

MEMORANDUM

To: City Council

From: Madalyn Smith

Date: October 14, 2025

Subject: RZ 25-06 – 4500 N Shallowford Road, Parcel ID# 18 344 03 005

REQUEST

Dogwood Innovative VSO, LLC requests a rezoning from O-I (Office Institution) to C-1 (Local Commercial) to allow an animal hospital/veterinary clinic.

APPLICANT

Property Owner:
COBRE Properties, LLC

Petitioner:
Agda Tamassa, Dogwood Innovative VSO, LLC

PLANNING COMMISSION, 8.12.2025

During the August 12, 2025 public hearing, no attendees spoke in favor or opposition to the subject request. The Planning Commission recommended approval (7-0) of the request subject to staff conditions.

BACKGROUND & PROPOSED DEVELOPMENT

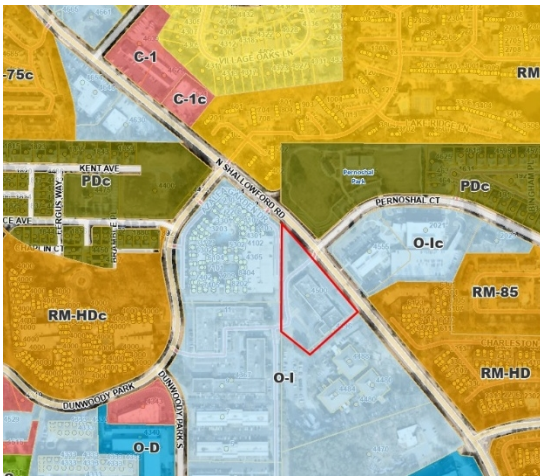


Fig. 1, Zoning Map



Fig. 2, Existing Conditions.

The subject property, 4500 N Shallowford Road, is a 2.73 acre parcel located at the intersection of N Shallowford Road and Pernoshal Court. It is zoned O-I and is developed with a 22,000 SF medical office building. The existing medical office will vacate the building and it has been placed for sale.

Dogwood Veterinary Specialty and Emergency seeks permission to rezone the property from O-I to C-1 to convert the medical office building into an animal hospital. The current O-I zoning district does not allow animal services, necessitating the rezoning application to the C-1 district.

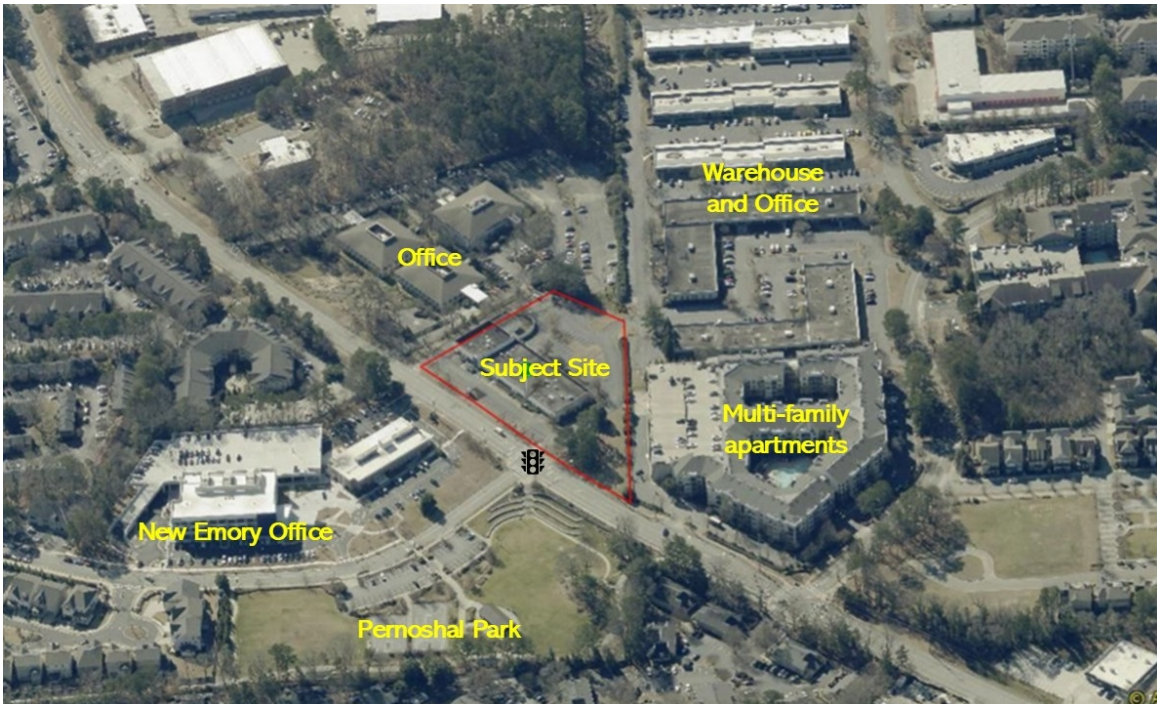


Fig. 3, Aerial View

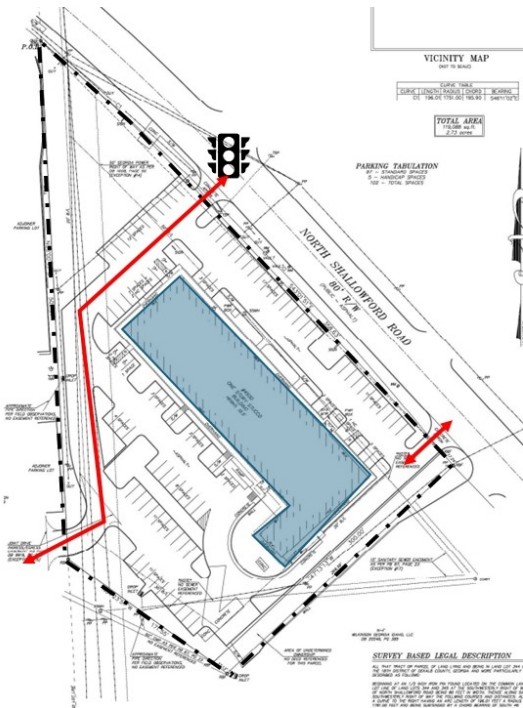


Fig. 4, Survey

The Dogwood Veterinary Specialty and Emergency would operate an animal hospital within the existing building footprint, with modifications limited to interior renovations. The site is currently access via two curb-cuts on N Shallowford Road; at the signalized intersection at Pernoshal Court and one adjacent to the southern property line. The southern curb-cut should be closed to reduce conflicts for the planned path on North Shallowford. The site also has inter-parcel connectivity with the Dunwoody Park offices and warehouses; this connectivity should be maintained and formalized with an easement.

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-I / PD | Georgetown | Medical Office/Park |
| S | O-I | Georgetown | Office |
| E | O-I/RM-HD | Georgetown | Medical Office/Multi-family |
| W | O-I | Georgetown | Office/Warehouse/Multi-family |

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. The proposed zoning district is C-1. The proposed amendment is consistent with the Comprehensive Plan. The Georgetown Character Area encourages a variety of commercial, office, civic, and residential uses. The O-I zoning district restricts all animal related uses; the proposed amendment would allow the future tenant to reuse the existing building which currently serves as an Emory medical office. Emory has recently redeveloped a site across the street with a new three-story medical office, prompting their vacating the subject property. Due to the tenuous nature of

the office market, the proposed amendment allows the site a better opportunity to be gainfully used. There are currently no veterinary clinics or animal hospitals within the Georgetown Character Area and the proposal would fulfill a need in the community. The operation of the animal hospital would be similar to the adjacent office and medical uses.

To staff's knowledge, there are no historical or archaeological resources on the subject site. The proposal would not be burdensome to existing streets, transportation facilities, utilities, or schools—the existing building would remain the same and the property would continue to be used in similar manner to the medical use.

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 June 4th filing meeting, the committee recommended approval of the request RZ 25-06.

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 25-06, to rezone the subject site from O-I to C-1, be approved subject to the following exhibit(s) and condition(s):

Exhibit A: Site Survey

1. No Vehicle and Equipment, Sales and Service uses shall be permitted on the subject site.
2. Development of the site shall be substantially consistent to the existing conditions, per the site survey (Exhibit A), with minor changes allowed as defined by Section 27-337(b) and approved by the Community Development Director.
3. The property owner shall provide a permanent access easement between the signalized entrance to the subject site and the adjacent Dunwoody Park (4367 Dunwoody Park S). The easement shall be prepared subject to the approval of the Community Development Director within 1 calendar year from the date of approval of the subject rezoning request.
4. The property owner shall close the southern curb within 1 calendar year from the date of approval of the subject rezoning request.
5. The property owner shall coordinate with the Public Works Department to dedicate right-of-way up to the edge of the existing parking lot, and provide a easements necessary, to accommodate a planned path along the property frontage on North Shallowford Road.

ATTACHMENTS

- Application
- Exhibit A

Application Form

Dunwoody

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: Dogwood Innovative VSO, LLC

Contact Name: Agda Tamarassia

Address: 1234 Powers Ferry Common SE - Marietta - GA 30068

Phone: [REDACTED] Email: [REDACTED]

Pre-Application Conference Date: 3/18/25

Owner Information ☐ Check here if same as applicant

Owner's Name: _____

Owner's Address: _____

Phone: _____ Email: _____

Property Information

Property Address(es): 4500 N Shallowford Rd

Parcel ID #(s): 18-344-03-005

Total Acreage: 2.76 Current Zoning Classification: O-I Current Use: Former Medical (Emergency)

Project Information

Proposed Zoning Classification: _____ Proposed Use: Veterinary Surgery, Emergency

Project Details: New location for Dogwood Veterinary Specialty & Emergency.
Eventual high dollar build out of 20,400 square feet existing clinic.
Possible future small coffee shop serving and public use.

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: Agda Tamarassia

Applicant's Signature: [Signature]

Date: 4/16/25

Notary:

Sworn to and subscribed before me this 16th Day of April, 2025

Notary Public: [Signature] Harrison
Waldrip

Signature: [Signature]

My Commission Expires: 7/11/2025

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: Agda Tamassia

Signature: *Agda Tamassia*

Date: 4/6/25

Address: 1234 Powers Ferry Common SE - Marietta - GA 30068

Phone: [REDACTED]

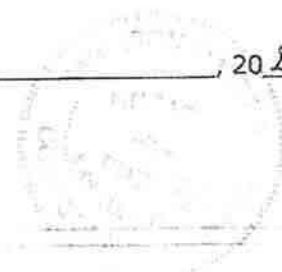
Email: [REDACTED]

Notary Public: _____

Sworn to and subscribed before me this 16th Day of April, 2025

Notary Signature: *[Signature]*

My Commission Expires: 7/1/2025



Applicant:

Name: _____

Signature: _____

Date: _____

Address: _____

Phone: _____

Email: _____

Notary Public: _____

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

Notary Signature: _____

My Commission Expires: _____

Applicant:

Name: _____

Signature: _____

Date: _____

Address: _____

Phone: _____

Email: _____

Notary Public: _____

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

Notary Signature: _____

My Commission Expires: _____

Campaign Disclosure Ordinance

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

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

☐ YES ☒ NO

Applicant/Owner

Signature: Adedolun Date: 5/26/25

Address: 1234 Powers Ferry Common SE - Marietta - GA 30068

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

[illegible]

Property Owner(s) Notarized Certification



Community Development

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

Property Owner:

Owner Name: COBRE PROPERTIES, LLC by: UNIVERSAL HEALTH REALTY INCOME TRUST, its MEMBER

Signature: [Signature] Date: April 22, 2025

By: Cheryl K. Ramagano, Senior Vice President - Operations, Treasurer and Secretary

Address: 367 S. Gulph Road, King of Prussia, PA 19406

Phone: [Redacted] Email: [Redacted]

Notary Public: MARSIGLIA T. MOSCIA

Sworn to and subscribed before me this 22nd Day of April, 2025Notary Signature: [Signature]

My Commission Expires: 7-5-2027

Commonwealth of Pennsylvania - Notary Seal
MARSIGLIA T MOSCIA - Notary Public
Delaware County
My Commission Expires April 5, 2027
Commission Number 1116253

Property Owner:

Owner Name: _____

Signature: _____ Date: _____

Address: _____

Phone: _____ Email: _____

Notary Public: _____

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

Notary Signature: _____

My Commission Expires: _____

Property Owner:

Owner Name: _____

Signature: _____ Date: _____

Address: _____

Phone: _____ Email: _____

Notary Public: _____

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

Notary Signature: _____

My Commission Expires: _____

May 27, 2025

City of Dunwoody Planning Department
4800 Ashford Dunwoody Road
Dunwoody, GA 30338

Re: Letter of Intent – Rezoning from O-I to C-1, 4500 N Shallowford Rd (Parcel 18-344-03-005)

Proposed Use: 24/7 Veterinary Specialty & Emergency Hospital + Neighborhood Coffee Shop

Site Area: 2.6 acres | Building Area: 23,771 sf (15,943 sf to be renovated)

To the Planning Commission and City Council:

No Comprehensive Plan Land-Use Map Amendment is requested; this application is strictly limited to a Zoning Map Amendment. Dogwood Veterinary Specialty and Emergency respectfully requests the rezoning of the above-referenced property for Zoning Map Amendment

The proposed uses:

- Maintain the site's established medical character while introducing a critical community service for pet owners.
- Generate minimal external impacts—activities occur mostly indoors; except for walking areas. No outdoor kennels are proposed.
- Reactivate a highly visible but under-utilized parcel and provide an estimated 40 new jobs and a \$3.2 million investment in Dunwoody.
- Align with the land-use goals of the Comprehensive Plan by reinvesting in existing infrastructure along Shallowford Road.

We look forward to working with staff, the Planning Commission, and the Mayor & Council to advance this request.

Sincerely,

Agda Tamassia, DVM
Medical Director, Dogwood Veterinary Specialty and Emergency
[REDACTED]

May 27, 2025

City of Dunwoody Planning Department
4800 Ashford Dunwoody Road
Dunwoody, GA 30338

Re: Application for Comprehensive Plan Land-Use Map Amendment & Rezoning – 4500 N Shallowford Rd | Parcel 18-344-03-005 | 2.6 acres

Dear Planning Department,

On behalf of Dogwood Veterinary Specialty and Emergency, we submit this narrative addressing the review and approval criteria of Sec. 27-335 of the Dunwoody Zoning Ordinance for our requested Comprehensive Plan land-use map amendment and rezoning from O-I to C-1.

(a**) Comprehensive Plan Land-Use Map Amendment**

1. **Suitability with Adjacent Uses.** The parcel is bordered by institutional, office, and commercial uses. A veterinary hospital continues the site's established medical function; the ancillary coffee shop is a low-intensity commercial use compatible with the corridor.
2. **Effect on Adjacent Properties.** All activities occur indoors, generating negligible noise or odors. Trip generation is comparable to the former clinic and below that of many permitted retail uses.
3. **Infrastructure Impact.** The use will not overburden public utilities or transportation infrastructure; existing curb-cuts are retained.
4. **Consistency with Comprehensive Plan.** The amendment supports the Plan's objectives to encourage reinvestment in aging commercial properties and to diversify neighborhood-serving services.
5. **Environmental, Interjurisdictional, and Historic Impacts.** No wetlands, floodplains, or historic resources are present; the property lies wholly within Dunwoody.

(b**) Zoning Map Amendment**

1. **Conformity with Comprehensive Plan.** As amended, the Plan will expressly contemplate the proposed medical-service and neighborhood commercial uses.
2. **Suitability of the Use.** A 24/7 veterinary hospital is an indoor medical service of similar intensity to the prior clinic; the coffee shop occupies ±1,200 sf at the street edge, activating the pedestrian realm.
3. **Economic Viability.** Absent rezoning, the building is likely to remain vacant; the proposed investment places the property back into productive use and expands the City's tax base.

4. ****Impact on Adjacent Properties.**** The proposed C-1 district prohibits more intense uses (e.g., vehicle sales) without further review, ensuring compatibility.

5. ****Changing Conditions.**** The closure of the Emory clinic has altered site conditions; adaptive reuse is necessary to avoid prolonged vacancy.

We respectfully request approval of the proposed Comprehensive Plan amendment and rezoning.

Sincerely,

Agda Tamassia, DVM
Medical Director
Dogwood Veterinary Specialty and Emergency



May 27, 2025

City of Dunwoody Planning Department
4800 Ashford Dunwoody Road
Dunwoody, GA 30338

Re: Overall Development Plan – 4500 N Shallowford Road, Dunwoody, GA

Parcel ID: 18-344-03-005 | Site Area: 2.6 acres

Dear Rezoning Committee,

On behalf of Dogwood Veterinary Specialty and Emergency (“Dogwood”), we submit our Overall Development Plan in support of the accompanying rezoning and comprehensive plan land-use map amendment applications for the above-referenced property.

The attached plan, prepared with Blue Frog Design-Build, illustrates an adaptive reuse of approximately 15,943 square feet within the existing 20,366 -square-foot structure. Key elements include:

- Full interior build-out optimized for 24/7 specialty and emergency veterinary care (exam rooms, surgical suites, treatment, imaging, and client spaces).
- Renovation of the remaining shell space for a neighborhood-oriented coffee shop at the southwest corner of the building.
- Site upgrades limited to code-required accessibility, lighting, landscaping, and striping; no changes to building footprint.

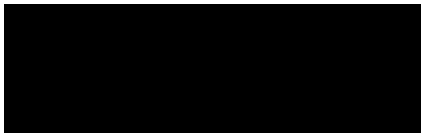
The project represents an estimated \$3.2 million private investment and is expected to create more than 40 professional jobs. All work will be performed in compliance with the City’s development standards and adopted building codes.

We appreciate your consideration and welcome any questions.

Sincerely,

Agda Tamassia, DVM
Medical Director

Emergency



4500 N Shallowford Rd - Emory at Dunwoody

Dunwoody, GA 30338 (DeKalb County)



PROFESSIONAL SEAL

THIS SHEET HAS NOT BEEN RELEASED FOR
CONSTRUCTION UNLESS IT BEARS A PROFESSIONAL'S
WET SEAL AND ORIGINAL SIGNATURE
COPYRIGHT © 2010, BY DCM, INC.

| |
|---------------------------------|
| DATE ISSUED: XXXX |
| DRAWN BY: RAS |
| REVIEWED BY: JMMY |
| FILE: F:\PROJECTS\EC - DUNWOODY |

CON-DOC. REVISIONS

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PRINT RECORD

| | |
|--|---------------|
| <div style="display: flex; align-items: center; justify-content: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">DATE</div> <div style="margin: 0 10px;">/</div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">ISSUED TO:</div> </div> | ISSUING PHASE |
| | PLAN REVIEW |
| | OWNER |
| | TECHNICIAN |
| | CONTRACTOR |
| | ARCHITECT |
| | STRUCTURAL |
| | MECHANICAL |
| | ELECTRICAL |
| | VENDOR |

DUNWOODY
FAMILY
MEDICINE

THE
EMORY
CLINIC

4500 NORTH SHALLOWFORD ROAD
ATLANTA, GEORGIA 30338

DEKALB COUNTY, GEORGIA

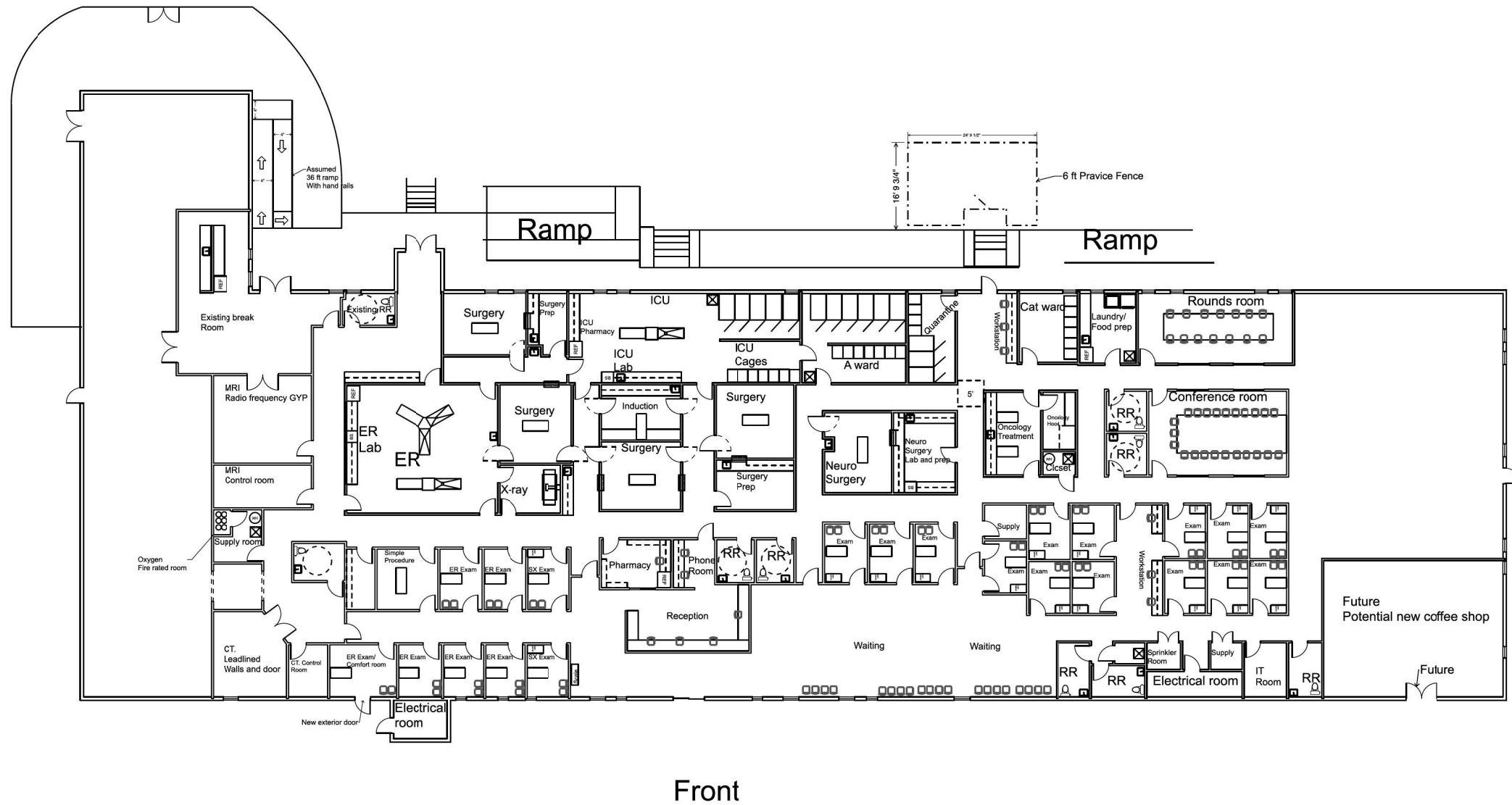
SHEET

OF

x

1 CASEWORK & POWER PLAN

AS-BUILT PLAN



RETRO FIT PLAN

4500 N Shallowford Rd - Emory at Dunwoody



Medical Office - Central
Perimeter Submarket
Dunwoody, GA 30338

20,366
SF RBA

2.76
AC Lot

1973
Built

20,366
Available SF

\$18 - 22
CoStar Est. Office Rent

Not Disclosed
Sale Price

Parcel

| | | | | | |
|-------------------|---------------|-------------|------------------|--------------|------------|
| Parcel ID | 18-344-03-005 | Land Use | Medical Building | Latitude | 33.924945 |
| Municipality Name | Dunwoody | Zoning Code | OI | Longitude | -84.308821 |
| | | | | Census Tract | 021225 |

Land

| | | | |
|-------|--------|---------|------------|
| Acres | 2.6 AC | Land SF | 113,256 SF |
|-------|--------|---------|------------|

Owner

| | | | |
|----------------|-----------------|-----------------|-----------------------|
| Recorded Owner | COBRE PROP... | Mailing Address | Po Box 61558 |
| Ownership Type | Company Or C... | | King of Prussia, P... |

Last Sale

Transaction

| | | | | | |
|------------------|-------------|------------------|---------------|---------------|--------------|
| Sale Date | 12/28/2011 | Sale Price | \$5,100,000 | Document # | 2011.29206 |
| Recordation Date | 12/28/2011 | Transaction Type | Resale | Doc Book/Page | 022804000319 |
| Sale Type | Arms Length | Deed Type | Warranty Deed | | |

Contact Details

| | | | |
|---------------|-------------------|--------|---|
| Buyer | COBRE PROP... | Seller | P |
| Buyer Address | 3525 Piedmont... | | |
| | Atlanta, GA 30... | | |

Sale/Loan History

| | | | | | |
|------------------|----------------|-------------------|----------------|--------------------|--------|
| Sale Date | 12/28/2011 | Sale Price | \$5.1M | Transaction | Resale |
| Buyer | COBRE PROPE... | Seller | P | | |
| Sale Date | 12/1/2009 | Sale Price | \$1.1M | Transaction | Resale |
| Buyers | SHALLOWFOR... | Seller | AMERICAN ME... | | |

Improvements

| | | | |
|----------------|-----------|--------------------|-------------|
| Building Size | 21,781 SF | Year Built / Renov | 1969 / 1969 |
| Existing FAR | 0.19 | Building Quality | Fair |
| Stories | 1 | Construction | Brick |
| # of Buildings | 2 | Exterior Walls | Brick |

Assessment

Timeframe

5 Years



| Assessed Year | Total Assessed | Improved Assessed | Land Assessed | % Improved | Tax Year | Tax Amount |
|---------------|----------------|-------------------|---------------|------------|----------|-------------|
| 2023 | \$1,387,800 | \$1,090,272 | \$297,528 | 78.56% | 2023 | \$56,444.44 |
| 2022 | \$1,387,800 | \$1,090,272 | \$297,528 | 78.56% | 2022 | \$19,190.83 |
| 2021 | \$431,200 | \$133,672 | \$297,528 | 31.00% | 2021 | \$18,775.24 |

Location

| | | | | | |
|------------------------|--------------------|--------------|--------------------|--------------|---------|
| Office Submarket | Central Perimet... | Market (MSA) | Atlanta - GA | Assigned Zip | 30338 |
| Industrial Submarket | Central Perimet... | CBSA | Atlanta | County | DeKalb |
| Retail Submarket | Sandy Spring/... | DMA | Atlanta, GA-AL... | State | Georgia |
| Multi-Family Submarket | Dunwoody - Atl... | CSA | Atlanta--Athens... | | |
| Hospitality Submarket | Perimeter Cent... | | | | |

Flood Risk

| | | | | | |
|-----------------|---|---------------------|-------------|-------------------|--------------|
| Flood Risk Area | Moderate to Lo... | FEMA Map Identifier | 13089C0016K | FIRM Panel Number | 0016K |
| In SFHA | No | FIRM ID | 13089C | FEMA Map Date | Aug 15, 2019 |
| Floodplain Area | 100-year and 5... | | | | |
| FEMA Flood Zone | B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. | | | | |

Flood risk is determined by the footprint of the parcel rather than the footprint of the property.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 344 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN 1/2 INCH IRON PIN FOUND LOCATED ON THE COMMON LAND LOT LINE OF LAND LOTS 344 AND 345 AT THE SOUTHWESTERLY RIGHT OF WAY OF NORTH SHALLOWFORD ROAD BEING 80 FEET IN WIDTH;

THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY THE FOLLWING COURSES AND DISTANCES:

ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 196.01 FEET A RADIUS OF 1781.00 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 46 DEGREES 11 MINUTES 02 SECONDS EAST A DISTANCE OF 195.90 FEET TO A POINT ON SAID RIGHT OF WAY;

THENCE SOUTH 43 DEGREES 01 MINUTES 51 SECONDS EAST A DISTANCE OF 358.63 FEET TO AN 1/2 INCH IRON PIN FOUND ON SAID RIGHT OF WAY;

THENCE LEAVING SAID RIGHT OF WAY ALONG THE NORTHWESTERLY PROPERTY LINE OF NOW OR FORMERLY NEWMAN AND COMPANY (RECORDED IN DEED BOOK 3092, PAGE 82, RECORDS OF DEKALB COUNTY, GEORGIA) SOUTH 47 DEGREES 13 MINUTES 13 SECONDS WEST A DISTANCE OF 300.00 FEET TO A 1/2 INCH IRON PIN FOUND;

THENCE ALONG THE NORTHEASTERLY PROPERTY LINE OF NOW OR FORMERLY WILKINSON GEORGIA IDAHO, LLC (RECORDED IN DEED BOOK 20246, PAGE 385, RECORDS OF DEKALB COUNTY, GA) NORTH 54 DEGREES 23 MINUTES 57 SECONDS WEST A DISTANCE OF 171.55 FEET TO A 1/2 INCH IRON PIN FOUND ON THE WESTERLY RIGHT OF WAY LINE OF A 50 FOOT GEORGIA POWER EASEMENT (ALSO SAID POINT IS ON THE COMMON LAND LOT LINE OF LAND LOTS 344 AND 345, SAID DISTRICT AND COUNTY AND ON THE EASTERLY PROPERTY LINE OF NOW OR FORMERLY ROBERT J. JACKSON, RECORDED DEED BOOK 16058, PAGE 179 RECORDS OF DEKALB COUNTY, GEORGIA);

THENCE NORTH 03 DEGREES 00 MINUTES 47 SECONDS WEST ALONG SAID COMMON LAND LOT LINE AND SAID PROPERTY LINES A DISTANCE OF 502.37 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 2.73 ACRES.

Blue Frog



Dogwood Vet
Proposal

3011 Sutton Gate Dr.
Suite 120
Suwanee, GA 30024

bfrog.net

Who We Are

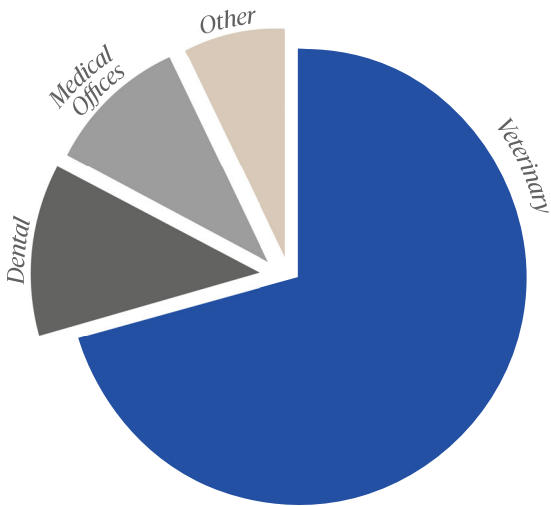
Our mission is to honor our clients by building their dreams with integrity, excellence and passion.



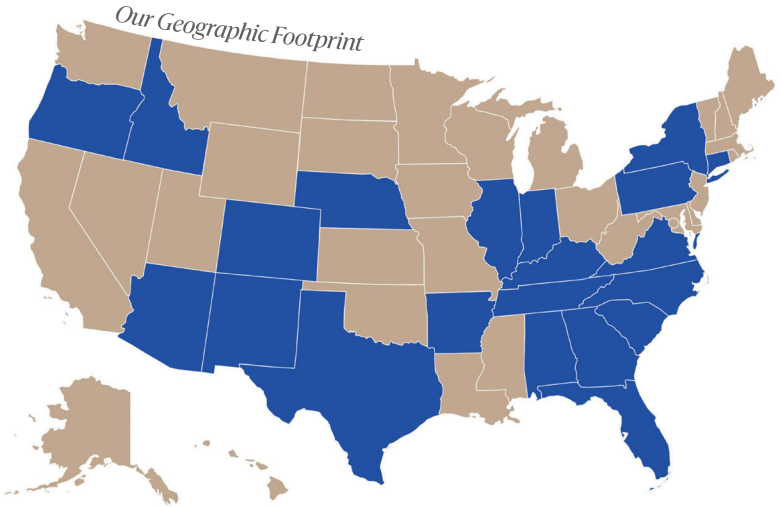
Blue Frog

Stats and Progress

20 *Years of business*
Years of growth



45+ Employees



Builds

Corporate Clients

Publix
Tyson
Hibbett Sports
Thrive

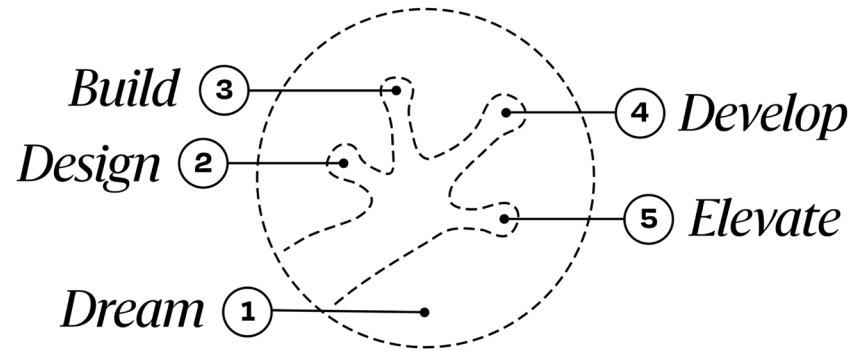
Alliance
Heartland
KinderCare
Amerivet

Southern Veterinary Partners
Vetcor



Our Process

The Design Build process lends itself to a smoother, more cohesive project flow. The collaboration of the two processes within the same office allows for an expedited timeline which saves clients time and money. The Design Build process achieves this fast track timeline by overlapping the design and construction phases of the project schedule.



Traditional Design-Bid-Build Project - Typical Project Timeline :



Blue Frog's Design-Build Project - Typical Project Timeline :



Design-Build Process

At Blue Frog, we have made an investment in our team because we know that the right person in the right position makes an impact on the outcome. During each step of our process, a specialized team member will be focusing on your project, using their expertise to ensure high quality work and high quality results. The flow chart below shows which member of our team will be your go to in each step of our process.

Sales Meeting



Our **Sales Team** will work to understand your dreams for your project.

Test fit/Budget estimate



Our **Design Team** and **Pre-Construction Team** will give you an initial picture of what your project could look like and cost.

Design-Build Contract



You hire us for the job!

Pricing

Our **Pre-Construction Team** will get final hard numbers of what it will cost to build the permitted plan set.



Permitting

The **Project Development Coordinator** and **Design Project Manager** work together to get your plans approved for construction.



Design

You are assigned a **Design Project Manager** who will produce a full set of plans.



Prime Contract



Our **Sales Team** will present you with the hard numbers in a Prime Contract for your approval.

Active Construction



You will be assigned a dedicated **Construction Project Manager** who will oversee the budget and schedule as well as a **Superintendent** who will manage the job site and subcontractors. They will get you from demo to certificate of occupancy (CO).

Warranty



After you move in, Blue Frog will be with you for one year from CO, having a dedicated **Warranty Manager** to address any warranty concerns that come up.

Your Team

Our mission is to honor our clients by building their dreams with integrity, excellence and passion.



Mike Rubio

Chief Executive Officer + Owner

20 Years of Experience



Business Development

Our mission is to honor our clients by building their dreams with integrity, excellence and passion.



Jason Hills

VP Sales and Marketing

23 Years of Experience



Headen Embry

Director of Business Development

21 Years of Experience



Christina Carlin

Practice Intergration Specialist

25 Years of Experience

Testimonial

Hear From Our Clients

"I wanted to take this opportunity to thank you and the entire Blue Frog team for the completion of my renovations. The end results turned out even better than I had imagined. While your entire team was amazing, I would like to recognize a few key individuals specifically.

I would like to thank Jason McClure for his on-site supervision of the project. I appreciate Jason's ability to perform the project in phases, allowing the building to remain open during the entire process. Jason was always available if I had a question. If he was not on site, Jason would respond to any calls, emails or text messages right away. As the renovations progressed, the importance of immediate access to the project supervisor was paramount to the project's success.

I would also like to thank Shawn and Matt for all of their work during the initial phase. Early in the process, there were dozens of emails back and forth

Dallas Highway Animal Hospital

The Village Vets

Dr. Will Draper

"Dr. Will Draper grew up in Inglewood, California. He attended Tuskegee University for both undergraduate and veterinary medical studies and received his DVM in 1991. He moved to Atlanta in 1992 and founded The Village Vets in 2000 with his wife, Dr. Françoise Tyler. "Dr. Will" is well known in the area as one of the best vets around and has received a number of accolades including being ranked as a FIVE STAR veterinarian in the Atlanta magazine—an honor bestowed to only 7% of the veterinarians in the metro Atlanta area. He was also chosen as Purina Proplan's "Best Veterinarian in America" in 2013. The



Use the QR Code to Watch Testimonial

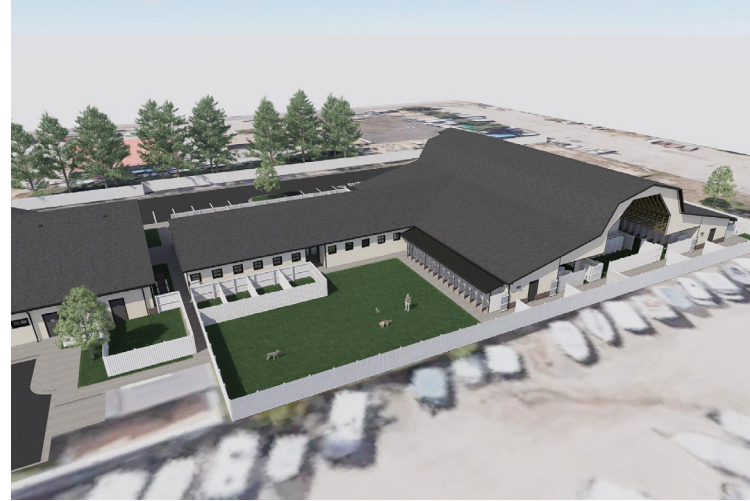
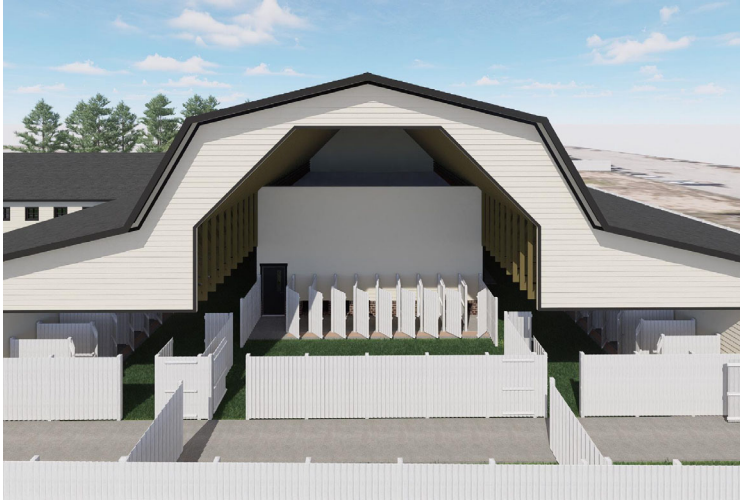
Collier Animal Hospital

4,998 SF, Two-Story, Modern Design, Rooftop Break Area, Walk-Up Pharmacy



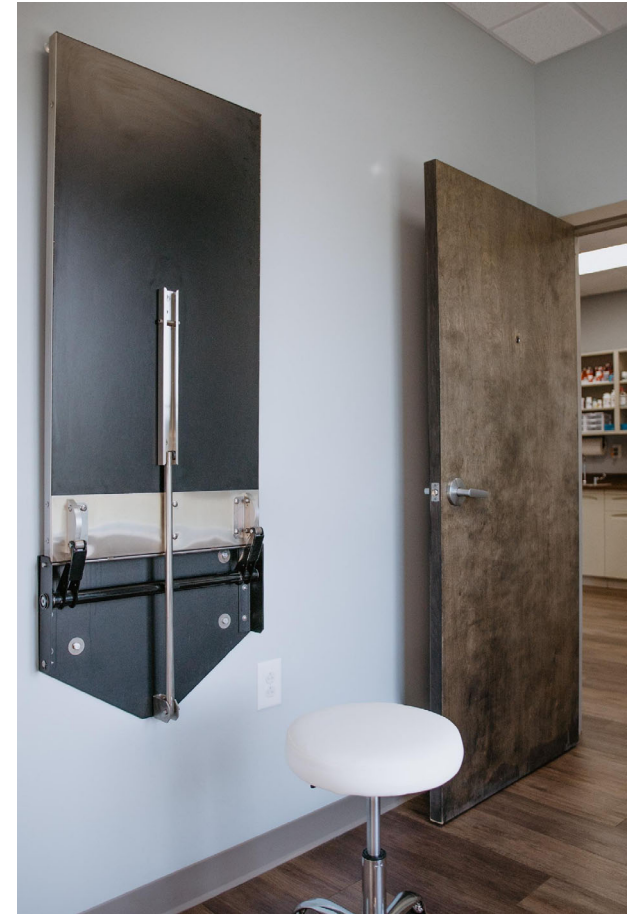
Redstone Animal Hospital

25,000 SF, Dog and Cat Clinic, Daycare, and Boarding



Stonewater Animal Hospital

3,100 SF, Dr. Jaime Barta, Exam Rooms, Start Right Program



Stonewater Animal Hospital

3,100 SF, Dr. Jaime Barta, X-Ray + Surgery + Dental, Start Right Program





BLUE FROG

Budget for:
Dogwood Vet Specialty
**4500 North Shallowford
Road**
ATL, Ga
15,943
Square feet:
5/21/2025
Interior Buid-out of 15,943 SF of an existing 23,771 SF space.

Disclaimer: Please note that this is a Budgetary Estimate that is based upon historical data and basic floor plan and design. These estimations are subject to increase or decrease as more detail information is provided or changes made.

| Div. | Description | | | | Cost |
|----------|--|--------|--------|------------------|-------------------|
| 1 | DIRECT COST | | | | |
| | Field Supervision, Quality Control | 26 | Weeks | 2,305.00 | \$ 59,930 |
| | Building Permit | 675 | Each | 6.00 | \$ 4,050 |
| | Project Management | 1 | LS | 87,344.00 | \$ 87,344 |
| | General Conditions | 1 | LS | 338,502.00 | \$ 338,502 |
| | Builders Risk | 1 | Each | 5,000.00 | \$ 5,000 |
| | Temp Toilets | 7 | MO | 130.00 | \$ 910 |
| | Punch Out | 1 | Each | 3,705.00 | \$ 3,705 |
| | Misc Consumables | 1 | Each | 1,000.00 | \$ 1,000 |
| | Pressure Washing | 1 | Each | 350.00 | \$ 350 |
| | Final Cleaning | 15,943 | SF | 1.25 | \$ 19,929 |
| | Dumpsters | 12 | Each | 550.00 | \$ 6,600 |
| | Plans | 1 | Each | 400.00 | \$ 400 |
| | Notice of commencement | 1 | Each | 360.00 | \$ 360 |
| | | | | Sub Total | \$ 528,080 |
| 1 | FEE | | | | |
| | Fee | | | | \$ 257,089 |
| 2 | DEMO | | | | |
| | Demo | 1 | LS | 50,000.00 | \$ 50,000 |
| | | | | Sub Total | \$ 50,000 |
| 3 | CONCRETE | | | | |
| | Concrette Cut and Pour Back Allowance | 1 | LS | 30,000.00 | \$ 30,000 |
| | | | | Sub Total | \$ 30,000 |
| 4 | MASONRY | | | | |
| | N/A | | | | \$ - |
| | | | | Sub Total | \$ - |
| 5 | STEEL | | | | |
| | NA | | | | \$ - |
| | | | | Sub Total | \$ - |
| 6 | FRAMING / INSULATION / DRYWALL / CEILINGS / CABINETRY | | | | |
| | Interior Metal Wall Framing, Insulation, Drywall & ACT | 15,943 | SF | 19.50 | \$ 310,889 |
| | Wall Blocking for Cabinets | 1 | Each | 8,000.00 | \$ 8,000 |
| | Cabinetry - Solid Surface and Laminate Allowance | 15,943 | Flr SF | 9.73 | \$ 155,161 |
| | | | | Sub Total | \$ 474,050 |
| 7 | ROOFING & INSULATION | | | | |
| | Roof Patch Allowance | 1 | LS | 5,000.00 | \$ 5,000 |
| | | | | Sub Total | \$ 5,000 |
| 8 | DOORS, FRAMES, HARDWARE | | | | |
| | Solid Doors | 22 | Each | 625.00 | \$ 13,750 |
| | Exterior Metal View Lite Doors | 1 | Each | 1,000.00 | \$ 1,000 |
| | Half Glass Doors | 3 | Each | 805.00 | \$ 2,415 |
| | Elision Half Glass Doors | 9 | Each | 1,250.00 | \$ 11,250 |
| | Peep Hole Doors | 31 | Each | 650.00 | \$ 20,150 |
| | View Lite Doors | 21 | Each | 705.00 | \$ 14,805 |
| | Interior Storefront Glass | 328 | SF | 65.00 | \$ 21,320 |
| | Doors, Window, & Hardware Installation | 94 | Each | 225.00 | \$ 21,150 |
| | | | | Sub Total | \$ 105,840 |
| 9 | FINISHES | | | | |
| | Interior Painting Allowance | 15,943 | SF | 5.00 | \$ 79,715 |

| | | | | | | |
|-----------|---|--------|------|--------------------------------|-----------|------------------|
| | LVT Flooring Allowance | 14,927 | SF | 8.00 | \$ | 119,416 |
| | Flooring Base Allowance | 3,703 | LF | 1.95 | \$ | 7,221 |
| | FRP in ISO, Laundry and Dog Runs | 1 | LS | 7,500.00 | \$ | 7,500 |
| | Specialty Finish Allowance | 1 | LS | 25,000.00 | \$ | 25,000 |
| | | | | Sub Total | \$ | 238,852 |
| 10 | SPECIALTIES | | | | | |
| | Bathroom Accessories | 5 | Each | 575.00 | \$ | 2,875 |
| | Fire Extinguishers | 10 | Each | 165.00 | \$ | 1,650 |
| | | | | Sub Total | \$ | 4,525 |
| 21 | FIRE SUPPRESSION | | | | | |
| | Fire Alarm Allowance | 1 | LS | 30,000.00 | \$ | 30,000 |
| | Fire Sprinkler Head Relocation Allowance | 1 | LS | 30,000.00 | \$ | 30,000 |
| | | | | Sub Total | \$ | 60,000 |
| 22 | PLUMBING | | | | | |
| | Plumbing Allowance | 15,943 | SF | 26.00 | \$ | 414,518 |
| | Med Gas Allowance | 15,943 | SF | 3.00 | \$ | 47,829 |
| | | | | Sub Total | \$ | 462,347 |
| 23 | HEATING & AIR CONDITIONING | | | | | |
| | HVAC Reducting Allowance | 15,943 | SF | 17.00 | \$ | 271,031 |
| | Exhaust Fan Allowance up to 350 CFM per Fan | 6 | Each | 250.00 | \$ | 1,500 |
| | | | | Sub Total | \$ | 272,531 |
| 26 | ELECTRICAL | | | | | |
| | Electrical Work Allowance | 15,943 | SF | 24.00 | \$ | 382,632 |
| | | | | Sub Total | \$ | 382,632 |
| 31 | Contingency | | | | | |
| | Contingency | 1 | LS | 100,000 | \$ | 100,000 |
| | | | | Sub Total | \$ | 100,000 |
| | | | | Total Construction Cost | \$ | 2,970,946 |

| | |
|--|------------------|
| Cost per SF construction only | \$ 186.35 |
| Cost per SF design & construction | \$ 200.96 |

Design fees

| | | | | |
|--|--------------------------|--------------|-----------|----------------|
| Architectural Design & MEP Engineering | Percent | 7% | \$ | 207,966.19 |
| Interior Design | Flat | \$ 25,000.00 | \$ | 25,000 |
| | Total Design Cost | | \$ | 232,966 |

| | |
|--------------------------------------|---------------------|
| TOTAL BUDGETARY ESTIMATE COST | \$ 3,203,912 |
|--------------------------------------|---------------------|

Please Review Budget Estimate and sign and date that you have received this latest update

X

Client

X

Lender

ADD/ALT (Including GC and Fee's)

| | | | | | |
|--|---|----|--|----|--------|
| LVT Flooring including Flooring base in areas out of scope | 1 | LS | | \$ | 51,942 |
|--|---|----|--|----|--------|

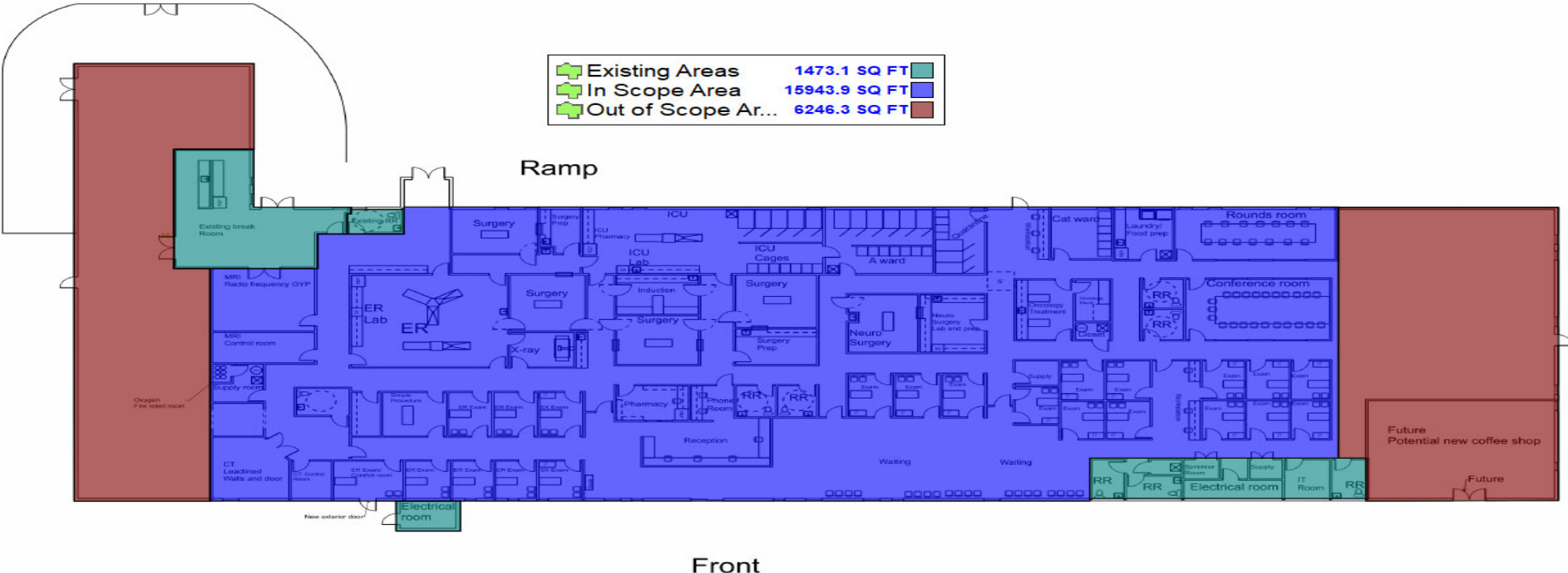
| | | | | |
|--------------------------------------|---|----|----|--------|
| Interior Paint in areas out of scope | 1 | LS | \$ | 31,230 |
|--------------------------------------|---|----|----|--------|

QUALIFICATION LETTER

| Div. | Description | Cost |
|--|--|-------------------|
| 1 | DIRECT COST | |
| This project is bid as in town work and includes standard dumpsters and Temp Toilets as described in the Budget Worksheet. We have included a Final Clean | | |
| | Sub Total | \$ 528,080 |
| 1 | FEE | |
| Fee | | \$ 257,089 |
| 2 | DEMO | |
| This section is calculated as Demo and is purely an allowance at this time. | | |
| | Sub Total | \$ 50,000 |
| 3 | CONCRETE | |
| This section is calculated as concrete Cut & Pour Back purely allowances at this point. | | |
| | Sub Total | \$ 30,000 |
| 4 | MASONRY | |
| No masonry is mentioned and based upon the type of construction, none is anticipated. | | |
| | Sub Total | \$ - |
| 5 | STEEL | |
| NA | | |
| | Sub Total | \$ - |
| 6 | FRAMING / INSULATION / DRYWALL / CEILINGS / CABINETRY | |
| This section is calculated as metal framing, insulation, drywall, ACT ceilings, wall blocking and cabinetry. Cabinetry included in this section is (239) LF of Base Cabinets, (177) LF of Upper Cabinets, (182) SF of Work Surface, (3) Blood stack, (7) Treatment Tables and (3) Treatment Towers. All are purely allowances at this point. | | |
| | Sub Total | \$ 474,050 |
| 7 | ROOFING & INSULATION | |
| This section is calculated as a roof patch allowance for potential roof penetrations. | | |
| | Sub Total | \$ 5,000 |
| 8 | DOORS, FRAMES, HARDWARE | |
| Doors included in this section are (22) Solid Core Doors, (31) Peep Hole Doors, (3) Half Glass Door, (9) Eliason View Lite Doors, (21) View Lite Doors and (1) Exterior Metal View Lite Door. This also includes hardware necessary for install. All are purely allowances at this point. | | |
| | Sub Total | \$ 105,840 |
| 9 | FINISHES | |
| This section is calculated as interior paint, LVT, flooring base, FRP and a Specialty Finish Allowance has also been included. All are purely allowances at this point. | | |
| | Sub Total | \$ 238,852 |
| 10 | SPECIALTIES | |
| Standard BF, LLC Bathroom Accessories have been included to be installed by BF,LLC. Fire Extinguishers have also been included | | |
| | Sub Total | \$ 4,525 |
| 21 | FIRE SUPPRESSION | |
| This section is for a Fire Sprinkler relocation and Fire Alarm and is purely an Allowance at this point. | | |
| | Sub Total | \$ 60,000 |
| 22 | PLUMBING | |
| Plumbing has been calculated at a SF Rate based upon historical data and is an Allowance at this point | | |
| | Sub Total | \$ 462,347 |
| 23 | HEATING & AIR CONDITIONING | |
| HVAC has been calculated at a SF Rate based upon historical data . This is purely an Allowance at this point. | | |
| | Sub Total | \$ 272,531 |

| | | |
|--|--------------------------------|---------------------|
| 26 | ELECTRICAL | |
| Electrical has been calculated at a SF Rate based upon historical data and is an Allowance at this point | | |
| | Sub Total | \$ 382,632 |
| 31 | CONTINGENCY | |
| This section includes a contingency for any possible overruns. | | |
| | Sub Total | \$ 100,000 |
| | Total Construction Cost | \$ 2,970,946 |

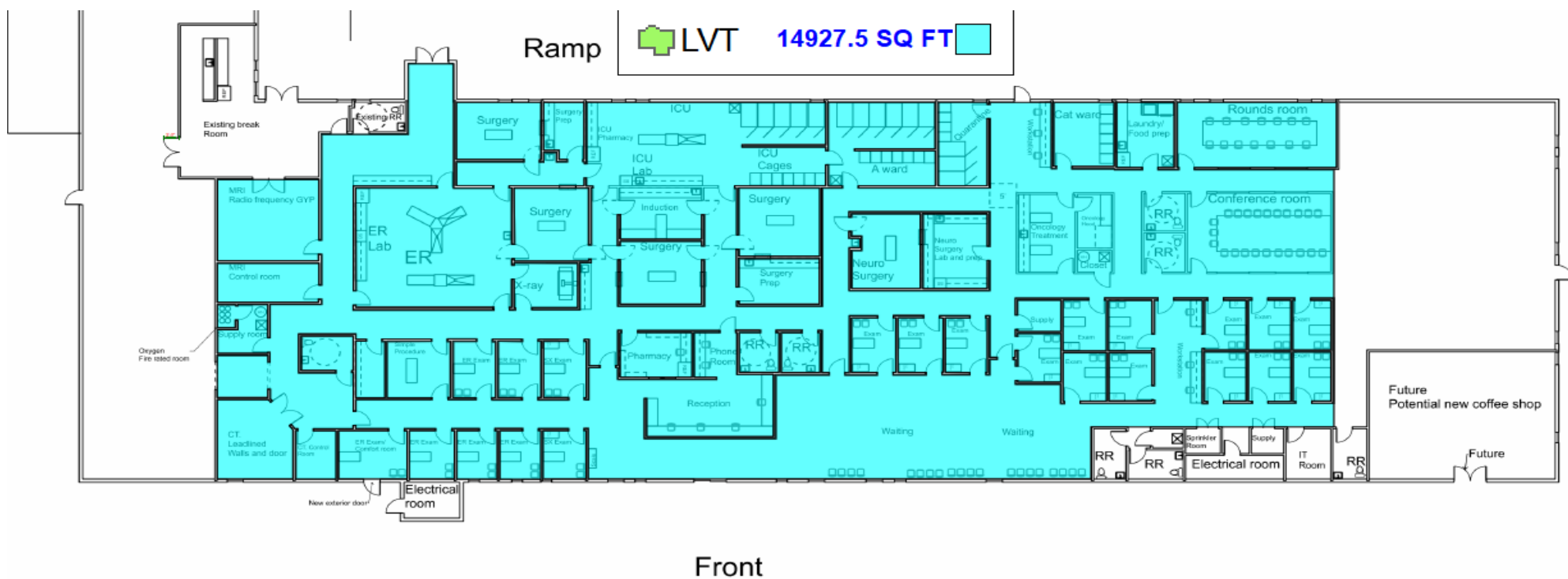
TAKEOFF SCREENSHOTS



| | | |
|---|----------|--|
| 3 | CONCRETE | |
| 4 | MASONRY | |







| | | |
|----|----------------------------|--|
| 22 | PLUMBING | |
| 23 | HEATING & AIR CONDITIONING | |
| 26 | ELECTRICAL | |

May 5th, 2025

To whom it may concern,

We would like to invite you for a community meeting for a possible rezoning of the property 4500 North Shallowford Road, Dunwoody, GA 30338 to allow a veterinary emergency and specialty clinic.

Location: 4500 North Shallowford Road, Dunwoody, GA 30338

Date: May 28th

Time: 6 pm – 8 pm

If you have any questions, please let us know at the meeting.

Thank you,

Dogwood Veterinary Specialty and Emergency

1234 Powers Ferry Common, SE

Marietta – GA 30067

Info@dogwood.vet

May 29, 2025

To:

City of Dunwoody Planning Department
4800 Ashford Dunwoody Road
Dunwoody, GA 30338

Re: Applicant-Initiated Meeting Summary – Rezoning Application for 4500 North Shallowford Road

Dear Planning Committee,

As part of our rezoning application for 4500 North Shallowford Road, Dunwoody, GA 30338 (Parcel ID: 18.344.03-005), we are submitting the required documentation related to our applicant-initiated community meeting, held in accordance with Chapter 27, Section 27-306 of the City of Dunwoody Zoning Ordinance.

Meeting Details:

- **Date:** May 28, 2025
- **Time:** 6:00 PM – 8:00 PM
- **Location:** 4500 North Shallowford Road, Dunwoody, GA 30338
- **Purpose:** To present and gather feedback regarding the proposed rezoning and redevelopment of the property into a veterinary specialty and emergency hospital, with a public-facing coffee shop.

Community Notification:

- **Written Notices:** Sent via first-class mail on May 5, 2025, to all residentially zoned properties within 1,000 feet of the subject property. A copy of the notification letter is attached.
- **City Notification:** A copy of the letter was also sent to the City Planner.
- **Published Notice:** A meeting notice was published in *The Dunwoody Crier* on May 15, 2025, fulfilling the city's requirement for legal notice publication 7–30 days before the meeting date.

Warm regards,

Agda Tamassia, DVM

Medical Director

Dogwood Veterinary Specialty and Emergency

May 27, 2025

City of Dunwoody Planning Department
4800 Ashford Dunwoody Road
Dunwoody, GA 30338

Re: Letter of Intent – Rezoning from O-I to C-1, 4500 N Shallowford Rd (Parcel 18-344-03-005)

Proposed Use: 24/7 Veterinary Specialty & Emergency Hospital + Neighborhood Coffee Shop

Site Area: 2.6 acres | Building Area: 23,771 sf (15,943 sf to be renovated)

To the Planning Commission and City Council:

Dogwood Veterinary Specialty and Emergency respectfully requests the rezoning of the above-referenced property from Office-Institutional (O-I) to Community Business (C-1) to permit the adaptive reuse of the vacant former Emory medical clinic as a full-service, 24/7 veterinary specialty and emergency hospital, together with a small community-oriented coffee shop.

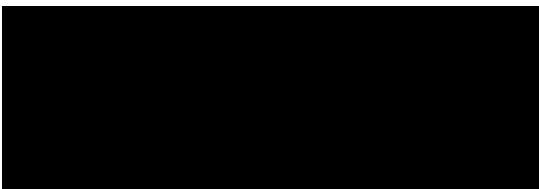
The proposed uses:

- Maintain the site's established medical character while introducing a critical community service for pet owners.
- Generate minimal external impacts—activities occur entirely indoors; no outdoor kennels are proposed.
- Reactivate a highly visible but under-utilized parcel and provide an estimated 40 new jobs and a \$3.2 million investment in Dunwoody.
- Align with the land-use goals of the Comprehensive Plan by reinvesting in existing infrastructure along Shallowford Road.

We look forward to working with staff, the Planning Commission, and the Mayor & Council to advance this request.

Sincerely,

Agda Tamassia, DVM
Medical Director, Dogwood Veterinary Specialty and Emergency



DOGWOOD VETERINARY SPECIALTY AND EMERGENCY COMMUNITY MEETING SIGN-IN SHEET

Proposed Rezoning for 4500 North Shallowford Road, Dunwoody, GA 30338

Meeting Date: May 28, 2025 | Time: 6:00 PM – 8:00 PM | Location: 4500 North Shallowford Rd

Purpose of Meeting:

Dogwood Veterinary Specialty and Emergency is proposing a zoning change to allow for the development of a 24/7 emergency and specialty veterinary hospital at 4500 North Shallowford Road. In addition to the hospital, we are planning a small community-accessible coffee shop on the corner of the property.

This meeting is intended to share information, listen to your feedback, and answer questions. Your input is valuable and will be considered as we move through the application and development process.

Please sign in below:

| Name | Address | Phone | Email |
|---------------|-----------------|------------|-------|
| Christy Jones | New to area | [REDACTED] | |
| Wanda Evans | 5 Dunwoody Park | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Community Comments and Questions: None. The two individuals above were basically slugged down at 6:05 and 6:10 pm. They were not aware and not really interested (w/ R Leaphart)

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2025-__-__

AN ORDINANCE TO AMEND THE CITY OF DUNWOODY ZONING CLASSIFICATION AND MAP OF LOT PARCEL NUMBER 18 344 03 005 IN CONSIDERATION OF ZONING CASE RZ 25-06 (4500 NORTH SHALLOWFORD ROAD) FROM O-I (OFFICE-INSTITUTION) DISTRICT ZONING CLASSIFICATION TO C-1 (LOCAL COMMERCIAL) DISTRICT.

WHEREAS: Agda Tamassa, Dogwood Innovative VSO, LLC seeks a rezoning from the O-I (Office Institution) District to C-1 (Local Commercial) District, in order to allow the existing office building to be used as an animal hospital; and

WHEREAS: The Property consists of Tax Parcel 18 344 03 005 at the intersection of North Shallowford Road and Pernoshal Court and containing a total of 2.73 acres of land that is currently zoned O-I (Office Institution); and

WHEREAS: The Local Commercial zoning would allow for a wider variety of uses; and

WHEREAS: The existing office building would remain, with interior renovations and limited exterior modifications; and

WHEREAS: The Mayor and City Council find that the proposed use aligns with the Georgetown Character Area of the Dunwoody Comprehensive Plan, which encourages the redevelopment of existing vacancies; and

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

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

Exhibit A: Site Survey

1. No Vehicle and Equipment, Sales and Service uses shall be permitted on the subject site.
2. Development of the site shall be substantially consistent to the existing conditions, per the site survey (Exhibit A), with minor changes allowed as defined by Section 27-337(b) and approved by the Community Development Director.
3. The property owner shall provide a permanent access easement between the signalized entrance to the subject site and the adjacent Dunwoody Park (4367 Dunwoody Park S). The easement shall be prepared subject to the approval of the Community Development Director within 1 calendar year from the date of approval of the subject rezoning request.
4. The property owner shall close the southern curb within 1 calendar year from the date of approval of the subject rezoning request.
5. The property owner shall coordinate with the Public Works Department to dedicate right-of-way up to the edge of the existing parking lot, and provide a easements necessary, to accommodate a planned path along the property frontage on North Shallowford Road.

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2025-__-__

SO ORDAINED AND EFFECTIVE this ____ day of _____ 2025.

Approved by:

Approved as to Form and Content

Lynn P. Deutsch, Mayor

City Attorney

Attest:

Sharon Lowery, City Clerk

SEAL

