

Rezoning Application



City of Dunwoody
 41 Perimeter Center East
 Dunwoody, GA 30346
 Phone: (678) 382-6800
 Fax: (770) 396-4828

Applicant Information	Name: Greyden Engineering c/o CHICK-FIL-A	
	Address: 5285 Hunters Oaks Drive, Alpharetta, GA 30009	
Property Owner	Phone: 770-573-4801	Fax: 678-302-6362
	Email: rdavia@greydenllc.com	
Property Information	Owner's Name: NO SEVEN LLC	
	Owner's Address: 9800 Medlock Bridge Road	
Property Information	Phone: 770-573-4801	Fax: 678-302-6362
	Email: rdavia@greydenllc.com	
Property Information	Property Address: 2526 Mount Vernon Rd.	Parcel ID: 06 339 005 03
	Dunwoody, GA	
Property Information	Current Zoning Classification: NS-Neighborhood Shopping District	
	Requested Zoning Classification: C-1 - Local Commercial	
Questionnaire	1. Is the zoning proposal in conformity with the policy and intent of the comprehensive plan? YES (SEE ATTACHED)	
	2. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties? YES (SEE ATTACHED)	
	3. Will the affected property of the zoning proposal have a reasonable economic use as currently zoned? YES (SEE ATTACHED)	
	4. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property? NO (SEE ATTACHED)	
	5. Are other existing or changing conditions affecting the existing use or usability of the development of the property which give supporting grounds for either approval or disapproval of the zoning proposal? NO (SEE ATTACHED)	
	6. Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological resources? NO (SEE ATTACHED)	
	7. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools? NO (SEE ATTACHED)	
Affidavit	To the best of my knowledge, this zoning 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.	
	Applicant's Signature: <i>[Signature]</i>	Date: 11/16/2010
Notary	Property Owner's Signature: <i>[Signature]</i>	Date: 11/16/2010
	Sworn to and subscribed before me this _____ Day of _____, 20____	
Notary	Notary Public: <i>Smita Brahmhatt</i>	
	Signature: <i>Brahmhatt</i>	
Notary	My Commission Expires: <i>March 15 2012</i>	

*RZ 10-121
 Planning project 98*

GREYDEN

E N G I N E E R I N G

November 16, 2010

City of Dunwoody Planning and Zoning
41 Perimeter Center East
Dunwoody, GA 30346

RE: Letter Of Intent
CFA - Dunwoody Club (#2855)

Dear sir or madame;

We are submitting the following rezoning application in an attempt to rezone the property located at 2526 Mount Vernon Road from Neighborhood Shopping (N-S) to Local Commercial (C-1). The parcel is located within the Dunwoody city limits and has a parcel ID number of 06 339 005 03.

Rezoning Application Questionnaire responses:

1. Is the zoning proposal in conformity with the policy and intent of the comprehensive plan?

Yes.

The purpose and intent of the Jett Ferry Gateway of the Dunwoody Comprehensive plan is as follows:

Neighborhood-scale commercial node focused on providing a unique destination for surrounding residents, creating a pedestrian and bicycle friendly environment through multi-use paths, streetscape, and well-designed parking areas and vehicular access. Cohesive architectural design and streetscaping will define gateways into the City of Dunwoody. A unifying design feature such as way-finding signage or city marker will link the gateway with the rest of the City.

The purpose and intent of the city council in establishing the C-1 (Local Commercial) District is as follows:

To provide convenient local retail shopping and service areas within the city for all residents; To provide for the development of new local commercial districts where so designated on the comprehensive plan; To ensure that the uses authorized within the C-1 (Local Commercial) District are those uses which are designed to serve the convenience shopping and service needs of groups of neighborhoods.

2. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties?

Yes.

The site is currently is zoned Neighborhood Shopping (NS). To the north is a shopping mall zoned C-1 (Community Business District) within the city of Sandy Springs Limits. To the east by a Strip mall (currently 40% vacant) and to the south (triangular lot) by residential lots. The site will have a outside eating area, be pedestrian friendly and have improved greenspace from its existing conditions.

3. Will the affected property of the zoning proposal have a reasonable economic use as currently zoned?

Yes.

The proposed zoning will allow for a Chick-Fil-A quick service restaurant to be constructed. The proposed restaurant will bring new jobs and a tax revenue to the City of Dunwoody.

4. Will the zoning proposal adversely affect the existing use or use ability of the adjacent or nearby property?

No

The site is currently is zoned Neighborhood Shopping (NS). To the north is a shopping mall zoned C-1 (Community Business District) within the city of Sandy Springs Limits. To the east by a Strip mall (currently 40% vacant). The consumer generation of the proposed site will be beneficial to the other adjacent businesses by increased consumer spending.

GREYDEN

E N G I N E E R I N G

5. ***Are other existing or changing conditions affecting the use or usability of the development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?***

No

Currently as the site is developed there are deficiencies with the site design. Re-development of the site will correct those deficiencies and bring the site current to the city code. Deficiencies of the site include encroachment into the Dunwoody Club Right of Way, Greenspace and off-street parking design.

6. ***Will the zoning proposal adversely affect historical buildings, sites, districts, or archaeological resources?***

No

The site is not located within a historical district or within any archeological resources. Chick-Fil-A will design the exterior facade of the building to match that of the neighborhood architecture and/or to match that within the comprehensive plan.

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

No

The zoning proposal will create a slight increase in the peak hour average trips on the existing streets. As currently built the peak hour trips are 67.98. The proposed peak hour trips will be 144.67 for a difference of 76.69.

**Applicant/Petitioner
Notarized Certification**



City of Dunwoody
41 Perimeter Center East
Dunwoody, GA 30348
Phone: (678) 382-6800
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Petitioner states under oath that: (1) he/she is the executor or Attorney-In-Fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

Applicant / Petitioner	Signature: <i>[Handwritten Signature]</i>		Date: 11.15.10
	Address: 5200 Buffington Rd		City, State: Atlanta, GA Zip: 30349
	Phone: 404.765.8000		
	Sworn to and subscribed before me this 15 day of November 2010		
Notary Public: <i>[Handwritten Signature]</i>			
Attorney / Agent	Signature: <i>[Handwritten Signature]</i>		Date: 11.15.10
	Address: 5200 BUFFINGTON RD		City, State: ATLANTA, GA Zip: 30349
	Phone: 404.765.8000		
	Sworn to and subscribed before me this 15 day of November 2010		
Notary Public: <i>[Handwritten Signature]</i>			

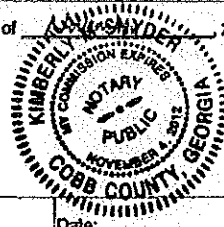
**Property Owner(s)
Notarized Certification**



City of Dunwoody
41 Perimeter Center East
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The owner and petitioner acknowledge that this Land Use Petition application form is correct and complete. If additional materials are determined to be necessary, the understand that they are responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinances.

Property Owner	Signature: <u>Patrick B. Cain</u>	Date: <u>11-15-10</u>	
	Address: <u>9800 Medlock Bridge Road Ste. 3</u> City, State: <u>Johns Creek GA</u> Zip: <u>30097</u>		
	Phone: <u>(770) 418-9440</u>		
	Sworn to and subscribed before me this <u>15th</u> day of <u>NOVEMBER</u> , 20 <u>10</u>		
	Notary Public: <u>[Signature]</u>		
Property Owner (If Applicable)	Signature:	Date:	
	Address:	City, State:	Zip:
	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20 _____		
	Notary Public:		
Property Owner (If Applicable)	Signature:	Date:	
	Address:	City, State:	Zip:
	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20 _____		
	Notary Public:		



Rezoning Application For Property Addressed :
2526 Mt. Vernon Road
Dunwoody, GA 30338

Campaign Disclosure Statement



City of Dunwoody
 41 Perimeter Center East
 Dunwoody, GA 30348
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Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$260.00 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/Contributor	Signature: <i>Patricia B. Akin</i>
	Address: <i>9800 Medlock Bridge Road, Ste. 3, Johns Creek, GA 30097</i>
	Date: <i>November 15, 2010</i>

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

Date	Government Official	Official Position	Description	Amount

Rezoning Application for Property Addressed:

*2526 Mt. Vernon Road
 Dunwoody, GA 30338*

on for Park Place



Dunwoody Road. in the courtyard of the Park Place Shopping Center. The salon had an official ribbon cutting ceremony on or to make an appointment, call 770-698-8832 or email bal-

l wall, and McDevitt scored n. he second game started i high drama. In the first in- g, Marist loaded the bases i two outs, but Bell got her- out of the jam by striking McDevitt. In the bottom of the inning, Chamblee ed a run. Bell hit a single, gg hit a deep shot to center- l, which McDevitt dropped, Chelsea Gibson, Bell's sh-runner, scored. hat would be Chamblee's / bright spot in the second e. n the third inning, Kelly hit

a long shot to Chamblee center- fielder Nia Wright, who dropped the ball, and Kelly ad- vanced to third base. Marist's LeVorse grounded out to sec- ond base, but Kelly scored from third. With two outs, Strychalski made a fielding error on a ball hit by Madison Jewell, and Johns scored from second base. Marist, the number one seed from 6-AAAA, will host Loganville, and Chamblee; the number two seed, will host Habersham Central at Murphey Candler. Both best-of-three series will begin today.

gion title of their own." ut in the bottom of the th, the Lady Lions broke ough again, plating two runs ks to a two-out rally. With

vanced 12-9 to the champi- onship game. The Lady Lions faced the Riverwood Raiders again, but this time it was all Lions. The

COMMUNITY MEETING CHICK-FIL-A RESTAURANT

A pre-submittal community meeting will be held at the Dunwoody Community Church located at: 2250 Dunwoody Club Drive. The meeting will be held on October 28th at 6:30 p.m. The purpose of the meeting is to present the plans for rezoning of a site located at the southwest intersection of Dunwoody Club Drive and Mt. Vernon Road to allow for a proposed Chick-fil-A restaurant.

Georgetown, from page 1

the AMLI apartment complex on N. Shallowford Road as well as other apartment and office complexes and the Georgetown Shopping Center.

However, a number of respondents noted they like the idea of having a Kroger or grocery store in that shopping center; they just don't like the development or the Georgetown Kroger itself.

Circulation and open-spaces garnered big results — some of the highest ever tabulated, project leaders pointed out. In a number of short-answer questions, residents bemoaned the inability to walk or bike anywhere around the area and asked for more pedestrian-friendly connectivity between neighborhoods and parks.

One respondent said he or she had built a home in the area in 1962 and has been waiting for the area to improve ever since. Still, the respondent said he or she still feels the possibility of a nice neighborhood with a nearby upscale shopping center is very much in reach, 48 years later.

After gathering the data, the project team said that many areas are ripe for redevelop-

ment. "PVC" Farm and the old hospital site could be developed in the next seven years, they noted; while such spots as the Georgetown Shopping Center, the Georgia Power site, the empty former Chamblee Middle School site and a number of offices might take a little longer, thanks to private ownership or other market barriers.

Still, to solve these issues, the project team asked those assembled to gather onto informal teams, and with enlarged maps, decide where to put each feature — a senior center, a park, new single-family homes. Project team members facilitated every group, offering advice and taking notes on residents' discussion.

The entire Georgetown/N. Shallowford Master Plan is part of the city's 2030 plan, which is a plan for smart growth and development in Dunwoody for the next 20 years.

For more information on the city's redevelopment plan, visit the city's website at www.DunwoodyGA.gov; or contact project manager Kimberly Greer at Kimberly.Greer@DunwoodyGA.gov or at 678-382-6709.

Read The Crier online

www.thecrier.net

PRE-SUBMITTAL COMMUNITY MEETING ACKNOWLEDGEMENT SIGN SHEET

Project: Chick-fil-A: 2526 Mt Vernon Rd., Dunwoody, GA 30338	Meeting Date: Thursday October 28 th - 6:30 to 8:00 PM
Facilitator: Chick-fil-A, Inc./Greyden Engineering	Place/Room: Dunwoody Community Church 2250 Dunwoody Club Dr Dunwoody, GA 30350

Name	Title	Company	Phone	Fax	E-Mail
Rick Callihan					Rcallihan@amerigo.com
R. P. Ryan			7-394-9495		
Vivien Houghton			7-671-8913		vivienhoughton@aol.com
Bob Lundsten	COS Dist	DeKalb County	404-358-4147		b-blundsten@gmail.com
Ed Francell			7-633-7576		efrancelle@comcast.net
Mike Campbell					
Chip Hood					ms05867@hotmail.com
Rochelle + MURRAY JAYE			7 399 9574		
BARRY KANNE			4-550-5090		
Pat Sarnie			7. 394 8153		psarnie57@att.net
Agnes Borneman			7-394 6771		bornemanlat@comcast.net
JOE SECONDER			4-391-3711		jseconder@4AHO.com
Katherine Spross			4-405-6500		kspross@gmail.com
Stacia Lupol			7-393-4187		sdloop@bc11north.net
Cianne Messing			7-337-9070		
Stacey Harris			7-394-6266		
Judy McARTHY			7 512-7146		jdmc11@hotmail.com
MAELON CREWDER			7/391-0534		

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Facilitator: Chick-fil-A, Inc./Greyden Engineering

Place/Room: Dunwoody Community Church
2250 Dunwoody Club Dr
Dunwoody, GA 30350

Name	Title	Company	Phone	Fax	E-Mail
Brett Hensley	Homeowner				BHensley
Bill Grossman		DHA			BILL.GROSSMAN@COMCAST.NET
Elissa Pressley	Homeowner				elissapressley@gmail.com
Karen Hall	Homeowner				Karensmithhall@hotmail.com
Wade & Laura Meredith	homeowner				la.meredith@na.ko.com
Bill Jordan	"				
J.C. Conway	Homeowner				
John Anderson					owner 3737atheupsstore.c
Jack D. Lee		MBE Area Owner			
Susan Wittenstein	Neighbor				
Kim Champney	neighbor	Northside Hospital			kim.champney@gmail.com
Ellen Augustin	neighbor				
Cindi Williams	Business Owner	Consigning	7-394-5600		
STANLEY TEBENAU	HOMEOWNER		770-390-0810		STANLEYT20@COMCAST.NET
Mike Champney	" "				
Page Os	Community Lead		4/909/9857		gardengr/pgos@aol.com

PRE-SUBMITTAL COMMUNITY MEETING ACKNOWLEDGEMENT SIGN SHEET

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Place/Room: Dunwoody Community Church
2250 Dunwoody Club Dr
Dunwoody, GA 30350

Name	Title	Company	Phone	Fax	E-Mail
Christy Etter			704-483-7335		christy.etter@comcast
BRIAN ISELINE			678-361-0458		brian.iseline.comcast.net
Dave Harris			770-895-1015		bravoatm@gmail.com
John Heneghan	City Council	City of Dunwoody	770-234-0678		John.Heneghan@DunwoodyGa.gov
BEV DEKSTRA			7-394-5640		
Greg C. Warren			678-331-1133		greg_c@bellsouth.net
Amanda Hensley	neighbor				bahensley@bellsouth.net
Judy Wilson	neighbor				judy.wilson@comcast.net
Jenny Eich	business owner	Southern Comfort	770-901-5001	770-396-2123	jenny.eich@johncv
Doug Thompson	City Council				
Julia Andrie			678-395-3870		julia.c.warren@gmail.com
John Andrie			✓		✓
ROB AUGUSTINE	NEIGHBOR		770-394-8333		RSA@RSALAW.COM