

MEMORANDUM

To: City Council

From: Madalyn Smith

Date: November 10, 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

CITY COUNCIL, 10.14.2025

During the October 14th, 2025 public hearing, no attendees spoke in favor or opposition to the subject request. The City Council requested that staff proposed conditions to allow the applicant to construct any necessary expansions and to disallow outdoor recreation areas for animals. Staff has incorporated the requested changes into the recommended conditions.

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.

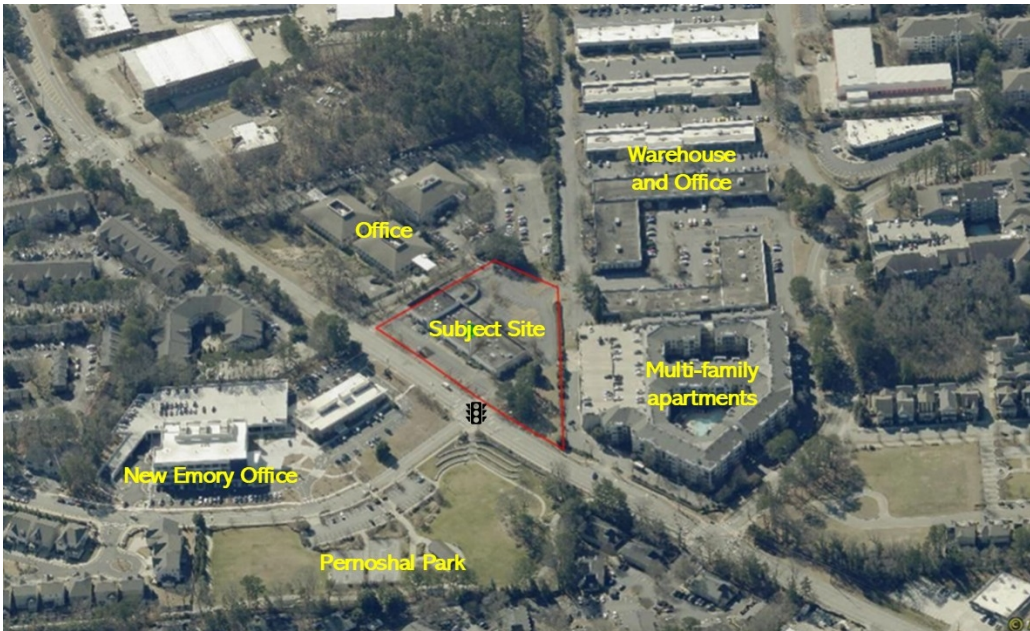


Fig. 3, Aerial View

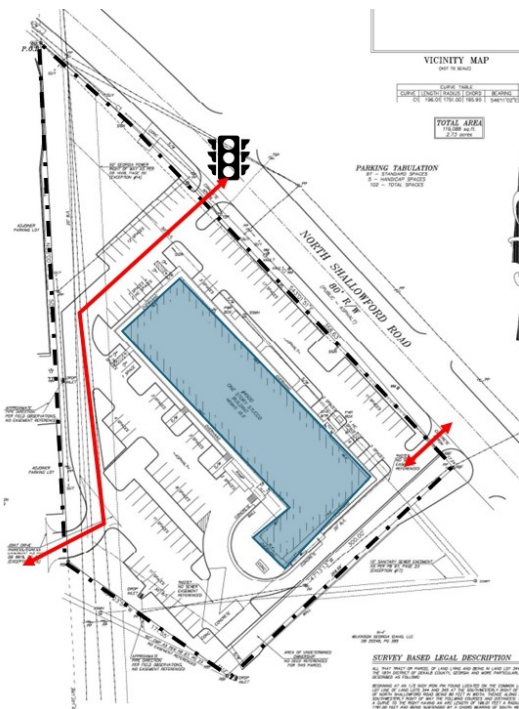


Fig. 4, Survey

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 shall 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. There shall be no outdoor dog runs or play areas. This does not include pet relief areas for animals considered "patients" and are leashed and supervised. The total pet relief area may not exceed 3300 SF and must be located at least 200 feet away from any residential building.
3. 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. Expansions of the animal hospital/veterinary clinic use shall be allowed as a minor modification to this special land use permit upon approval by the Community Development Director.
4. 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.
5. The southeasternmost curb cut along North Shallowford Road shall be closed to accommodate a planned path along the property frontage. The property owner shall coordinate with the Public Works Department to dedicate all necessary right-of-way and easements to accommodate closure of the curb cut as part of the planned path project; however, the curb cut shall be allowed to remain open until construction of such project proceeds.
6. 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 all easements necessary, to accommodate a planned path along the property frontage on North Shallowford Road.

ATTACHMENTS

- Application

- Exhibit A

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: Dogwood Innovative VSO, LLC

Contact Name: Agda Tamaris

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 Tamaris

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]

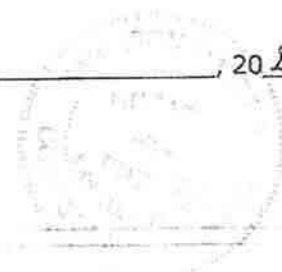
Email: [REDACTED]

Notary Public: _____

Sworn to and subscribed before me this 6th 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: _____

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

☐ YES ☒ NO

Signature: Agde Kalon Date: 5/26/25
Address: 1234 Powers Ferry Common SE - Marietta - GA 30068

[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.

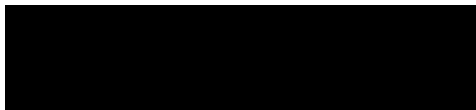
4. ****Impact on Adjacent Properties.**** The proposed C-1 district prohibits more intense uses (e.g., vehicle sales) without further review, ensuring compatibility.

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.

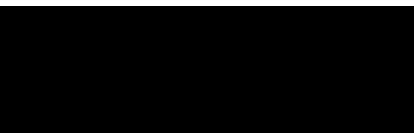
The project represents an estimated \$3.2 million private investment and is expected to create more than 40 professional jobs. All work will be performed in compliance with the City’s development standards and adopted building codes.

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)



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: AMY
FILE: F:/PROJECTS/EC - DUNWOODY

CON-DOC. REVISIONS

PRINT RECORD

DATE XXXX	ISSUED TO:	
	ISSUING PHASE	REASON FOR
	PLAN REVIEW	
	OWNER	
	TENANT	
	CONTRACTOR	
	ARCHITECT	
	STRUCTURAL	
	MECHANICAL	
	ELECTRICAL	
	VENDORS	

DUNWOODY
FAMILY
MEDICINE

THE
MEMORY
CLINIC

4500 NORTH SHALLOWFORD ROAD
ATLANTA, GEORGIA 30338

DEKALB COUNTY, GEORGIA

SHEET

OF	
<	

1 CASEWORK & POWER PLAN
1/8" = 1'-0"

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
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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

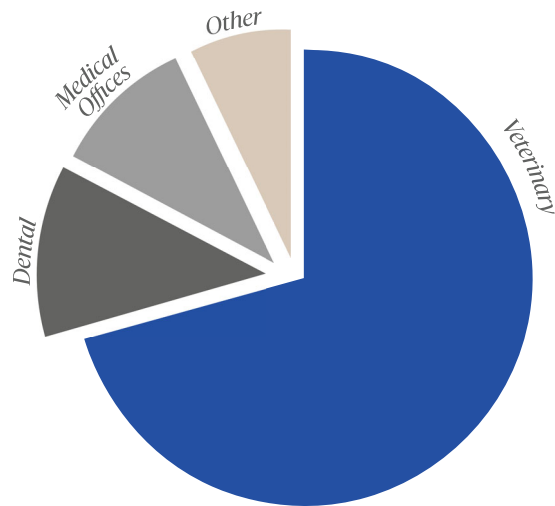
Our mission is to honor our clients by building their dreams with integrity, excellence and passion.



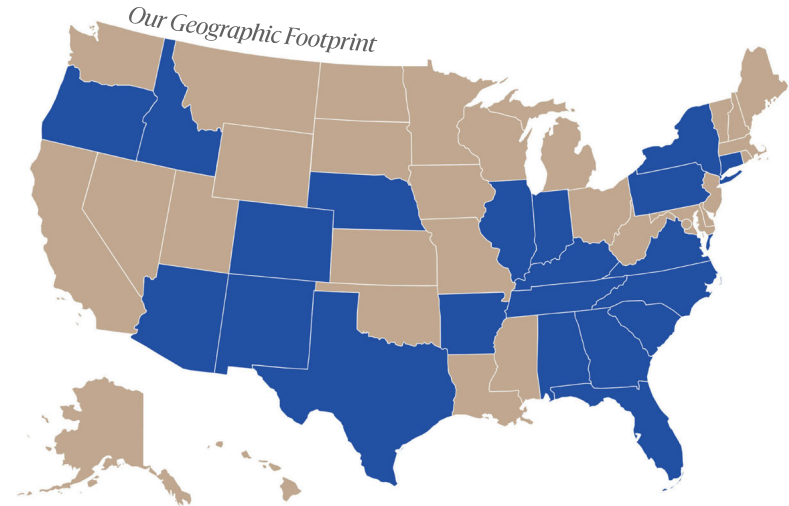
Blue Frog

Stats and Progress

20 *Years of business*
Years of growth



45+ Employees



■ Builds

Corporate Clients

Publix

Tyson

Hibbett Sports

Thrive

Alliance

Heartland

KinderCare

Amerivet

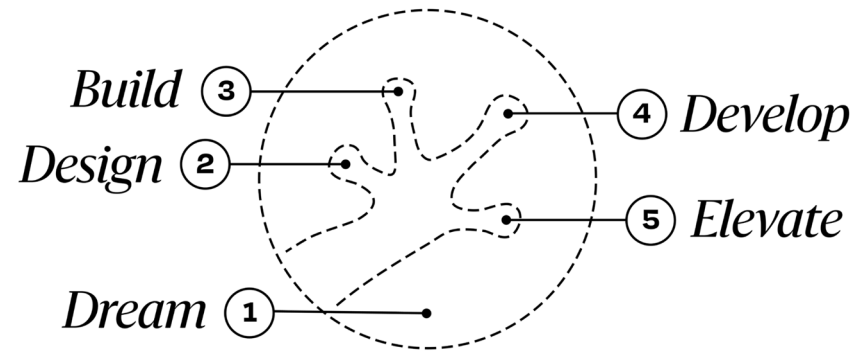
Southern Veterinary Partners

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



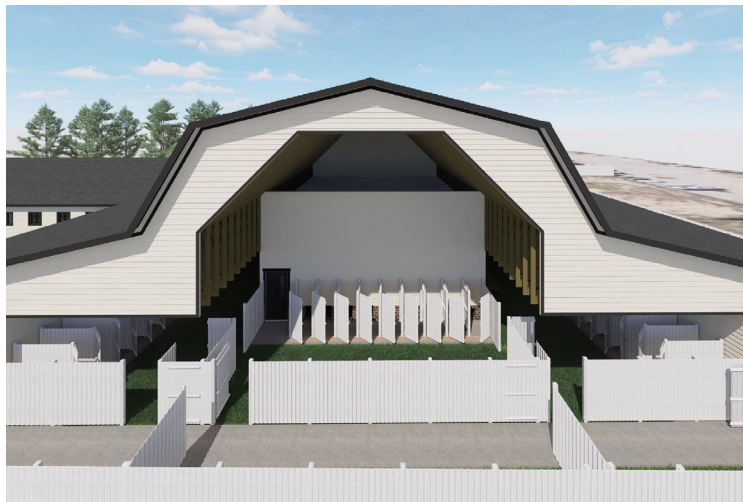
Collier Animal Hospital

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



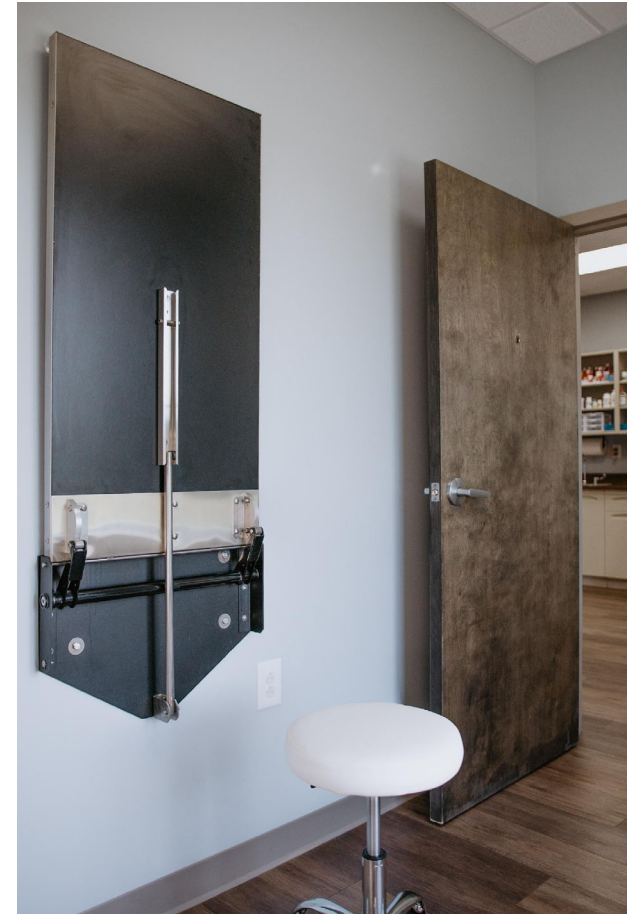
Redstone Animal Hospital

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

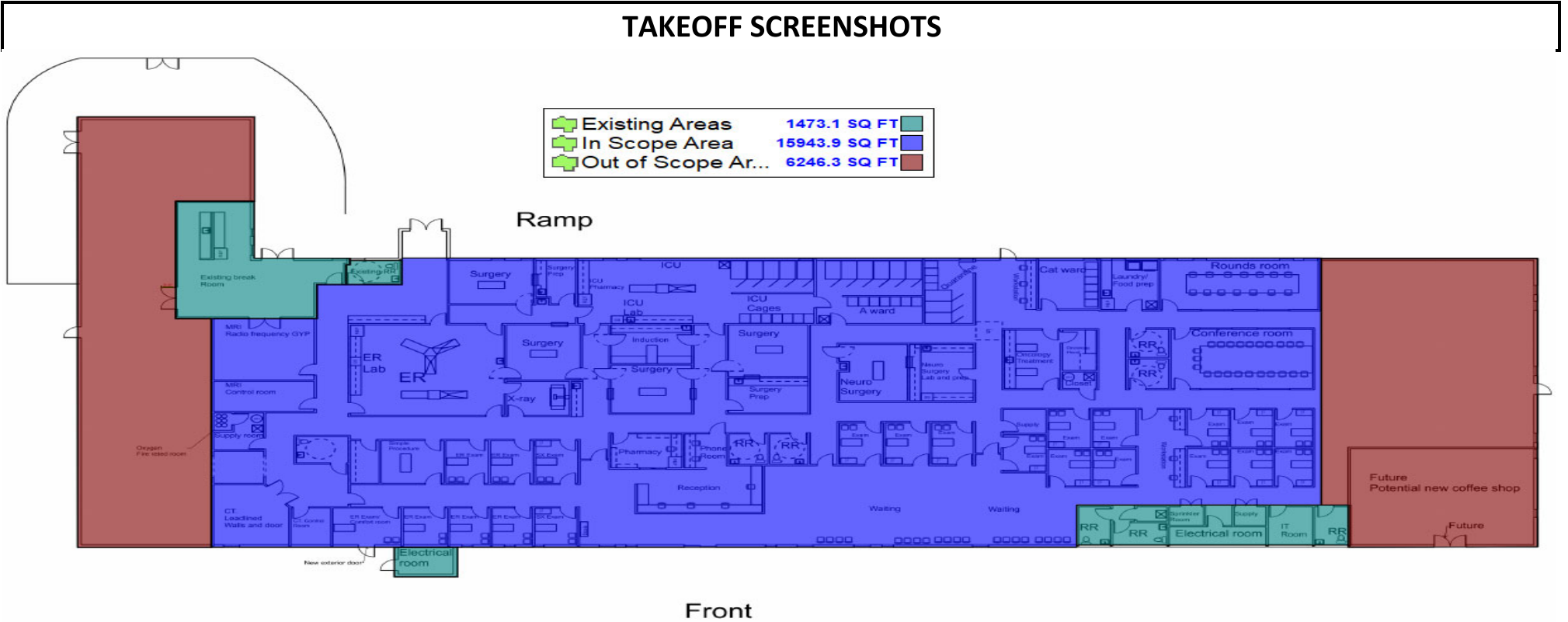
Interior Paint in areas out of scope	1	LS	\$	31,230
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QUALIFICATION LETTER

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

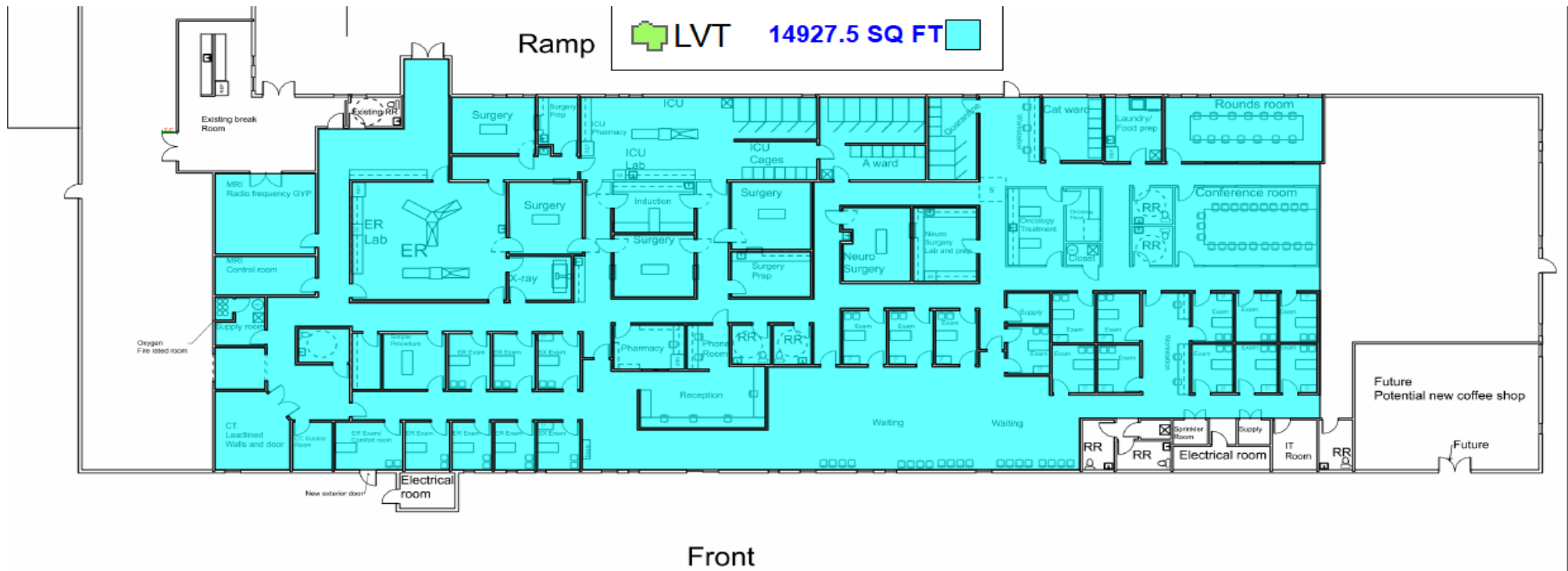
TAKEOFF SCREENSHOTS



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.

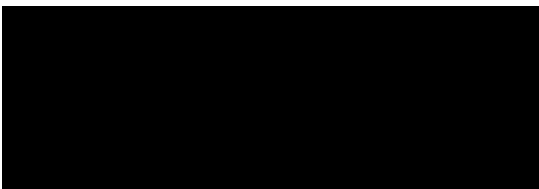
The proposed uses:

- 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)

