

MEMORANDUM

To: City Council

From: Madalyn Smith, Senior Planner

Date: September 28, 2026

Subject: RZ 26-06 – 4891 Ashford Dunwoody Road, Parcel ID# 18 363 08 008

REQUEST

Lennar Georgia, LLC requests a rezoning from the O-I (Office-Institution) district to PC-3 (Perimeter Center) district to allow the development of up to 33 townhomes.

APPLICANT

Property Owner: Lifesouth Community Blood Centers	Petitioner: Lennar Georgia, LLC	Representative: Den Webb, Smith, Gambrell & Russel, LLP
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CITY COUNCIL, 9.14.26

At the September 14, 2026 City Council public hearing no attendees spoke in favor or opposition to the subject request. The City Council requested standard conditions related to stormwater maintenance, rental caps, and senior-friendly units. It was also requested that the retaining wall along the street be updated to have a brick or stone facing or showcase public art. The applicant has incorporated the feedback from Council into the conditions and also worked with staff to finalize the condition regarding a future bike/pedestrian connection. The applicant also updated the elevations to better match the final proposed product for the site.

PLANNING COMMISSION, 8.11.26

At the August 11, 2026 Planning Commission public hearing no attendees spoke in favor or opposition to the subject request. The Planning Commission recommended approval (5-0) of the request subject to staff conditions with the additional condition that the bike lane on Ashford Center Parkway shall have an onramp onto the Ashford Dunwoody Path. Staff has incorporated this into the recommended conditions.

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. Lennar Georgia, LLC seeks permission to rezone the property from O-I (Office -Institution) to PC-3 (Perimeter Center) to allow the site to be redeveloped into 33 for-sale townhome units. The current zoning category does not allow residential uses, necessitating the rezoning application to the Perimeter Center zoning district.



Zoning Map



Aerial view of property, looking north

SITE PLAN ANALYSIS

The applicant proposes to demolish the existing 1-story office building and parking lot and redevelop the site with 33 townhomes.



Site Plan

The vehicular access to the site will be reduced to one entrance and remains aligned with the entrance to The Jefferson apartments across the street. Staff recommends that an easement be designated for a future street location, as contemplated in the Perimeter Center Overlay Street Type Map (Sec. 27-98, Figure 27-98-2). An easement will help establish connectivity in the Perimeter Center that can be filled in and completed as surrounding properties redevelop. Improving connectivity in the Perimeter Center compliments the park and trail investments made by the City of Dunwoody; increasing connectivity helps alleviate local traffic and improves walkability and bike ability.

The applicant will be responsible for completing right-of-way improvements along Ashford Dunwoody Road, including the closure of the slip lane at the Ashford Center Parkway intersection, closing of the

acceleration lane along Ashford Dunwoody Road, and the construction of the Ashford Dunwoody Trail along the western frontage. Along Ashford Center Parkway, the applicant will remove the acceleration lane and replace the sidewalk, although no new sidewalk design is proposed at this time; Ashford Center Parkway is proposed to be redesigned but plans have not yet been completed.

The applicant proposes to maintain the existing stormwater pond and construct an additional stormwater management area, which will be landscaped for resident's use.

The proposed townhomes are 4-stories with a maximum height of 50 feet. The units will be clad in high quality materials, such as brick, stone, and glass.



Rendering of proposed townhome block

SURROUNDING LAND ANALYSIS

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

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

ZONING AMENDMENT REVIEW AND APPROVAL CRITERIA

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

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

The existing property owner, Lifesouth Community Blood Center, is moving locations and the building does not have a viable path forward as an office property due to the location and high vacancy rate of office property in the Perimeter Center area.

The property is located in the Ashford Character Area. The current zoning district is O-I (Office Institution). The proposed zoning district is PC-3 (Perimeter Center). The existing zoning district does not allow residential development, prompting this request.

The vision for the Ashford character area envisions the area as a transition from the high-intensity uses of Perimeter to the lower intensity uses of Dunwoody Village with a mix of uses. Owner-occupied housing in this area is especially attractive due to the location, which places it in easy distance to the amenities of both Dunwoody Village and Perimeter Center. Townhomes are also consistent with the scale of adjacent office and apartments; it is also consistent with other housing types in the area which includes condos, apartments, townhomes, and small-lot residential.

To the staff's knowledge, there are no historical or archaeological resources on the subject site. The proposal would not be burdensome to existing streets or transportation facilities. The peak hour trip generation for residential use, ~35 trips/hour, is a lower trip generation than a ~15,000 SF medical/office use, which is around 60 trips/hour. The additional street connectivity through the site also has the potential to reduce the impact on major roads in the Perimeter Center as the street grid is filled in. Townhome developments typically add an amount of students to school enrollment, though it is less impactful than detached single-family development due to the broader range of interested buyers, including young professionals and downsizers.

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 26-06, to rezone the subject site from O-I to PC-3, be approved subject to the following exhibit(s) and condition(s):

Exhibit A: Site Plan, dated September 18, 2026

Exhibit B: Elevations and Renderings

Exhibit C: Future Access Easement Location

1. Development of the site shall be in substantial compliance with the Site Plan, referenced as Exhibit A.
2. Architectural design and massing of all buildings shall be substantially consistent with the Elevations and Renderings, referenced as Exhibit B.
3. The maximum allowed height of an attached home is 50 feet, as measured from the finished floor elevation to the top of the highest point of the roof.
4. The interior streets shall be privately maintained and open to the public. Along the northern property line, an easement for a future pedestrian / bike connection, as shown in Exhibit C, shall be in place prior to the issuance of a CO for any attached home.
5. The applicant shall make right-of-way improvements as shown on Exhibit A, including the removal of acceleration lanes on Ashford Dunwoody Road and Ashford Center Parkway, closure of the slip lane at the intersection of Ashford Dunwoody Road and Ashford Center Parkway, and the installation of the Ashford Dunwoody Trail. Final design of the streetscape is subject to the approval of the Community Development Director.
6. The maximum width of all internal streets shall be 26 feet or less, measured from curb face-to-curb face.
7. Gating the interior streets and sidewalks is not permitted.
8. The bike lane on Ashford Center Parkway shall have an onramp to the Ashford Dunwoody Path.
9. Maintenance of stormwater ponds and stormwater infrastructure on the subject site shall be the responsibility of the Homeowner's Association (HOA).
10. A maximum of ten percent (10%) of the attached housing units may be rental units. The Homeowner's Association (HOA) Covenants shall reflect this restriction and shall keep records of the units being rented. These records must be produced to the City of Dunwoody within 14 days upon request.
11. A minimum of 4 units shall be constructed as "elevator-ready" units. At 50% build-out, 2 units shall be constructed as "elevator-ready" units. For purposes of this condition, "elevator-ready" means each designated unit shall be designed and built to accommodate the future installation of an elevator (for example, the unit contains stacked closets designed in a manner that will accommodate the later installation of an elevator).
12. The retaining wall supporting the "Ex. Pond to Remain" (See Exhibit A) shall be constructed with split-face or similarly textured modular block or, if utilizing a poured concrete wall, the wall shall be faced with cultured stone or brick.
13. The applicant shall endeavor to incorporate native plant species into its landscape plan, in consultation with the City Arborist.

ATTACHMENTS

- Exhibit A
- Exhibit B
- Exhibit C
- Application

- Public Comment

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2026-__-__

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 26-06 (4891 ASHFORD DUNWOODY ROAD) FROM O-I (OFFICE-INSTITUTION) DISTRICT ZONING CLASSIFICATION TO PC-3 (PERIMETER CENTER-3) DISTRICT.

WHEREAS: Lennar Georgia, LLC seeks a rezoning to allow the development of 33 townhomes; and

WHEREAS: The Property, Tax Parcel Number 18 363 08 008, is located at the northeast corner of Ashford Dunwoody Road and Ashford Center Parkway, and consists of approximately 3.4 acres; and

WHEREAS: The Property is currently developed with a 15,700 square foot office building and surface parking lot; and

WHEREAS: The current zoning district does not allow for residential development; and

WHEREAS: The Mayor and City Council find that the proposed use aligns with the Perimeter—Transition Character Area of the 2045 Comprehensive Plan, which encourages the construction of a broader range of housing types; and

WHEREAS: Notice to the public regarding said rezoning has been 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 Act.

NOW THEREFORE, The Mayor and City Council of the City of Dunwoody hereby **ORDAIN AND APPROVE** the rezoning for the subject property to the following exhibits and conditions:

Exhibit A: Site Plan, dated September 18, 2026

Exhibit B: Elevations and Renderings

Exhibit C: Future Access Easement Location

1. Development of the site shall be in substantial compliance with the Site Plan, referenced as Exhibit A.
2. Architectural design and massing of all buildings shall be substantially consistent with the Elevations and Renderings, referenced as Exhibit B.
3. The maximum allowed height of an attached home is 50 feet, as measured from the finished floor elevation to the top of the highest point of the roof.
4. The interior streets shall be privately maintained and open to the public. Along the northern property line, an easement for a future pedestrian / bike connection, as shown in Exhibit C, shall be in place prior to the issuance of a CO for any attached home.
5. The applicant shall make right-of-way improvements as shown on Exhibit A, including the removal of acceleration lanes on Ashford Dunwoody Road and Ashford Center Parkway, closure of the slip lane at the intersection of Ashford Dunwoody Road and Ashford Center Parkway, and the installation of the Ashford Dunwoody Trail. Final design of the streetscape is subject to the approval of the Community Development Director.

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2026-__-__

6. The maximum width of all internal streets shall be 26 feet or less, measured from curb face-to-curb face.
7. Gating the interior streets and sidewalks is not permitted.
8. The bike lane on Ashford Center Parkway shall have an onramp to the Ashford Dunwoody Path.
9. Maintenance of stormwater ponds and stormwater infrastructure on the subject site shall be the responsibility of the Homeowner's Association (HOA).
10. A maximum of ten percent (10%) of the attached housing units may be rental units. The Homeowner's Association (HOA) Covenants shall reflect this restriction and shall keep records of the units being rented. These records must be produced to the City of Dunwoody within 14 days upon request.
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12. The retaining wall supporting the "Ex. Pond to Remain" (See Exhibit A) shall be constructed with split-face or similarly textured modular block or, if utilizing a poured concrete wall, the wall shall be faced with cultured stone or brick.
13. The applicant shall endeavor to incorporate native plant species into its landscape plan, in consultation with the City Arborist.

SO ORDAINED AND EFFECTIVE this ____ day of _____ 2026.

Approved by:

Approved as to Form and Content

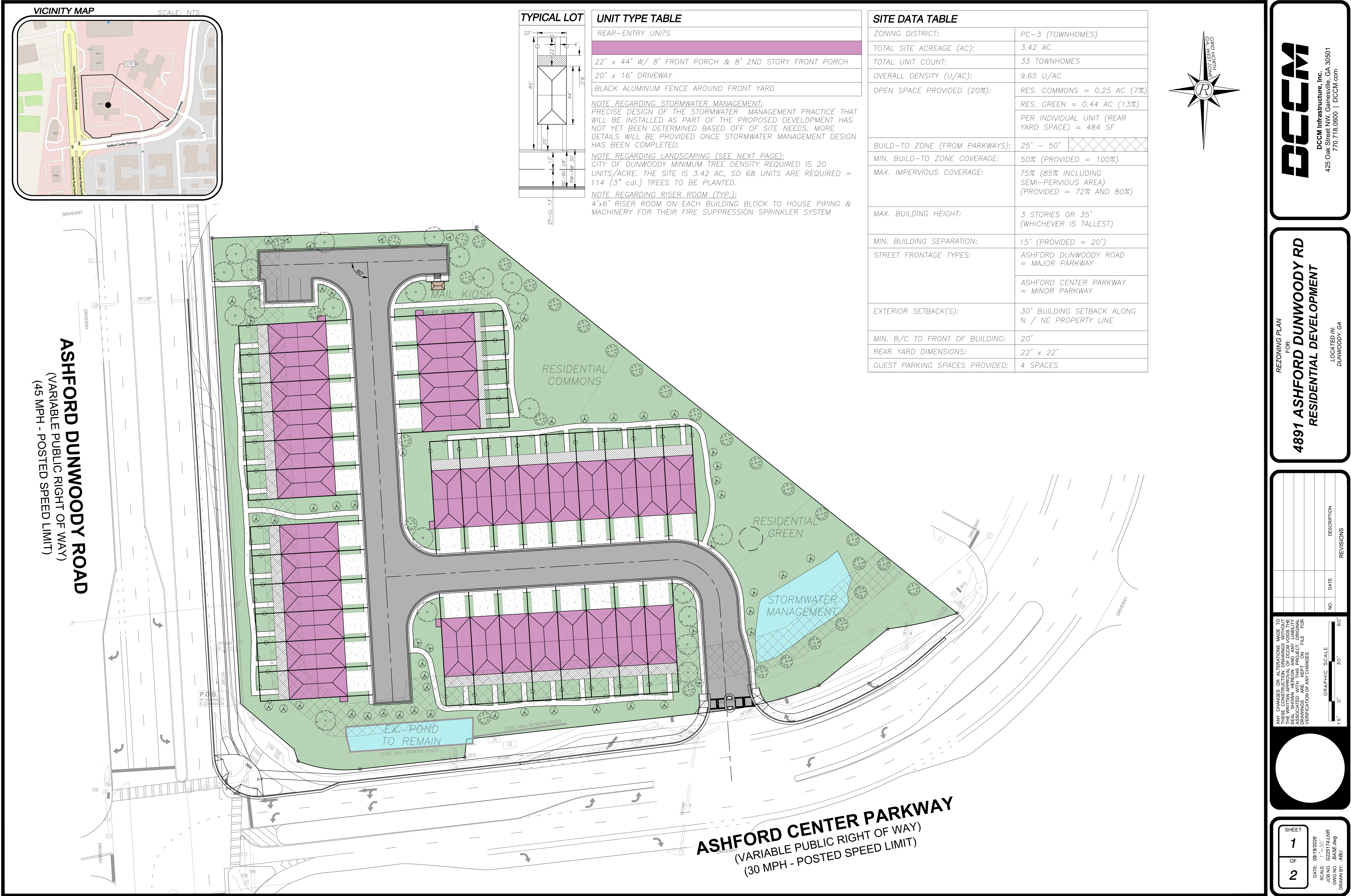
Lynn P. Deutsch, Mayor

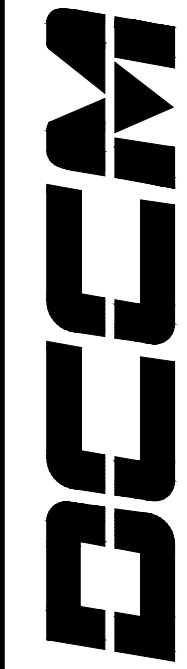
City Attorney

Attest:

Sharon Lowery, City Clerk

SEAL





DCCM Infrastructure, Inc.
425 Oak Street NW, Gainesville, GA 30501
770.718.0800 | DCCM.com

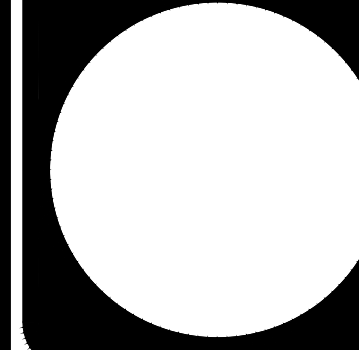
FOR:
4891 ASHFORD DUNWOODY RD
RESIDENTIAL DEVELOPMENT

LOCATED IN:
DUNWOODY, GA

DETAILED LANDSCAPING PLAN

ANY CHANGES OR ALTERATIONS MADE TO THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE WRITTEN APPROVAL OF DCCM Voids THE SEAL SHOWN HEREON AND ANY LIABILITY FOR THE ACCURACY OF THE INFORMATION OR DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

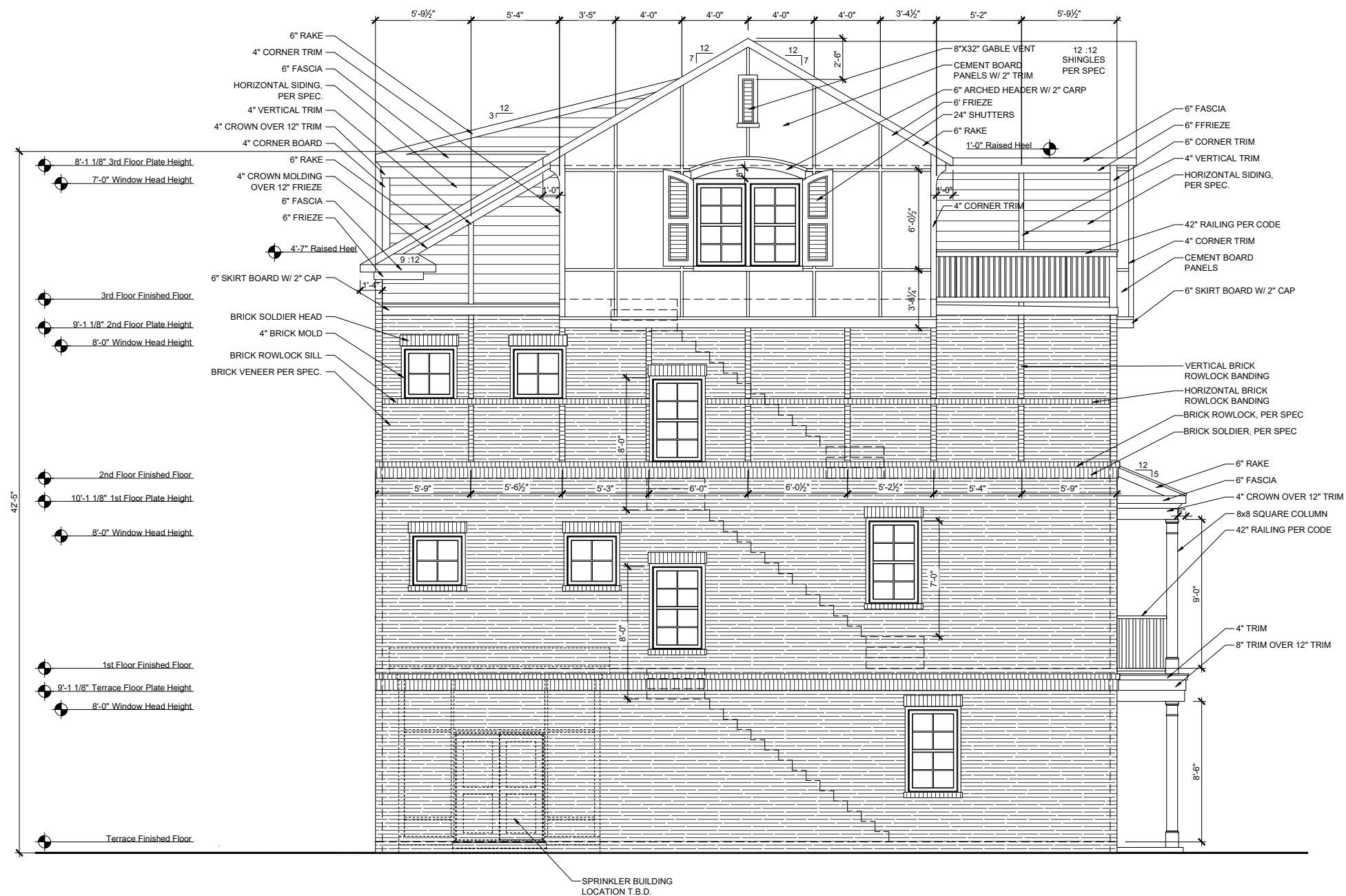
NO.	DATE	DESCRIPTION	REVISIONS



SHEET
2
OF
2
DATE: 09/19/2026
SCALE: N.T.S.
JOB NO. 240624/LWR
DRAWN BY: ABU
BASED ON: 240624

ELEVATIONS





LEFT ELEVATION GRADE ENTRY
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

LENNAR®

MAIN STREET
Main Street Designs of Georgia, LLC
3050 Royal Blvd. South, Suite 135
Alpharetta, GA 30022
404.480.3881

This drawing is an instrument of service and shall remain the property of Lennar Georgia, LLC; it shall not be reproduced or used in any way without the written consent of Lennar Georgia, LLC. It is to be used only for the project and site identified herein. No changes shall be made to this drawing and any discrepancies along with field conditions shall be communicated to Lennar Georgia, LLC, who shall be the only executor of any revision to this drawing. The Contractor shall be responsible for verifying field conditions and measurements, obtaining any and all necessary permits prior to construction and verifying with all local and state building and zoning codes.

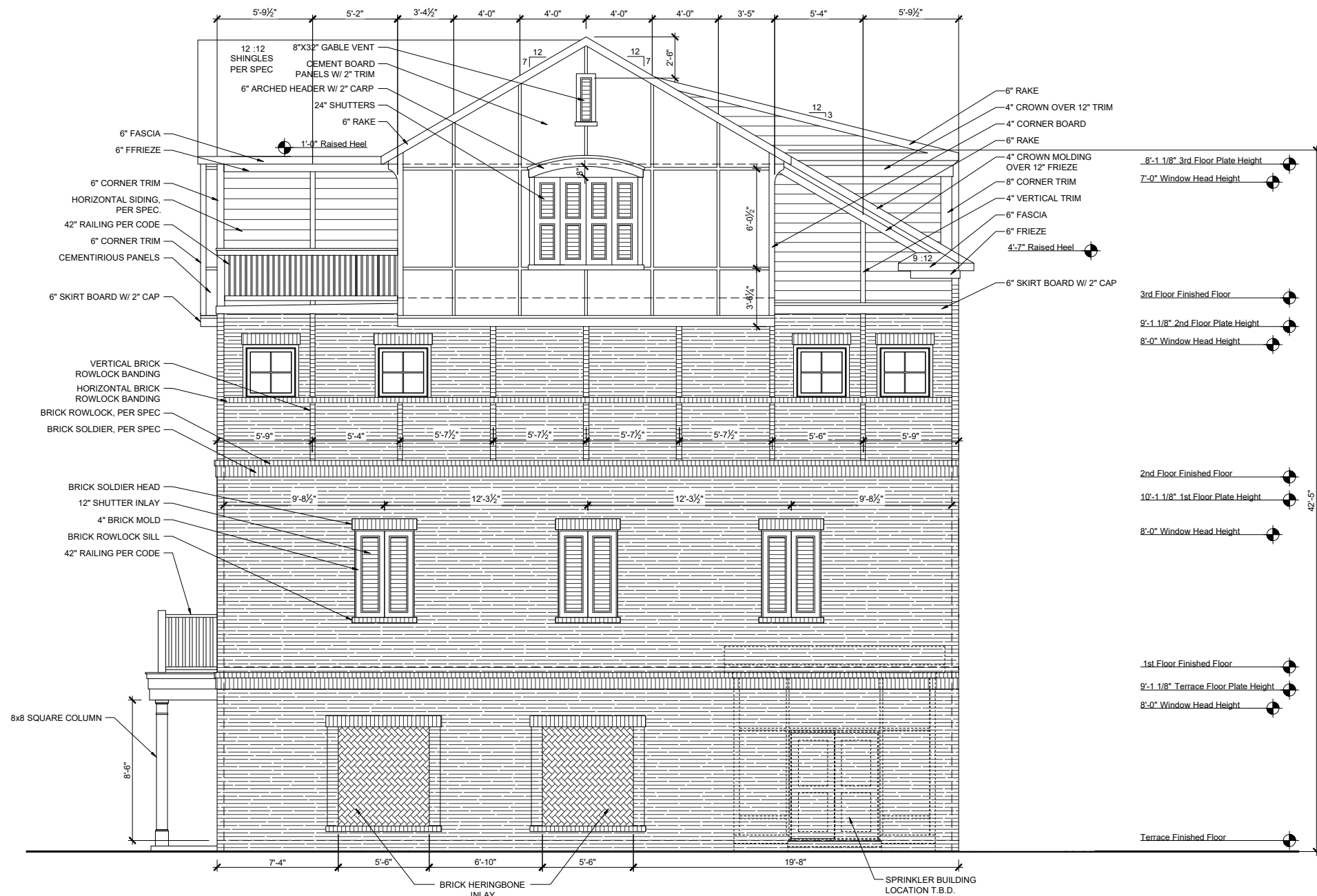
SEAL:

MODEL: 22'-STRATFORD
GRADE ENTRY

SIDE ELEVATION

Checked by: MSD

12 Oct 2020, 10:59am
A1.1A



RIGHT ELEVATION GRADE ENTRY

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

LENNAR®

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SEAL:

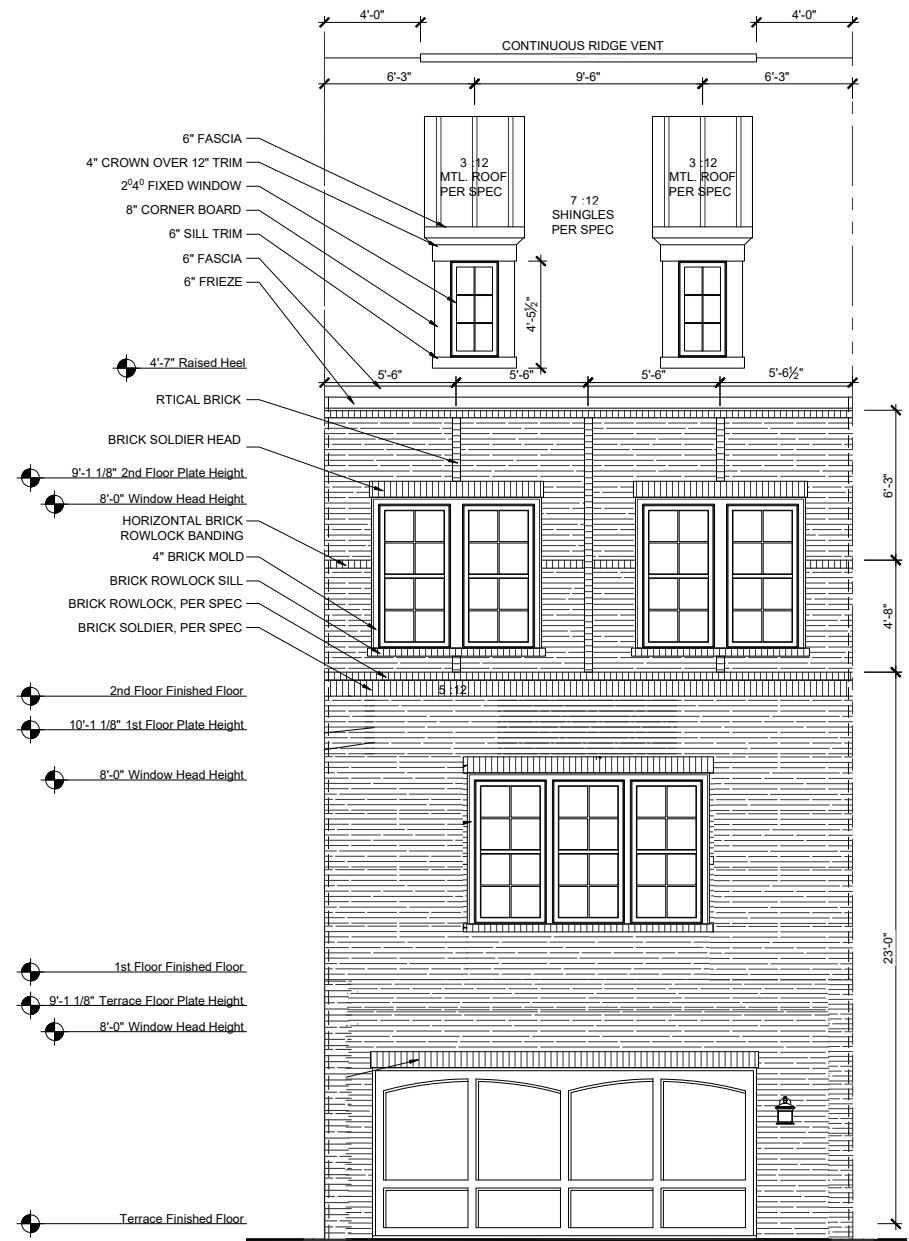
MODEL: 22'-STRATFORD
GRADE ENTRY

SIDE ELEVATION

Checked by: MSD

12 Oct 2020, 10:59am

A1.1F



REAR ELEVATION - A- GRADE ENTRY
3 BEDROOM
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



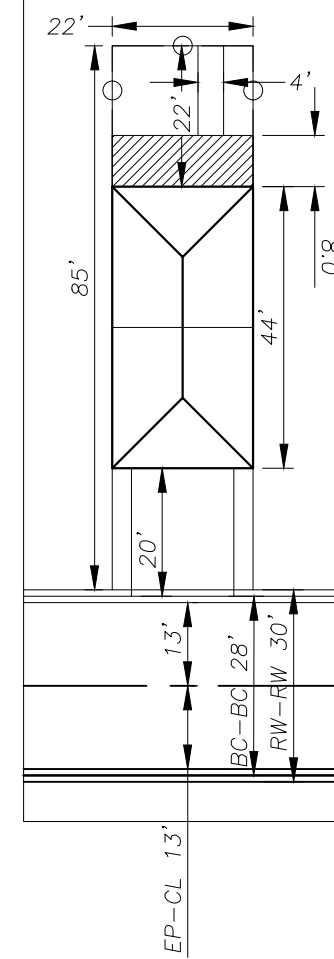
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SEAL:

MODEL:	22'- STRATFORD GRADE ENTRY		Checked By: MSD
		FRONT & REAR ELEVATION W/ ROOF PLAN	

12 Oct 2020, 10:59am
A1.0A



REAR-ENTRY UNITS

NOTE REGARDING STORMWATER MANAGEMENT:
PRECISE DESIGN OF THE STORMWATER MANAGEMENT PRACTICE THAT WILL BE INSTALLED AS PART OF THE PROPOSED DEVELOPMENT HAS NOT YET BEEN DETERMINED BASED OFF OF SITE NEEDS. MORE DETAILS WILL BE PROVIDED ONCE STORMWATER MANAGEMENT DESIGN HAS BEEN COMPLETED.

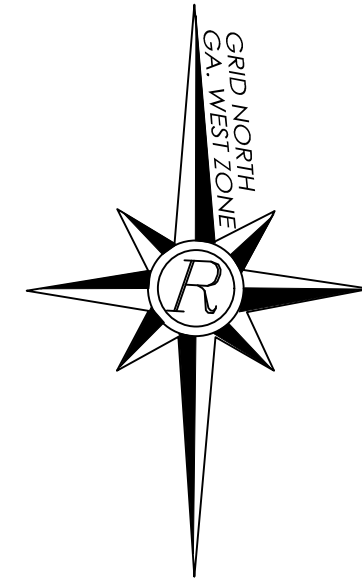
NOTE REGARDING LANDSCAPING (SEE NEXT PAGE):
CITY OF DUNWOODY MINIMUM TREE DENSITY REQUIRED IS 20
UNITS/ACRE. THE SITE IS 3.42 AC, SO 68 UNITS ARE REQUIRED =
114 (3" cal.) TREES TO BE PLANTED.

NOTE REGARDING 10' A.E.:
10' ACCESS EASEMENT FOR POTENTIAL PEDESTRIAN CONNECTION

NOTE REGARDING RISER ROOM (TYP.):
4'x6' RISER ROOM ON EACH BUILDING BLOCK TO HOUSE PIPING &
MACHINERY FOR THEIR FIRE SUPPRESSION SPRINKLER SYSTEM

ZONING DISTRICT:

ZONING DISTRICT:	PC-3 (TOWNHOMES)
TOTAL SITE ACREAGE (AC):	3.42 AC
TOTAL UNIT COUNT:	33 TOWNHOMES
OVERALL DENSITY (U/AC):	9.65 U/AC
OPEN SPACE PROVIDED (20%):	RES. COMMONS = 0.25 AC (7%)
	RES. GREEN = 0.44 AC (13%)
	PER INDIVIDUAL UNIT (REAR YARD SPACE) = 484 SF
BUILD-TO ZONE (FROM PARKWAYS):	25' - 50' 
MIN. BUILD-TO ZONE COVERAGE:	50% (PROVIDED = 100%)
MAX. IMPERVIOUS COVERAGE:	75% (85% INCLUDING SEMI-PERVIOUS AREA) (PROVIDED = 72% AND 80%)
MAX. BUILDING HEIGHT:	3 STORIES OR 35' (WHICHEVER IS TALLEST)
MIN. BUILDING SEPARATION:	15' (PROVIDED = 20')
STREET FRONTAGE TYPES:	ASHFORD DUNWOODY ROAD = MAJOR PARKWAY
	ASHFORD CENTER PARKWAY = MINOR PARKWAY
EXTERIOR SETBACK(S):	30' BUILDING SETBACK ALONG N / NE PROPERTY LINE
MIN. B/C TO FRONT OF BUILDING:	20'
REAR YARD DIMENSIONS:	22' x 22'
GUEST PARKING SPACES PROVIDED:	4 SPACES

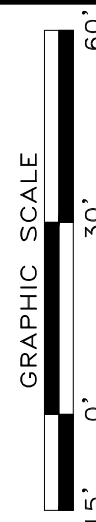


DCCM Infrastructure, Inc.
425 Oak Street NW, Gainesville, GA 30501
770.718.0600 | DCCM.com

REZONING PLAN
FOR:
4891 ASHFORD DUNWOODY RD
RESIDENTIAL DEVELOPMENT

[illegible]

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF DCM VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.



SHEET
1
OF
2

DATE: 09/18/2026
SCALE: 1"=30'
OB NO. G225174.LN
WG NO. .BASE.dwg

APPLICATION FORMS

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: Lennar Georgia, LLC c/o Dennis J. Webb, Jr. - Smith, Gambrell & Russell, LLP

Contact Name: Dennis J. Webb, Jr.

Address: 1105 W. Peachtree St NE, Ste 1000, Atlanta, GA 30309

Phone: [REDACTED] Email: [REDACTED]

Pre-Application Conference Date: 4/28/26

Owner Information ☐ Check here if same as applicant

Owner's Name: LIFESOUTH COMMUNITY BLOOD CENTERS, INC.

Owner's Address: 4039 NEWBERRY ROAD, GAINESVILLE, FL, 32607

Phone: [REDACTED] Email: [REDACTED]

Property Information

Property Address(es): 4891 Ashford Dunwoody Rd, Atlanta, GA 30338

Parcel ID #(s): 18 363 08 008

Total Acreage: ±3.427 Current Zoning Classification: O-I Current Use: Medical Office

Project Information

Proposed Zoning Classification: PC-3 Proposed Use: Townhomes

Project Details: Rezoning to Perimeter Center 3 in order to develop site for 33 townhomes.

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: Dennis J. Webb, Jr. - Smith, Gambrell & Russell, LLP

Applicant's Signature: [Signature] Date: 6/1/2026

Notary:

Sworn to and subscribed before me this 1st Day of June, 2026

Notary Public: Jack R. Lloyd

Signature: [Signature]

My Commission Expires: 1.14.29



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: Dennis J. Webb, Jr. - Smith, Gambrell & Russell, LLP

Signature: [Signature] Date: 6/1/2026

Address: 1105 W. Peachtree St NE, Ste. 1000, Atlanta, GA 30309

Phone: [Redacted] Email: [Redacted]

Notary Public: Jack R. Lloyd

Sworn to and subscribed before me this 1st Day of June, 20 26

Notary Signature: [Signature]

My Commission Expires: 1.14.29



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: _____

OWNER AUTHORIZATION



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.

Signature: Danwell Melau Date: 5/14/2026

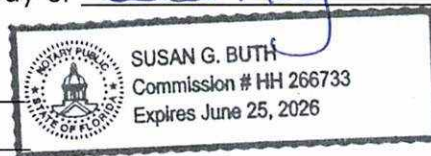
Address: 4891 Ashford Dunwoody Road / 4039 Newberry Road, Gainesville, FL 32607

Phone: _____ Email: _____

Notary Public: Susan G Butth

Sworn to and subscribed before me this 14 Day of June ^{cgf} May, 2026

Notary Signature: Susan G Butth
My Commission Expires: June 25, 2026



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: _____

DISCLOSURE FORM

Community Development

☐ YES ☒ NO

Date: 5/19/20

Amount

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

☐ YES ☒ NO

Daniel R. Galasso, CFO

Applicant/Owner Danielle H. Hays - LIFESOUTH COMMUNITY
Signature: _____ BLOOD CENTERS, INC. Date: May 28, 2026
Address: 4039 Newberry Road, Gainesville, Florida 32607

- LIFESOUTH COMMUNITY
BLOOD CENTERS, INC.

Date: May 28, 2026

4039 Newberry Road, Gainesville, Florida 32607

[illegible]

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:  Dennis J. Webb, Jr. - Smith, Gambrell & Russell, LLP Date: 6/1/2026
Address: 1105 W. Peachtree St NE, Ste 1000, Atlanta, GA 30309

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

[illegible]

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:  Kirk R. Fjelstul - Smith, Gambrell & Russell, LLP Date: 6/1/2026
Address: 1105 W. Peachtree St NE, Ste 1000, Atlanta, GA 30309

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

[illegible]

SUMMARY REPORT

1105 W. Peachtree St. N.E.
Suite 1000
Atlanta, Georgia 30309-9813
Tel: [REDACTED]
www.sgrlaw.com



Dennis Webb

Direc [REDACTED]

[REDACTED]m

June 2, 2026

RE: Lennar Georgia, LLC Project for 4891 Ashford Dunwoody Rd - Summary of May 28th, 2026 Community Meeting

On May 28th, 2026, Lennar Georgia, LLC (Lennar) hosted a community meeting in the event space at the Spruill Center for the Arts. There were nine members of the public in attendance. Representatives of Lennar (myself and Nat Ackerman, Land Acquisitions Manager) walked the participants through the site plan and architectural renderings. The meeting was very positive and a general question and answer between the participants and Lennar covered the following items:

1. The participants had a question regarding whether there will be basements in the units. There are currently no plans for basements.
2. The participants requested the length of the rear driveway to be twenty feet. It was noted that the current site plan lists the driveways as twenty feet by sixteen feet.
3. The participants had questions regarding whether elevators will be offered as an option, and the answer was yes.
4. The participants had a question regarding guest parking, and Lennar replied that it intends to follow the code regarding guest parking.
5. The participants had a question regarding the price point of the units, which are currently projected to be in the \$800k range.
6. The participants had a question regarding the size of the units. It was noted that the townhome units will have a floor area of roughly $\pm 2,850$ square feet.
7. The participants had a question regarding where the current LifeSouth business is moving. Lennar was unaware of LifeSouth's plans to relocate.

Sincerely,

A handwritten signature in blue ink, appearing to read "DJ Webb".

Dennis J. Webb, Jr.
Partner



Receipt

Column Software PBC
PO Box 208098
Dallas, TX 75320-8098
help.column.us

Paid by
Smith, Gambrell & Russell LLP

Receipt number
Invoice number 28FB56D6-0002
Notice ID ywhjV8Z4CjRfzowQqd
Order Number 49323
Publisher Dunwoody Crier
Date paid May 14, 2026
Payment method AMEX - 1929

Description	Qty	Unit price	Amount
05/21/2026: Non-Legal Advertisement/Public Notice Notice	1	69.45	69.45

=== Notes ===

Notice Name: Notice of Community Meeting: Lennar
Order Number: 49323

Net Subtotal	\$69.45
Tax	0.00
Processing Fee	11.95
Amount paid	\$81.40

COMMUNITY INFORMATION AND INPUT MEETING SIGN-IN SHEET

DATE: 5/28/2026 TIME: 7pm-8pm LOCATION: Spruill Center for the Arts PROJECT NAME: 4891 Ashford Dunwoody Rd

NAME	EMAIL /PHONE NUMBER	ADDRESS
Susan Crawford		1400 Mile Post Dr.
JUAN LAGO		1456 EASTHAM DR.
Mark Maisel		1269 Valley View Rd
Gail CRIDER		1259 Vly. vw. Rd
Bruce Strahan		1382 Mile Post Dr.
Charisee Holliday		134 Ashford Cir
Karen Foreman		134 Ashford Circle

1105 W. Peachtree St. NE, Suite 1000
 Atlanta, Georgia 30309-3608
 Tel: [REDACTED]
 www.sgrlaw.com



Dennis (Den) J. Webb, Jr.
 [REDACTED]
 [REDACTED]
 [REDACTED]

May 8, 2026

VIA FIRST CLASS MAIL

Re: COMMUNITY MEETING Regarding Proposed Development at
 4891 Ashford Dunwoody Rd NE, Dunwoody, GA 30338

Dear Neighbor:

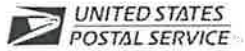
We represent Lennar Georgia, LLC. ("Lennar"). Lennar plans to file an application to rezone a parcel located at 4891 Ashford Dunwoody Rd from O-I (Office-Institutional) to PC-3 (Perimeter Center District 3) to develop approximately 35 townhomes. We are contacting you as property owners within the immediate area to invite you to attend an informational community meeting to hear more about the proposed development and offer input. The meeting will be held on Thursday, May 28th, 2026 at 7:00 p.m. at 5339 Chamblee Dunwoody Rd, Dunwoody, GA 30338 in the Event Studio of the Spruill Center for the Arts. Please feel free to attend this meeting should you have any questions. If you are unable to attend but would like to obtain information, please contact me with the information above.

We look forward to seeing you then.

Thank you,

A handwritten signature in blue ink, appearing to read "D.J. Webb".

Dennis (Den) J. Webb, Jr.
 Representative for Lennar



Firm Mailing Book For Accountable Mail

Name and Address of Sender Dennis J. Webb, Jr. 1105 W. Peachtree St NE Suite 1000 Atlanta, GA 30309		Check type of mail or service ☐ Adult Signature Required ☐ Priority Mail Express ☐ Adult Signature Restricted Delivery ☐ Registered Mail ☐ Certified Mail ☐ Return Receipt for Merchandise ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation ☐ Collect on Delivery (COD) ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Signature Confirmation Restricted Delivery ☐ Priority Mail		Affix Stamp Here (for additional copies of Postmark with Date of						U.S. POSTAGE PAID ATLANTA, GA 30309 MAY 08, 2016 AMOUNT \$5.60 S2324D502452-8	
USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)		Postage	(Extra Service) Fee	Handling Charge					
1.	City of Dunwoody, Madalyn Smith 4800 Ashford Dunwoody Rd Dunwoody, GA 30308										
2.	REGENCY RETAIL PARTNERSHIP LP PO BOX 2539 SAN ANTONIO, TX 78299										
3.	SIR JEFFERSON LLC PO BOX 530292 BIRMINGHAM, AL 35253										
4.	SIR JEFFERSON LLC PO BOX 530292 BIRMINGHAM, AL 35253										
5.	NNODIM AHAMEFULA 1314 VALLEY VIEW RD ATLANTA, GA 30338										
6.	PEREZ CARLOS A 1308 VALLEY VIEW RD ATLANTA, GA 30338										
7.	CUBILL LLC 2266 STEPHEN LORY DR ATLANTA, GA 30305										
8.	EASTER SHERRILL RAE 1288 VALLEY VIEW RD DUNWOODY, GA 30338										
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)							



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USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	
1.	JACOBS LESLIE L III 150 E PONCE DE LEON AVE STE 475 DECATUR, GA 30030				
2.	GOMEZ LOUIS V 8050 INNSBRUCK DR ATLANTA, GA 30350				
3.	MAISURIA KRUNALKUMAR 1256 VALLEY VIEW RD DUNWOODY, GA 30338				
4.	MEHROTRA SHWETA 1246 VALLEY VIEW RD ATLANTA, GA 30338				
5.	WOLK BRIAN C 1328 MANGET WAY DUNWOODY, GA 30338				
6.	BRICKS PETER 1336 MANGET WAY ATLANTA, GA 30338				
7.	BEHREND CHRISTOPHER F 4850 MANGET CT DUNWOODY, GA 30338				
8.	GREEN RICHARD JAMES 4864 MANGET CT DUNWOODY, GA 30338				
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1.	BATH SURINDER 1323 MANGET WAY ATLANTA, GA 30338				
2.	LIN YUEH 4809 ASHFORD LN DUNWOODY, GA 30338				
3.	BATH SURINDER 1323 MANGET WAY DUNWOODY, GA 30338				
4.	MEHLER TINA K 4792 VALLEY VIEW CT ATLANTA, GA 30338				
5.	SELLERS NANCY F REVOCABLE TR 4798 VALLEY VIEW CT DUNWOODY, GA 30338				
6.	KUTULAS KALLI A 456 KING DR HARTWELL, GA 30643				
7.	TAN KIM YOW 4810 VALLEY VIEW CT DUNWOODY, GA 30338				
8.	PARKER WILLIAM LINDSEY 4816 VALLEY VIEW CT DUNWOODY, GA 30338				
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1.	HERTZ JEFFREY TODD 4824 VALLEY VIEW CT ATLANTA, GA 30338										
2.	RANGEL JAVIER 220 FIELDSBORN CT SANDY SPRINGS, GA 30328										
3.	ATLANTA INVESTMENT SPECIALISTS 819 PINNACLE PL MARIETTA, GA 30062										
4.	ZHANG FAN 4810 ASHFORD LN DUNWOODY, GA 30338										
5.	SHAIB WALID L 4816 ASHFORD LN DUNWOODY, GA 30338										
6.	RIDDLE ARON ROBERT 4821 ASHFORD LN DUNWOODY, GA 30338										
7.	ROGERS JOEL 4815 ASHFORD LN DUNWOODY, GA 30338										
8.	PLAYER RICHARD 4872 ASHFORD WALK ATLANTA, GA 30338										
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)									



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1.	MARKS DANNY 4886 ASHFORD WALK DUNWOODY, GA 30338									
2.	ESTEBAN JUAN 4893 ASHFORD WALK DUNWOODY, GA 30338									
3.	MOORE MATTHEW CHIEOKE 4885 ASHFORD WALK DUNWOODY, GA 30338									
4.	VULCAN RE INVESTMENTS LLC 3015 ASCOT LN ROSWELL, GA 30076									
5.	GEORGIA MUNICIPAL ASSOCIATION INC 4800 Ashford Dunwoody Rd RD DUNWOODY, GA 30338									
6.	TATE PARTNERS LLC 1061 LAKE RUTLEDGE RD RUTLEDGE, GA 30663									
7.	4828 OFFICE BUILDING LLC 4828 ASHFORD DUNWOODY RD STE 400 ATLANTA, GA 30338									
8.	WOOTEN ALYSON 1337 MANGET WAY DUNWOODY, GA 30338									
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1.	KIM HYUN KYUNG 4865 Manget CT ATLANTA, GA 30338																			
2.	COHEN NILY I 4857 MANGET CT ATLANTA, GA 30338																			
3.	FREEDMAN BRET D 4849 MANGET CT DUNWOODY, GA 30338																			
4.	CASTRO DANIEL 3939 PINEHURST CT DECATUR, GA 30034																			
5.	DUNLAP EDWARD 4795 VALLEY VIEW CT DUNWOODY, GA 30338																			
6.	PHOENICIA REAL ESTATE HOLDINGS VII LLC 375 PARK AVE FLOOR 34TH NEW YORK, NY 10152																			
7.	100 ASHFORD CENTER PARTNERS LLC 3440 PRESTON RIDGE RD STE 425 ALPHARETTA, GA 30005																			
8.	ASHFORD DUNWOODY HOLDING 90 ASHFORD CTR N ATLANTA, GA 30338																			
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USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)		Postage (Extra Service Fee)		SH Fee	
1.	CUBESMART L P P.O.BOX 320099 ALEXANDRIA, VA 22320						
2.	CUBESMART L P P.O. BOX 320099 ALEXANDRIA, VA 22320						
3.	LIFESOUTH COMMUNITY BLOOD 4039 W NEWBERRY RD GAINESVILLE, FL 32607						
4.	SJV 2 DUNWOODY LLC 250 VESEY ST FLOOR 15 NEW YORK, NY 10281						
5.	ASHFORD DUNWOODY HOLDING 1468 ASHFORD CENTER PKWY ATLANTA, GA 30338						
6.	JLG 1 PROPERTIES LLC 8050 INNSBRUCK DR ATLANTA, GA 30350						
7.	CRIDER GAIL 1259 VALLEY VIEW RD DUNWOODY, GA 30338						
8.	MAISEL MARK B 1269 VALLEY VIEW RD ATLANTA, GA 30338						
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USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)		Postage	Extra Service Fee
1.	MITCHELL DERRICK 1279 VALLEY VIEW RD ATLANTA, GA 30338				
2.	TAKAHASHI TSUTOMU 211 ASHFORD CIR E DUNWOODY, GA 30338				
3.	LUCAS STEPHEN R 212 ASHFORD CIR DUNWOODY, GA 30338				
4.	CUTLER LORI 213 ASHFORD CIR DUNWOODY, GA 30338				
5.	LEWKOWICZ MARJORIE 214 ASHFORD CIR DUNWOODY, GA 30338				
6.	VEGA DEBORAH 215 ASHFORD CIR DUNWOODY, GA 30338				
7.	HARJANI AMIT 216 ASHFORD CIR # 216 DUNWOODY, GA 30338				
8.	BANERJEE SUDIPTO 221 ASHFORD CIR DUNWOODY, GA 30338				
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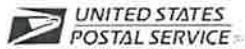
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1.	INBAVAZH VU MOONGILMADUGU N 222 ASHFORD CIR UNIT 222 DUNWOODY, GA 30338				
2.	STADE MARK 233 ASHFORD CIR UNIT 223 ATLANTA, GA 30338				
3.	SEALS FAMILY TRUST 224 ASHFORD CIR DUNWOODY, GA 30338				
4.	CHINTHA SARANSH 225 ASHFORD CIR 225 DUNWOODY, GA 30338				
5.	REID AUDREY 226 ASHFORD CIR DUNWOODY, GA 30338				
6.	POTTER TERRI FARRAR 231 ASHFORD CIR DUNWOODY, GA 30338				
7.	WANG HAN C 232 ASHFORD CIR DUNWOODY, GA 30338				
8.	BESHARAT NATHALIE Z 3911 CHERRYWOOD AVE LOS ANGELES, CA 90008				
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1.	COOPER STACIE REVOCABLE TRUST 234 ASHFORD CIR ATLANTA, GA 30338								
2.	MUSANI NISHA 235 ASHFORD CIR ATLANTA, GA 30338								
3.	KIM ANDREW 6394 LUCENT LN SANDY SPRINGS, GA 30328								
4.	DHADIALA NADEZDA 241 ASHFORD CIR DUNWOODY, GA 30338								
5.	COOK JACOB L 242 ASHFORD CIR DUNWOODY, GA 30338								
6.	MURAD JESSICA TONI 243 ASHFORD CIR ATLANTA, GA 30338								
7.	SHALANSKY EUGENE 245 ASHFORD CIR DUNWOODY, GA 30338								
8.	GUO HANYI 246 ASHFORD CIR DUNWOODY, GA 30338								
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1.

MILES JACQUELYN
111 ASHFORD CIR
DUNWOODY, GA 30338

2.

WIESMANN FRANK
112 ASHFORD CIR CONDO 112
DUNWOODY, GA 30338

3.

COTRONEO MIA
113 ASHFORD CIR
DUNWOODY, GA 30338

4.

THENTHIRUPERAI BALAJI
1235 DUNWOODY VILLAGE DR
ATLANTA, GA 30338

5.

MERRIMAN JEAN M
115 ASHFORD CIR
DUNWOODY, GA 30338

6.

LIVELY MARY ELIZABETH
116 ASHFORD CIR
DUNWOODY, GA 30338

7.

PERLSTEIN HARRIETTE S
4738 VERMACK RDG
ATLANTA, GA 30338

8.

AHLUWALIA SANJEEV
122 ASHFORD CIR
DUNWOODY, GA 30338

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1.

CARDENAS JAIME
123 ASHFORD CIR APT 123
DUNWOODY, GA 30338

2.

HAASTRUP ADELANA
124 ASHFORD CIR
DUNWOODY, GA 30338

3.

VAN HANDEL WILLIAM J
125 ASHFORD CIR # 125
DUNWOODY, GA 30338

4.

BEAUJON JORGE
9277 LARK SPARROW DR
HIGHLANDS RANCH, CO 80126

5.

SASSER MARK
131 ASHFORD CIR UNIT 131
ATLANTA, GA 30338

6.

WONG PUI TAK
132 ASHFORD CIR
DUNWOODY, GA 30338

7.

BECK ERIC G
133 ASHFORD CIR
ATLANTA, GA 30338

8.

FOREMAN KAREN M
134 ASHFORD CIR
DUNWOODY, GA 30338

Total Number of Pieces Listed
by Sender

Total Number of Pieces Received at Post Office	1
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☐ Insured Mail
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USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	SH Fee
1.	ANSHELL RYAN M 6000 BAMA CT NORCROSS, GA 30092			
2.	HOLLIDAY CHARICE 136 ASHFORD CIR DUNWOODY, GA 30338			
3.	BARNETT MARGARET 141 ASHFORD CIR ATLANTA, GA 30338			
4.	CHIEN HSIAO CHUAN 142 ASHFORD CIR DUNWOODY, GA 30338			
5.	PAK CHONG B 143 ASHFORD CIR DUNWOODY, GA 30338			
6.	YEN JUDY M 144 ASHFORD CIR DUNWOODY, GA 30338			
7.	GUNTER COLON L 1409 HOLLY BANKS CIR DUNWOODY, GA 30338			
8.	KINAHAN RENATE S 146 ASHFORD CIR DUNWOODY, GA 30338			
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)		



Firm Mailing Book For Accountable Mail

Name and Address of Sender		Check type of mail or service		Affix Stamp (for add Postmark)	
Dennis J. Webb, Jr. 1105 W. Peachtree St NE Suite 1000 Atlanta, GA 30309		☐ Adult Signature Required ☐ Priority Mail Express ☐ Adult Signature Restricted Delivery ☐ Registered Mail ☐ Certified Mail ☐ Return Receipt for Merchandise ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation ☐ Collect on Delivery (COD) ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Signature Confirmation Restricted Delivery ☐ Priority Mail			
USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage			
1.	ASHFORD CHASE LLC 2850 PACES FERRY RD SE # 450 ATLANTA, GA 30339				
2.	DEKALB COUNTY 1300 COMMERCE DR DECATUR, GA 30030				
3.	DUNWOODY BAPTIST CHURCH 1445 MOUNT VERNON RD DUNWOODY, GA 30338				
4.	BARNARD BRIAN W 1342 MILE POST DR DUNWOODY, GA 30338				
5.	YARAHUAN JULIA KW 1350 MILE POST DR DUNWOODY, GA 30338				
6.	D N G REVOCABLE TRUST 1358 MILE POST DR DUNWOODY, GA 30338				
7.	NAIK ISHVAR R 1366 MILE POST DR DUNWOODY, GA 30338				
8.	LAWDER KEITH B 1374 MILE POST DR DUNWOODY, GA 30338				
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)			



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U.S. POSTAGE PAID

ATLANTA, GA

30309

MAY 08, 26

AMOUNT

\$5.60

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DRD SH
se Fee



Name and Address of Sender Dennis J. Webb, Jr. 1105 W. Peachtree St NE Suite 1000 Atlanta, GA 30309		Check type of mail or service ☐ Adult Signature Required ☐ Priority Mail Express ☐ Adult Signature Restricted Delivery ☐ Registered Mail ☐ Certified Mail ☐ Return Receipt for Merchandise ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation ☐ Collect on Delivery (COD) ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Signature Confirmation Restricted Delivery ☐ Priority Mail		Affix Stamp Here (for additional postage) Postmark with		
USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)		Postage	(Extra Service) Fee	Hi Ct
1.	STRAHAN BRUCE 1382 MILE POST DR DUNWOODY, GA 30338					
2.	BRANDT PAUL FREDERICK 1390 MILE POST DR DUNWOODY, GA 30338					
3.	CRAWFORD SUSAN P 1400 MILE POST DR DUNWOODY, GA 30338					
4.	CLEGG BRENDAN J 1410 MILE POST DR DUNWOODY, GA 30338					
5.	MIKLOWSKI WILLIAM 1418 MILE POST DR DUNWOODY, GA 30338					
6.	KARSTEN FREDERICK WILLIAM 1426 MILE POST DR DUNWOODY, GA 30338					
7.	DAVIS PHILIP P JR 1434 MILE POST DR DUNWOODY, GA 30338					
8.	PALUMBO MEGAN S 1101 SANTA FE STA DUNWOODY, GA 30338					
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)		

Firm Mail



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U.S. POSTAGE PAID
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Name and Address of Sender		Check type of mail or service	Affix Stamp (for additional Postmark with)		Firm Mailing Book For Accountable Mail										
Dennis J. Webb, Jr. 1105 W. Peachtree St NE Suite 1000 Atlanta, GA 30309		☐ Adult Signature Required ☐ Adult Signature Restricted Delivery ☐ Certified Mail ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery (COD) ☐ Insured Mail ☐ Priority Mail	☐ Priority Mail Express ☐ Registered Mail ☐ Return Receipt for Merchandise ☐ Signature Confirmation ☐ Signature Confirmation Restricted Delivery			U.S. POSTAGE PAID ATLANTA, GA 30309 MAY 08, 26 AMOUNT \$5.60 S2324D502452-8									
USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	SH Fee											
1.	KURTH JOHN H 1109 SANTA FE STA DUNWOODY, GA 30338														
2.	TOWNSEND ANNE E 1115 SANTA FE STA DUNWOODY, GA 30338														
3.	WOLFE BRYAN M 1116 SANTA FE STA DUNWOODY, GA 30338														
4.	HIRSCH PAUL 1108 SANTA FE STA DUNWOODY, GA 30338														
5.	BENNETT JOANNA 1100 SANTA FE STA DUNWOODY, GA 30338														
6.	FULLER ALISON P 1464 MILE POST DR DUNWOODY, GA 30338														
7.	BAKER CLIFFORD D 4850 TOPEKA CT DUNWOODY, GA 30338														
8.	ANDERSON WILLIAM R 4840 TOPEKA CT DUNWOODY, GA 30338														
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)													



Firm Mailing Book For Accountable Mail

Name and Address of Sender Dennis J. Webb, Jr. 1105 W. Peachtree St NE Suite 1000 Atlanta, GA 30309		Check type of mail or service ☐ Adult Signature Required ☐ Priority Mail Express ☐ Adult Signature Restricted Delivery ☐ Registered Mail ☐ Certified Mail ☐ Return Receipt for Merchandise ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation ☐ Collect on Delivery (COD) ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Signature Confirmation Restricted Delivery ☐ Priority Mail		Affix Stamp Here (for additional copies of this mail) Postmark with	
USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee		
1.	ABRAM CATHERINE G 4834 TOPEKA CT DUNWOODY, GA 30338				
2.	KILPATRICK J THOMAS JR 4828 TOPEKA CT DUNWOODY, GA 30338				
3.	ONYEMENEM ONYINYE 4833 TOPEKA CT DUNWOODY, GA 30338				
4.	WILDER JOHN P 4841 TOPEKA CT DUNWOODY, GA 30338				
5.	FOUST RUSSELL D 4851 TOPEKA CT ATLANTA, GA 30338				
6.	KRAFFT RANDALL R 1159 ATCHESON LN ATLANTA, GA 30338				
7.	JIWANI ARIF 1163 ATCHESON LN DUNWOODY, GA 30338				
8.	HEO YOON HEE 1029 WINDING RIDGE CT DUNWOODY, GA 30338				
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)			

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 30309
 MAY 08 26
 AMOUNT
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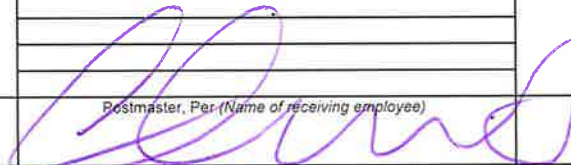


Firm Mailing Book For Accountable Mail

Name and Address of Sender		Check type of mail or service		Affix Stamp Here (for additional copies of this receipt). Postmark with date										
Dennis J. Webb, Jr. 1105 W. Peachtree St NE Suite 1000 Atlanta, GA 30309		☐ Adult Signature Required ☐ Priority Mail Express ☐ Adult Signature Restricted Delivery ☐ Registered Mail ☐ Certified Mail ☐ Return Receipt for Merchandise ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation ☐ Collect on Delivery (COD) ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Priority Mail		 0000										
USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage											IGRD ee	SH Fee
1.	CRUNK EDDIE J 1160 ATCHESON LN DUNWOODY, GA 30338													
2.	ENTERPRISE NATIONAL BANK OF 250 RIVERCHASE PKWY E STE 600 HOOVER, AL 35244													
3.	HINSON WILLIAM PEMBERTON IV 1341 MILE POST RD DUNWOODY, GA 30338													
4.	BINKLEY JEFFERY S 1359 MILE POST DR DUNWOODY, GA 30338													
5.	LAUFER IZHAK T 1373 MILE POST DR DUNWOODY, GA 30338													
6.	WILKIE NICHOLAS J 1389 MILE POST DR DUNWOODY, GA 30338													
7.														
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Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)												



Firm Mailing Book For Accountable Mail

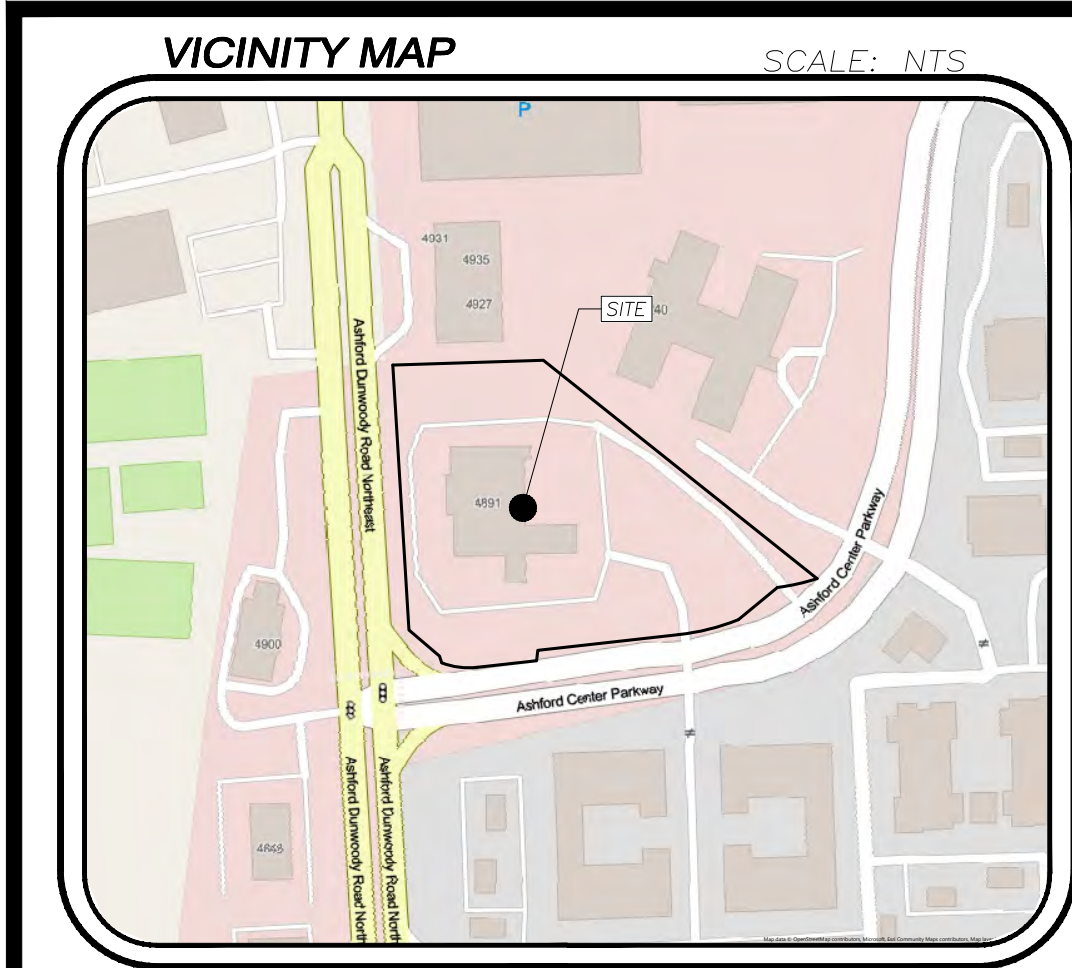
Name and Address of Sender		Check type of mail or service		Affix Stamp Here (for additional copies) Postmark with Date	
Dennis J. Webb, Jr. 1105 W. Peachtree St NE Suite 1000 Atlanta, GA 30309		☐ Adult Signature Required ☐ Adult Signature Restricted Delivery ☐ Certified Mail ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery (COD) ☐ Insured Mail ☐ Priority Mail		☐ Priority Mail Express ☐ Registered Mail ☐ Return Receipt for Merchandise ☐ Signature Confirmation ☐ Signature Confirmation Restricted Delivery	
USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)		Postage	(Extra Service) Fee	
1.	PETIT DEREK M 4727 PULLMAN CT DUNWOODY, GA 30338				
2.	TICE WILLIAM L 4730 PULLMAN CT DUNWOODY, GA 30338				
3.	BOLTZ DEBRA K 1409 MILE POST DR DUNWOODY, GA 30338				
4.	MUIA BRIAN T 1417 MILE POST DR DUNWOODY, GA 30338				
5.					
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8.					
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)			
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U.S. POSTAGE PAID
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30309
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AMOUNT
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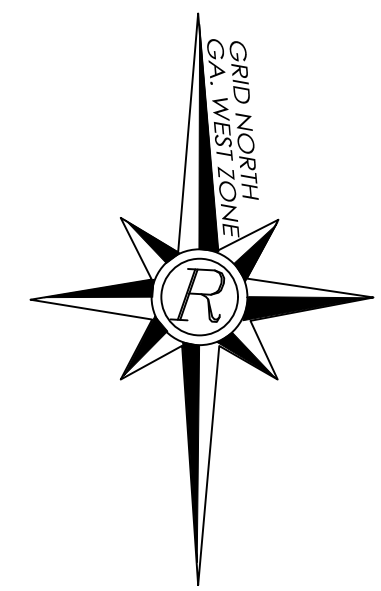
SITE PLAN



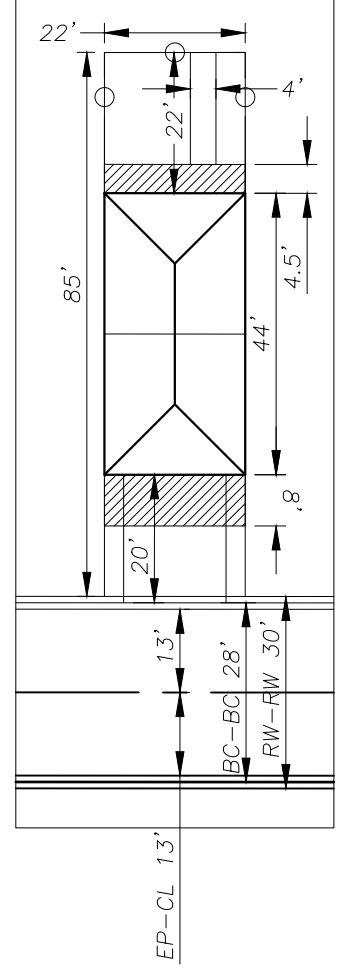
FRONT FACADE EXAMPLE RENDERING



NOTE REGARDING FACADE RENDERINGS:
WINDOWS, MATERIALS, AND COLORS ON THE FINAL DESIGNS OF THE HOMES' FACADES MAY CHANGE.



TYPICAL LOT



SITE DATA TABLE	
ZONING DISTRICT:	PC-3 (TOWNHOMES)
TOTAL SITE ACREAGE (AC):	3.42 AC
TOTAL UNIT COUNT:	33 TOWNHOMES
OVERALL DENSITY (U/AC):	9.65 U/AC
OPEN SPACE PROVIDED (20%):	RES. COMMONS = 0.25 AC (7%)
	RES. GREEN = 0.44 AC (13%)
	PER INDIVIDUAL UNIT (REAR YARD SPACE) = 484 SF
BUILD-TO ZONE (FROM PARKWAYS):	25' - 50'
MIN. BUILD-TO ZONE COVERAGE:	50% (PROVIDED = 100%)
MAX. IMPERVIOUS COVERAGE:	75% (85% INCLUDING SEMI-PERVIOUS AREA) (PROVIDED = 72% AND 80%)
MAX. BUILDING HEIGHT:	3 STORIES OR 35' (WHICHEVER IS TALLEST)
MIN. BUILDING SEPARATION:	15' (PROVIDED = 20')
STREET FRONTAGE TYPES:	ASHFORD DUNWOODY ROAD = MAJOR PARKWAY
	ASHFORD CENTER PARKWAY = MINOR PARKWAY
EXTERIOR SETBACK(S):	30' BUILDING SETBACK ALONG N / NE PROPERTY LINE
MIN. B/C TO FRONT OF BUILDING:	20'
REAR YARD DIMENSIONS:	22' x 22'
GUEST PARKING SPACES PROVIDED:	4 SPACES

UNIT TYPE TABLE	
REAR-ENTRY UNITS	
22' x 44' WITH 8' BACK PORCH AND 4.5' FRONT PORCH	
20' x 16' DRIVEWAY	
BLACK ALUMINUM FENCE AROUND FRONT YARD	

NOTE REGARDING STORMWATER MANAGEMENT:
PRECISE DESIGN OF THE STORMWATER MANAGEMENT PRACTICE THAT WILL BE INSTALLED AS PART OF THE PROPOSED DEVELOPMENT HAS NOT YET BEEN DETERMINED BASED OFF OF SITE NEEDS. MORE DETAILS WILL BE PROVIDED ONCE STORMWATER MANAGEMENT DESIGN HAS BEEN COMPLETED.

NOTE REGARDING LANDSCAPING (SEE NEXT PAGE):
CITY OF DUNWOODY MINIMUM TREE DENSITY REQUIRED IS 20 UNITS/ACRE. THE SITE IS 3.42 AC, SO 68 UNITS ARE REQUIRED = 114 (3" cal.) TREES TO BE PLANTED.

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

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

DCCM Infrastructure, Inc.
425 Oak Street NW, Gainesville, GA 30501
770.718.0600 | DCCM.com

REZONING PLAN FOR:
4891 ASHFORD DUNWOODY RD
RESIDENTIAL DEVELOPMENT

LOCATED IN:
DUNWOODY, GA

NO.	DATE	DESCRIPTION	REVISIONS

ANY CHANGES OR ALTERATIONS MADE TO THESE DRAWINGS WITHOUT THE WRITTEN APPROVAL OF DCCM VOID THE SEAL SHOWN HEREON AND ANY LIABILITY FOR THE ACCURACY OF THE INFORMATION OR VERIFICATION OF ANY CHANGES

GRAPHIC SCALE
1" = 30'
0' 30' 60'

SHEET
1
OF
2

DATE: 06/22/2026
SCALE: 1"=30'
JOB NO: 24-001-ALMR
DRAWN BY: ABU



DCCM Infrastructure, Inc.
425 Oak Street NW, Gainesville, GA 30501
770.718.0600 | DCCM.com

FOR:
4891 ASHFORD DUNWOODY RD
RESIDENTIAL DEVELOPMENT

DETAILED LANDSCAPING PLAN

LOCATED IN:

DUNWOODY, GA

ANY CHANGES OR ALTERATIONS MADE TO THIS DRAWING SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE WRITTEN APPROVAL OF DCCM VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY FOR INACCURACIES OR OMISSIONS IN THESE DRAWINGS ARE KEPT FOR VERIFICATION OF ANY CHANGES.

SHEET
2
OF
2

DATE: 06/22/2026
SCALE: 1/8" = 1'-0"
JOB NO: 220174-LVR
DRAWN BY: ABU

ELEVATIONS



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MAIN STREET

DESIGNS

Main Street Designs of Georgia, LLC
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Alpharetta, GA 30022
404.480.3881

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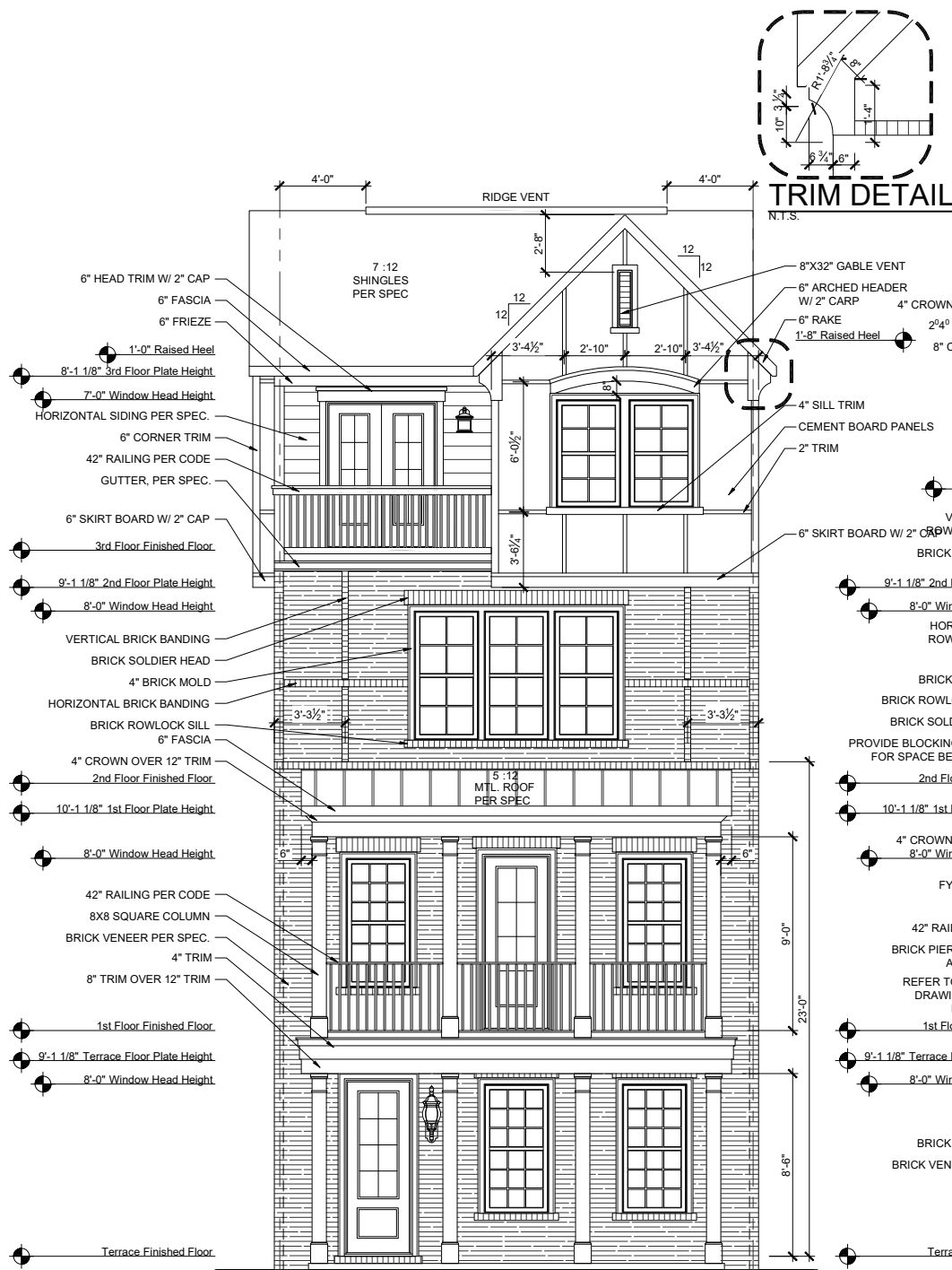
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GRADE ENTRY

FRONT & REAR ELEVATION
w/ ROOF PLAN

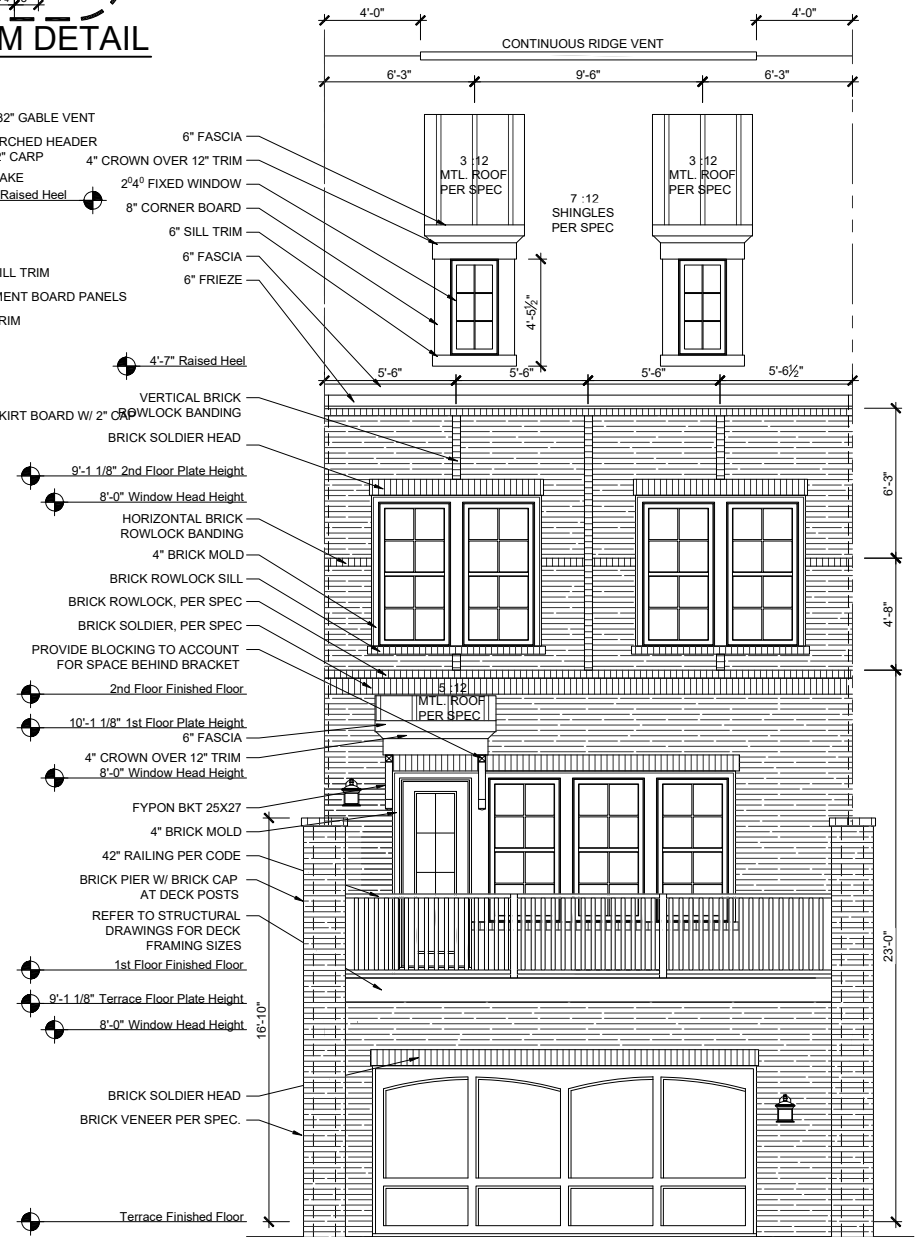
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12 Oct 2020, 10:59am

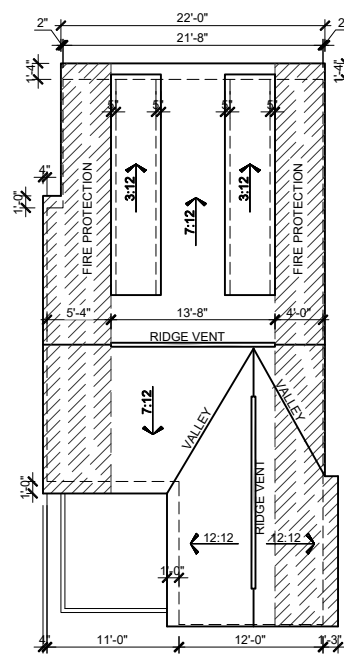
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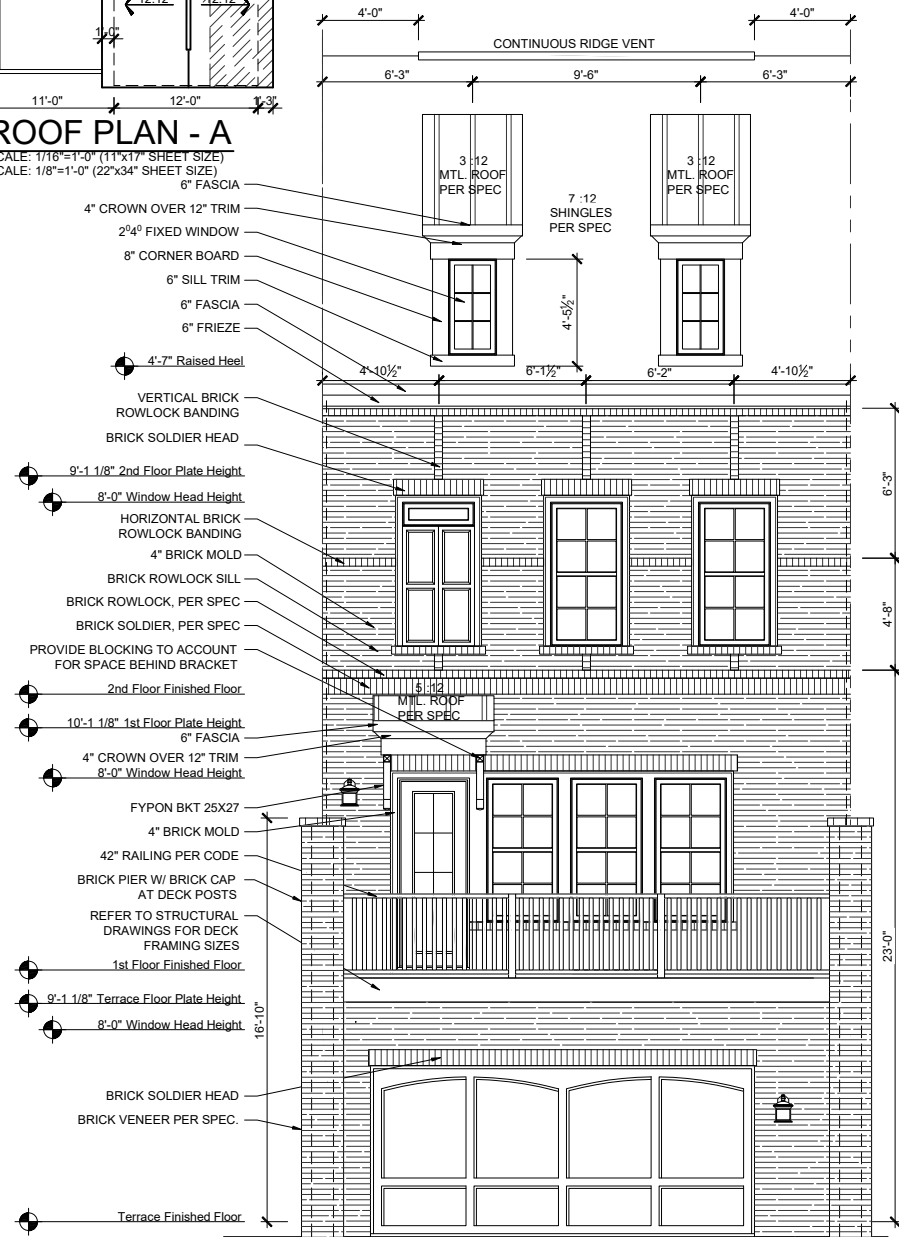
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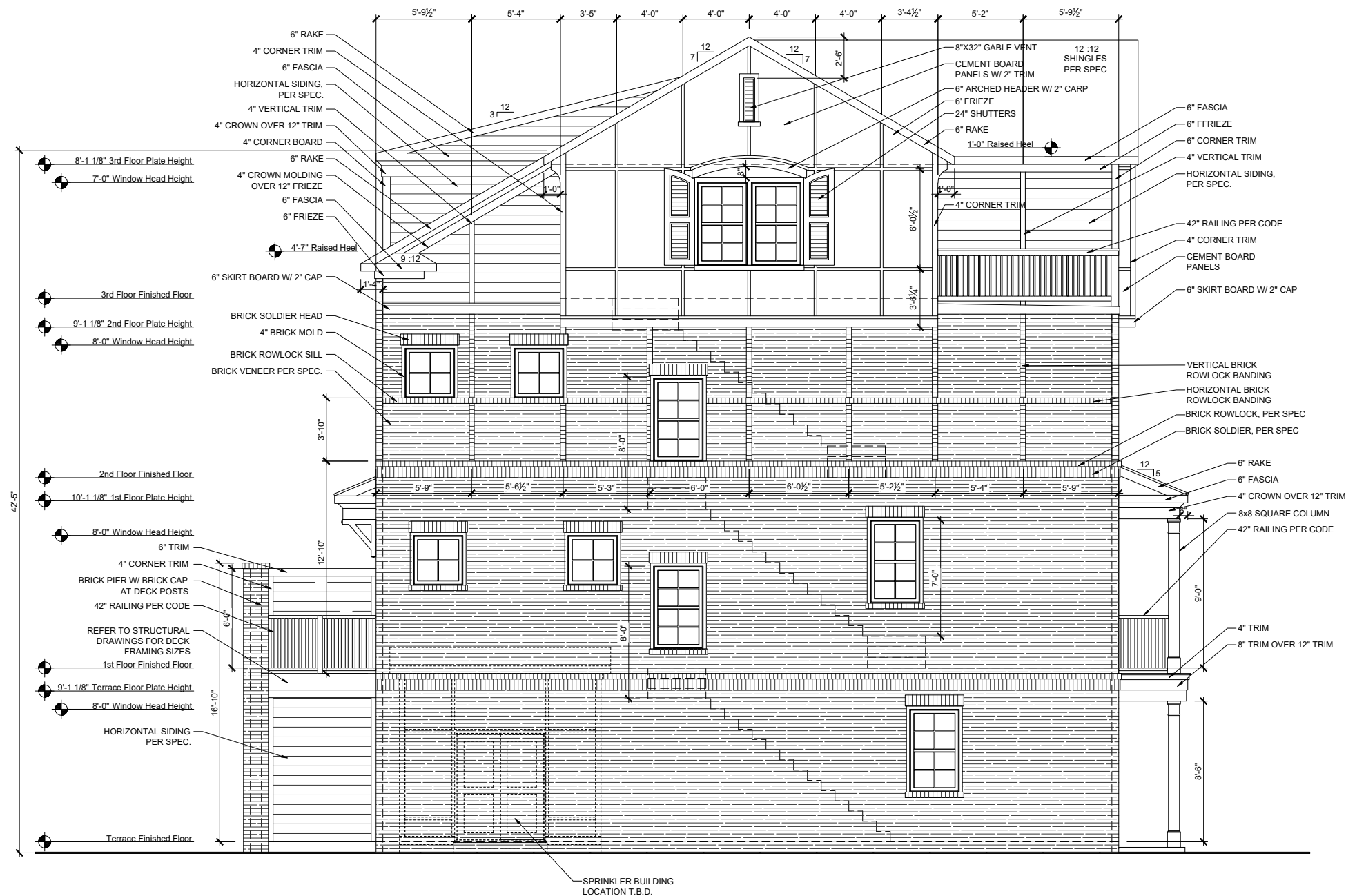
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ROOF PLAN - A
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SCALE: 1/8"=1'-0" (22"x34" SHEET SIZE)



REAR ELEVATION - A- GRADE ENTRY
DUAL OWNER
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



SIDE ELEVATION GRADE ENTRY

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

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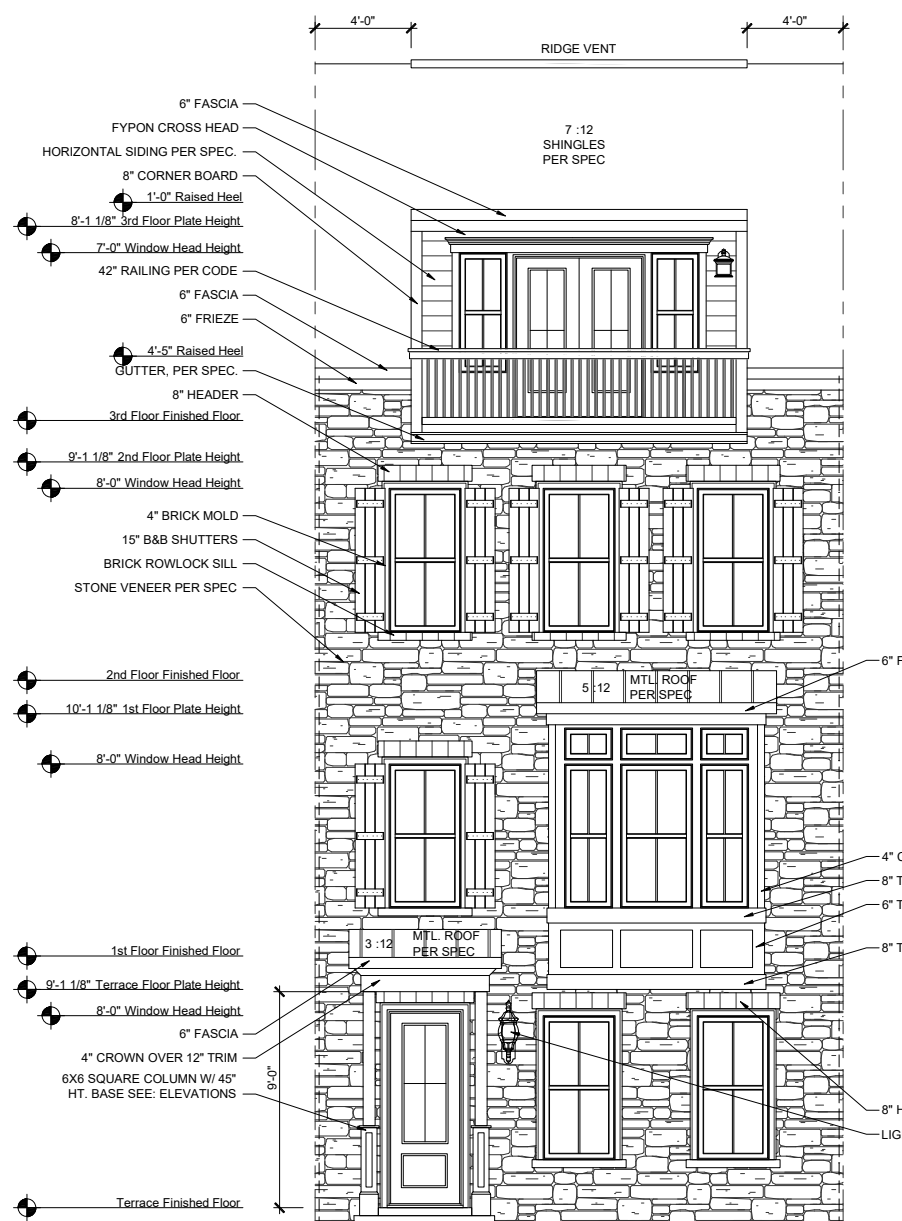
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Checked by:
MSD

MODEL:

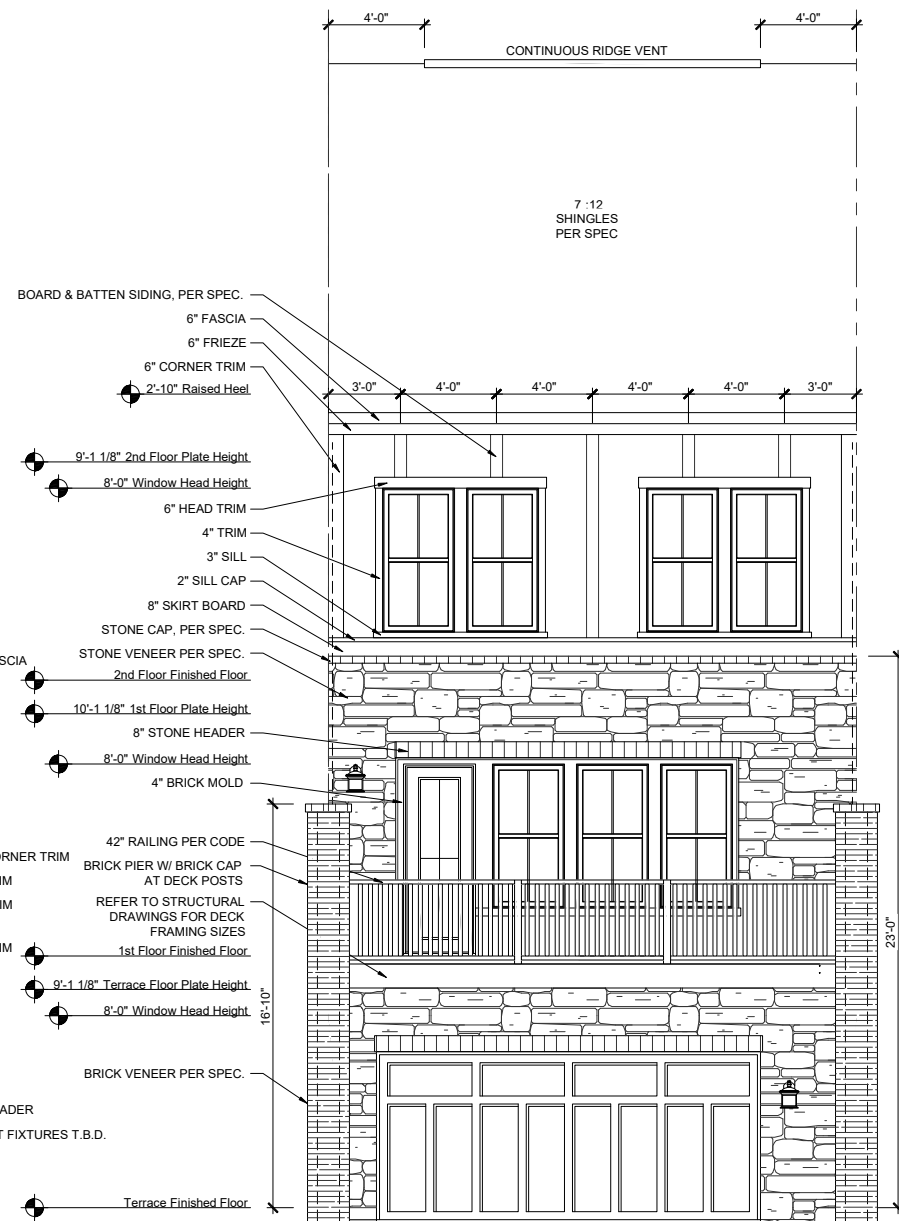
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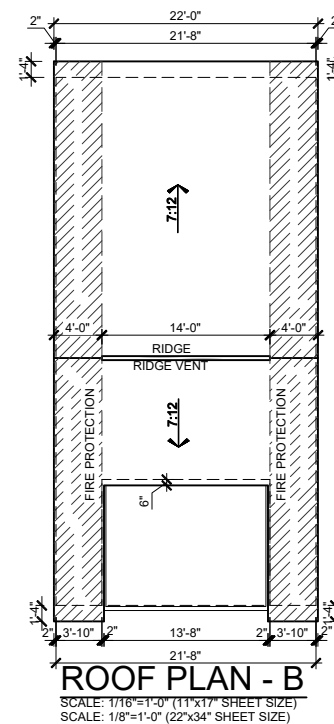
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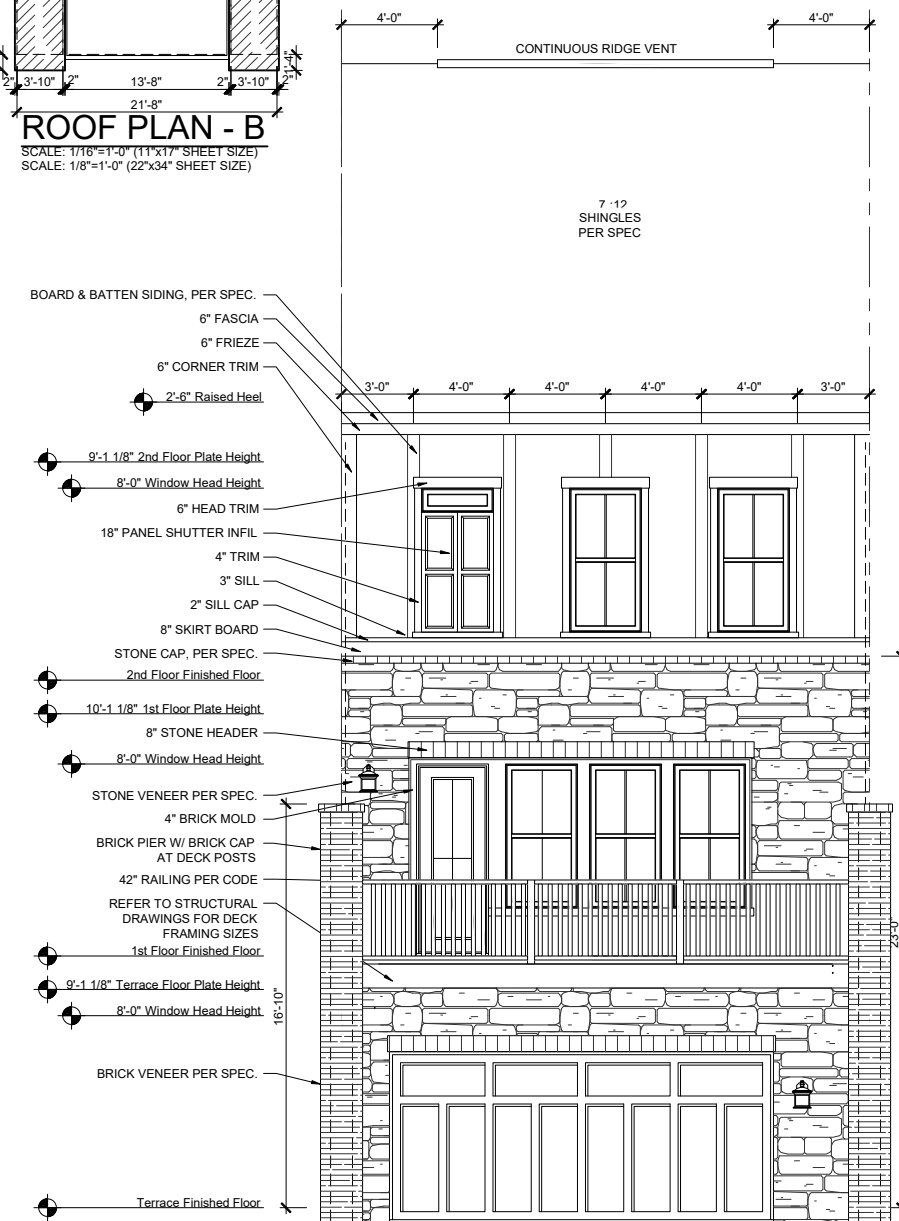
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SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
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ROOF PLAN - R

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (22"x34" SHEET SIZE)



REAR ELEVATION - B - GRADE ENTRY
DUAL OWNER

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

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22'-STRATFORD

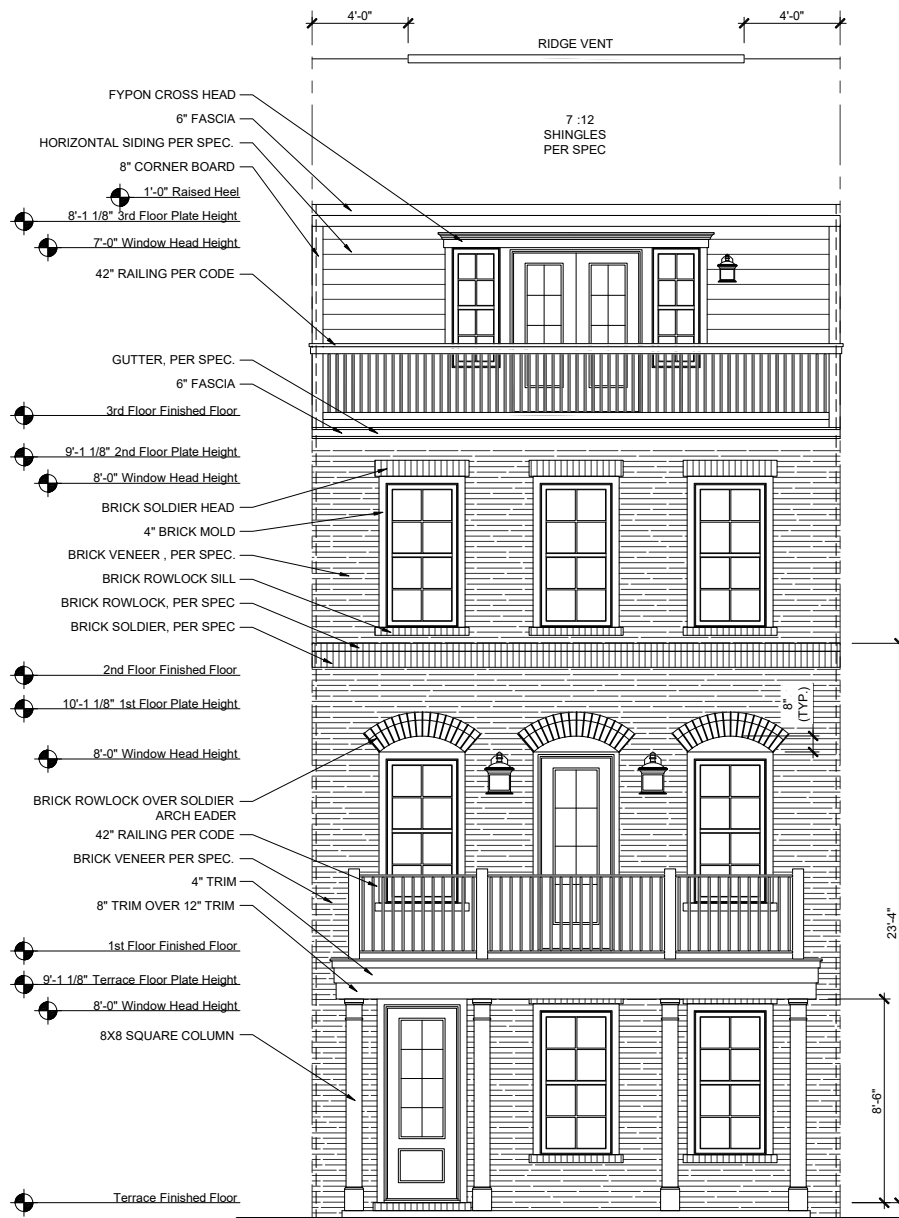
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FRONT & REAR ELEVATION
W/ ROOF PLAN

Checked by: **MSD**

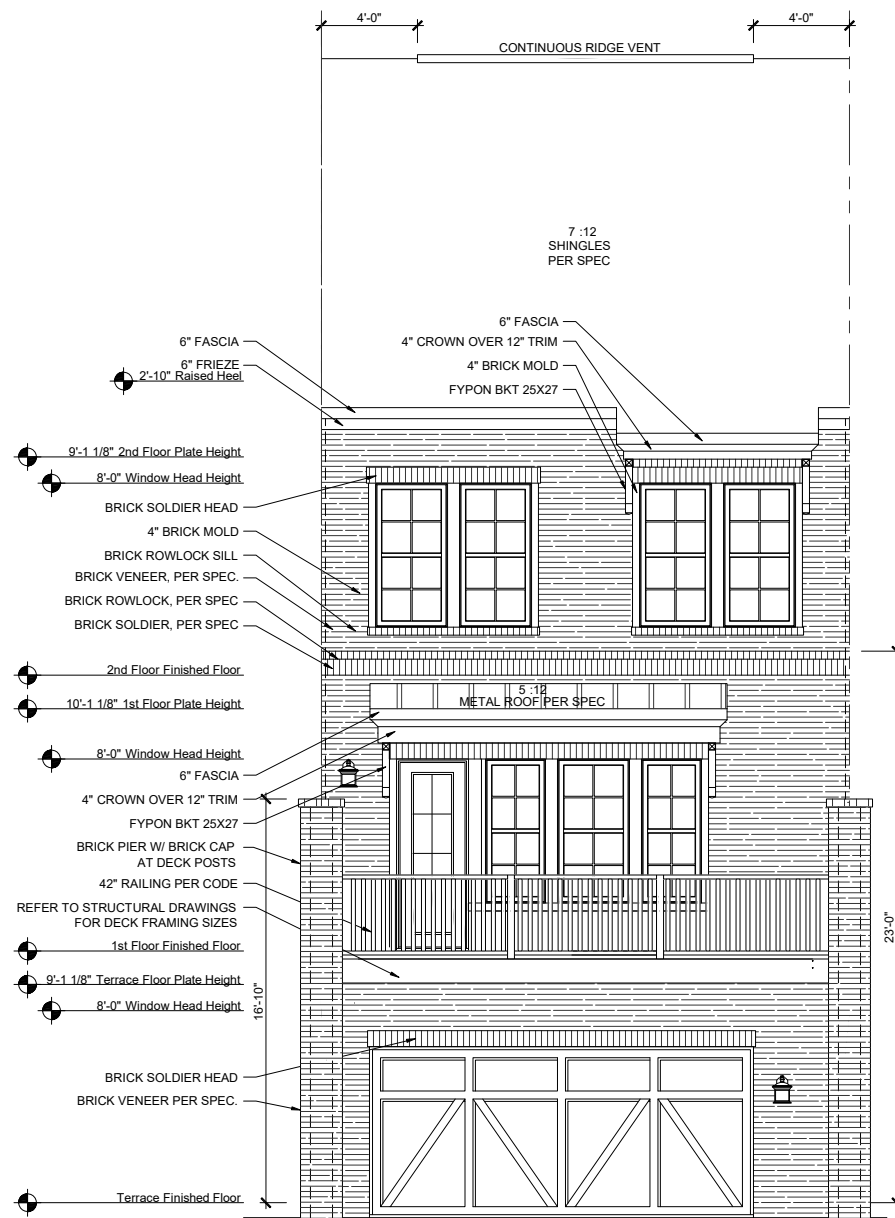
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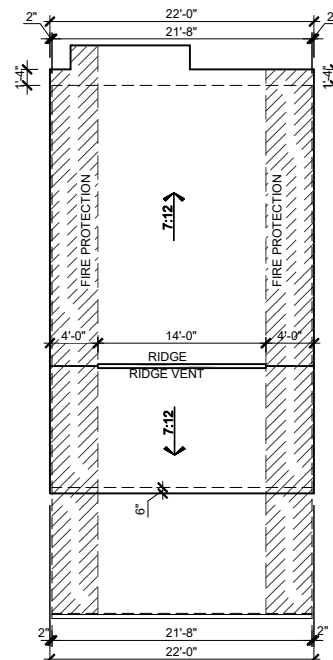
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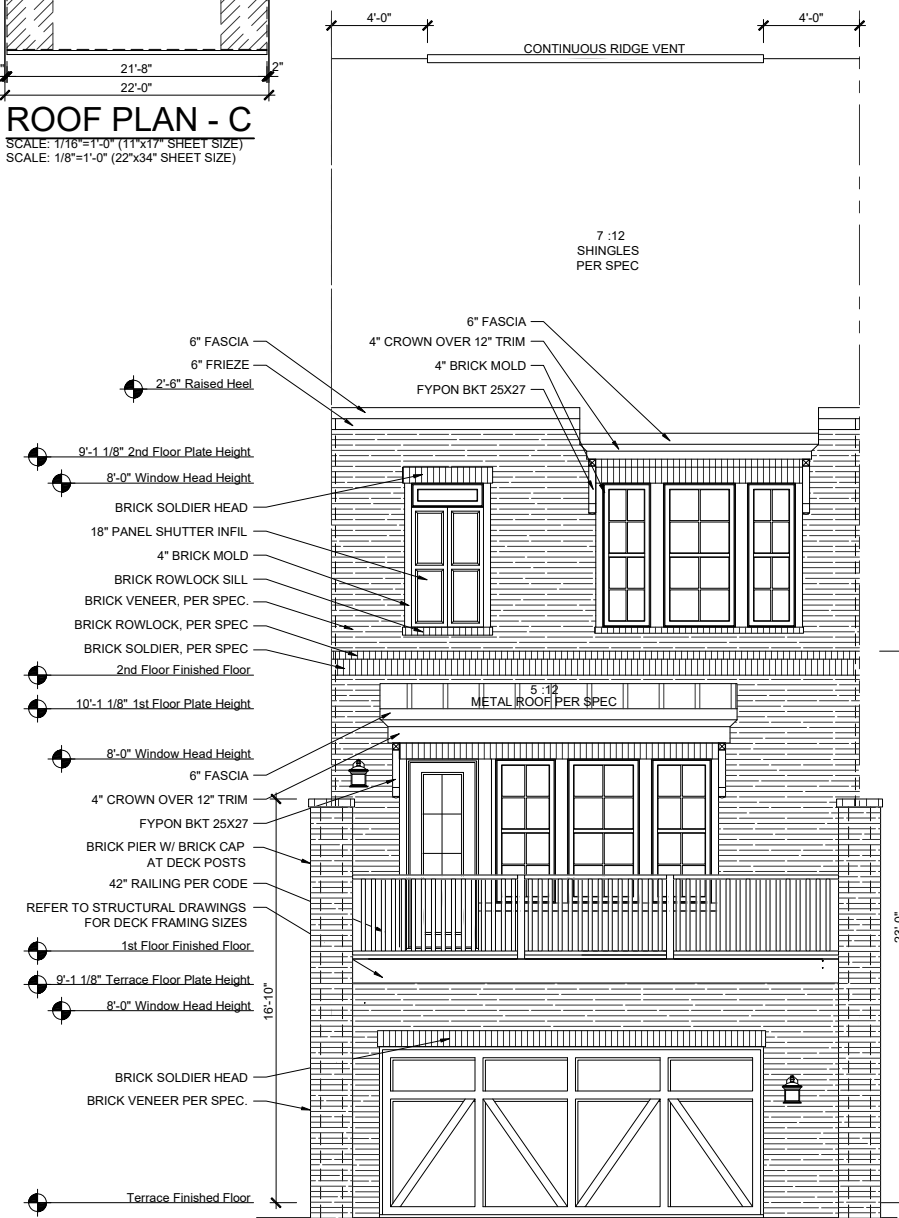
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ROOF PLAN - C

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
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REAR ELEVATION - C- GRADE ENTRY
DUAL OWNER

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

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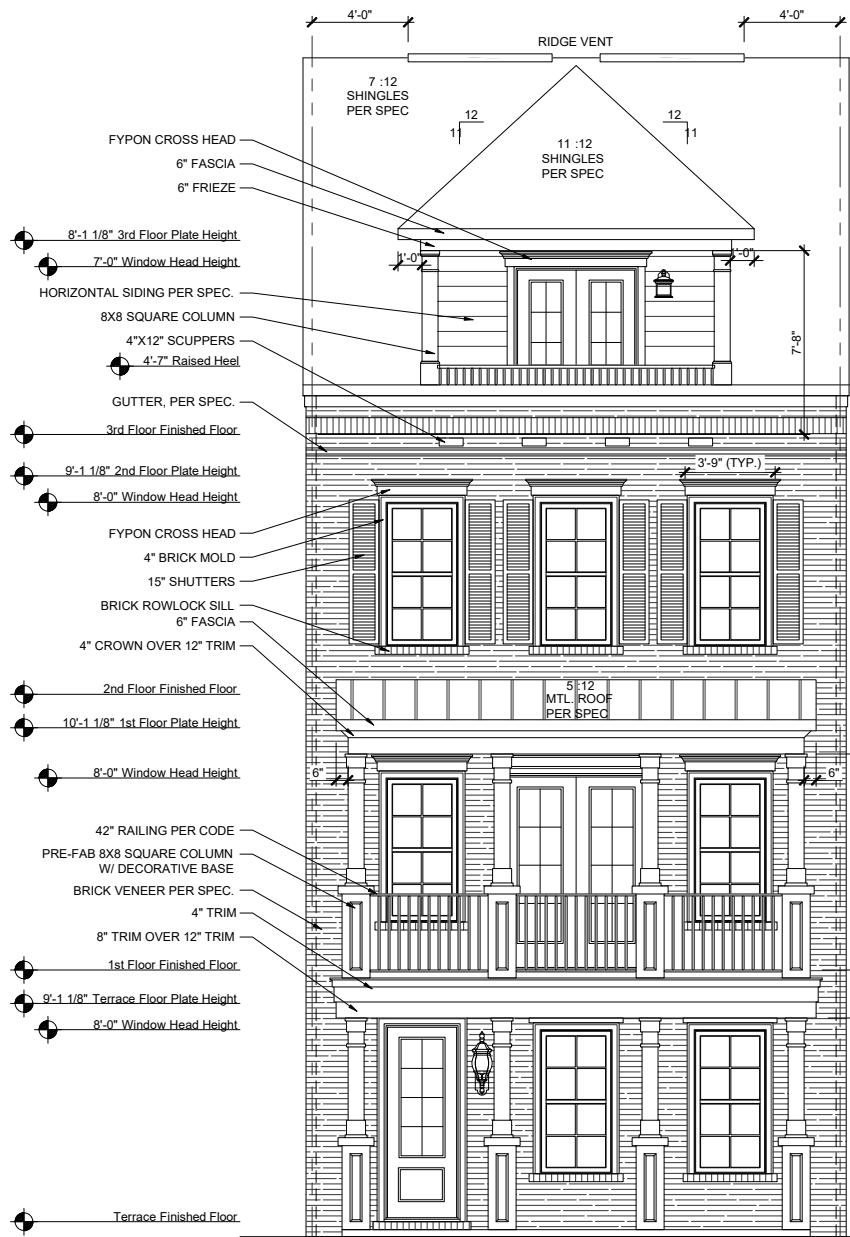
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Checked by: **MSD**

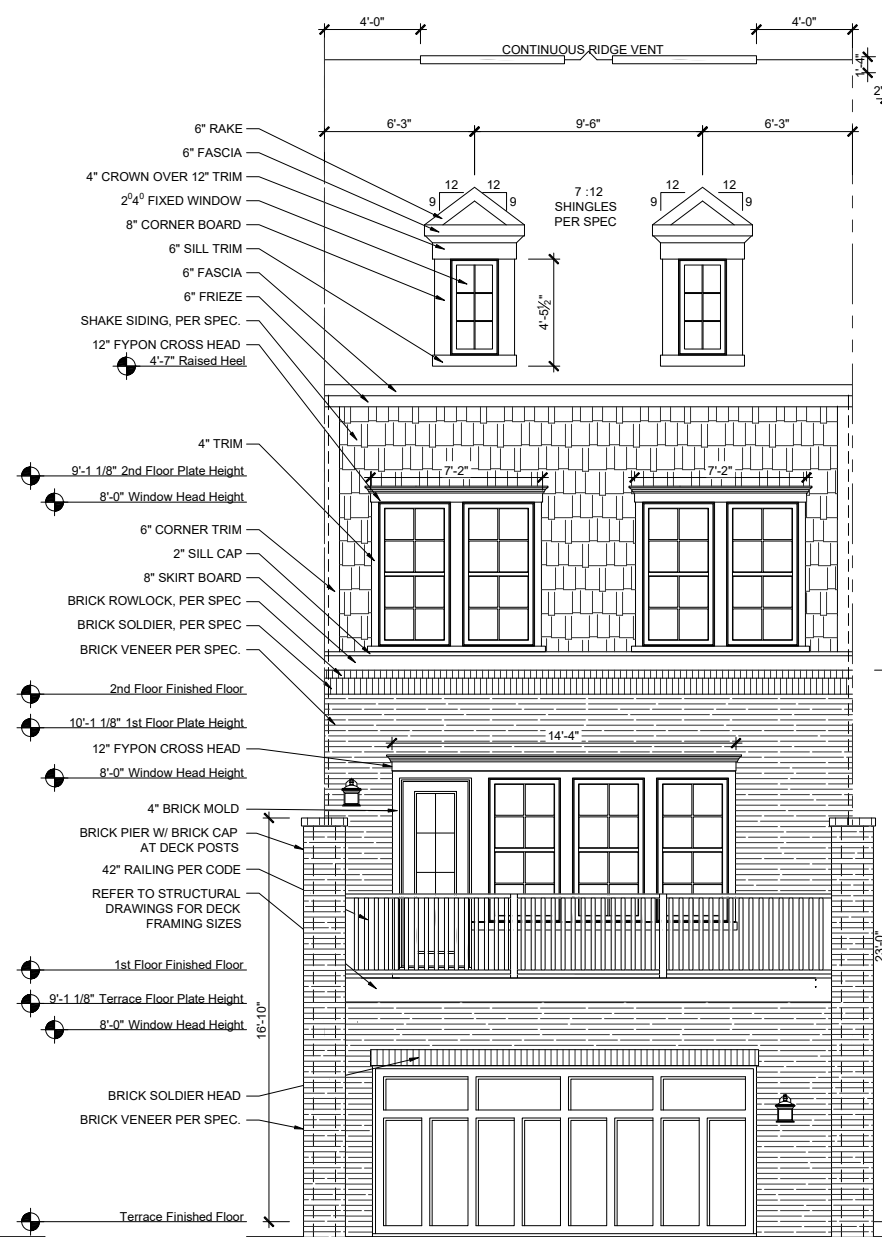
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w/ ROOF PLAN

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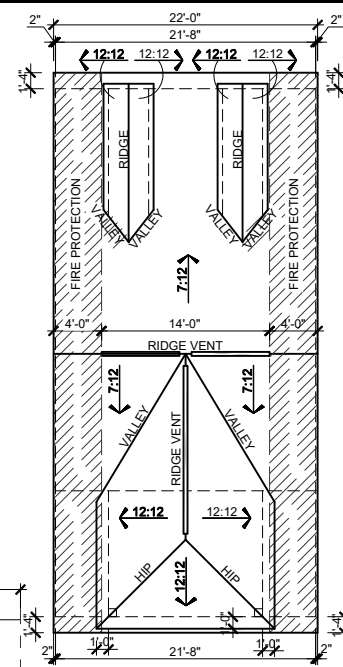
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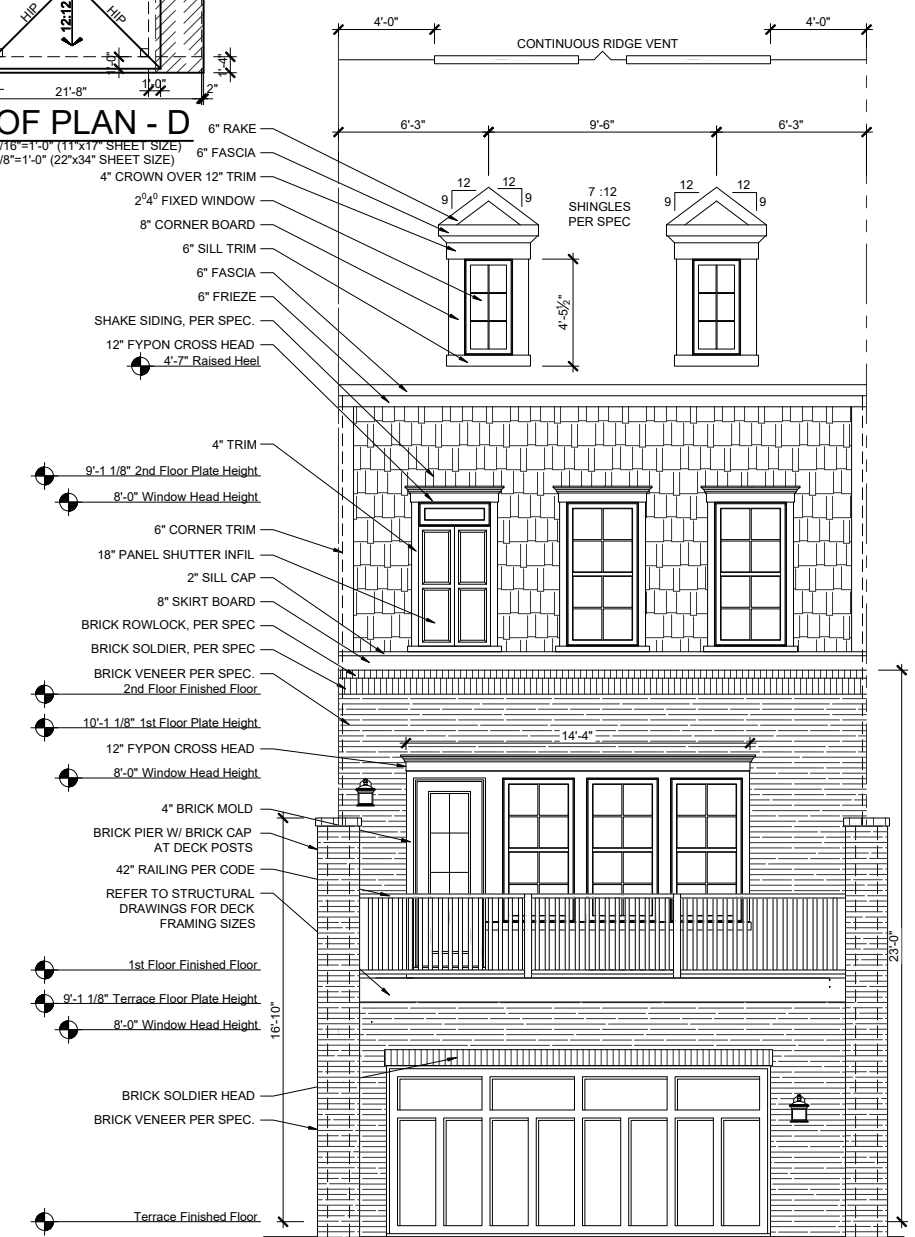
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REAR ELEVATION - D- GRADE ENTRY
3 BEDROOM
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
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ROOF PLAN - D
SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (22"x34" SHEET SIZE)



REAR ELEVATION - D- GRADE ENTRY
DUAL OWNER
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

LENNAR

MAIN STREET
Main Street Designs of Georgia, LLC
3050 Royal Blvd. South, Suite 135
Alpharetta, GA 30022
404.480.3881

This drawing is an instrument of service and shall remain the property of Lennar Georgia, LLC; it shall not be reproduced or used in any way without the written consent of Lennar Georgia, LLC. It is to be used only for the project and site identified herein. No changes shall be made to this drawing and any discrepancies along with field conditions shall be communicated to Lennar Georgia, LLC, who shall be the only executor of any revision to this drawing. The Contractor shall be responsible for verifying field conditions and measurements, obtaining any and all necessary permits prior to construction and verifying with all local and state building and zoning codes.

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SEAL:

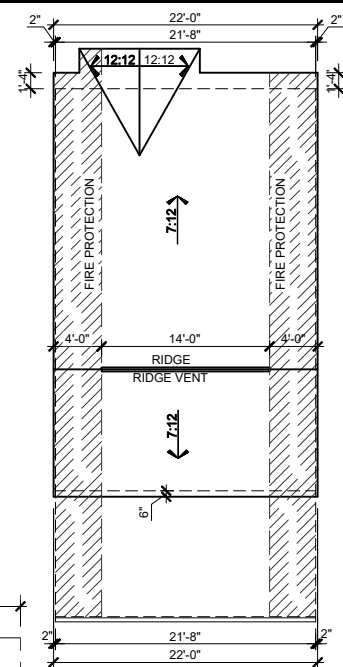
MODEL: **22'-STRATFORD**
GRADE ENTRY

Checked by: **MSD**

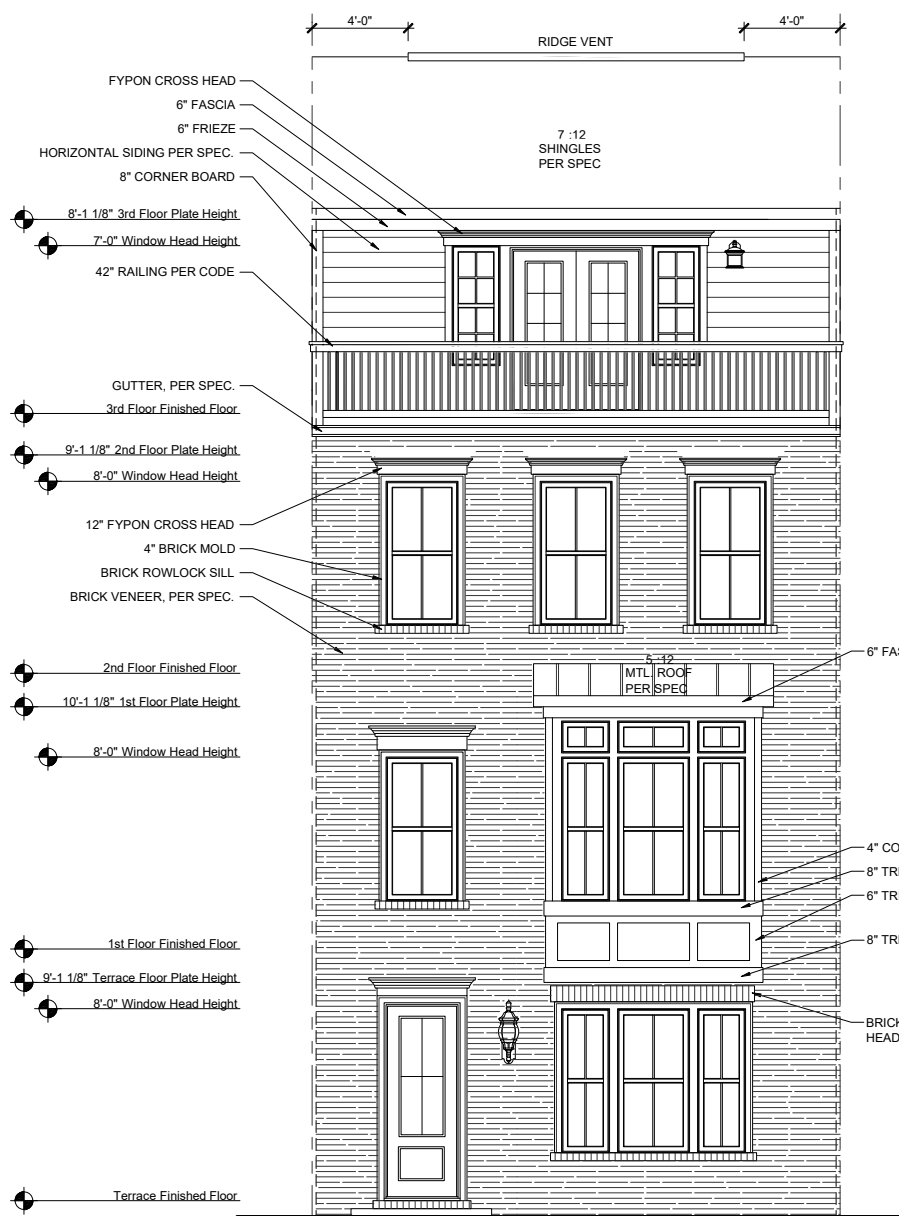
FRONT & REAR ELEVATION
w/ ROOF PLAN

12 Oct 2020, 10:59am

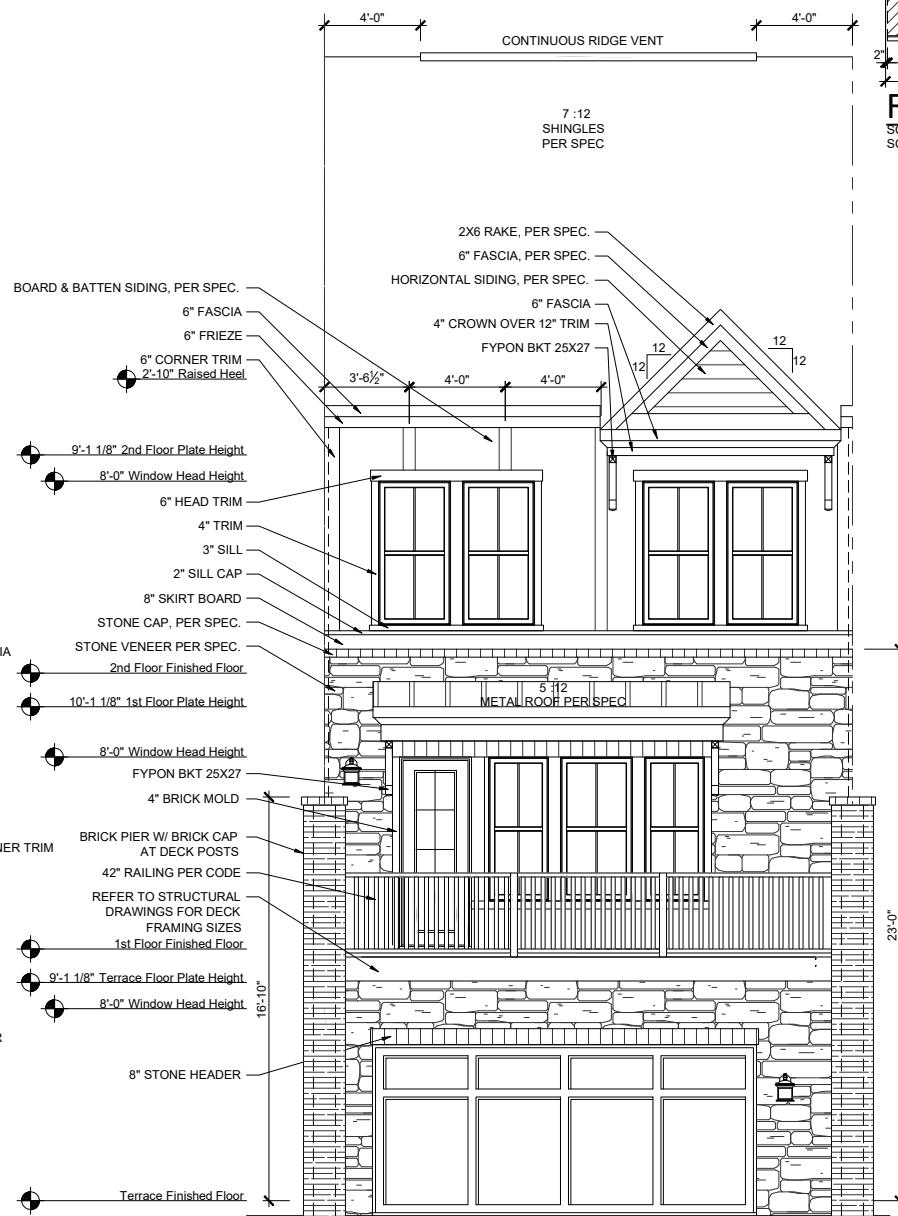
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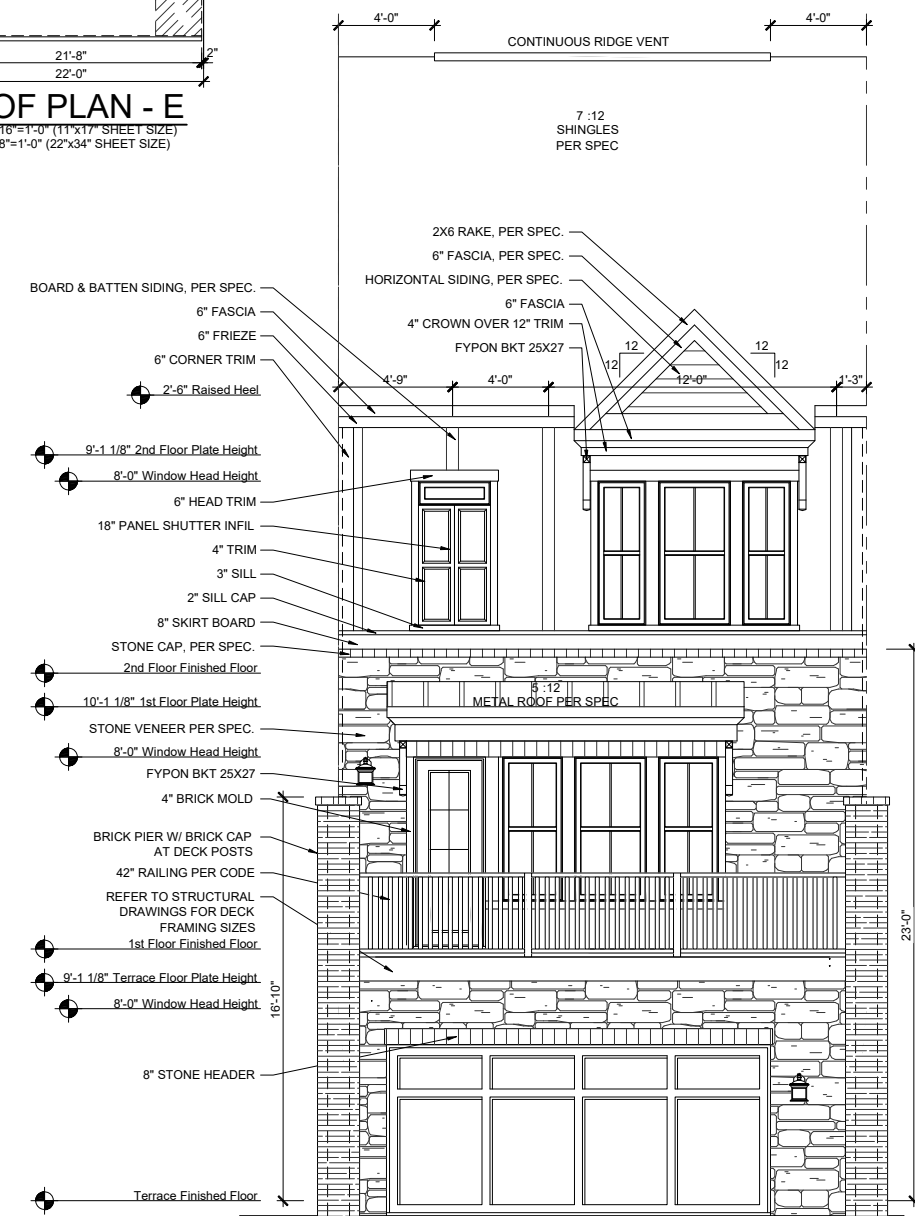
ROOF PLAN - E
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SCALE: 1/8"=1'-0" (22"x34" SHEET SIZE)



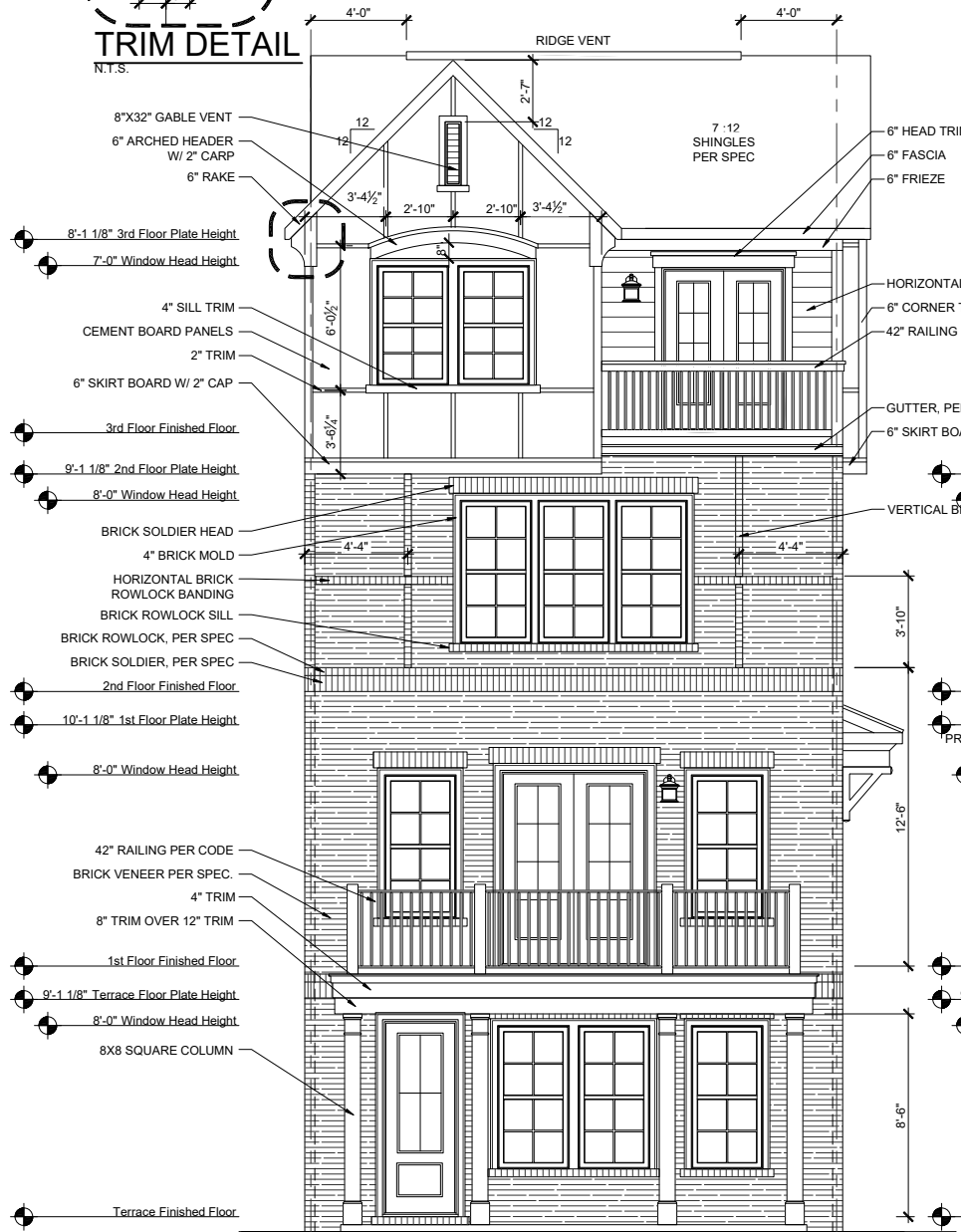
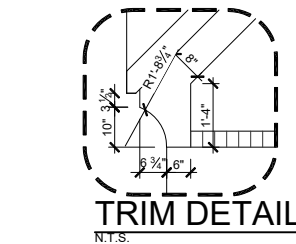
FRONT ELEVATION - E - GRADE ENTRY
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SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



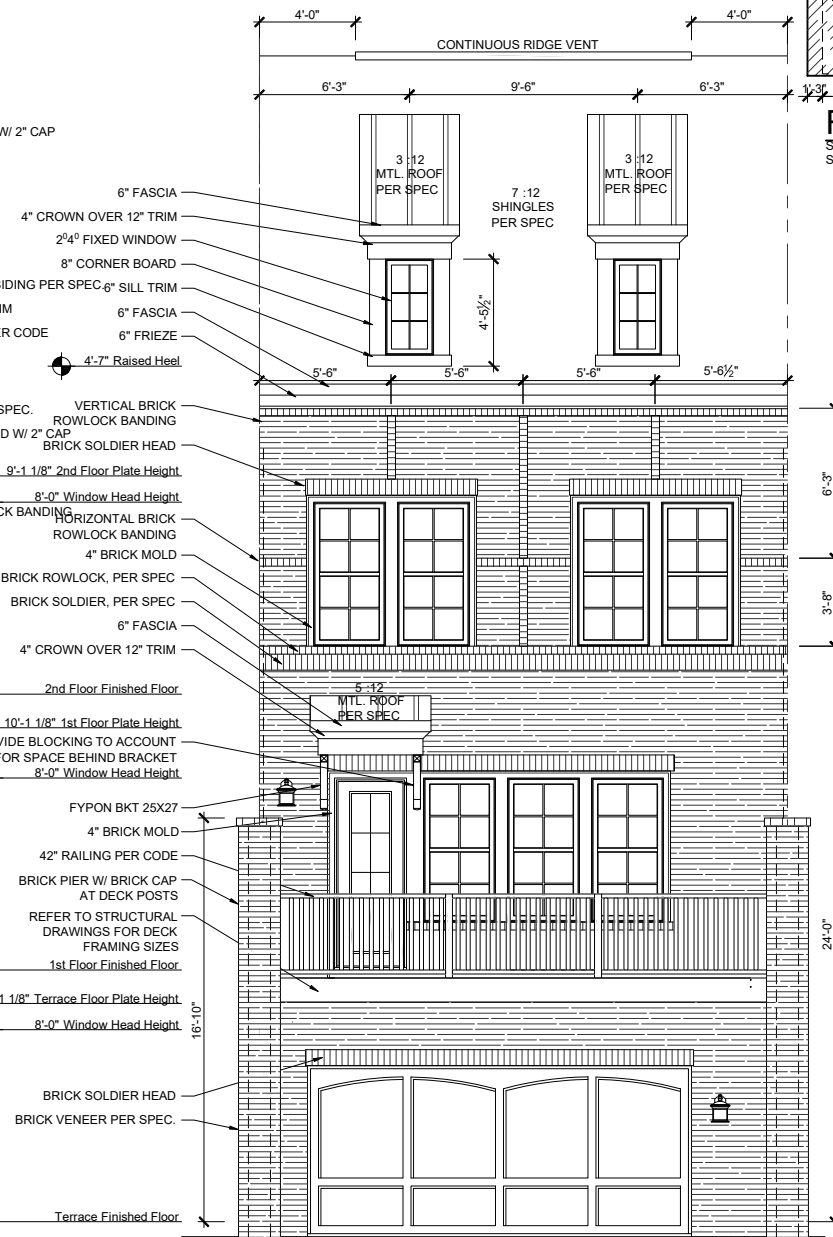
REAR ELEVATION - E - GRADE ENTRY
3 BEDROOM
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SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



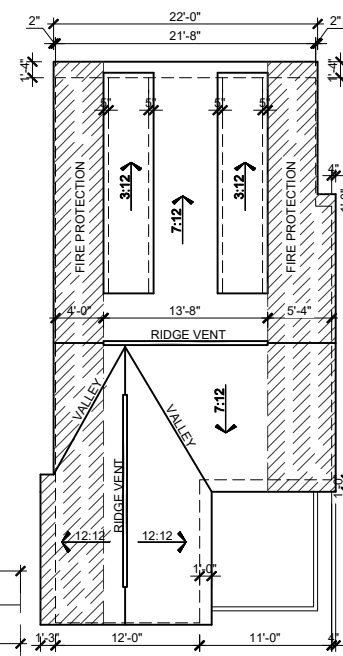
REAR ELEVATION - E - GRADE ENTRY
DUAL OWNER
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SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



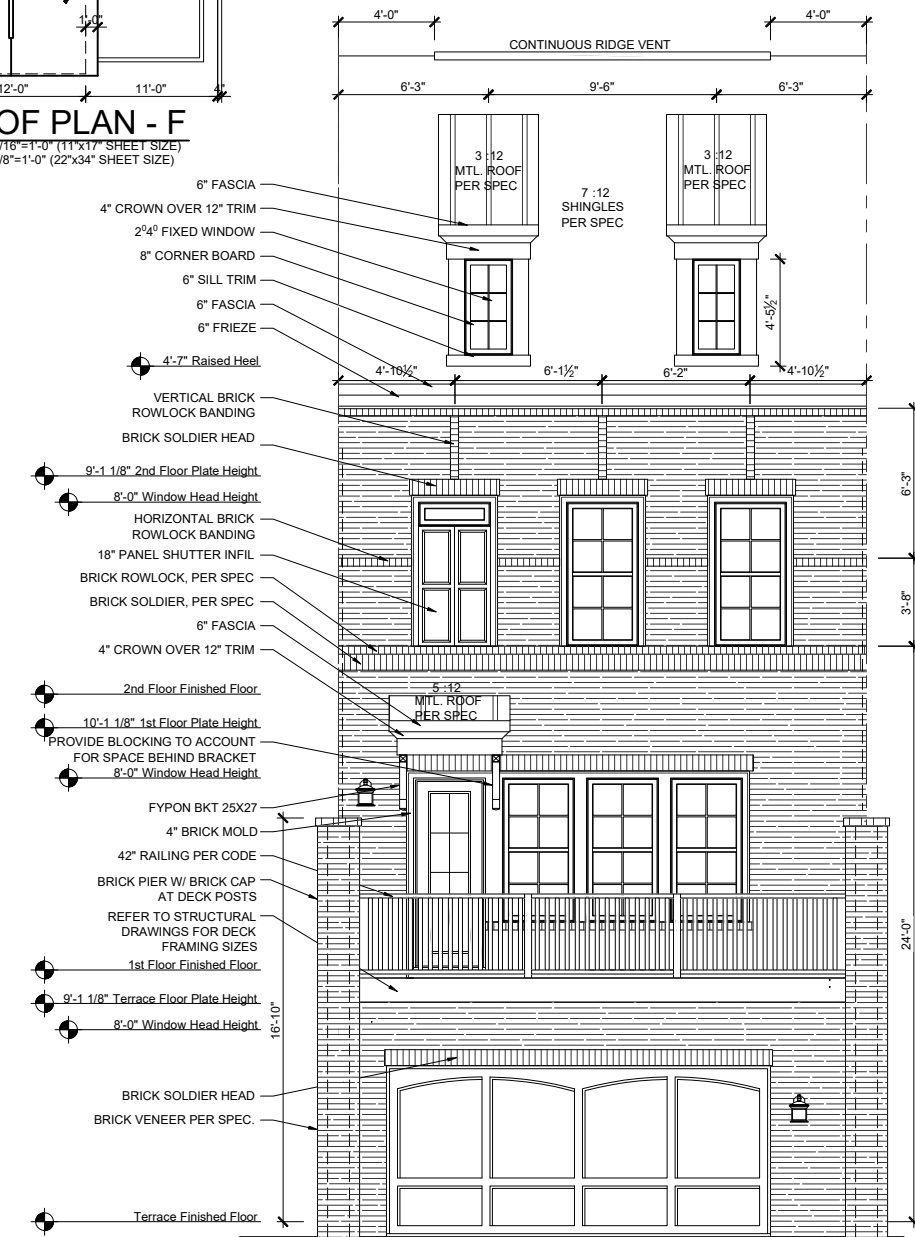
FRONT ELEVATION - F - 1st GRADE ENTRY
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SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



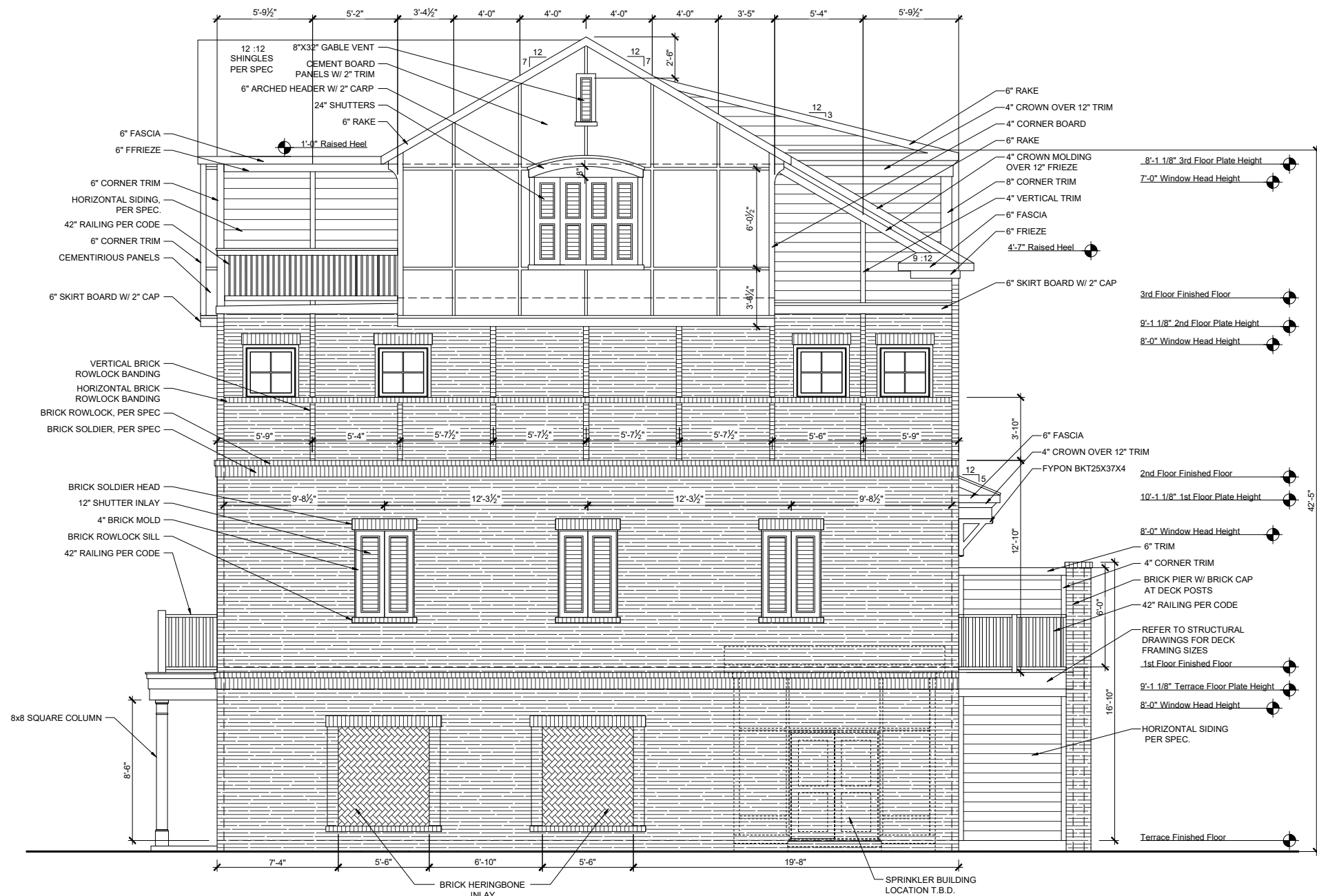
REAR ELEVATION - F - GRADE ENTRY
3 BEDROOM
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



ROOF PLAN - F
SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (22"x34" SHEET SIZE)



REAR ELEVATION - F - GRADE ENTRY
DUAL OWNER
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



SIDE ELEVATION GRADE ENTRY

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

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MAIN STREET
Main Street Designs of Georgia, LLC
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SEAL:

MODEL: 22'-STRATFORD
GRADE ENTRY

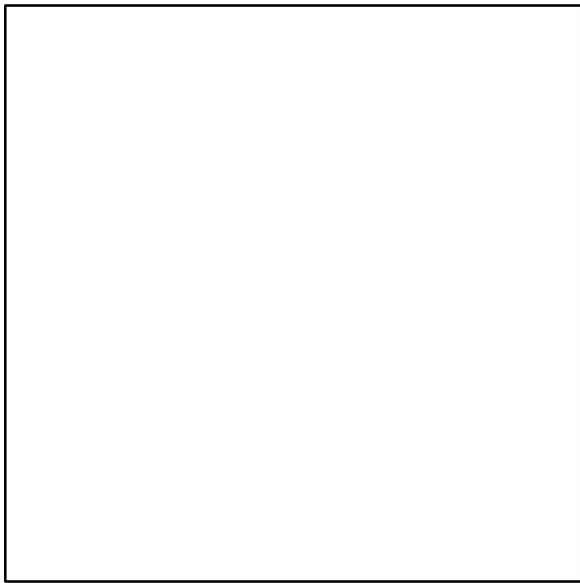
SIDE ELEVATION

Checked by: MSD

12 Oct 2020, 10:59am

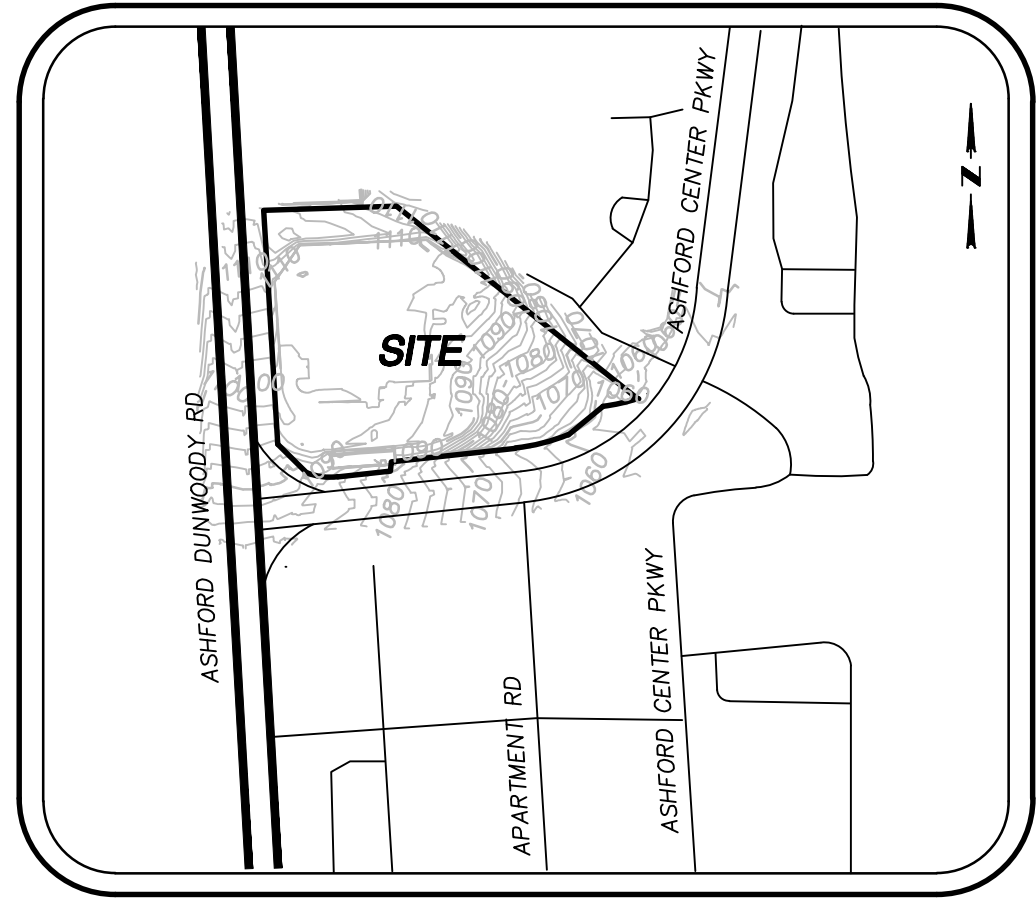
A1.1F

LAND SURVEY & LEGAL DESCRIPTION



THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

ALTA/NSPS LAND TITLE SURVEY FOR LIFESOUTH COMMUNITY BLOOD CENTERS, INC.



VICINITY MAP
SCALE: NTS

BEING
4891 ASHFORD DUNWOODY ROAD
DUNWOODY, GEORGIA 30338

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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 363, 18th DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" CARVED IN CONCRETE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF ASHFORD-DUNWOODY ROAD (R/W VARIES) AND THE NORTHERN RIGHT-OF-WAY OF ASHFORD CENTER PARKWAY (R/W VARIES); THENCE ALONG THE EASTERN RIGHT-OF-WAY OF SAID ASHFORD-DUNWOODY ROAD NORTH 03°29'46" WEST, A DISTANCE OF 352.41 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE PROPERTY NOW OR FORMERLY OF CUBESMART, L.P. NORTH 88°10'27" EAST, A DISTANCE OF 199.93 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE ALONG THE PROPERTY NOW OR FORMERLY OF SJV 2 DUNWOODY LLC SOUTH 51°24'41" EAST, A DISTANCE OF 464.73 FEET TO AN IRON PIN FOUND 1/2" REBAR) ON THE NORTHERN RIGHT-OF-WAY OF SAID ASHFORD CENTER PARKWAY; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: 53.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 282.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 77°24'32" WEST 53.76 FEET TO A PK NAIL FOUND; THENCE SOUTH 50°42'10" WEST, A DISTANCE OF 67.39 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE 82.38 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 293.63 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 75°48'52" WEST, 82.11 FEET TO A POINT; THENCE SOUTH 83°42'13" WEST, A DISTANCE OF 187.67 FEET TO A POINT; THENCE SOUTH 05°59'24" WEST, A DISTANCE OF 13.82 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 83°42'13" WEST, A DISTANCE OF 79.60 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE 47.63 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 92.29 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 82°51'57" WEST, 47.10 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 45°02'22" WEST, A DISTANCE OF 61.52 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 3.427 ACRES.

SURVEY NOTES

- THE FIELD DATA COLLECTED BETWEEN 4/15/26 - 4/22/26 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 105,835 FEET AND AN ANGULAR ERROR OF LESS THAN 01 SECOND PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. A TRIMBLE S-SERIES ROBOTIC TOTAL STATION WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 561,350 FEET.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST ZONE) AND THE VERTICAL DATUM USED IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DETERMINED BY UTILIZING GPS. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE R6 GNSS GPS RECEIVER WITH A TRIMBLE TS07 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY TRIMBLE NAVIGATION. THE AVERAGE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POSITIONS UTILIZED IN THIS SURVEY WAS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL. THESE VALUES WERE DERIVED FROM GPS PROCESSING SOFTWARE. THE REMAINDER OF THE FIELD WORK WAS PERFORMED WITH CONVENTIONAL EQUIPMENT AS DESCRIBED ABOVE.
- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHT-OF-WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE, EXCEPTION IS TAKEN TO ANY SUCH ITEMS
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN MARKED BY UTILITY MARKING, LLC, JOB NUMBER 2603-0217 AND FIELD LOCATED BY DCCM INFRASTRUCTURE, INC. PERSONNEL. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS PROPERTY MAY OR MAY NOT CONTAIN WETLAND AREAS. NO EFFORTS HAVE BEEN MADE BY THIS SURVEYOR TO IDENTIFY OR LOCATE ANY WETLAND AREAS ON THIS PROPERTY. A QUALIFIED WETLAND SPECIALIST OR BIOLOGIST, PRIOR TO ANY LAND DISTURBANCE, SHOULD PERFORM WETLAND IDENTIFICATION AND DELINEATION.
- NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE PER F.E.M.A. INSURANCE RATE MAP OF THE CITY OF DUNWOODY, DEKALB COUNTY, GEORGIA. MAP NO. 13089C0005K, REVISED DATE AUGUST 15, 2019.
- DURING THE FIELD SURVEY PERFORMED ON THIS SITE THERE WERE NO VISIBLE ABOVE GROUND EVIDENCE OF A HUMAN BURIAL AREA OR CEMETERY OBSERVED. HOWEVER, THIS SURVEYOR DID NOT PERFORM A THOROUGH INSPECTION OF THE INTERIOR OF THIS SITE, THEREFORE EXCEPTION IS MADE HEREIN TO ANY HUMAN AREAS OR CEMETERIES THAT MAY EXIST WITHIN THE BOUNDARIES OF THIS SITE.
- ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR PLACED WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484", UNLESS OTHERWISE NOTED.
- THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
- ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).
- CONTOUR INTERVAL IS 2 FEET.
- AT THE TIME OF THIS SURVEY THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (TABLE A, ITEM 16)
- AT THE TIME OF THIS SURVEY NO INFORMATION WAS GIVEN TO THIS SURVEYOR CONCERNING PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES BY THE CONTROLLING JURISDICTION. (TABLE A, ITEM 17)

PROPOSED DEVELOPMENT BY:
LENNAR GEORGIA, LLC



DCCM Infrastructure, Inc.
425 Oak Street NW, Gainesville, GA 30501
770.718.0600 | DCCM.com

TAX PARCEL ID: 18 363 08 008
ZONING:
JOB NUMBER: G225174
DATE: 4/27/26

NO.	DATE	DESCRIPTIONS
		REVISIONS



Our firm is in the process of changing its business name. The name shown in the title block reflects the new business name; however, the surveyor's engineer certification remains issued under the currently registered business name on file with the State. Both names refer to the same firm during this transition period.

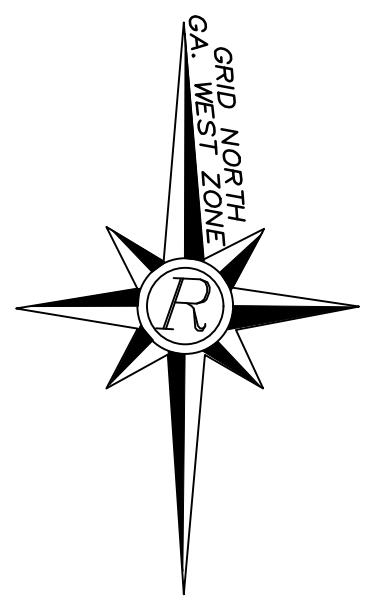
SURVEYORS CERTIFICATION

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.

RICHARD E. MILLARD, PLS #3044
rmillard@dccm.com
Rochester and Associates, LLC.
LSF-000484 EXPIRATION 6/30/2026
www.dccm.com

DATE

SHEET 1 OF 3



THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

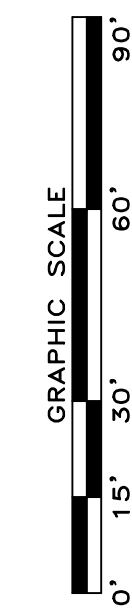
LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
1	S77°24'32"W	53.76	53.84	282.06
2	S50°42'10"W	67.39	67.39	
3	S75°48'52"W	82.11	82.38	293.61
4	S83°42'13"W	187.67	187.67	
5	S05°59'24"W	13.82	13.82	
6	S83°42'13"W	79.60	79.60	
7	N82°51'57"W	47.10	47.63	92.29
8	N45°02'22"W	61.52	61.52	

WILL

DCCM Infrastructure, Inc.
425 Oak Street NW, Gainesville, GA 30501
770.718.0600 | DCCM.com

ALTA/NSPS LAND TITLE SURVEY FOR
LENNAR GEORGIA, LLC,
LIFESOUTH COMMUNITIES BLOOD CENTERS, INC. &
AMERICAN LAND TITLE ASSOCIATION

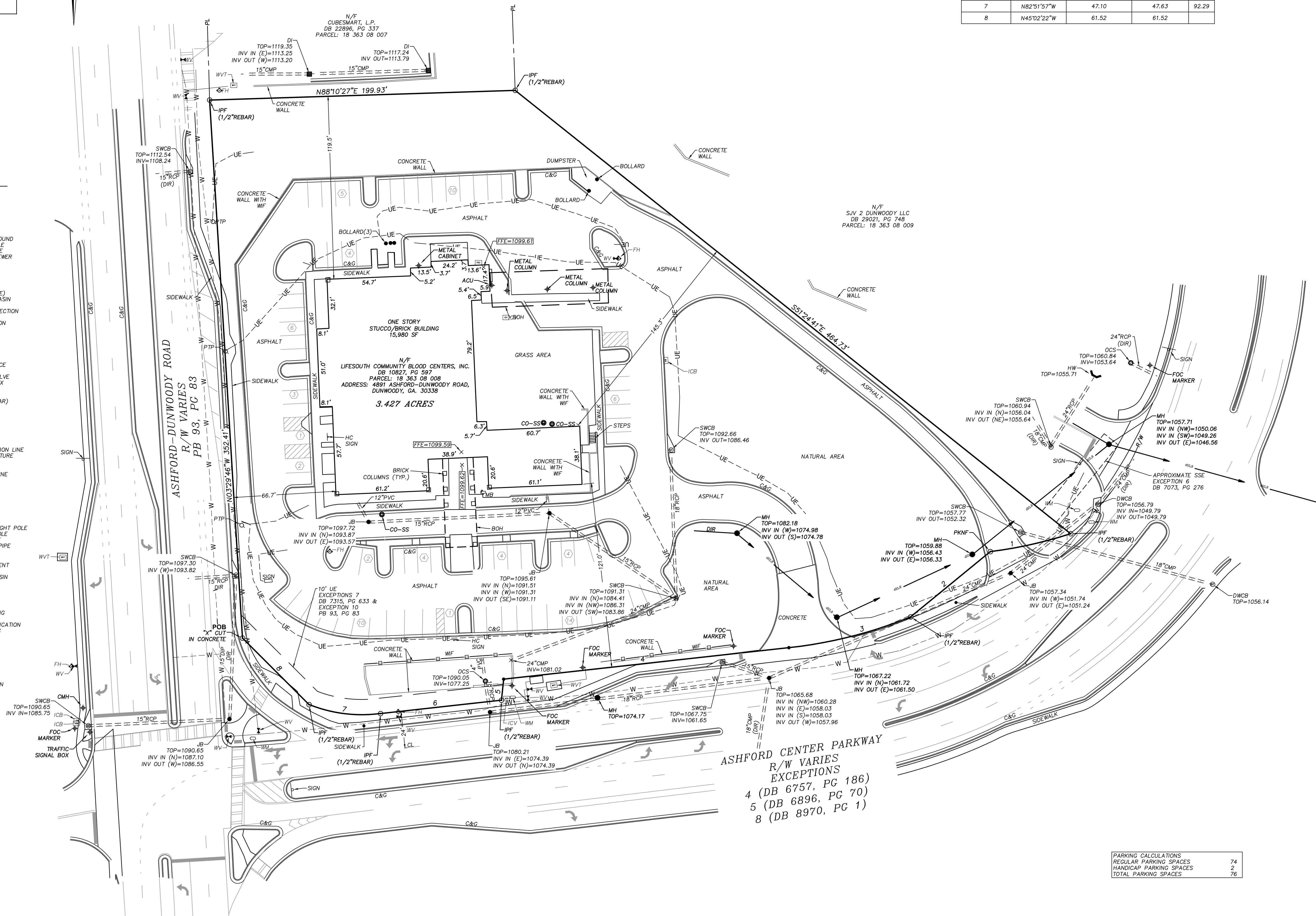
LOCATED IN
AND LOT 363, 18th DISTRICT
CITY OF DUNWOODY
DEKALB COUNTY, GEORGIA

[illegible]

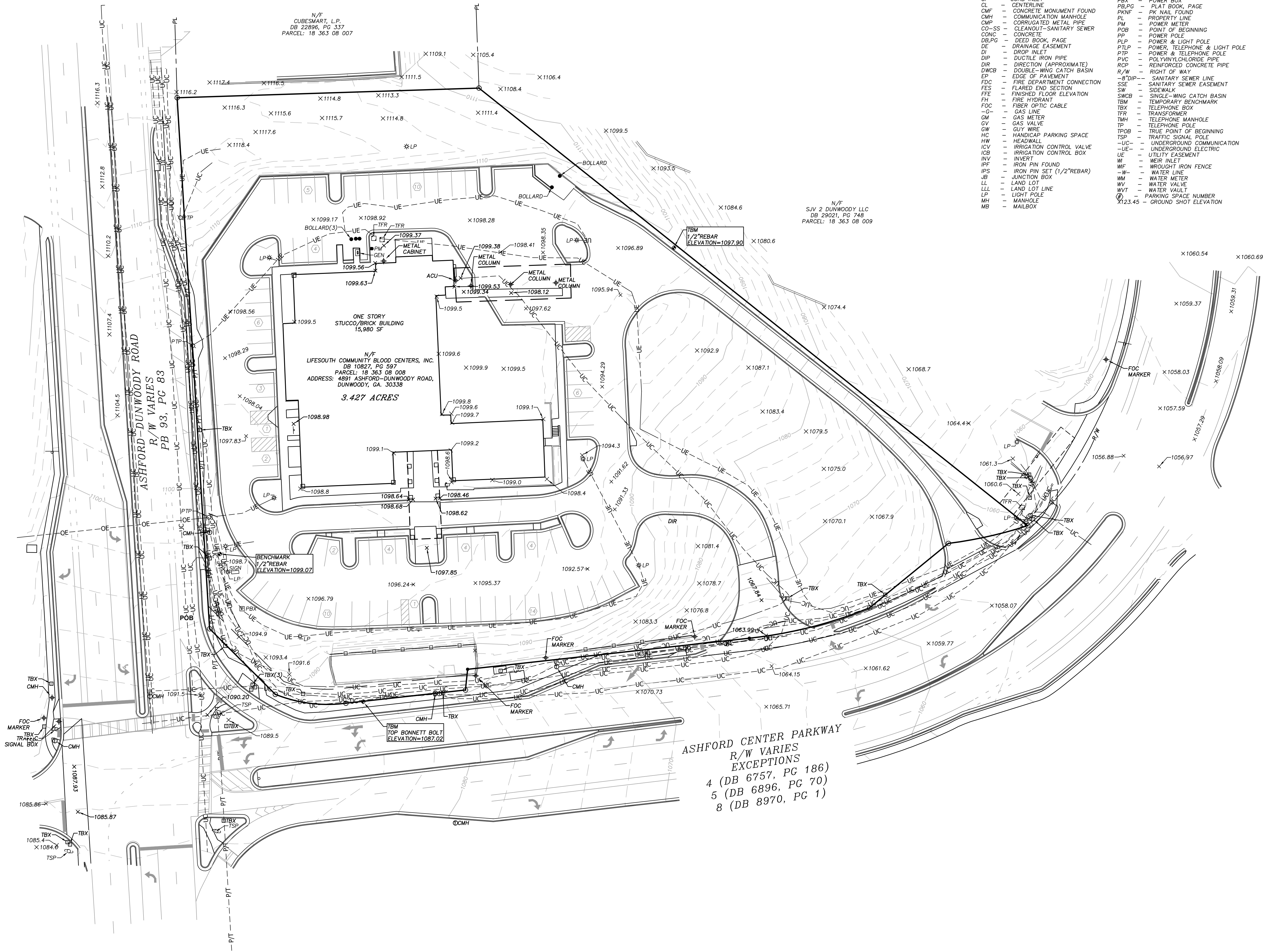
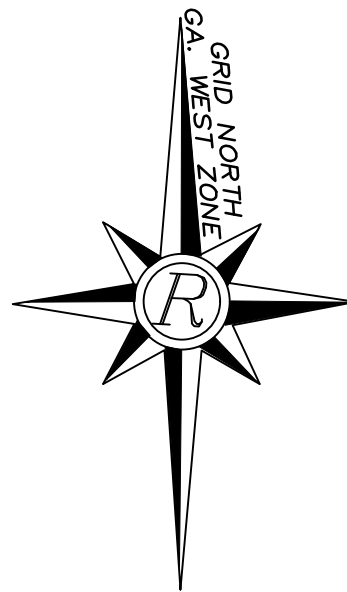
SHEET
2
OF
3

DATE: 4/30/26
SCALE: 1" = 30'
JOB NO.: G225174
DRAWN BY: LUG
CHECKED BY: INB ALTA

Packet page:...



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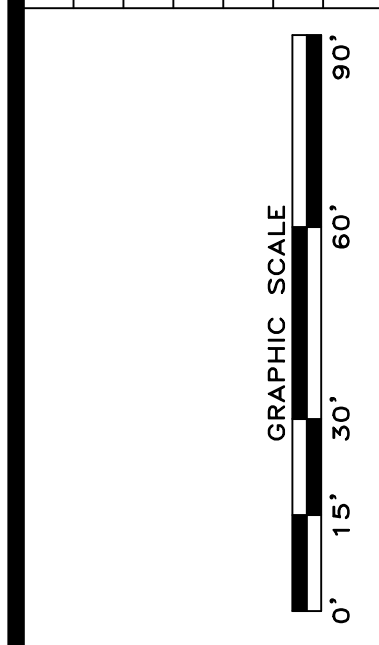


LEGEND

- AIF - ANGLE IRON FOUND
- AKA - ALSO KNOWN AS
- BOH - BUILDING OVERHANG
- C&G - CURB & GUTTER
- CBX - CABLE BOX
- CTP - CRIMP TOP PIPE
- CI - CURB INLET
- CL - CENTERLINE
- CMF - CONCRETE MONUMENT FOUND
- CMH - COMMUNICATION MANHOLE
- CMF - CORRUGATED METAL PIPE
- CO-SS - CLEANOUT-SANITARY SEWER
- CONC - CONCRETE
- DB,PG - DEED BOOK, PAGE
- DE - DRAINAGE EASEMENT
- DI - DROP INLET
- DIP - DUCTILE IRON PIPE
- DIR - DIRECTION (APPROXIMATE)
- DWCB - DOUBLE-WING CATCH BASIN
- EP - EDGE OF PAVEMENT
- FDC - FIRE DEPARTMENT CONNECTION
- FES - FLARED END SECTION
- FTE - FINISHED FLOOR ELEVATION
- FW - FIRE HYDRANT
- FOC - FIBER OPTIC CABLE
- G- - GAS LINE
- GM - GAS METER
- GV - GAS VALVE
- GW - GUY WIRE
- HC - HANDICAP PARKING SPACE
- HW - HEADWALL
- ICV - IRRIGATION CONTROL VALVE
- ICB - IRRIGATION CONTROL BOX
- INV - INVERT
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET (1/2"REBAR)
- JB - JUNCTION BOX
- LL - LAND LOT
- LLL - LAND LOT LINE
- LP - LIGHT POLE
- MB - MAILBOX
- N/F - NOW OR FORMERLY
- OC- - OVERHEAD COMMUNICATION LINE
- OCS - OUTLET CONTROL STRUCTURE
- OE- - OVERHEAD POWER LINE
- OTP - OPEN TOP PIPE
- P/T- - POWER & TELEPHONE LINE
- PBX - POWER BOX
- PB,PG - PLAT BOOK, PAGE
- PKNF - PK NAIL FOUND
- PL - PROPERTY LINE
- PM - POWER METER
- PGB - POINT OF BEGINNING
- PP - POWER POLE
- PLP - POWER & LIGHT POLE
- PTLP - POWER, TELEPHONE & LIGHT POLE
- PTP - POWER & TELEPHONE POLE
- PVC - POLYVINYLCHLORIDE PIPE
- RCP - REINFORCED CONCRETE PIPE
- R/W - RIGHT OF WAY
- 8"DIP- - SANITARY SEWER LINE
- SSE - SANITARY SEWER EASEMENT
- SW - SIDEWALK
- SWCB - SINGLE-WING CATCH BASIN
- TBM - TEMPORARY BENCHMARK
- TBX - TELEPHONE BOX
- TRF - TRANSFORMER
- TMH - TELEPHONE MANHOLE
- TP - TELEPHONE POLE
- TPOB - TRUE POINT OF BEGINNING
- TSP - TRAFFIC SIGNAL POLE
- UC- - UNDERGROUND COMMUNICATION
- UE - UNDERGROUND ELECTRIC
- UE - UTILITY EASEMENT
- WI - WEIR INLET
- WF - WROUGHT IRON FENCE
- WM - WATER LINE
- WM - WATER METER
- WV - WATER VALVE
- WVT - WATER VAULT
- - - - - PARKING SPACE NUMBER
- X123.45 - GROUND SHOT ELEVATION

ALTA MPS LAND TITLE SURVEY FOR
**LIFESOUTH COMMUNITY BLOOD CENTERS, INC. &
AMERICAN LAND TITLE ASSOCIATION**
LOCATED IN DISTRICT
LAND LOT 363, 18TH DISTRICT
CITY OF DUNWOODY
DEKALB COUNTY, GEORGIA

REVISIONS	
NO.	DESCRIPTION



SHEET	3
OF	3
DATE:	4/30/26
SCALE:	1" = 30'
JOB NO.:	0225174
DRAWN BY:	LJG
DWG NO.:	LNR-ALTA

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 363, 18th DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" CARVED IN CONCRETE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF ASHFORD-DUNWOODY ROAD (R/W VARIES) AND THE NORTHERN RIGHT-OF-WAY OF ASHFORD CENTER PARKWAY (R/W VARIES); THENCE ALONG THE EASTERN RIGHT-OF-WAY OF SAID ASHFORD-DUNWOODY ROAD NORTH 03°29'46" WEST, A DISTANCE OF 352.41 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE PROPERTY NOW OR FORMERLY OF CUBESMART, L.P. NORTH 88°10'27" EAST, A DISTANCE OF 199.93 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE ALONG THE PROPERTY NOW OR FORMERLY OF SJV 2 DUNWOODY LLC SOUTH 51°24'41" EAST, A DISTANCE OF 464.73 FEET TO AN IRON PIN FOUND 1/2" REBAR) ON THE NORTHERN RIGHT-OF-WAY OF SAID ASHFORD CENTER PARKWAY; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: 53.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 282.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 77°24'32" WEST 53.76 FEET TO A PK NAIL FOUND; THENCE SOUTH 50°42'10" WEST, A DISTANCE OF 67.39 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE 82.38 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 293.63 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 75°48'52" WEST, 82.11 FEET TO A POINT; THENCE SOUTH 83°42'13" WEST, A DISTANCE OF 187.67 FEET TO A POINT; THENCE SOUTH 05°59'24" WEST, A DISTANCE OF 13.82 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 83°42'13" WEST, A DISTANCE OF 79.60 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE 47.63 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 92.29 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 82°51'57" WEST, 47.10 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 45°02'22" WEST, A DISTANCE OF 61.52 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 3.427 ACRES.

LETTER OF INTENT

STATEMENT OF INTENT

and

Other Material Required by
City of Dunwoody Zoning Ordinance
for the
Rezoning Application

of

LENNAR GEORGIA, LLC

for

±3.42 Acres of Land
located in
Land Lot 363, 18th District, DeKalb County, City of Dunwoody
4891 Ashford Dunwoody Road

Submitted for Applicant by:

Dennis J. Webb, Jr.
J. Alexander Brock
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
[REDACTED]

I. INTRODUCTION

This Application seeks a rezoning for $\pm$ 3.42 acres of land located in Land Lot 363, 18th District of DeKalb County (the “Subject Property”). The Applicant requests approval to rezone the Subject Property from O-I (Office-Institutional) to PC-3 (Perimeter Center-3) to permit a 33-unit owner-occupied townhome community (“Proposed Development”). The Proposed Development represents an appropriate infill opportunity that is consistent with the Ashford character area, compatible with surrounding land uses, and responsive to current housing demand.

The Subject Property is located on Ashford Dunwoody Road, a corridor serving a variety of land uses, including office, commercial, multifamily, and senior housing development. The Subject Property is currently improved with the LifeSouth Community Blood Center, which operates a blood donation and supply center on the site. LifeSouth intends to sell the property and relocate its operations to a smaller venue. This presents an opportunity to redevelop the property with owner-occupied residential townhomes that are well suited to the evolving character of the corridor.

The Applicant, Lennar Georgia, LLC (“Lennar” and/or “Applicant”), is an experienced homebuilder with a substantial record of developing residential communities nationwide. Lennar’s emphasis on quality, value, and integrity informs its approach to community development. Here, the Applicant seeks to apply that experience to create a well-designed residential community on the Subject Property. In particular, the development will incorporate significant landscaping and amenities, including a pocket park, fire pit, and pedestrian sidewalks throughout to promote connectivity and community interaction. The units will be approximately 2,850 square feet, with three to four bedrooms, three baths, and an upper-floor loft space with an outdoor living area. Each unit will also include a two-car garage and a 20-foot driveway, which will provide additional guest parking without affecting the internal drives. In all, the Proposed Development will be an attractive community intended to benefit future residents and enhance surrounding community.

The Subject Property is surrounded by a mix of residential and commercial development. To the east, the Subject Property borders the Brighton Gardens senior housing development, zoned O-I. To the north, the Subject Property abuts property containing a CubeSmart self-storage facility, also zoned O-I. To the south is the right-of-way of Ashford Center Parkway, and across that roadway from the Subject Property is the Jefferson at Perimeter Apartments, zoned Multi-dwelling Residential-HD (RM-HD), one of the highest-density residential districts in Dunwoody. The surrounding mix of uses and zoning districts reflects a blend of residential housing types and commercial uses along Ashford Dunwoody Road. The Proposed Development will add an owner-occupied townhome option to that existing mix. Accordingly, the Applicant's request to rezone the Subject Property to PC-3 for the development of 33 townhome units is appropriate in light of the existing development pattern in the area.

In addition, the Applicant's request is aligned with the City of Dunwoody's long-term planning documents. The City of Dunwoody's Direction Dunwoody 2045 Comprehensive Plan ("Comp Plan") outlines the City's policy and vision for future development and identifies the Subject Property as being within the Ashford character area. The Ashford character area is intended to serve as a transition in use and intensity from the higher-density residential and more intensive commercial uses in the Perimeter character area to the south (just across Ashford Center Parkway from the Subject Property) to the lower-intensity uses of Dunwoody Village to the north. The Comp Plan also lists townhomes as an appropriate residential use in this transitional character area. Accordingly, the Proposed Development will act as a transitional use from the higher-density multifamily just to the south to the less intense existing uses in the Dunwoody Village character area further north. In all, the Applicant's proposal is in direct alignment with the City of Dunwoody's long-term goals and vision for development in this area.

The Applicant submits this document as a Statement of Intent with regard to this Application, a preservation of the Applicant's constitutional rights and a Written Justification for the Application as required by the City of Dunwoody Zoning Ordinance, § 27-326 *et seq.* A Site Plan has been filed contemporaneously with the Application, along with other required materials.

II. HISTORY

The property was the subject of a rezoning application in 2025, which sought a rezoning to a Planned Development district to allow the development of an age-restricted multifamily. The 2025 application proposed 165 residential units, a much higher density than the 33 units currently proposed, and was ultimately denied by the Dunwoody City Council. The Subject Property is currently zoned O-I, but is located in the Perimeter Center Overlay which designates the property as PC-3, the same zoning district that this Application seeks. Further, the Comprehensive Land Use Plan ("Comp Plan") places the Subject Property in the "Ashford" character area, a classification that supports the use requested.

III. REZONING IMPACT ANALYSIS

A.

WHETHER THE ZONING PROPOSAL IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE COMPREHENSIVE PLAN.

Yes. As noted above, the Subject Property is located in the Ashford character area, a land use category that acts as a transition from the more intense commercial and high-density residential to the south and the existing lower density residential and commercial to the north. The transitional nature of the character area calls for a variety of development types and intensities as noted in the Comp Plan's vision for the area:

Ashford is an area that will continue to serve as a transition from the high-intensity uses of Perimeter to the lower intensity uses of Dunwoody Village and surrounding neighborhoods.

Its healthy mix of uses and intensities will continue to grow with continued investments in walkability and quality public spaces.¹

Specifically, the Comp Plan identifies townhomes as an appropriate residential type for this transitional area.²

In addition to aligning with the Ashford character area, the Proposed Development will implement certain goals and policies that are embodied in the text of the Comp Plan, including:

- Diversify housing options.³
- Ensure new developments align with neighborhood character and scale⁴
- Encourage infill housing in walkable areas near commercial centers⁵

The Proposed Development and the Applicant's request for a PC-3 zoning, therefore, is suitable *vis-a-vis* the policies of the Comprehensive Plan.

B.

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 Proposed Development is compatible with the adjacent mix of residential and commercial uses and is appropriately scaled for this transitional segment of Ashford Dunwoody Road. The proposed townhomes will add to the mix of residential envisioned in the Comp Plan for the Ashford character area by providing an owner-occupied townhome option to the adjacent for-rent residential. Additionally, the townhomes will be less dense than the adjacent Brighton Gardens senior housing and Jefferson at Perimeter Apartments. The Proposed Development will also incorporate appropriate setbacks and landscaping to mitigate any impact on or from adjacent developments, if any. In all, the Proposed Development is suitable in view of the use and development of the adjacent and nearby property.

¹ See *Direction Dunwoody 2045 Comprehensive Plan*, pg. 102.

² See *Direction Dunwoody 2045 Comprehensive Plan*, pg. 103.

³ See *Direction Dunwoody 2045 Comprehensive Plan*, pg. 46.

⁴ Id.

C.

WHETHER THE PROPERTY TO BE AFFECTED BY THE ZONING PROPOSAL HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

No. The change in demand for the type of development allowed in the current O-I zoning (i.e. suburban office and institutional) renders any development of the Subject Property economically unfeasible. Further, and to preserve its legal and constitutional objections, the Applicant states that the Zoning Ordinance of the City of Dunwoody lacks adequate standards for the City Council to exercise its power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the City Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the City Council, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters of zoning. The Zoning Resolution also violates Article I, Section III, Paragraph 1; and Article I, Paragraphs 1 and 2 of the Constitution of State of Georgia, 1983.

The City Council is granted the power to zone pursuant to Article IX, Section II, Paragraph 4 of the Constitution of the State of Georgia, 1983. It is a power which must be fairly exercised. Based on this element of fairness, the Zoning Ordinance of the City of Dunwoody violates Article IX, Section II, Paragraph 4 of the Constitution of the State of Georgia, 1983.

The Zoning Ordinance presently in effect and any intervening district but for that requested is unconstitutional and contrary to the best interest of the health and welfare of the citizens of the City of Dunwoody, and constitutes an arbitrary and capricious act. As a result, the Zoning Ordinance is in violation of Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983. Furthermore, the Zoning

⁵ Id.

Ordinance violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the Zoning Ordinance presently in effect and any intervening district but for that requested is unconstitutional in that it renders this property unusable and destroys its marketability. Therefore, the Zoning Ordinance constitutes a taking of applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitutional and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

Any limitation on the time for presentation of the issues before the City Council who have the power to zone and rezone is a violation of the guarantees of free speech under Article I, Section I, Paragraph 5 of the Constitution of the State of Georgia, 1983 and the First Amendment of the Constitution of the United States of America. Further, said limitations are in violation of the right to petition and assemble, in violation of Article I, Section I, Paragraph IX of the Constitution of Georgia, 1983 and the First Amendment of the Constitution of the United States of America as well as the due process clauses of the Constitution of Georgia, 1983 and the Constitution of the United States of America.

The Zoning Ordinance of the City of Dunwoody is unlawful, null and void in that its adoption and map adoption/maintenance did not comply with the requirements of its predecessor ordinance and/or the Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq.*

The Applicant raises the defenses of failure to exhaust administrative remedies and failure to raise legal and constitutional objections.

D.**WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY.**

No. See section B above. In further response, the Applicant states that conditions imposed with regard to previous and similar area rezonings have resulted in responsive changes in the development plan for the Subject Property. The Applicant also intends to engage in discussions with adjacent neighbors to make sure its proposal is acceptable to the community. Consequently, appropriate conditions will be considered to eliminate any potential negative impacts from the proposed development.

The primary goal of land use planning is to eliminate or minimize the potential adverse effects of incompatible uses of adjacent tracts of land by establishing a harmonious transition between them. The traditional method of achieving this goal is through both "off-site" and "on-site" transition. Off-site transition consists of avoiding the placement of dissimilar uses next to each other by placing uses of intermediate density between them. On-site transition, which might either supplement or replace off-site transition, consists of measures imposed on or adjacent to the more intensive use to protect neighborhoods from adverse effects. Thus, this method of land use planning includes measures such as maintenance of buffers; walls, fences or berms; lighting control; noise control; aesthetic control; limitations on building location and orientation; location of or restrictions upon accessory uses; and prohibition of certain uses or hours of use normally permitted for that district. Many, if not all, of these devices have been utilized in this application.

E.**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.**

The Subject Property is currently occupied by LifeSouth, which plans to move its operations from the property to another facility. Once LifeSouth vacates the property any subsequent business

or development will be limited to the uses allowed under the current O-I zoning district. The O-I zoning restricts development to primarily office and certain institutional uses, both of which have little to no demand in the area. Suburban office uses in particular have seen a substantial decline in demand since the COVID-19 pandemic and the rise of work from home arrangements. As a result, the Subject Property is likely to remain vacant once LifeSouth leaves, absent a rezoning to a more appropriate district.

F.

WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT HISTORIC BUILDINGS, SITES, DISTRICTS, OR ARCHAEOLOGICAL RESOURCES.

The Applicant knows of no historic buildings, sites, districts, or archaeological resources either on the Subject Property or located in the immediate vicinity that would suffer adverse impacts from the rezoning requested.

G.

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 Application, if approved, is designed so as not to affect existing transportation facilities. Access to the site will be from Ashford Center Parkway, a roadway sufficient to accommodate the number of trips this site is anticipated to generate. According to *The Institute of Traffic Engineers, Trip Generation Manual (9th Edition)* (“ITE”) (*Residential Condominium/Townhouse--230*) indicates that the proposed use would generate ± 14.5 vehicle trips at the AM weekday peak hour, ± 17.1 in the PM weekday peak hour, and ± 192 trips total on a weekday. It is important to note, however, that the Applicant will be removing the existing $\pm 15,980$ square foot LifeSouth building, which according to *ITE (Clinic--630)*, would generate approximately 1,046 total trips on a weekday.⁶ Accordingly, the

⁶ ITE Category 630 (Clinic) only list the trip generation per square foot area of building for a total weekday, not the AM/PM peaks. Therefore, only the total weekday trips were compared.

proposed redevelopment is expected to generate substantially fewer weekday trips than the existing clinic use, reducing traffic impacts on the surrounding roadway network.

The development's school-age children will attend Vanderlyn Elementary School, Peachtree Middle School, and Dunwoody High School. The impacts on local schools, however, are expected to be minimal, if any. The traditional market for the proposed townhomes is young professionals and empty nesters, both of which typically do not have school-age children.

As for utilities, water and sewer are available to serve the site.

V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning Application at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Dunwoody so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 2nd day of June 2026.

Respectfully submitted,



Dennis J. Webb, Jr.
J. Alexander Brock
Attorneys for Applicant

Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
[REDACTED]

I

SITE PHOTOS





ENVIRONMENTAL SITE ANALYSIS

M E M O R A N D U M

TO: City of Dunwoody, Community Development

FROM: J. Alexander Brock, P.E. Smith, Gambrell & Russell, LLP (GA P.E. 031209)
Dennis J. Webb, Jr., Smith, Gambrell & Russell, LLP

DATE: June 2, 2026

RE: Environmental Site Analysis – 4891 Ashford Dunwoody Road

1) CONFORMANCE WITH THE COMPREHENSIVE PLAN.

The Subject Property is located in the Ashford Character Area, a land use category that acts as a transition from the more intense commercial and high-density residential to the south and the existing single family residential to the north. The transitional nature of the character area calls for a variety of development types and intensities as noted in the Comp Plan's vision for the area:

Ashford is an area that will continue to serve as a transition from the high-intensity uses of Perimeter to the lower intensity uses of Dunwoody Village and surrounding neighborhoods. Its healthy mix of uses and intensities will continue to grow with continued investments in walkability and quality public spaces.

The Comp Plan specifically identifies townhomes as an appropriate residential type in the Ashford character area.

In addition to being aligned with the Ashford character area, the Proposed Development will implement certain goals and policies that are embodied in the text of the Comp Plan, including:

- Diversify housing options.
- Ensure new developments align with neighborhood character and scale
- Encourage infill housing in walkable areas near commercial centers

The Proposed Development and the Applicant's request for a PC-3 zoning, therefore, is suitable *vis-a-vis* the policies of the Comprehensive Plan.



Figure 1. Site Plan

2) ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.

a) Wetlands

There are no wetlands on or adjacent to the Subject Property as indicated by the U. S. Fish and Wildlife Service, National Wetlands Inventory Maps. Accordingly, the Proposed Development will have no impacts to wetlands.

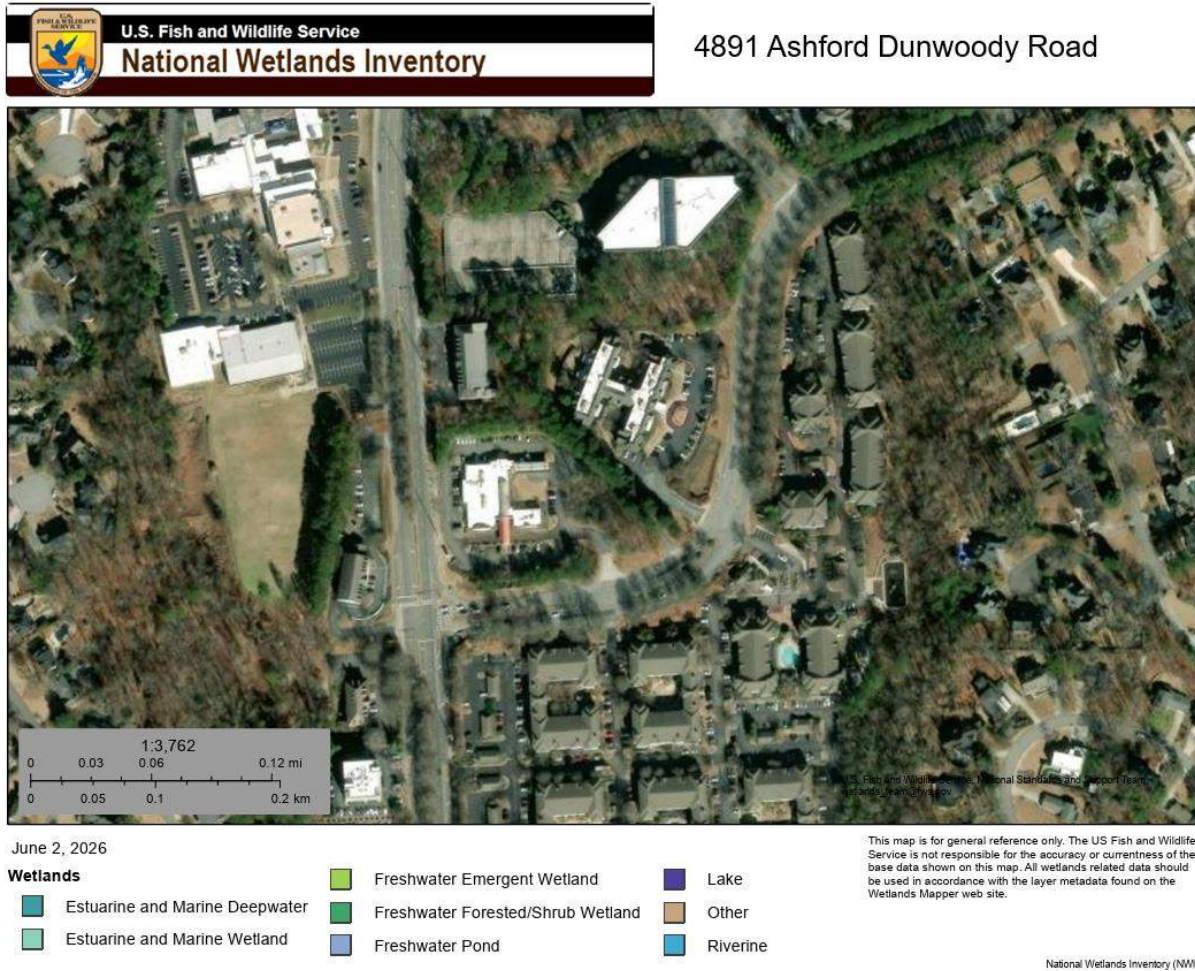


Figure 2. National Wetlands Inventory Map

b) Floodplain

No portion of the Subject Property lies within or adjacent to a floodplain as designated on the FEMA FIRM Map, Panel number 13089C0005K, effective August 15, 2019. Accordingly, the Proposed Development will not encroach into any portion of a floodplain.

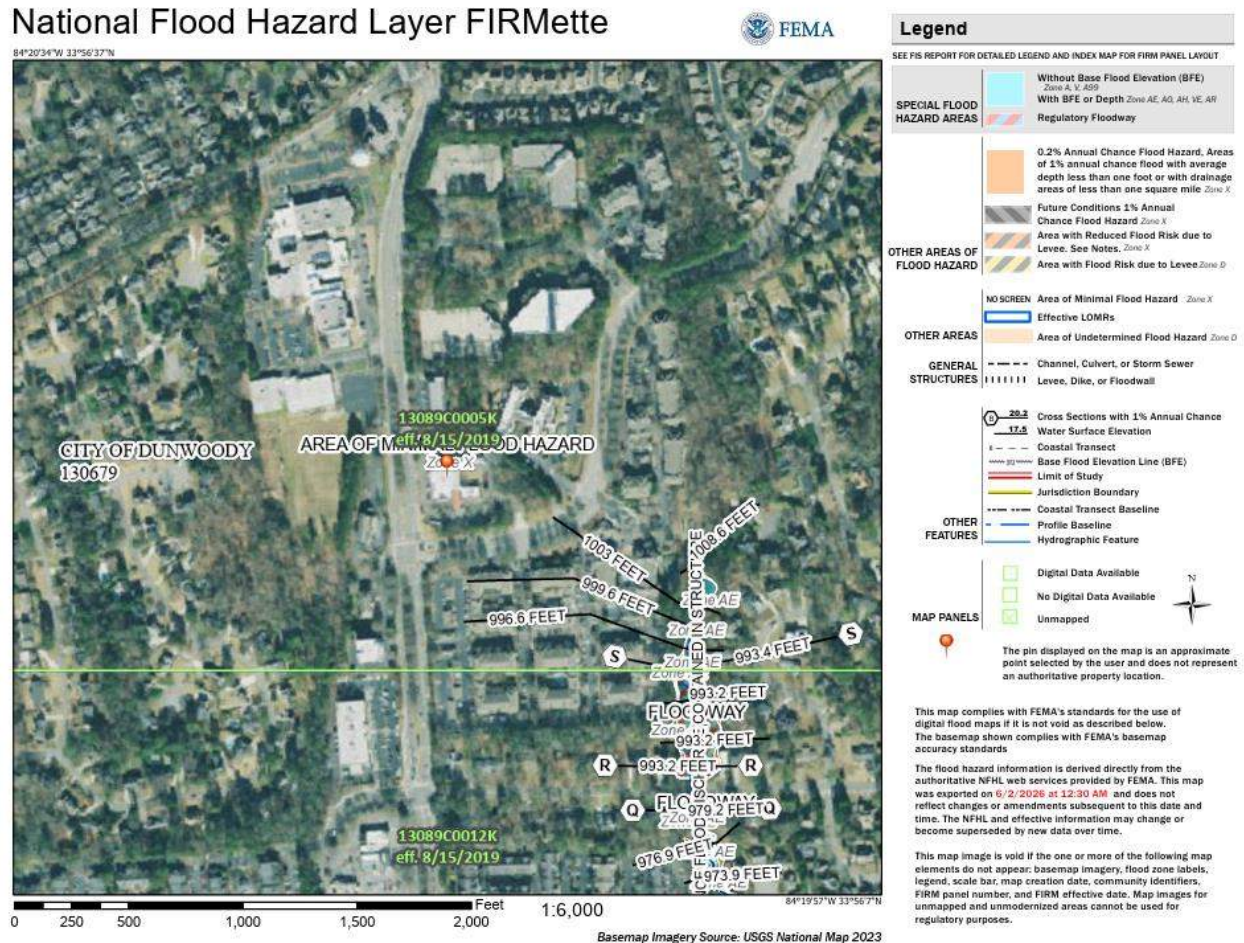


Figure 3. FEMA FIRM Panel

c) Streams/stream buffers

There are no streams on or adjacent to the Subject Property as shown on the ALTA survey prepared by DCCM Infrastructure, dated April 27, 2026.

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

Based on topographic information shown on the ALTA survey prepared by DCCM Infrastructure, dated April 27, 2026 there are no slopes in excess of 25% over a 10-feet in rise on the Subject Property.

e) Vegetation

The project site currently developed, and the remaining vegetation consists primarily of well-maintained landscaping. An IPaC Trust Resource Report was generated from the U.S. Fish and Wildlife Service. The report revealed that there is one plant native to the region that is endangered (Michaux's Sumac). This species was not found during the site visit conducted on May 30, 2026.

f) Wildlife Species (including fish)

An IPaC Trust Resource Report was generated from the U.S. Fish and Wildlife Service. The report revealed that there are several animals (Monarch Butterfly, Gray Bat, Tricolored Bat, and Whooping Crane) native to the region that are endangered. None were found to be present or nesting at the project location during the site visit on May 30, 2026.

g) Archeological/Historical Sites

According Georgia's Natural, Archaeological and Historic Resources GIS (GNAHRGIS) maps, the project site is not on a historic or archaeological registry. The site is currently developed with a parking lot and office building.

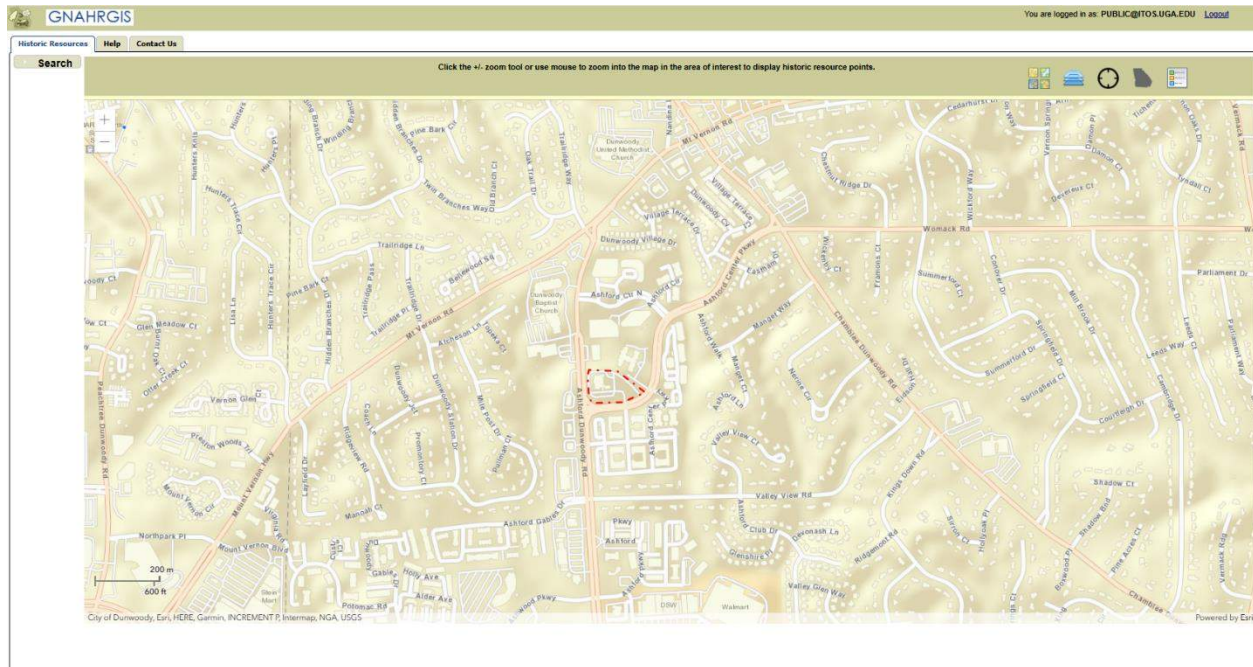


Figure 4. GNAHRGIS Map

3) **PROJECT IMPLEMENTATION MEASURES.**

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

There are no environmentally sensitive areas identified on the Subject Property.

b) Protection of water quality

The Proposed Development will treat stormwater for pollutants prior to discharge from the site. The overall impact to the downstream stormwater infrastructure will be positive and an improvement over existing conditions.

c) Minimization of negative impacts on existing infrastructure

The Proposed Development has access to existing utilities with sufficient capacity to support the proposed use. The proposed use is not anticipated to overly burden existing utilities.

d) Minimization on archeological/historically significant areas

No archeological/historically significant areas were identified on or adjacent to the site and as a result no impacts are anticipated.

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

There are no environmentally adverse conditions (waste treatment facilities, airports, landfills, etc.) and therefore, the Subject Property is not in an environmentally stressed area.

f) Creation and preservation of green space and open space

The proposed development will incorporate portions of the overall site for open space areas. The property is currently developed with impervious surfaces consisting of parking lot and building areas. The proposed development will include more open space in the form of landscaped green areas.

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

The Proposed Development will not have negative impacts on the surrounding uses. The proposed design, however, is incorporating the use of certain setbacks along the property lines which will minimize noise and lighting impacts to/from nearby properties.

h) Protection of parks and recreational green space

No existing parks will be impacted.

i) Minimization of impacts to wildlife habitats

No sensitive wildlife areas were observed during the May 30, 2026 site visit and as a result no impacts are anticipated.

Madalyn Smith

From: Webb, Dennis (Den) <[REDACTED]>
Sent: Monday, July 6, 2026 2:56 PM
To: Richard McLeod; Paul Leonhardt; Madalyn Smith
Cc: Lloyd, Jack; Brock, Alex
Subject: 4891 Ashford Dunwoody Road (Lennar)

External sender <dwebb@sgrlaw.com>

Make sure you trust this sender before taking any actions.

Hello All,

I hope you had a nice 4th.

We presented the project at the Dunwoody Homeowners Association (“DHA”) meeting on Sunday, July 5. As noted below, the DHA Board “loved the product and voted unanimously to support the project.” I am not sure if the DHA contacts the City directly to express its support for projects it has voted on so I wanted to ask you to include Tim Brown’s email in the file. Tim as you likely know is the President of the DHA.

Thanks,

Den

Dennis (Den) J. Webb, Jr.
Attorney at Law

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

www.sgrlaw.com | [My Bio](#) | [vCard](#)



From: tim brown <[REDACTED]>
Sent: Tuesday, June 30, 2026 10:18 AM
To: Webb, Dennis (Den) <[REDACTED]>
Subject: Thank you

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Many thanks for coming to the meeting Sunday.

We loved the product and voted unanimously to support the project.

I also look forward to seeing the Grubb project that you and Ken are working on.

Best Regards

Tim Brown