CRA would like to extend the following endorsement. If the City of Dunwoody's Mayor & Council elect to approve Dominium's Rezoning Application RZ 25-03. Dunwoody will have a high-quality, well-constructed senior living development. It will be self-managed by Dominium, assuring that all the apartment units' exterior landscaping is maintained in excellent condition, as Dominium will remain a long-term owner of the property. In addition, Dominium will prove to be a very positive corporate citizen for the City of Dunwoody.

Regards

Edward A. Dreisbach, MBA I Managing Member & Founder

Commercial Realty Associates, LLC

3445 Peachtree Road, Suite 465 Atlanta. GA 30326

Tel: 770.330.3145 Email: ed@craworks.com www.craworks.com Ignacio Corniel

4867 Ashford Dunwoody Rd Dunwoody, GA, 30338 ICorniel@usglobal1.com

August 8th, 2025

Mayor Deutsch and City Councilmembers City of Dunwoody 4800 Ashford Dunwoody Road Dunwoody, GA 30338

RE: Support for Proposed Affordable Senior Community at 4891 Ashford Dunwoody Road

Dear Mayor and City Councilmembers,

As a resident of Dunwoody, I am writing to express my strong support for the proposed affordable senior housing development at 4891 Ashford Dunwoody Road.

Dominium's proposal will offer 215 homes that provide an independent living option for seniors 55 and older. Not only will it provide much-needed options for seniors, but all the homes will also be affordable providing a needed option for Dunwoody. It represents a thoughtful and future-focused response to the growing need for senior housing in our community. Data has shown how this project on its own would still only serve fewer than a third of the current need in Dunwoody. There is no clearer sign that the city must act to ensure older adults can remain in our city with dignity and stability.

Possessing an internal property management company separates Dominium from many other apartment developers. The goals of the organization will be aligned with property management, unlike other apartment communities that are managed by third parties. Dominium will ensure that a safe, clean environment is provided to residents and the property is well-maintained over the long term.

This proposal is well-located for seniors to thrive. It offers walkable access to Dunwoody Baptist Church, Dunwoody Village, the Perimeter District, and nearby cultural resources like the Spruill Arts Center. As the city expands its trail and pedestrian infrastructure, connectivity will allow senior residents to stay active and engaged to the broader community.

This proposal supports the city's housing goals, its future needs, and it's the right thing to do for those who live here and deserve a safe, affordable place to call home.

I respectfully urge you to approve this rezoning application.

Sincerely,

Aid

From: Richard McLeod

Sent:Monday, August 11, 2025 8:08 AMTo:Paul Leonhardt; Madalyn SmithSubject:FW: Dominium Application

FYI

Richard McLeod, MPA
Director of Community Development
City of Dunwoody
4800 Ashford Dunwoody Road
Dunwoody, Georgia 30338
P 678.382.6802
richard.mcleod@dunwoodyga.gov

----Original Message----

From: Geraldine Penn <pennfam@bellsouth.net>

Sent: Friday, August 8, 2025 10:09 PM

To: Lynn Deutsch <Lynn.Deutsch@dunwoodyga.gov>; catherine.lautenbach@dunwoodyga.gov; Stacey Harris

- <Stacey.Harris@dunwoodyga.gov>; Joe Seconder < Joe.Seconder@dunwoodyga.gov>; Rob Price
- <Rob.Price@dunwoodyga.gov>; Tom Lambert <Tom.Lambert@dunwoodyga.gov>; John Heneghan
- <John.Heneghan@dunwoodyga.gov>

Cc: Richard McLeod < Richard. McLeod@dunwoodyga.gov>

Subject: Dominium Application

Caution: External Message

> Hi all. I attended the Planning Commission Meeting on July 8th. Not only was I disappointed by the vote to approve but also by the Dominium attorney. Please watch the tape when she said that citizens just have opinions but opinions don't count. Those of the residential homeowners who attended had opinions that do count and are important. We are the tax paying citizens and voters that are important to Council.

. 1

> I worked hard for Dunwoody to become a City as others in attendance also did. Main issues for Cityhood were Zoning, Code Enforcement and Police. We did not want more apartments that DeKalb loaded us up with.

> .

> That corner is a bad location for high density. Because DeKalb County used poor judgement especially with Jefferson, does not mean the City should follow suit with poor judgement. The Jefferson definitely impacted Valley View and traffic on Ashford Center Parkway as well as Ashford Dunwoody Road. There are homes on the parkway and in Dunwoody West that can be impacted by this high density development.

>

> I also hope you will listen to the attorney's analogy of our opinions to deny. She said if a vegetarian restaurant wanted approval, we would oppose it because we don't like vegetables.

>

> As you know I was very active with DeKalb County Government as well as the City of Dunwoody. I am 77 years old (their average age for tenants is 76). The last place I would want to go to for senior living is an apartment. I have no desire to deal with elevators that may not work if there is a power outage. I would not want the noise. I would want assigned covered parking, not my car sitting out in the elements. They said there wouldn't be much traffic but did not

conduct a traffic study. Some of their tenants will still be working. Roger and I have two cars and are out on average twice a day. Dominium said they could walk to the Baptist Church and library. Trust me when I say to walk to the library in heat or inclement weather and walk back with books to carry up the hill is unrealistic. They said there is a bus stop there. So residents walk down a hill, hope for a kneeling bus to go shopping. Come back with packages and are supposed to carry bags up the hill, unrealistic. As you know, we have frequent power outages. Dominium did not know if there would be a manager on site. What are those seniors supposed to do in such a case. Also if have such a need in Dunwoody as Dominium said why are they taking residents outside Dunwoody. When asked at the DHA meeting what the average income is, they didn't know. I also looked at their ratings which were poor.

>

- > What is needed for 55+ is owner occupied with master on the main. Our neighbor of 39 years moved five years ago to a senior residential community in Johns Creek. They are semi-detached condos with the main floor is the resident floor with everything they need. Each unit may have a loft. They moved to Johns Creek because we don't have anything in Dunwoody.
- > I also did some research on Dominium and what I saw would definitely discourage me from moving there.

>

- > Dunwoody has done a poor job in serving its seniors. The Life South property would be perfect for a City of Dunwoody Senior Center like Sandy Springs and Johns Creek.
- > There are empty office buildings at Ashford Dunwoody and Mt Vernon. If this is passed, will they do the same and apply for high density apartments? If you set this precedent with Dominium. Our CLUP has always said as a priority that the City will protect residential communities. Please deny this application and protect the surrounding neighborhoods.
- > If you want to consider 55+ housing, it should be owner occupied, master on main, and handicap accessible as owners age.
- > I was surprised to learn last night that 40% of our City are renters. Not sure if that includes the High Street development approved by DeKalb. Because high density rental housing exists unfortunately on one corner does not mean we should make matters worse with another high density housing. That's not what the voters for Cityhood wanted and we are your constituents and our opinions and voices should be heard and considered. I hope that you will deny this application. Thank you for your attention in this matter
- > Gerri Penn> 44 year resident in Dunwoody North> 770-853-2300Sent from my iPhone

From:

Sent: Tuesday, July 8, 2025 7:53 PM

To: Cc: Madalyn Smith 'Margaret Sherman'

Subject: Please DENY Dominium rezoning application

Caution: External Message

Dear Ms. Smith,

Our family has been living in Dunwoody Station since 2000.

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

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

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

Thank you for your consideration.

Regards,

Peter

Peter J. Sherman

From: Christina Szczepanski <

Sent: Tuesday, June 10, 2025 5:52 PM

To: Madalyn Smith
Cc: Lynn Deutsch

Subject: Life South development

Caution: External Message

Hi Madalyn,

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

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

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

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

Sincerely, Christina Szczepanski

From: Su Ellis < > > Sent: Wednesday, July 2, 2025 8:01 AM

To: Madalyn Smith

Cc:

Subject: Planning Commission Members, Thomas O'Brien, Chair

Caution: External Message

Madeline,

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

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

Thank you, Su Ellis

From: Aaron Johnston <

Sent: Wednesday, July 2, 2025 10:13 AM

To: Lynn Deutsch; Catherine Lautenbacher; Stacey Harris

Cc: Madalyn Smith; Eli Veith; Dale Harris; Michael Smith; Michelle Hirose; Aaron Johnston

Subject: Concerning Traffic Issue

Caution: External Message

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

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

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

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

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

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

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

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

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

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

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

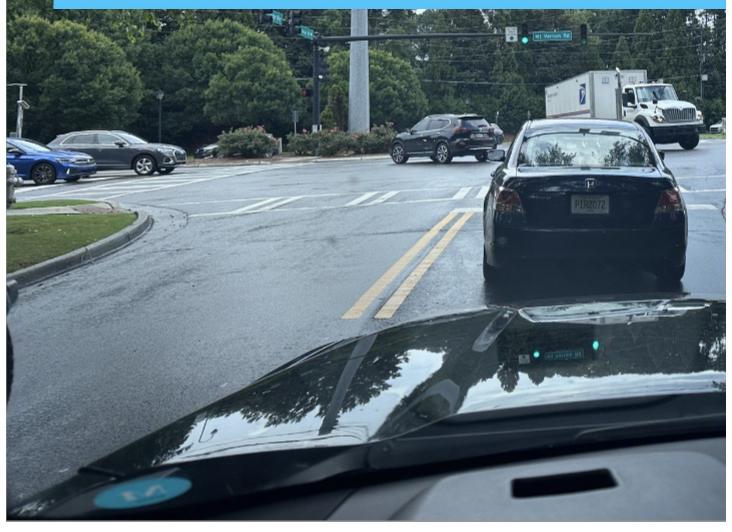
I thank you for your ongoing work to improve our city, and your attention to this matter.

Sincerely,

Aaron Johnston

Dunwoody, GA 30338

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



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

From:	Cheryl strickland <	
Sent:	Thursday, July 3, 2025 1:02 PM	

To: Madalyn Smith

Subject: Please DENY Dominium's Rezoning Application

Caution: External Message

- Senior housing in Dunwoody is a desirable product, but not at this location, at this density, and not as planned by Dominium, i.e. without robust on-site services and community engagement for residents.
- This project does not fit Dunwoody's senior demographic, which is seeking to downsize into owner-occupied housing.
- This project would be an encroachment on our adjacent single-family neighborhoods, i.e. Ashford
 Chase and Valley View. We do not want more apartments in the Ashford Center area or adjacent
 to Dunwoody West.
- No rezoning should occur until after completion and approval of Dunwoody's updated Comprehensive Plan and its Unified Development Ordinance.

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

Cheryl Strickland
. (Ashford Chase Subdivision)

From: Adriana Ibarra Vazquez <

Sent: Thursday, July 3, 2025 3:43 PM

To: Madalyn Smith

Subject: Please DENY Dominium rezoning application

Caution: External Message

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

Dear Miss. Madalyn Smith,

Herein I am requesting the Dominium rezoning application be denied.

ARGUMENTS

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

Traffic:

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

Housing Stock (we have enough rental):

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

Impact on schools and community:

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

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

Senior Housing needed (but not this):

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

Accessiblity to mass transit:

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

Timing on Rezoning vis a vis the Comprehensive Plan revision:

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

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

Please confirm the reception of my email.

Regards,

Adriana Ibarra Vazquez

Dunwoody, GA 30338

From: Cathy Abram < C >

Sent: Saturday, July 5, 2025 11:26 AM

To: Madalyn Smith

Subject: Please DENY Dominium rezoning application

Caution: External Message

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

This development is an encroachment on our neighborhoods, and homeowners are the residents who are invested in our community.

Finally, I find it offensive that our tax dollars are being used to finance a developer who is building apartments that no one in our community needs or wants.

Please deny the rezoning application for Dominium.

Catherine Abram

From: Diane Hunt-Cook <

Sent: Sunday, July 6, 2025 2:51 PM

To: Madalyn Smith

Subject: Please DENY Dominium rezoning application

Caution: External Message

Madalyn,

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

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

Thank you

Diane Hunt-Cook Dunwoody Resident

Rationale for Denial:

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

Traffic:

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

Housing Stock (we have enough rental):

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

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

Impact on schools and community:

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

Senior Housing needed (but not this):

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

Accessibility to mass transit:

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

Timing on Rezoning vis a vis the Comprehensive Plan revision:

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

From: Emmitt Rathore <

Sent: Monday, July 7, 2025 1:30 PM

To: Madalyn Smith

Subject: Please DENY Dominium rezoning application

Caution: External Message

Please reject this rezoning application per points below.

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

Traffic:

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

Housing Stock (we have enough rental):

- 1. We voted to become a city in large part to control our destiny as far as development is concerned. We don't need nor want more apartments.
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- 4. As this location is very convenient, desirable, and walkable to our city center, it only makes sense to build for people invested in this community, e.g. homeowners.

Impact on schools and community:

- 1. "Age restricted" is misleading. That limit is for head of household only. What's to say a 55 year old would not have a school age child or grandchild living on site.
- 2. Even if not one child lives at this complex, approval of this rezoning will signal other apartment developers that Dunwoody is once again open for apartments just like 25 years ago when DeKalb County approved the building of thousands of units that have overcrowded our neighborhood schools. We all continue to live with this condition to this

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

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

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- 3. Intensity north of Perimeter Center West should diminish, creating a buffer between the Perimeter area and the suburban neighborhoods that define Dunwoody.
- 4. We need to send a crystal-clear message that we do not want more apartments in the Ashford Center area.

Timing on Rezoning vis a vis the Comprehensive Plan revision:

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

Thank you, Amitsingh Rathore

Dunwoody, GA 30338

From: kathy wilkie < Sent: Monday, July 7, 2025 3:43 PM

To: Madalyn Smith

Subject: Please DENY Dominium rezoning application

Caution: External Message

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

Currently there is a rezoning application that would once again test the infrastructure of our community. Please deny the Dominium Rezoning Application.

Adding further data to my previous statement on limiting additional rental properties in Dunwoody:

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

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

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

Thank you for your consideration.

Kathy Wilkie Dunwoody Station Resident for 20 years

Su Ellis < From: Sent:

Monday, July 7, 2025 3:19 PM

To: Madalyn Smith Cc: suellis@bellsouth.net

Subject: RE: Planning Commission Members, Thomas O'Brien, Chair

Madeline.

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

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

Thank you, Su Ellis

From: Geraldine Penn <p

Sent: Monday, July 7, 2025 6:09 PM

To: Madalyn Smith

Subject: Fwd: Dominion Application

Caution: External Message

Dear Ms. Smith,

Can you please share my email with the Planning Commission? I will be attending the meeting tomorrow and hope to have the opportunity to speak. Thank you

Gerri Penn

Sent from my iPhone

Begin forwarded message:

From: Geraldine Penn <

Date: July 7, 2025 at 5:58:36 PM EDT

To: John Heneghan < John. Heneghan @dunwoodyga.gov >, Tom Lambert

<Tom.Lambert@dunwoodyga.gov>

Cc: Lynn Deutsch < Lynn.Deutsch@dunwoodyga.gov>, Richard McLeod < Richard.McLeod@dunwoodyga.gov>, AOL < pennfam@bellsouth.net>

Subject: Dominion Application

Hi John and Tom.

I am writing to you to let you know that I strongly oppose the Dominium Zoning Application for 55+ Affordable housing on the Life South property. I will be at the Planning Commission Meeting tomorrow evening.

-High Density

This application will be another high density apartments where one already exists across the street. There are residential neighborhoods that this can impact on Ashford Center Parkway, Valley View and Dunwoody West/The Branches. Ashford Dunwoody Road does not need more apartments. School buses use the Parkway and Ashford Dunwoody Road. Let's keep them safe.

The CLUP has always had as a first priority maintaining and protecting our residential communities. That should always be a number one priority. I was active in Citizens for Dunwoody and one of the main concerns was for no more apartments.

-They said this only meets 50% of the need in Dunwoody

They did not give any data to substantiate this statement. They did not deny residents would come from zip codes outside Dunwoody. They weren't able to answer what the average income is.

- Senior Housing

As a 77 year old senior, the last place I would want to be is in a five story apartment building with two elevators and no manager on the premises. There is also no organized activities for the residents. As you know, Dunwoody experiences numerous power outages and seniors need a safe way to exit a building. They stated the average age is 76. They also

said the seniors won't drive much. I gave us as an example that we have two cars and are out on average twice a day. They stated residents can walk to Dunwoody Baptist and the Library. That is not realistic to think these seniors will walk and then carry back books in heat or inclement weather.

They said there is a bus stop. Not all Marta buses are kneeling buses. If they come back with groceries are they able to carry them up that steep hill?

- Good senior housing

Seniors need owner occupied housing with master on main or ranch style. Our neighbors moved to a Johns Creek owner occupied Senior housing. They are semi-detached homes with everything on the main floor & a loft. They have a Clubhouse for activities. They have garages to deal with the weather not walking to some undesignated parking space.

-Suggestion for this property

Our city has done nothing for our existing seniors. Both Sandy Springs and Johns Creek have a building for senior activities. I believe Sandy Springs even provides transportation. We have all these parks but nothing for seniors. This property would be great for a Dunwoody Senior Center.

Thanks for your attention. I hope neither the Planning Commission or City Council support this application.

Gerri Penn

44 year resident in Dunwoody North

Sent from my iPhone

From: Barker, Heath <

Sent: Tuesday, July 8, 2025 9:27 AM

To: Madalyn Smith

Subject: PLEASE DENY REZONING APPLICATION

Caution: External Message

Dear Ms. Smith,

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

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

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

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

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

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

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

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

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

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

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

Heath Barker

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



www.geminiunderwriters.com



a Berkley Company

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

From: Susan Mitchell <

Sent: Monday, July 7, 2025 6:19 PM

To: Madalyn Smith
Cc: SM Mitchell

Subject: Please DENY Dominium rezoning application

Caution: External Message

Dear Neighbors,

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

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

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

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

Susan

From: Barker, Heath <

Sent: Tuesday, July 8, 2025 9:27 AM

To: Madalyn Smith

Subject: PLEASE DENY REZONING APPLICATION

Caution: External Message

Dear Ms. Smith,

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

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

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

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

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

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

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

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

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

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

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

Heath Barker

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

Jeff Pollock < From:

Sent: Tuesday, July 8, 2025 10:29 AM

To: Barker, Heath; To: 'Diane Hunt-Cook'; james jamesbarker.com; Gary S; Margaret Sonnier;

Dan Weber; Elizabeth'; Robert Wittenstein; t; Katharyne Gabriel;

Cheryl Strickland; Jamie Bennett; a Steve Barton;

; Terri J. Polk;

; Geraldine Penn; James Cramer; Laura Ruckman; Julie; Cathy Abram; SM

Mitchell; Lynn Deutsch

Cc: Alice Jamieson; Amy Davies; Anderson Cannon; Andreas Puppa; Andy Batcheller; Art &

Roni Tillem; Becky Callahan; Bill Davies; Bob Greenberger; Brett Mason; Bruce Andersen; Carol and Jules Sherwinter; Carrier Schonberg; Chad Provow; Charles Austin; Cindy Andersen; David Bolocan; Dawn & Kris Wetterings; Deb Cameron; Denise Greenberger; Fred Rueff; Gerald Cook; Hugh Jamieson; Ian Schonberg; Jame and Keith Levinson; Janice Sheftel; Joe Wooten; Karen Cannon; Katie Mason; Kevin Cameron; Kim Copeland; KJ Copeland; Lacey Rogers; Laura Madden; Leslie & Don Schaeffer; Libby Pollock; Lisa and John Ripoll; Lori and Dan Middleton; Marcelle and Harold Pinder; Mark Thompson; Marsha Rueff; Marylinn Wooten; Matt Blackburn; Megan Batcheller; Megan Bruening; Merry Carmichael; Mike Banna; Mike Madden; Natalie Filmore; Nick Rogers; Phil & Layne Slough; Rachel Provow; Ray and Jo Gustin; Ron and Lori Kirschner; Sandra Bennett; Sarah Bolocan; Shannon Banna; Shannon Blackburn; Sharon Cohen; Star Newman; Steve Newman; Sue and Bob Savoy; Suzi and David Negus; Theresa Callahan

Subject: Re: Dunwoody Rezoning // July 8 Planning Commission

Caution: External Message

Hi.

I am not opposed to this redevelopment.

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

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

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

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

Thanks, Jeff

Jeff Pollock, CCIM SIOR Pollock Commercial, Inc.



www.pollockcommercial.com



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

Hi Trailridge Neighbors.

Tonight is the Dunwoody City Council planning commission where we hope to shut down the low-income housing project at the LifeSouth parcel. Again, this is just the tip of the iceberg. If this company is successful in getting the zoning changed for that parcel, they and other firms like them will go after the Ashford Center parcels where the office buildings are. This all backs up to town and cluster homes and is so close to all of us. It is supposed to be a 55 plus community, but only one member of the household needs to be that age, and it is clear that this group does not enforce anything. If you read the reviews of their other developments, they do not get good reviews on property management. The maximum income allowed to rent these apartments is \$46,000.

See below on how to email the planning commission. We thought it had been shut down at the last meeting, but someone on the council is really pushing it. At the DHA meeting, there was a banker in the audience who asked how this all works financially for Dominion. Essentially, they build it and then just sell it to an investment firm—like an annuity for the developer—and it is paid for with subsidies if they can get this variance.

I am going to email now and attend the meeting.

Heath

Heath R. Barker

Regional Vice President

Gemini Transportation Underwriters

2 Ravinia Drive, Suite 1050

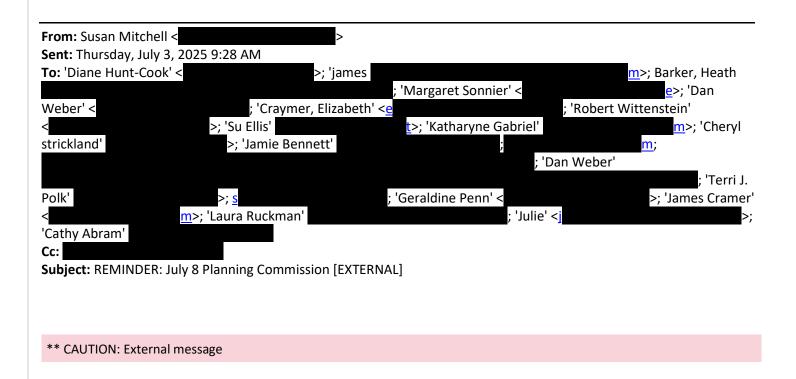
Atlanta, GA 30346



www.geminiunderwriters.com



GI TR UN



Dear Neighbors,

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

Mark your calendars:

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

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

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

Thank you for caring about our city.

See you at the parade!

Susan Mitchell

Proposed Rezoning Project:

Domininum's proposed build:

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

- Parking per unit is 1.15. Parking is unassigned. 93 of the 215 units are 2 or 3 bedroom. One parking spot per those units is unrealistic and will not serve the resident's needs. (Note: for non-senior apartments, parking ratios are often higher, one space per bedroom or 1.5 per unit.) But often seniors don't move their cars as much and seek to use public transportation, MARTA Mobility or other ride-share option.)
- Elevators: only two elevators are proposed and those are to be used for move in/move out as well. There is no additional freight elevator.
- Dominium does operate some of its affordable housing with Section 8 housing vouchers. Do we know if that rental assistance program is to be contemplated at some point for this property? (Notes for speaker: There are 2 primary affordable housing vouchers: Section 8 which "travels"; it's awarded to the resident and they can use it where there's a qualified landlord who will accept it. Project-based vouchers: This is where the specific project is awarded a certain number of vouchers for a number of years that pays a portion of the rent so that the prospective low-income resident can (theoreticaly but not always) afford to pay the difference. I'm guessing that Dominium will accept Section 8 vouchers, especially as a prospective LIHTC property.)
- The impact on existing property values is unknown. Everything depends on the site management.

Goal:

• We are representing different neighborhoods in every district of the city in asking the Planning Commission to <u>deny</u> this rezoning application.

Rationale/Suggested Talking Points:

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

Traffic:

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

Housing Stock (we have enough rental):

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

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

Impact on schools and community:

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

Senior Housing needed (but not this):

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

Accessiblity to mass transit:

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

Timing on Rezoning vis a vis the Comprehensive Plan revision:

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

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

From: Pamela J. Melton <

Sent: Tuesday, July 8, 2025 11:16 AM

To: Madalyn Smith

Subject: DENY Dominium rezoning application- Please think this through.

Caution: External Message

Good morning,

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

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

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

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

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

Pam and Terry Melton

Dunwoody, Georgia 30338

From: john wilder < > > Sent: Tuesday, July 8, 2025 11:55 AM

To: Madalyn Smith

Subject: Please DENY Dominium rezoning application

Caution: External Message

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

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

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

John and Laura Wilder

From: Steve Barton <

Sent: Tuesday, July 8, 2025 4:28 PM

To: Madalyn Smith

Subject: For Planning Commission: Please DENY Dominium rezoning application

Caution: External Message

Member of the Planning commission and Community Development city officials,

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

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

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

Sincerely, Steve Barton 	
Steve Barton <> Dunwoody, Georg	ia
Major, USA Ret <> m:	

From: Richard McLeod

Sent: Wednesday, July 16, 2025 4:51 PM **To:** Madalyn Smith; Paul Leonhardt

Subject: FW: Dominium Zoning Application - PLEASE REJECT

FYI



Richard McLeod, MPA

Director of Community Development

City of Dunwoody

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

From: Bert Miller < > Sent: Wednesday, July 16, 2025 4:47 PM

To: Catherine Lautenbacher < Catherine.Lautenbacher@dunwoodyga.gov >; Joe Seconder

<Joe.Seconder@dunwoodyga.gov>; John Heneghan <John.Heneghan@dunwoodyga.gov>; Lynn Deutsch

<Lynn.Deutsch@dunwoodyga.gov>; Richard McLeod <Richard.McLeod@dunwoodyga.gov>; Rob Price

<Rob.Price@dunwoodyga.gov>; Stacey Harris <Stacey.Harris@dunwoodyga.gov>; Tom Lambert

<Tom.Lambert@dunwoodyga.gov>

Subject: Dominium Zoning Application - PLEASE REJECT

Caution: External Message

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

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

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

Respectfully, Bert and Patti Miller