

MEMORANDUM

To: Mayor and City Council

From: Steve Foote, AICP

Date: November 14, 2016

Subject: SLUP 16-101: Crim & Associates, c/o Laurel David, Esq., The Galloway Law Group, LLC., on behalf of Petroleum Realty I, LLC, owner of 5419 Chamblee Dunwoody Road, Dunwoody, GA 30338, seeks the following Special Land Use Permits from Chapter 27: a.) Section 27(g)(1) to exceed the maximum allowed parking in the Dunwoody Village Overlay District; b.) Section 27-97(e)(3)(e) to construct a building with a non-90 degree corner; c.) Section 27-97(i)(1) to vary width of public improvements below the required minimum; d.) Section 27-97(e)(3)(c) to increase the 12 foot maximum floor height to 14 feet, for a one-story retail/restaurant building. The tax parcel number is 18 366 05 009.



BACKGROUND

The site, 5419 Chamblee Dunwoody Road, is located in Dunwoody Village on the southeast corner of the intersection of Chamblee Dunwoody Road and Mount Vernon Road. The site is located in the "Neighborhood and Convenience Retail" sub-district of the Dunwoody Village

Overlay (DVO). It is zoned Local Commercial (C-1). The property is surrounded mainly by properties zoned C-1 that contain commercial or retail uses. The Ashworth Manor townhome subdivision is located to the southwest, across Chamblee Dunwoody Road. The lot is approximately 0.518 acres (25,265 square feet) in area, and slopes slightly northeast to southwest towards Chamblee Dunwoody Road, decreasing approximately eight feet in elevation. The site, was formerly home to a Phillips 66 gas station, and more recently was occupied by a hand car wash business. The site is currently vacant

The site, as it exists today, contains a small single-story building, with a metal canopy that covers a large portion of the site, and a small building that contains an automated car wash. Along both frontages are existing grassy areas behind a three to four foot wide sidewalk in the right-of-way. There is a healthy mature Bradford Pear tree on the property along the Chamblee Dunwoody Road frontage. There are retaining walls located along both interior lot lines. Sections of the property lines coincide with the wall. The south property line is shared with DeKalb Tire. The east property line extends to the east side of the retaining wall. The retaining walls are approximately three (3) feet wide (south) and five (5) feet wide (east). The perimeter landscape requirement calls for a minimum 7.5 foot wide landscape strip. Because of the width of the walls additional green space may be required to accommodate required plantings.

The condition of the existing walls also varies from section to section. Portions of the walls show definite signs of failure and are in need of maintenance and repair. Staff has shared these observations with the applicant. The corner of Chamblee Dunwoody Road and Mt. Vernon Road contains numerous utility poles, boxes, and traffic control equipment. Some of these installations will likely require relocation during the construction process.

ANALYSIS

Site Plan Analysis

The applicant proposes to purchase the property, raze the site, and construct an approximately 5,800 square foot building for retail and/or restaurant uses. The building may have one or two tenant spaces. Tenants have not been identified.

The applicant has applied for four Special Land Use Permit (SLUP) requests to allow for the development. At issue are parking, architectural, and public improvement requirements. The SLUP requests are as follows:

- a.) Section 27(g)(1) to exceed the maximum allowed parking in the Dunwoody Village Overlay District;
- b.) Section 27-97(e)(3)(e) to construct a building with a non-90 degree corner;
- c.) Section 27-97(i)(1) to vary public improvements below the required minimum;
- d.) Section 27-97(e)(3)(c) to increase the 12 foot maximum floor height to 14 feet

The project calls for a complete redevelopment of the subject site. The applicant proposes to demolish the existing building; construct a an approximately 5,800 square foot building with parking between the building and the interior lot lines; install bicycle parking; add new green space and landscaping; and install the sidewalk addition, landscape strip, trees and lighting improvements in the right-of-way. Only the landscape strip would be varied below what the regulations require. The site plan meets all underlying zoning regulations, therefore no variances have been requested. The applicant has stated the lot coverage will be 80%, which is the maximum allowed in the C-1 District. The applicant has proposed to follow all zoning regulations other than what is requested in this SLUP application. Because the site is located in the Overlay District, the project will be reviewed by the Design Review



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Advisory Committee (DRAC) prior to the issuance of any permits. The applicant has provided architectural elevations which are substantially compliant with the Overlay regulations, and subject to review and recommendation by DRAC.

The applicant has proposed a landscape plan that meets the City’s requirements for landscaping and tree plantings. The landscape plan features one willow oak tree along Mount Vernon Road and two red sunset maple trees along Chamblee Dunwoody Road. All existing vegetation, including a mature Bradford Pear tree along Chamblee Dunwoody Road, will be removed. The tree plantings along both frontages have been placed so as not to pose any visibility or safety issues for pedestrians crossing the roads and driveways, or vehicles turning into and out of the property. A seven and a half foot wide landscape buffer will be installed between the internal lot lines and the parking lot, per Code.

A traffic control equipment cabinet and utility equipment box and power pole located in the ROW at the intersection are shown on the site plan. The equipment is located entirely in a grassed area in the ROW. Staff has recommended the applicant leave a landscaped area around the equipment, and bring the sidewalk out around the landscaped area so that interference with pedestrian mobility is minimal.

Procedural excerpts from the code, as discussed herein, and a surrounding land analysis, are provided below. The full text of the DVO is attached for reference. Portions of both the Comprehensive Plan, related to the Dunwoody Village Character Area, and its addendum, AND the Dunwoody Village Master Plan are attached for consideration.

Surrounding Land Analysis

Direction	Zoning	Use	Current Land Use
N	C-1	Commercial/Office	Cheek-Spruill House/ Shopping Center
S	C-1	Commercial	Automotive repair
E	C-1	Commercial/Retail	Small-scale shopping center
W	C-1	Commercial/Residential	Fuel Station/Townhomes

Dunwoody 2015-2035 Comprehensive Plan

The Comprehensive Plan serves as the City’s guiding policy document for land use decisions. It divides the city into context-specific “Character Areas.” The subject parcel is located in the “Dunwoody Village Character Area”, which has historically been the center of Dunwoody. The context of the area is further broken down into sub-areas by the Dunwoody Village Master Plan. The Master Plan identifies this parcel in the “Neighborhood and Convenience Retail” sub-area.

Dunwoody Village Master Plan

The Dunwoody Village Master Plan (DVMP) more specifically addresses the desired character of the Neighborhood and Convenience Retail district as primarily existing retail and

commercial uses in one to two story buildings, with limited opportunity for new development that will see tenant upgrades with façade, internal landscape, pedestrian, and site improvements over time. The required architectural design and bulk standards in the DVO were developed specifically to implement the desired vision and development character sought in the Dunwoody Village Character Area. As stated in Section 27-97(a), the primary purpose and intent of the DVO is to implement the policies and objectives of the comprehensive plan and Dunwoody Village Master Plan.

Zoning Ordinance Analysis

Purpose:

DVO, Section 27-97(l)

Modifications and adjustments. The regulations of subsections (e) through (k), may be modified only if reviewed and approved in accordance with the special land use permit procedures of article V, division 3.

A.) Parking

Relevant Code Sections:

Chapter 27, Section 27-97

(g) *Parking and circulation.* The parking and circulation regulations of article IV, division 4, apply within the Dunwoody Village Overlay district except as modified by the following regulations:

- (1) New nonresidential buildings and nonresidential uses and additions to existing nonresidential buildings and nonresidential uses may not provide more than three parking spaces per 1,000 square feet of floor area. This provision does not require that existing "excess" parking spaces be removed.

Modifications requested:

To increase the number of parking spaces allowed on the subject lot from 17 spaces to 27 spaces, in excess of the 3 parking spaces per 1,000 square feet of floor area maximum.

The Dunwoody Village Overlay allows a maximum of 3 parking spaces per 1,000 square feet of floor area for all non-residential uses on all properties in the Overlay area. This equates to a maximum of 17 off-street parking spaces for the proposed 5,800 square foot building. The applicant requests a SLUP to install 27 parking spaces, and has stated 17 spaces is insufficient for the type of fast-casual restaurant tenants the applicant has approached. The applicant has suggested that the building might be occupied by a restaurant, or retail use, or divided into two tenant spaces and occupied by both uses.

The underlying zoning regulations require a minimum of 6.67 spaces per 1,000 square feet of floor area for a restaurant use, and 4 spaces per 1,000 square feet of floor area for a retail use. If all 5,800 square feet of the building was occupied by a restaurant, then 39 spaces would be the minimum amount of parking spaces required. If the entire building was retail use, then 23 spaces would be the minimum amount required, and if it was a mix of retail and restaurant, then the minimum amount of spaces required by the underlying zoning ordinance would be somewhere in between the two numbers. There are currently no striped parking spaces on the site as it exists today.

B.) Building with a non-90 degree corner

Relevant Code Sections:



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Chapter 27, Section 27-97

(e) *Architecture and design.*

(3) *Building massing.*

- e. Primary building walls must be rectilinear and simplified in form. Curved walls or non-90-degree corners are prohibited, except that bay projections may be allowed.

Modifications requested:

To allow the building to have a corner that does not make a 90 degree angle. The section of the building that is at issue is at the northwest corner of the lot, along the frontage where Chamblee Dunwoody Road and Mount Vernon Road intersect. The request is attributed to the fact that the lot forms a non-90 degree angle at that corner. The building would substantially follow the angles of the right-of-way. The façade at the corner would have window features only. The lots at all four corners of that intersection have similar non-90 degree configurations at that corner.

C.) Streetscape and pedestrian amenities

Relevant Code Sections:

Chapter 27, Section 27-97(i)(1)

(i) *Streetscape and pedestrian amenities.*

- (1) A minimum six-foot wide landscape area must be established abutting the back of the curb along abutting streets. This landscape area must adjoin a minimum 12-foot wide sidewalk. Buildings must abut the sidewalk or be located within ten feet of the sidewalk. If buildings are set back from the edge of the required 12-foot sidewalk, the setback area must include features such as outdoor dining and seating areas, plazas and landscaped open spaces that provide a safe, comfortable and active environment for pedestrians.

Modifications requested:

The applicant requests to vary the width of the required 6 foot wide landscape strip along Mt. Vernon Road. The landscape strip would be 4.5 feet wide at its narrowest point. The width of the sidewalk will not be affected, and will be no less than 12 feet wide along both frontages.

At the time the Planning Commission heard the application, there was concern amongst Commission Members regarding the effect that reducing the landscape strip width would have on a proposed street tree(s). The tree that was of concern has been removed from the Landscape Plan because it was deemed by Staff to cause vehicular visibility issues. The landscape tree on the site and landscape plan will not be in the vicinity of the area where the strip will be reduced, and will therefore not be impacted. Therefore, the sidewalk will be maintained at twelve feet and the landscape strip slightly reduced.

D.) Floor-to-floor height

Relevant Code Sections:

Chapter 27, Section 27-97

(e) *Architecture and design.*

(3) *Building massing.*

- c. The apparent exterior floor-to-floor height of each story of a building may not exceed 12 feet. Individual floors must be delineated on the building facade through the use of window placement and horizontal details.

Modifications requested:

To increase the floor-to-floor height of a building by two feet to construct a one-story building with a floor-to-floor height of 14 feet, in excess of the 12 foot floor-to-floor height maximum.

The applicant makes this request to construct a more architecturally pleasing building. The building will not look significantly taller or shorter than adjacent buildings because it will not exist amongst a row of buildings, and is in an area of slightly fluctuating elevations. The subject site is on a corner and sits significantly lower than the lot to the east along Mt. Vernon Road. The lot is also slightly higher in elevation than the lot to the south along Chamblee Dunwoody Road.

REVIEW AND APPROVAL CRITERIA

Chapter 27, Section 27-359 identifies the following criteria to be applied by the department of planning, the planning commission, and the city council in evaluating and deciding any application for a special land use permit. No application for a special land use permit 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 proposed use is consistent with the policies of the comprehensive plan; ***The proposed use is consistent with the policies of the comprehensive plan. The DVMP states the shopping areas that include the subject site will likely remain retail uses with some limited, storefront offices, and that the neighborhood/convenience retail areas should maintain consistency with the architectural character of the area. The applicant has proposed to construct the building to be in full compliance with the architectural requirements of the DVO, other than that for which a SLUP has been requested.***
2. Whether the proposed use complies with the requirements of this zoning ordinance; ***Retail and restaurant uses are allowed in the C-1 zoning district. The site is noncompliant with the DVO only in regards to the design features for which the four SLUP requests are sought. However, the "use" itself is compliant.***
3. Whether the proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district; ***The proposed site provides adequate land area for the proposed use in terms of required open space. The applicant is proposing to have 80% impervious surface area, which is the maximum allowed. The site is proposed to have more parking than the maximum allowed in the Village. Staff is unable to determine what the minimum required parking would be under the underlying zoning code (if the property were not in the village) because the applicant has not stated what the specific use will be, although the applicant has said it will be either retail or restaurant. All other requirements of the underlying zoning code and DVO are met. Adequate room for pedestrian buffer zones and pedestrian circulation is also provided. Additionally, a reduction in parking may result in additional open space.***
4. Whether the proposed use is compatible with adjacent properties and land uses, including consideration of:

- a. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated by the proposed use;
No, the proposed use will not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated.
 - b. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;
No, the proposed use will not create adverse impacts upon any adjoining land use by reason of the hours of operation. The hours of operation are in line with the hours of operation of many of the surrounding uses such as commercial, retail, and restaurant uses.
 - c. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;
No the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.
 - d. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use;
The proposed use will not create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated. The site, at just over a half acre, and the size of building and associated parking requested are not expected to generate amounts of vehicular traffic that would cause adverse impacts on any adjoining land use.

A proposed cross access easement to eventually connect to the property to the south is being proposed by staff. The goal is that eventually the driveway on the subject lot and the drive way on the adjacent lot to the south would be closed off and would share one driveway over the property line.
 - e. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and
The proposed building is of reasonable size, scale, and massing.
 - f. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.
The proposed plan will not have an impact on any historic buildings, sites, districts, or archaeological resources. The area on the site which the applicant proposes to develop is already built out.
5. Whether public services, public facilities and utilities—including motorized and non-motorized transportation facilities—are adequate to serve the proposed use;
Public services, facilities, and utilities are sufficient to serve the proposed use.
 6. Whether adequate means of ingress and egress are proposed, with particular reference to non-motorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access;

Proposed emergency vehicle access is sufficient. Traffic flow and proposed means of ingress and egress, and pedestrian and vehicular safety are sufficient, and will be improved from their existing format. The existing driveway on Chamblee Dunwoody Road is currently full ingress and egress. It will be converted to right-in/right-out only with a raised mountable island. A pedestrian path made of pavers or other materials crossing both driveways to improve pedestrian safety.

7. Whether adequate provision has been made for refuse and service areas; and
Proposed provisions for refuse and services are adequate.
8. Whether the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.
No negative shadow impact will occur on any adjoining lot or building.

SUMMARY

Staff finds the request to install 27 parking spaces is reasonable, given the characteristics of the subject site. The request for an increase from 17 to 27 parking spaces is therefore deemed by staff to be supportable. Staff finds that the three other SLUP requests are also supportable.

RECOMMENDATION

Planning Commission Recommendation

The Planning Commission heard the applicant's SLUP request at their regularly scheduled August meeting on September 13, 2016. After discussion with the applicant and staff, the Planning Commission **recommended approval** of the SLUP application with the following Exhibits and conditions:

EXHIBIT A: Site Plan dated August 5, 2016, and Landscape Plan dated August 11, 2016, completed by SDG Engineering.

1. The subject property shall be developed in general conformity with Exhibit A above, with changes to meet land development and zoning regulations.
2. The maximum number of parking spaces shall be 5.5 spaces per 1,000 square feet of floor area of the building, plus three parking spaces to make up for the spaces that will be eliminated at the time a shared driveway is installed along Chamblee Dunwoody Road.
3. A reciprocal cross-access easement identified in the southwest corner of the lot as indicated in the dashed boxed on the site plan shall be recorded at the time of redevelopment of the abutting lot located at 5397 Chamblee Dunwoody Road. Parking spaces shall be eliminated as necessary to accommodate the shared driveway. The purpose of this easement is to establish a joint access driveway along the common property line.
4. The landscape strip shall stay uniform at six (6) feet along both the Chamblee Dunwoody Road and Mt. Vernon Road frontages

Staff Recommendation

Based upon the findings and conclusions herein, for the four Special Land Use Permits from Chapter 27, Section 27-97, Staff recommends **approval** of the application, subject to



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compliance with all City regulations and with the following exhibits and conditions which differ slightly from the PC recommendation:

EXHIBIT A: Site Plan dated November 3, 2016, completed by SDG Engineering
 EXHIBIT B: Landscape Plan dated October 3, 2016, completed by SDG Engineering
 EXHIBIT C: Elevations dated October 27, 2016

1. The subject property shall be developed in general conformity with Exhibits A, B, and C above, with changes to meet land development and zoning regulations.
2. The maximum number of parking spaces shall be 27 parking spaces.
3. A reciprocal cross-access easement identified in the southwest corner of the lot as indicated in the dashed boxed on the site plan, shall be recorded at the time of redevelopment of the abutting lot located at 5397 Chamblee Dunwoody Road. Parking spaces shall be eliminated as necessary to accommodate the shared driveway. The purpose of this easement is to establish a joint access driveway along the common property line.
4. When the shared driveway addressed in Condition 3, above, is created, a landscape island shall be installed between driveway and remaining row of parking spaces.
5. The landscape island located in the right-of-way at the intersection of Chamblee Dunwoody Road and Mount Vernon Road shall include appropriate plantings, subject to the approval of the City's Arborist, and shall be maintained by the applicant.
6. The property owner is responsible for relocating any and all utility, traffic and other features in the right-of-way to construction required improvements.
7. Appropriate green space shall be provided for planting required landscape areas.
8. It shall be the responsibility of the property owner to ensure that all retaining walls are properly maintained, and repaired as necessary, to avoid any adverse impact on customers or the public.

Attachments

- Site Plan dated November 3, 2016; Landscape Plan dated October 3, 2016
- Pictures taken by staff
- Maps
- Sec. 27-97 DVO excerpt
- Dunwoody Comprehensive Plan excerpt
- Dunwoody Village Master Plan – Land Use and Framework Plan excerpt
- SLUP Application Packet

STATE OF GEORGIA
CITY OF DUNWOODY

ORDINANCE 2016-XX-XX

**AN ORDINANCE TO AMEND THE CITY OF DUNWOODY ZONING
MAP FOR ZONING CONDITIONS OF LOT PARCEL NUMBER 18 366 05 009
IN CONSIDERATION OF SPECIAL LAND USE PERMIT
SLUP 16-101 (5419 Chamblee Dunwoody Road)**

WHEREAS: Notice to the public regarding said modification to conditions of zoning has been duly published in The Dunwoody Crier, the Official News Organ of the City of Dunwoody, Georgia; and

WHEREAS, Applicant Crim & Associates, on behalf of Petroleum Realty I, LLC, seeks Special Land Use Permits pursuant to Chapter 27, to (1) exceed the maximum allowed parking in the Dunwoody Village Overlay District pursuant to Section 27-97(g)(1), (2) to construct a building with a non-90 degree corner pursuant to Section 27-97(e)(3)(e), (3) to vary the width of public improvements below the required minimum pursuant to Section 27-97(i)(1), and (4) to increase the 12-foot maximum floor height to 14 feet for a one-story retail/restaurant building pursuant to Section 27-97(e)(3)(c); and

WHEREAS: The Property is located at the intersection of Chamblee Dunwoody Road and Mount Vernon Road in the "Neighborhood and Convenience Retail" sub-district of the Dunwoody Village Overlay, and is zoned Commercial (C-1); and

WHEREAS: The Dunwoody Village Master Plan defines the "Neighborhood and Convenience Retail" sub-district as primarily retail and commercial uses in one to two story buildings; and

WHEREAS: The Mayor and City Council find that this SLUP request would be consistent with the vision of the Dunwoody Comprehensive Plan and the Dunwoody Village Overlay District and will have a positive impact on the area.

NOW THEREFORE, The Mayor and City Council of the City of Dunwoody hereby ordains and approves Special Land Use Permit 16-101 for this said property as requested. Development shall be in substantial compliance with the following exhibits and conditions, which apply to all four requests:

EXHIBIT A: Site plan dated November 3, 2016, completed by SDG Engineering.
EXHIBIT B: Landscape Plan dated October 3, 2016, completed by SDG Engineering
EXHIBIT C: Elevations dated October 27, 2016

- 1. The subject property shall be developed in general conformity with Exhibits A, B, and C above, with changes to meet land development and zoning regulations.**
- 2. The maximum number of parking spaces shall be 27 parking spaces.**
- 3. A reciprocal cross-access easement identified in the southwest corner of the lot as indicated in the dashed boxes on the site plan, shall be recorded at the time of redevelopment of the abutting lot**

#7.

located at 5397 Chamblee Dunwoody Road. Parking spaces shall be eliminated as necessary to accommodate the shared driveway. The purpose of this easement is to establish a joint access driveway along the common property line.

- 4. When the shared driveway addressed in Condition 3, above, is created, a landscape island shall be installed between driveway and remaining row of parking spaces.**
- 5. The landscape island located in the right-of-way at the intersection of Chamblee Dunwoody Road and Mount Vernon Road shall include appropriate plantings, subject to the approval of the City’s Arborist, and shall be maintained by the applicant.**
- 6. The property owner is responsible for relocating any and all utility, traffic and other features in the right-of-way to construction required improvements.**
- 7. Appropriate green space shall be provided for planting required landscape areas.**
- 8. It shall be the responsibility of the property owner to ensure that all retaining walls are properly maintained, and repaired as necessary, to avoid any adverse impact on customers or the public.**

Approved by:

Denis L. Shortal, Mayor

Attest:

Approved as to Form and Content

Sharon Lowery, City Clerk

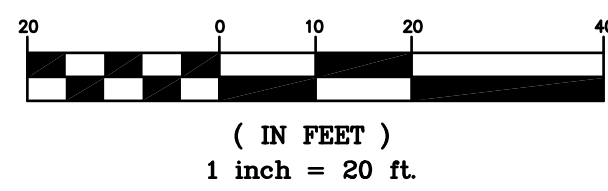
City Attorney

SEAL

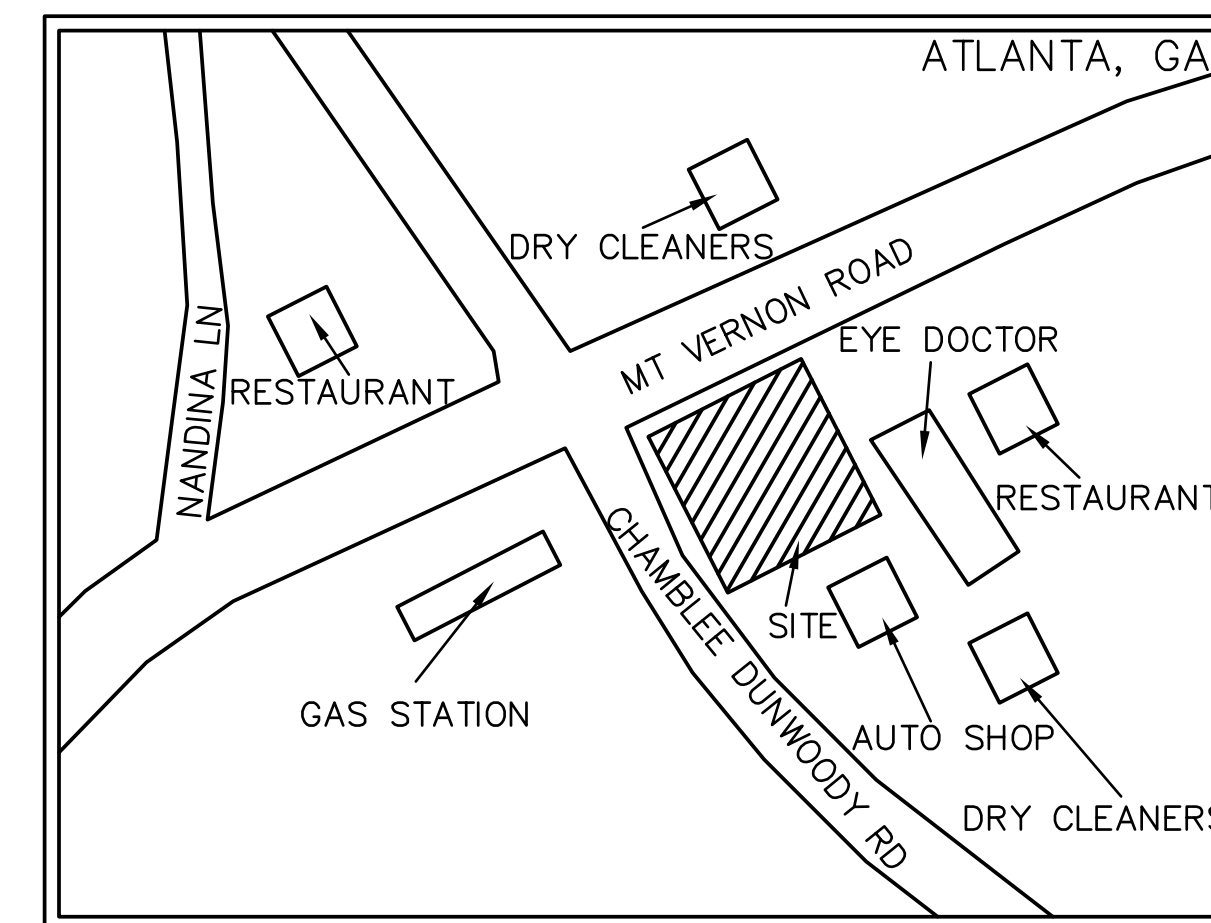
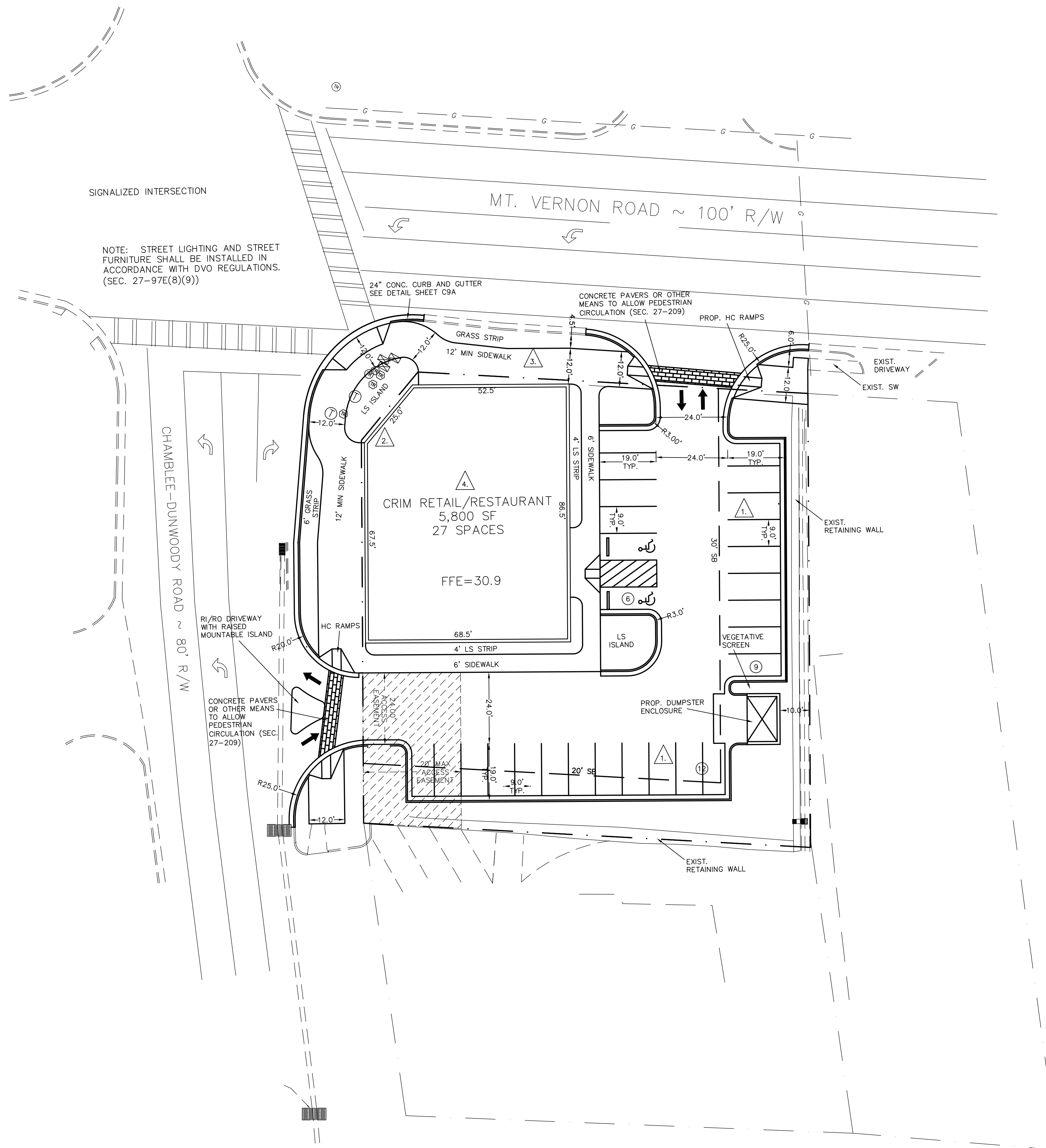
EXHIBIT A

EXISTING	DESCRIPTION	PROPOSED
	TRAFFIC SIGNAL	
	DROP INLET	
	CATCH BASIN	
	STORM SEWER LINE	
	STORM SEWER MH	
	HANDICAPPED SPACE	
	TRAFFIC DIRECTION	
	EDGE OF PAVEMENT	
	CONCRETE CURB AND GUTTER	
	CONCRETE HEADER CURB	

GRAPHIC SCALE



-159-



VICINITY MAP
NOT TO SCALE

SITE SUMMARY
 USE: RETAIL
 SITE AREA: 0.518 ACRES
 BUILDING AREA: 5,800 SF
 PARKING ALLOWED: 14 SPACES (3 SP/1,000 SF)
 PARKING PROPOSED: 27 SPACES

PARKING TO BE A MAXIMUM OF 10/1,000 SF FOR RESTAURANT TO INCLUDE ALL OUTDOOR DINING, AND 5/1000 FOR RETAIL USES. IN NO EVENT SHALL THE TOTAL NUMBER OF SPACES ON THE SITE EXCEED 35 SPACES.

BUILDING SIZE MAY VARY DEPENDING UPON FINAL TENANT MIX (NOT TO EXCEED 5,800 SF).

SLIP REQUESTS

1. ALLOW PARKING TO EXCEED MAX ALLOWED (SEC.27-97g(1)).
2. ALLOW NON-90° BUILDING WALLS (SEC.27-97E(3)e).
3. ALLOW VARIED WIDTH LANDSCAPE STRIP ALONG MT. VERNON TO BE LESS THAN 6' AT ANY POINT ALONG ITS LENGTH. ALLOW VARIED WIDTH SIDEWALK AT INTERSECTION TO BE LESS THAN 12'. (SEC.27-97(i)(1)).
4. ALLOW BLDG. EXTERNAL FLOOR-TO-FLOOR HEIGHT TO EXCEED 12' (SEC. 27-97(e)(3)(c)).

REVISIONS
11-03-16

SDG ENGINEERING
 P.O. BOX 680963
 MARIETTA, GEORGIA 30068-0017
 678-560-4161

GSWCC LEVEL II CERTIFICATION
 NO. 03427

CRIM & ASSOCIATES
 210 SANDY SPRINGS PL.
 ATLANTA, GA 30328
 404-256-2960

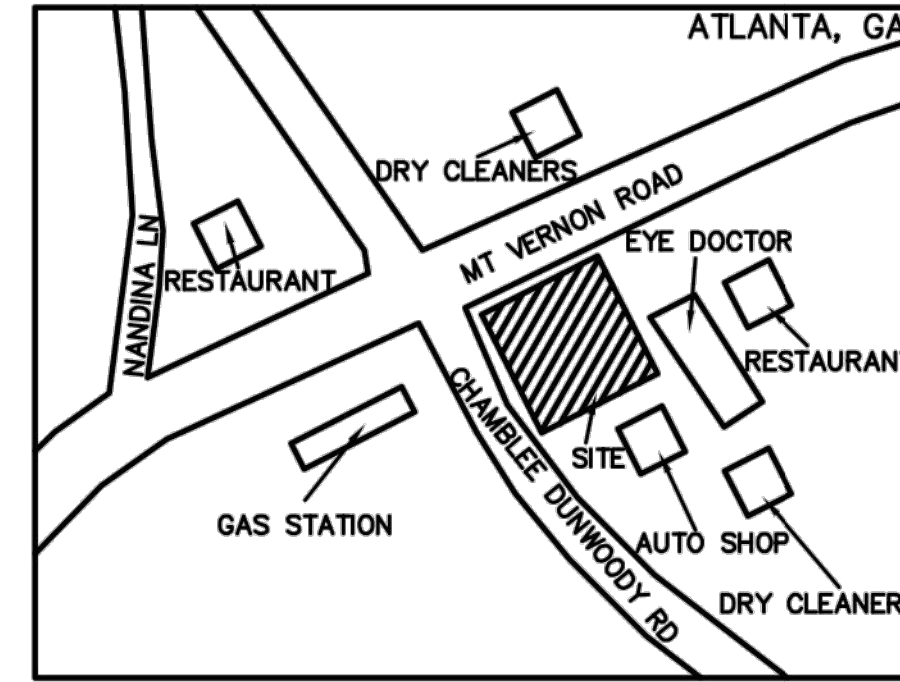
PROJECT TITLE
 CRIM RETAIL/RESTAURANT
 CHAMBLEE-DUNWOODY ROAD
 LAND LOT 366, 18TH DISTRICT
 DEKALB COUNTY, GA

DATE	08-05-16
PROJECT NO.	
DRAWN BY	JDR
SCALE	1"=20'
DRAWING TITLE	

SITE PLAN #7

EXISTING	DESCRIPTION	PROPOSED
	TRAFFIC SIGNAL	
	DROP INLET	
	CATCH BASIN	
	STORM SEWER LINE	
	STORM SEWER MH	
	HANDICAPPED SPACE	
	TRAFFIC DIRECTION	
	EDGE OF PAVEMENT	
	CONCRETE CURB AND GUTTER	
	CONCRETE HEADER CURB	

EXHIBIT B



John Geiger, ASLA
Landscape Architect

I-Site Design Studio™/Land. Architects
2770 Ponderosa Ct./Suite 100
Decatur, GA/30033
404/329-9933 (Office/Fax)

Notes

- SEE CIVIL and ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- OWNER SHALL PROVIDE and BE RESPONSIBLE FOR SOIL TESTING and PROPER PLANT MATERIAL MAINTENANCE, AS NEEDED.
- TREES and SHRUBS SHALL BE TRIMMED AS NECESSARY SO VISIBILITY IS NOT HINDERED. PLANT LOCATIONS SHALL ALSO BE ADJUSTED AS NECESSARY TO AVOID INTERFERENCE WITH SITE UTILITIES, LIGHTS, SIGNS, ETC. SO VISIBILITY IS NOT HINDERED; FIELD VERIFY.
- THERE ARE NOT ANY EXISTING TREES OR SHRUBS TO REMAIN ON THIS SITE.

Specimen Tree Note

- THERE ARE NOT ANY EXISTING SPECIMEN TREES ON THIS SITE;

Tree Replacement Density Factor Calculations

SITE = 0.5183 AC.
TDF = 0.5183 AC. x 20 UNITS/AC. = 10.37 UNITS REQUIRED
RTF = 0.00 UNITS
RDD = TDF - RTF
= 10.37 - 0.00
= 10.37 TOTAL UNITS REQUIRED and 10.5 UNITS ARE PROVIDED

Dunwoody Village Overlay Requirements

Street trees (2-1/2" cal. min. and 8' in height min.), are provided in the required landscape area between the travel lanes and the sidewalk.

Interior Parking Lot Landscaping Requirements

- One (1) canopy tree (3" cal. min.) per landscape island (200 SF min. each) abutting row of parking is required and provided.
- Four (4) shrubs (1 gal. min. growing to less than 3' in height) are required and provided per required canopy tree.

Exterior Parking Lot Landscaping Requirements

- Thirty (30) shrubs (1 gal. min. growing to 3' in height min.) per 100' of parking lot (or vehicular use area) frontage are required and provided.

Transition Yard Landscaping Requirements

- Minimum yard width = 7.5' (TY1) landscape strip;
- Four (4) understory trees (and no shrubs) are required and provided per property line.

Landscaping Note

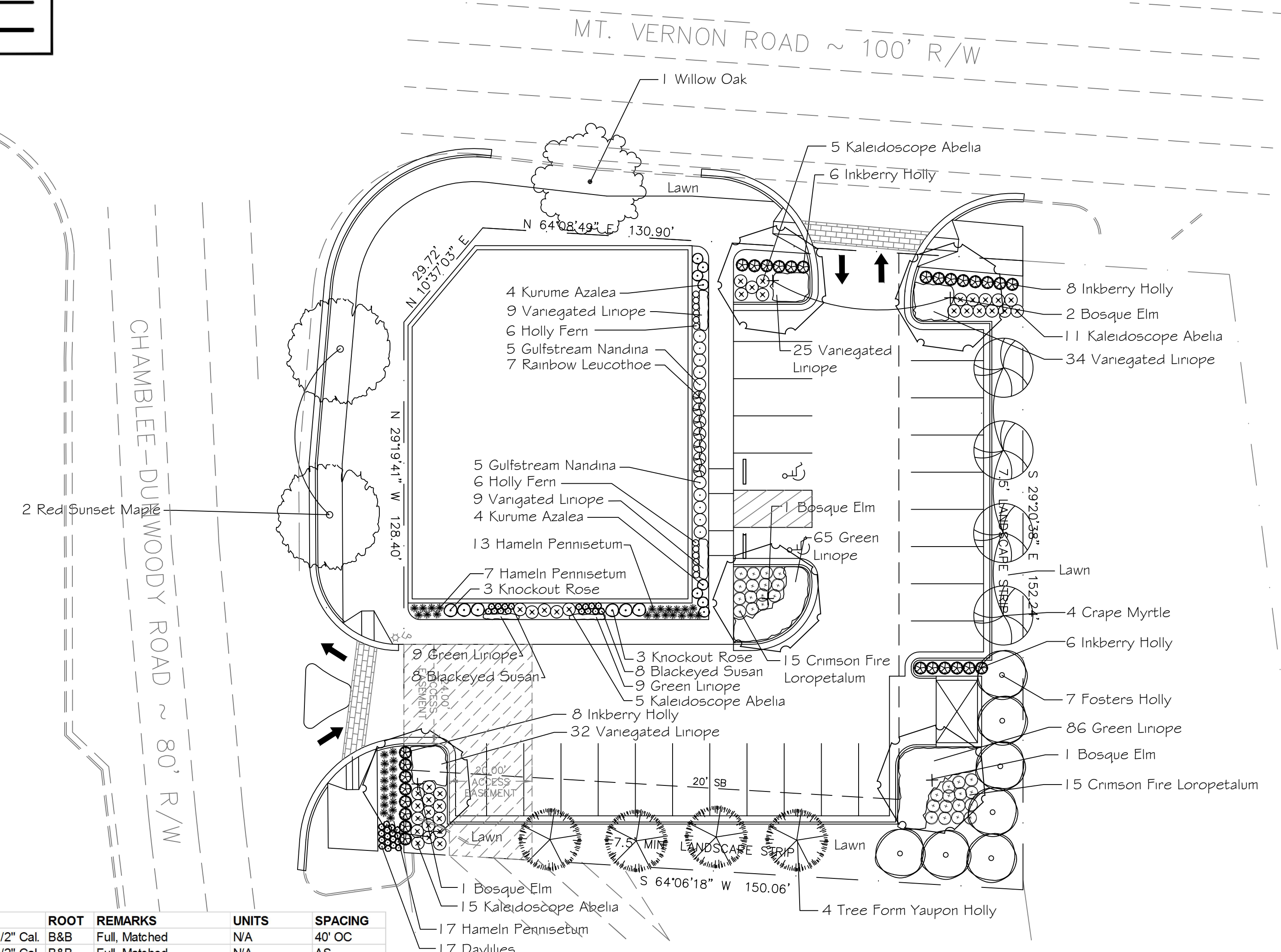
ALL LANDSCAPING SHALL FOLLOW CITY OF DUNWOODY PLANTING AND MAINTENANCE REQUIREMENTS.

Irrigation System Note

CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM PER CITY OF DUNWOODY REQUIREMENTS. SYSTEM LAYOUT and COMPONENTS SHALL BE APPROVED PRIOR TO INSTALLATION.

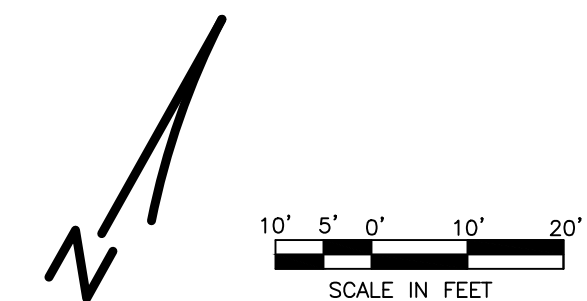
Grassing Note

ALL LAWN AREAS SHALL BE SODDED. VERIFY TYPE AND QUANTITY PRIOR TO INSTALLATION.



PLANT LIST

PLANT NAME	QTY.	SIZE	ROOT	REMARKS	UNITS	SPACING
Red Maple / Acer rubrum 'Red Sunset'	2	3" - 3-1/2" Cal	B&B	Full, Matched	NA	40' OC
Willow Oak / Quercus phellos	1	3" - 3-1/2" Cal	B&B	Full, Matched	NA	AS
Bosque Elm / Ulmus parvifolia 'Bosque'	5	3" - 3-1/2" Cal	B&B	Full, Matched	x 0.6 = 3.0	AS
Fosters Holly / Ilex x attenuata 'Fosteri'	7	8' - 10' Ht.	B&B	Full, Matched, FTG	x 0.5 = 3.5	10' OC
Tree Yaupon / Ilex vomitoria	4	12' - 14' Ht.	B&B	Full, Matched, 3 Stem	x 0.5 = 2.0	20' OC
Crape Myrtle / Lagerstroemia x 'Sioux'	4	12' - 14' Ht.	B&B	Full, Matched, 3 Stem	x 0.5 = 2.0	20' OC
TOTAL = 10.5						
Kaleid. Abelia / Abelia grand. 'Kaleidoscope'	36	1 Gal.	Cont.	Full		3' OC
Kurume Azalea / Azalea kurume 'Hinodegiri'	8	1 Gal.	Cont.	Full		3' OC
Inkberry Holly / Ilex glabra 'Densa'	28	1 Gal.	Cont.	Full		3' OC
Rainbow Leucothoe / Leucothoe font. 'Rainbow'	7	1 Gal.	Cont.	Full		3' OC
Knockout Rose / Rosa 'Knockout'	6	1 Gal.	Cont.	Full		3' OC
Loropetalum / Loropetalum chin. 'Crimson Fire'	30	1 Gal.	Cont.	Full		3' OC
Hamelin Penn. / Pennisetum Aaop. 'Hamelin'	37	1 Gal.	Cont.	Full		2' OC
Nandina / Nandina dom. 'Gulf Stream'	10	1 Gal.	Cont.	Full		3' OC
Green Liripe / Liriope muscari 'Big Blue'	169	1 Gal.	Cont.	Full		1-1/2' OC
Variegated Liriope / Liriope muscari 'Variegata'	109	1 Gal.	Cont.	Full		1-1/2' OC
Black Eyed Susan / Rudbeckia 'Goldstrum'	16	1 Gal.	Cont.	Full		1-1/2' OC
Daylily / Hemerocallis 'Stella d'Oro'	17	1 Gal.	Cont.	Full		1-1/2' OC
Holly Fern / Cyrtomium falcatum	12	1 Gal.	Cont.	Full		1-1/2' OC



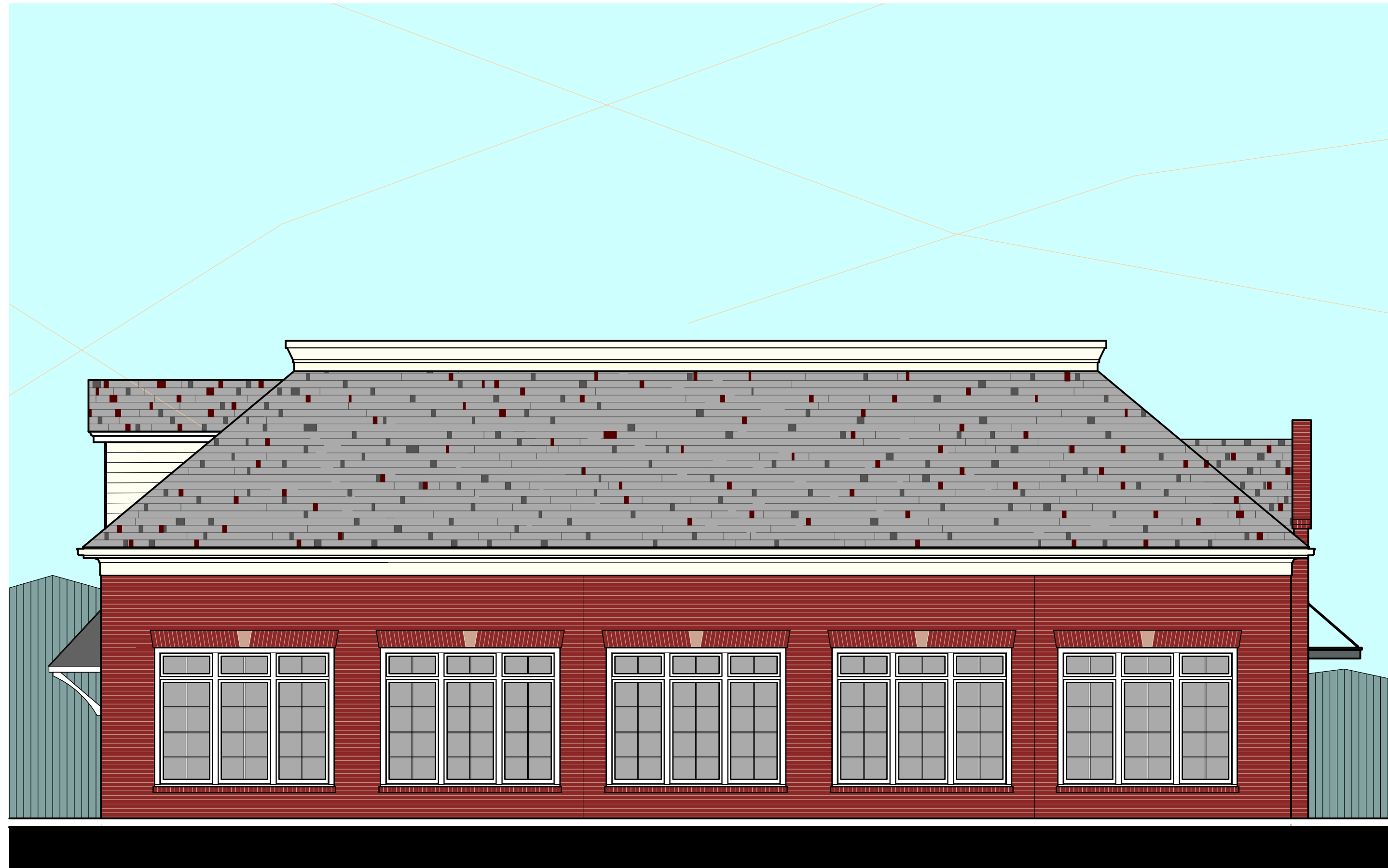
SDG ENGINEERING
P.O. BOX 680963
MARIETTA, GEORGIA 30068-0017
678-560-4161

CLIENT NAME
CRIM & ASSOCIATES
210 SANDY SPRINGS PLACE
ATLANTA, GA 30328
404-256-2960

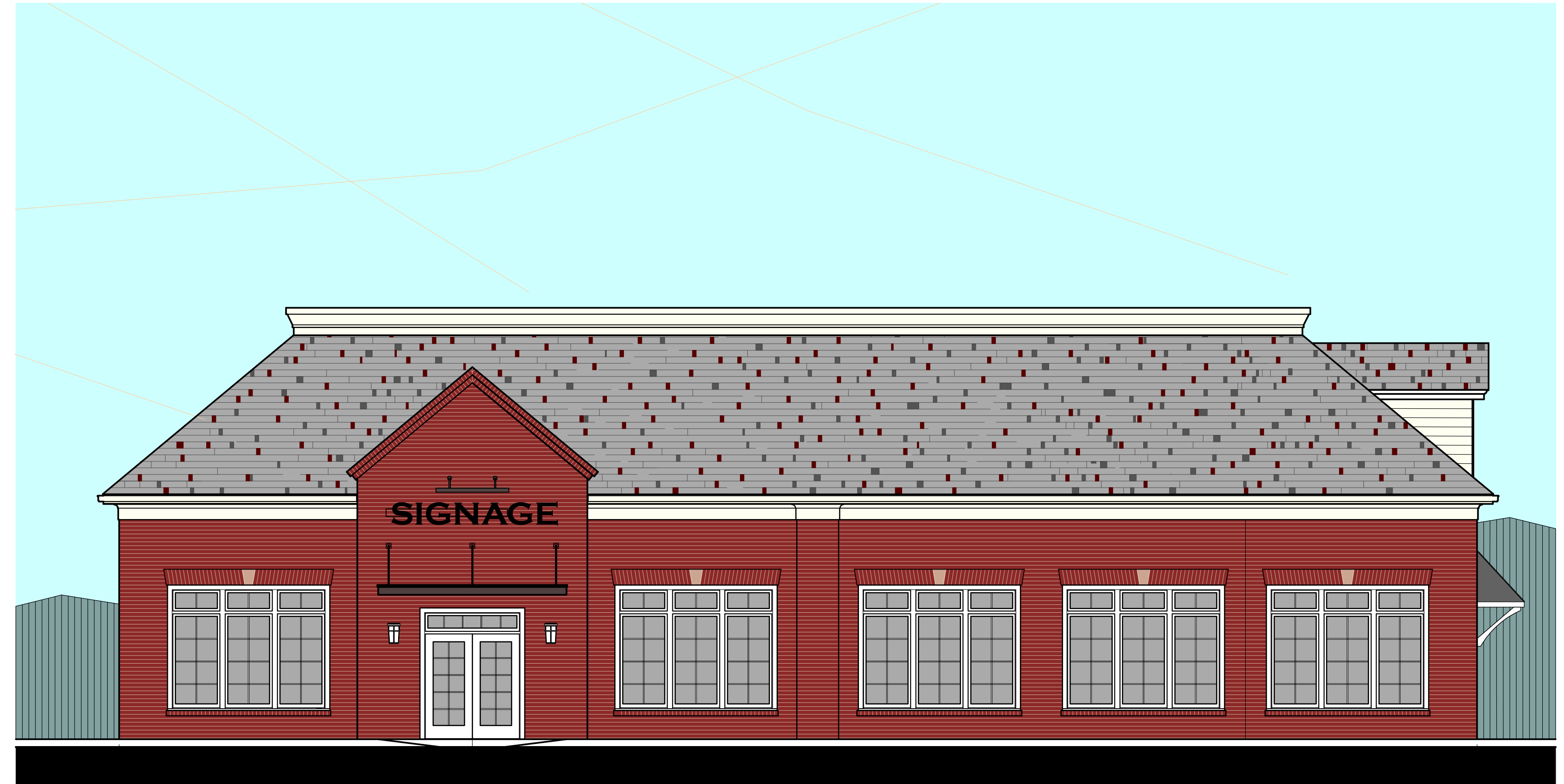
PROJECT TITLE
CRIM RETAIL/RESTAURANT
5419 CHAMBLEE DUNWOODY RD
ATLANTA, GEORGIA

DATE 10-3-16
PROJECT NO.
DRAWN BY
SCALE 1" = 20'
DRAWING TITLE

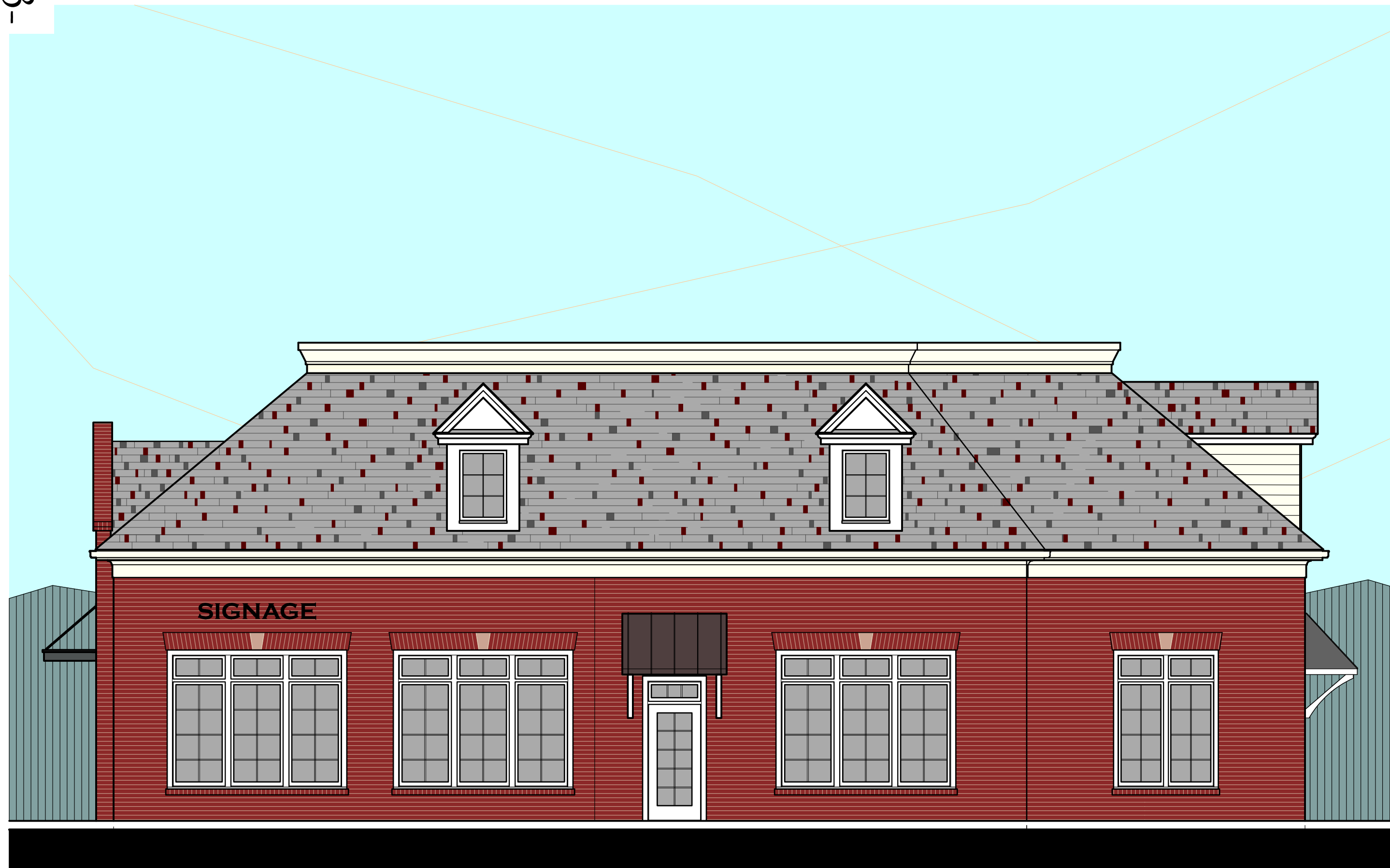
LANDSCAPE PLAN



PROPOSED SOUTH PARKING ELEVATION- 5419 CHAMBLEE-DUNWOODY ROAD.
 3/16"=1'- 0" FOR CRIM & ASSOCIATES 10/27/16



PROPOSED EAST PARKING ELEVATION- 5419 CHAMBLEE-DUNWOODY ROAD.
 3/16"=1'- 0"



PROPOSED NORTH (MT. VERNON RD.) ELEVATION- 5419 CHAMBLEE-DUNWOODY ROAD.
 3/16"=1'- 0"



PROPOSED WEST (CHAMBLEE-DUNWOODY RD.) ELEVATION- 5419 CHAMBLEE-DUNWOODY ROAD.
 3/16"=1'- 0"

5419 Chamblee Dunwoody Road – Staff Pictures



#7.

5419 Chamblee Dunwoody Road – Staff Pictures



5419 Chamblee Dunwoody Road – Staff Pictures








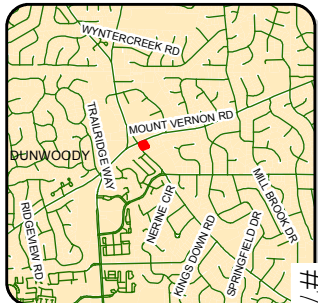
Dunwoody*
 *Smart people - Smart city
 Community Development
 41 Perimeter Center East | Dunwoody, Georgia
 Suite 250 | 30346-1902
 678-382-6800 ~ www.dunwoodyga.gov

5419 Chamblee Dunwoody Road
SLUP 16-101
Location Map
 September 2016

Legend

-  Parcel
-  Street Centerline

 **Scale:**
 1 in = 499 ft



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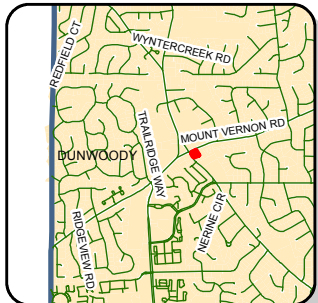
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5419 Chamblee Dunwoody Road
SLUP 16-101
Aerial Map
September 2016

Legend

□ Parcel
 — Street Centerline

















 **Scale:**
 1 in = 124 ft




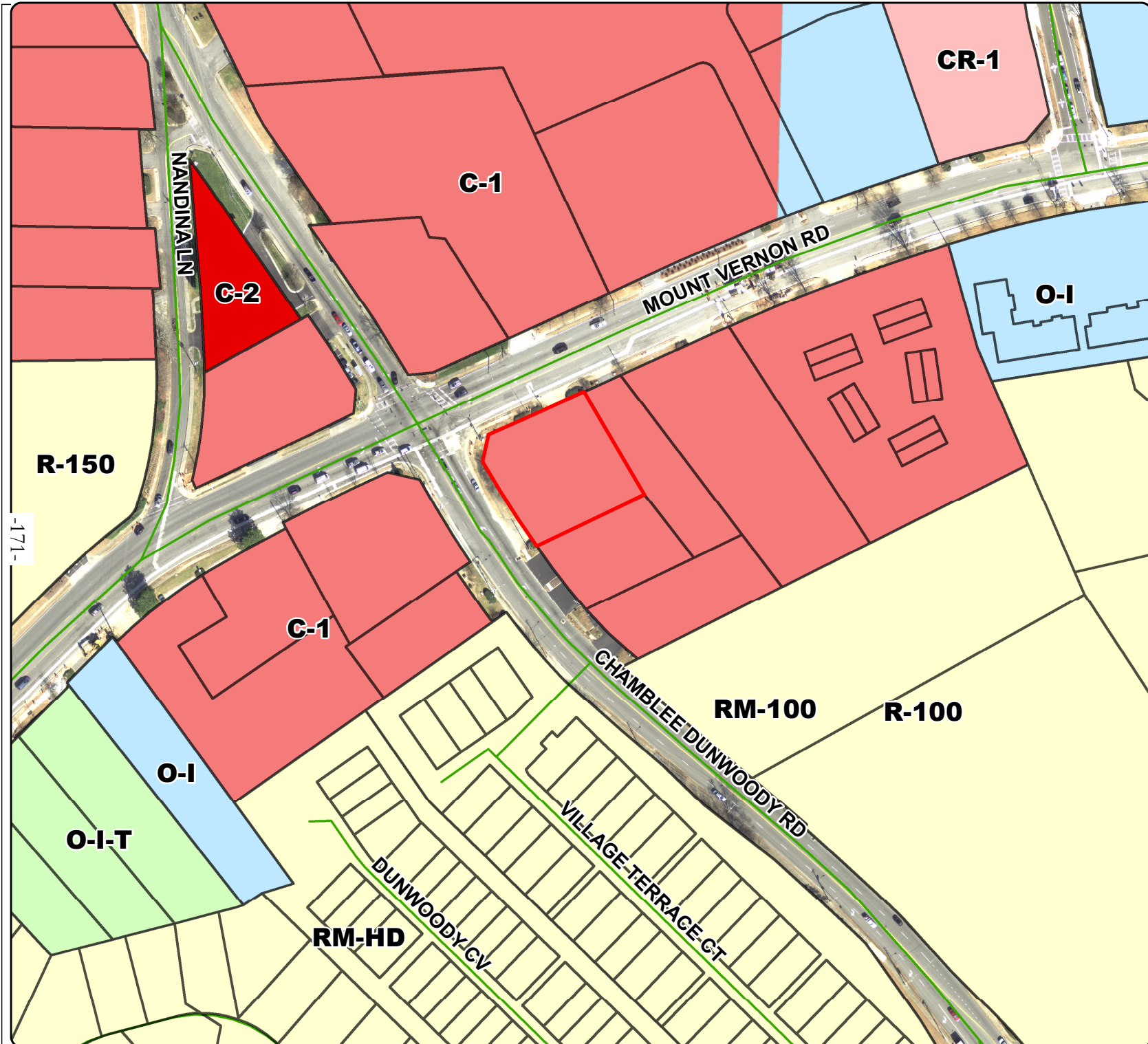
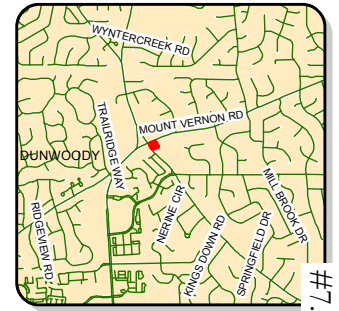
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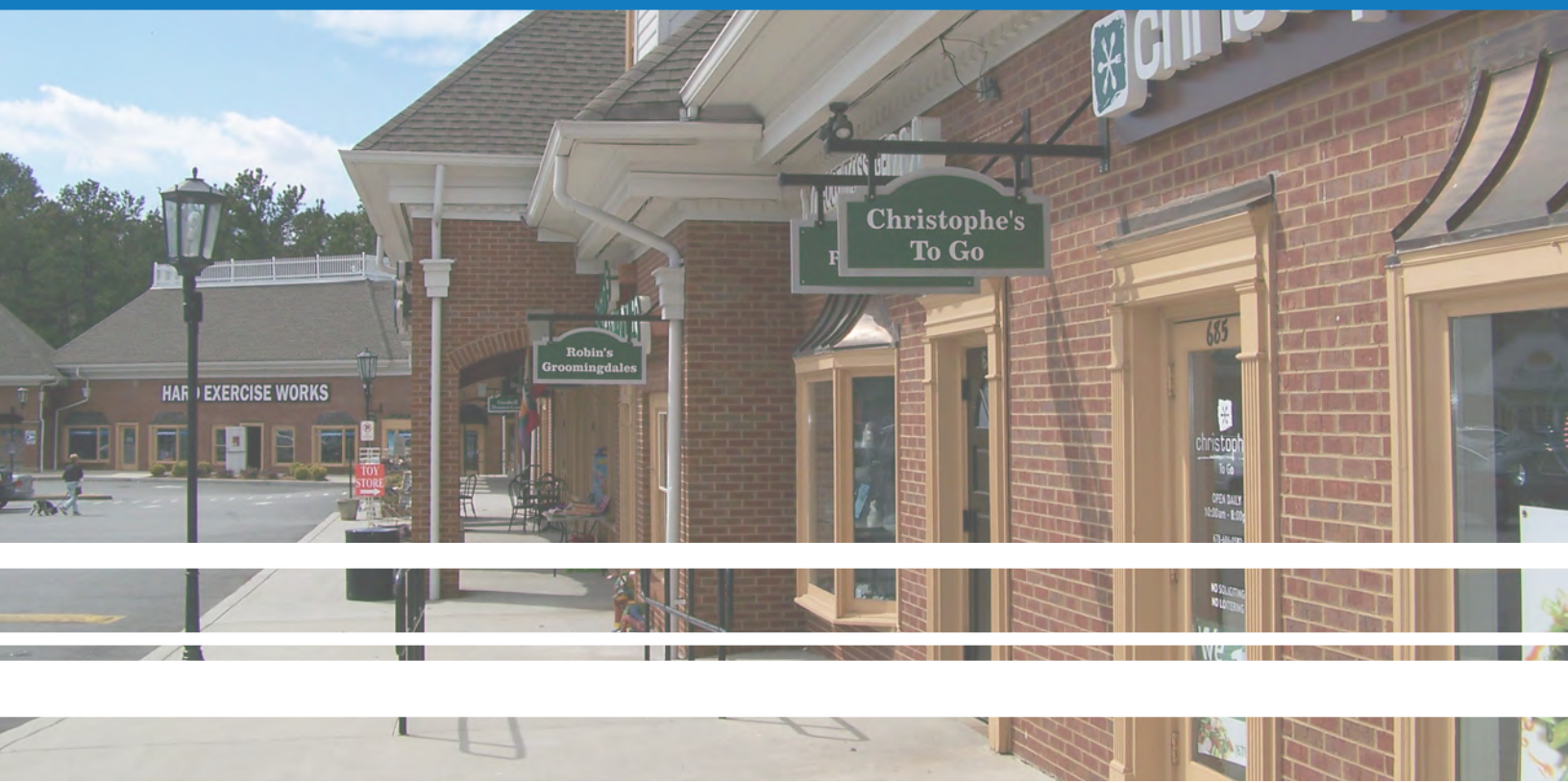
5419 Chamblee Dunwoody Road
SLUP 16-101
Zoning Map
 September 2016

Legend

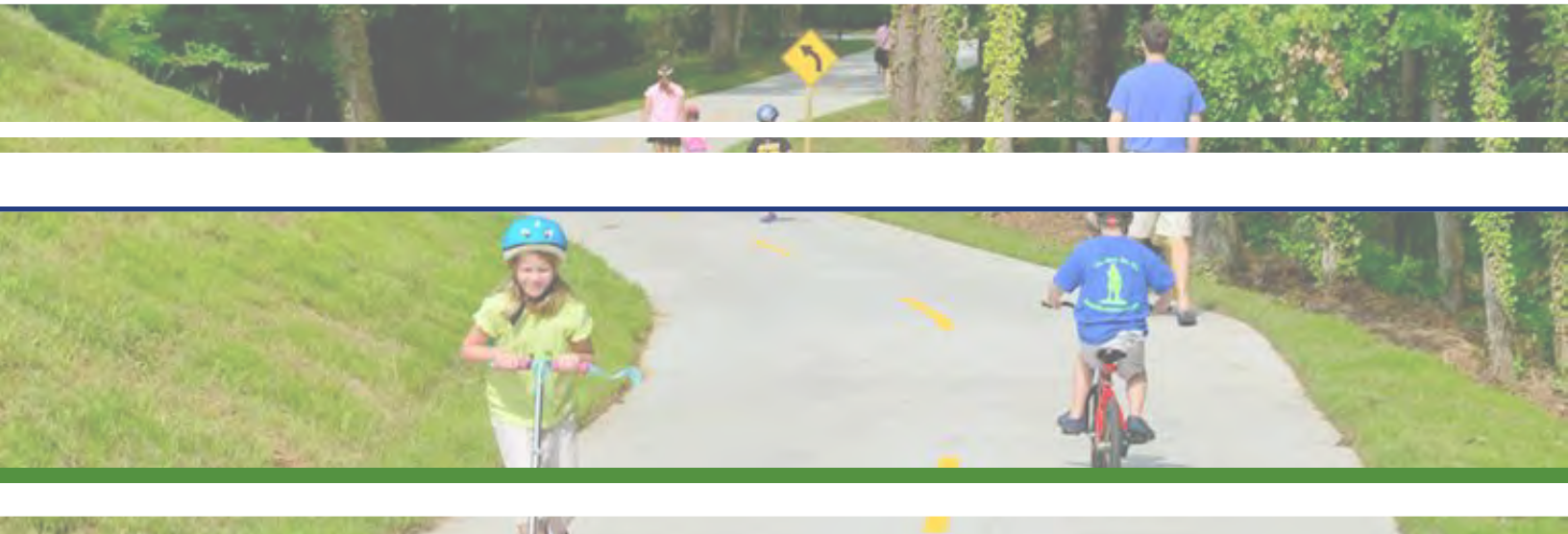
-  Parcel
-  Street Centerline
- Zoning District**
-  Local Commercial (C-1)
-  Local Commercial (C-1c)
-  General Commercial (C-2)
-  Commercial-Residential Mixed-Use (CR-1)
-  Industrial (M)
-  Neighborhood Shopping (NS)
-  Office-Distribution (O-D)
-  Office-Institution (O-I)
-  Office-Institution-Transitional (O-I-T)
-  Office-Institution (O-Ic)
-  Office-Commercial Residential (OCR)
-  Office-Commercial Residential (OCRc)
-  Planned Development (PD)
-  Residential (R)

Scale:
 1 in = 166 ft



CITY OF DUNWOODY 2015-2035 COMPREHENSIVE PLAN



DUNWOODY VILLAGE

Vision/Intent

Dunwoody Village has historically been the “heart” of Dunwoody. A master planning process established a detailed vision for this center of the community, focused on pedestrian and bicycle amenities, functional public open space, a multi-modal transportation environment, architectural controls, connectivity and place making. A sense of history will add to the charm and sense of place. This area envisions a “village green” with civic activities and amenities, and redevelopment will draw community members to shopping, dining and entertainment. Furthermore, redevelopment should have a residential component for day and evening activity to foster community. The design should embody the unique character of Dunwoody.

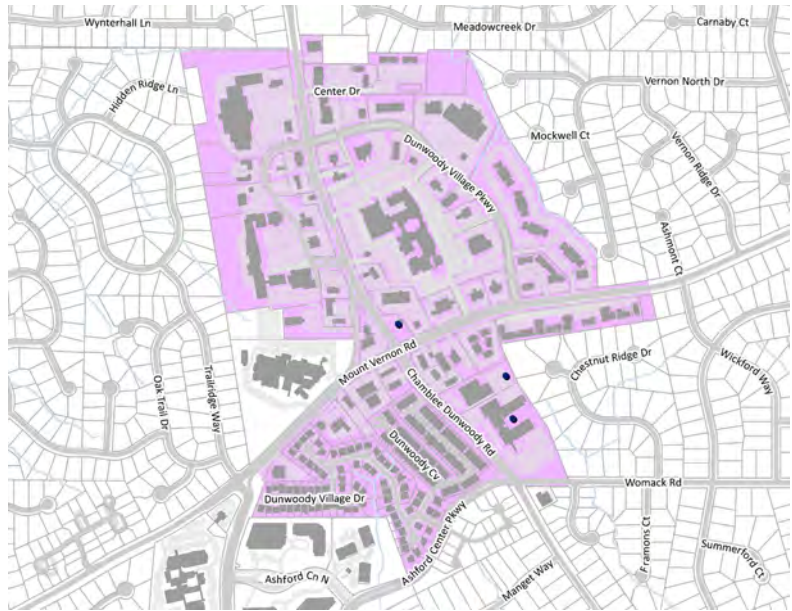


FIGURE 6: Dunwoody Village Character Area Map

Future Development

Form: Master planned design, high quality building materials, civic amenities, integrated open space and appropriate transitions from greater to less intense uses. The periphery of the character area will include a large transitional area to adequately protect single-family residential and other residential homes in the area.

Use (see Future Land Use Map): Mixed-Use (containing a mix of office, retail and residential, including both either vertical or horizontal mixed-use through the district), townhomes, other owner-occupied housing, live-work units, civic institutional, community retail (not greater than 50,000 square feet per tenant space), local and unique business, boutique retail, public assembly and entertainment.



▲ Food Market in Dunwoody Village



▲ Local Shops

Action Items

- Create an active community center with public places to gather, following a master planning process that potentially supports a redevelopment investment program.
- Establish way-finding or landmark features that unify the Village and can be used across the City, if a way-finding or gateway plan does not already exist for the greater City as a whole.
- Regularly review the Dunwoody Village Overlay to ensure enforcement meets intent of Overlay and Character Area vision.
- Creatively address the parking and congestion that new local activity may generate.
- Identify solutions for structural parking.
- Establish bicycle network for new connectivity throughout the City so that “all roads lead to the Village.”
- Establish infrastructure thresholds that new development must meet.
- Complete site location evaluation and financing plan locating City Hall, Police and other civic functions, including options for joint public-private partnership. Note that the Georgetown area is also being considered as a possible location of City Hall.
- Create venues for cultural events like music and create programs for public uses of City Hall and library.
- For detailed circulation and open space recommendations concerning the Dunwoody Village character area, see the Dunwoody Village Master Plan.
- Pursue the creation of a central green space and alternatives for acquiring that space.

REDEVELOPMENT WITH OPEN SPACE

Several regional examples of redevelopment with open space were referenced during Community Meeting discussions about Dunwoody Village. The City of Smyrna allows higher buildings adjacent to the plaza at the Market Village. The City of Dunwoody envisions similar development and rules whereby densities may increase, contingent upon the provision of amenities (open space, plazas, etc.) or development features.



FIGURE 7: Dunwoody Village Master Plan

2.5 FUTURE LAND USE

The Future Land Use Map like the Character Areas map is a **visual representation of the City’s future development policy**. Interpretation of the map is provided in the supporting text to be considered along with the City’s zoning, the Character Areas Map, and other local policies when decision-makers consider land development questions or requests.

FIGURE 16: Future Land Uses Table

	LAND USE	DESCRIPTION	ZONING CATEGORIES
	Single Dwelling Residential	The predominant use of land is for single-family dwelling units, including detached, semi-attached or duplexes.	R- districts (R-150, R-100, R-85, R-75, R-60, R-50, RA, RA-5, RA-8, R-CD, R-CH)
	Multi-dwelling Residential - Apartments	The predominant use of land is for multi-family dwelling units, typically 12 units per acre or more.	RM- districts (RM-150, RM-100, RM-85, RM-75, RM-HD)
	Multi-dwelling Residential - Other	The predominant use of land is for multi-dwelling units, 3 or more units attached, including townhouses and condominiums.	RM- districts (RM-150, RM-100, RM-85, RM-75, and RM-HD)
	Commercial	Land dedicated to non-industrial business uses, including retail sales, office, service, and entertainment facilities. Accessory commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.	O-I, O-I-T, C-1, C-2, NS, O-D
	Public/ Institutional	Government uses at all levels, and institutional land uses. Government uses include City Hall, police and fire stations, libraries, post offices, schools, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Does not include facilities that are publicly owned, but would be classified more accurately in another land use category. For example, publicly owned parks and/or recreational facilities are classified under park/recreation/conservation category; and general office buildings containing government offices (such as the current Dunwoody City Hall) are included in the commercial category.	Any zoning district.

	LAND USE	DESCRIPTION	ZONING CATEGORIES
	Transportation/ Communication/ Utilities	Major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.	Any zoning district, subject to applicable zoning restrictions.
	Parks/ Recreation/ Conservation - Public	Land dedicated to active or passive recreational uses held in public ownership or land trust. These areas may include playgrounds, public parks, nature preserves, community centers or similar uses.	Any zoning district.
	Parks/ Recreation/ Conservation - Private	Land dedicated to active or passive recreational uses in private ownership. These areas may include subdivision recreation areas, golf courses, swim and tennis centers, or similar uses.	Any zoning district.
	Mixed Use	A mixture of uses on the same parcel, vertical (same building) or horizontal (different buildings). Typically this is made up of a combination of commercial and residential uses, but could include a mix of other uses as well.	OCR, PD, CR-1
	Perimeter Center	Livable regional center with office, retail, mixed-use, and multi-use residential buildings.	Draft PC-1, PC-2, PC-3 and PC-4 Districts

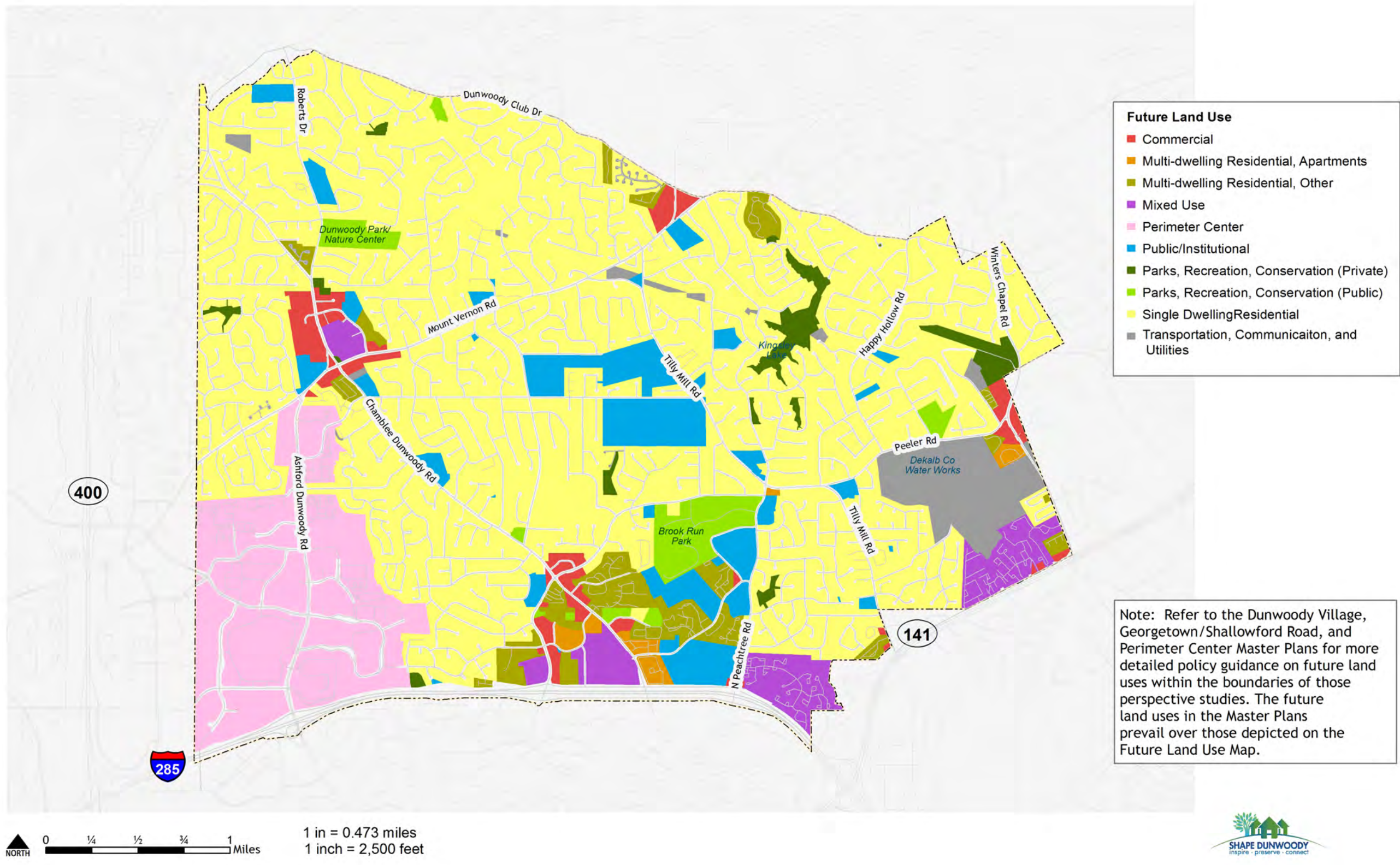


FIGURE 17: Future Land Use Map



LAND USE FRAMEWORK PLAN

The Land Use Framework Plan is intended to guide future redevelopment and community improvements within the Master Plan area over the next 10-20 years. The Dunwoody Village encompasses over 150 acres of property. Based upon current real estate market conditions and the significant amount of existing retail and office space within the Dunwoody Village, it is unlikely that large portions of the Village could experience redevelopment in the short-term (next 3-5 years).

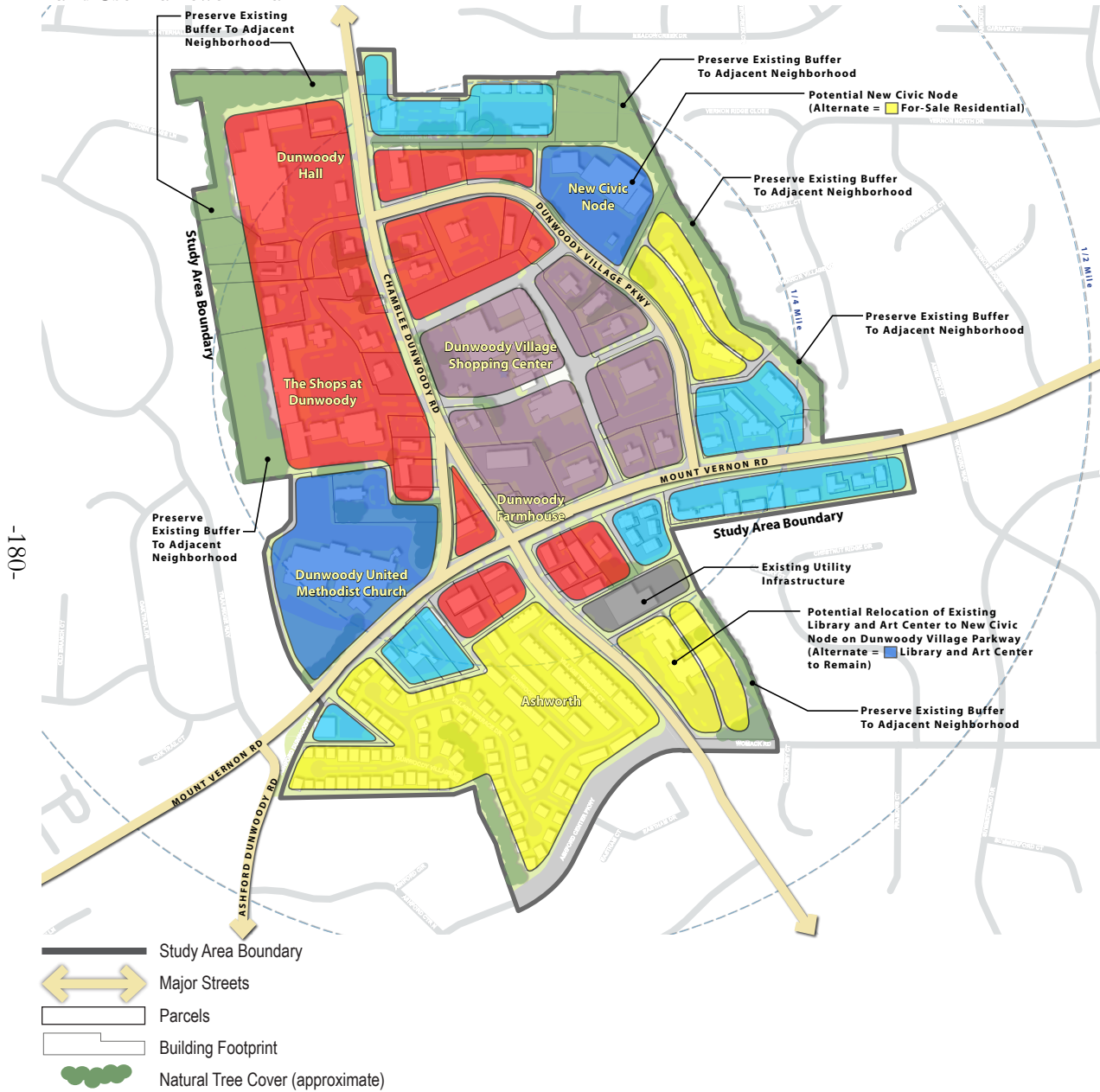
Additionally, a number of properties have multiple owners (office condominiums), are stable institutions or are higher performing retail properties and are unlikely to change in the short- to mid-term. These properties include the Ashworth neighborhood, Dunwoody United Methodist Church, The Shops at Dunwoody, Dunwoody Hall, and a series of office condos on the north side of the study area and along Mount Vernon Road. While some of these properties may need some upkeep and improvement, other areas within the Village exhibit lower levels of activity, rents, and occupancies. These areas are outlined in previous sections of this report related to Activity and Redevelopment Potential.

The land use framework plan seeks to create a 20-year vision for community improvement and redevelopment in areas that are most likely or most susceptible to change. Consistent with the community consensus points the Land Use Framework Plan seeks to:

- Create a more vibrant Village Center including a focal point community green space
- Encourage more compact development forms that promote walkability, but are appropriately sized and scaled to maintain and enhance the area's unique character and identity
- Maintain and enhance convenience retail centers that provide daily goods and services for nearby residents
- "Prune" lower performing retail and office sites over time to improve the area's market fundamentals and visual appeal of the Village
- Allow for modest residential development to enhance walkability and enliven the Village, but in doing so, encourage high-quality, owner-occupied units targeted at empty nesters and active adults

The following sections outline key strategies and recommendations for various districts within the Dunwoody Village Land Use Framework Plan.

Land Use Framework Plan



DUNWOODY VILLAGE DISTRICTS

- NEIGHBORHOOD & CONVENIENCE RETAIL:**
 - Primarily existing retail/commercial
 - Limited professional office
 - Limited opportunity for new development
 - Facade / tenant upgrades over time
 - Internal landscape / pedestrian / site improvements over time (private)
 - Generally 1-2 story development
- SMALL-SCALE OFFICE:**
 - Existing office space
 - Limited opportunity for new development
 - Facade / tenant upgrades over time
 - Internal landscape / pedestrian / site improvements over time (private)
 - Primarily 1-2 story development (third level of occupied space in some existing buildings)
- CIVIC / INSTITUTIONAL:**
 - Existing civic / institutional uses (Dunwoody United Methodist Church)
 - Opportunity for new Civic Node
 - New "town green / plaza" (0.5-1.0 acres)
 - Potential new Municipal Complex
 - Potential relocation of existing Library & Arts Center (from Chamblee Dunwoody Road)
 - Potential new civic uses
 - 1-3 story development
 - Potential supporting retail / office (small-scale 1-2 stories)
 - NOTE: See separate detailed site concept
- FOR-SALE RESIDENTIAL:**
 - Existing townhomes and small-lot single-family (Ashworth)
 - Opportunity for new development (Chamblee Dunwoody Road site & Dunwoody Village Parkway site)
 - 10 to 12 units per acre
 - 2 to 3 stories with private garages
 - Age-targeted (empty nesters)
 - Large units (greater than 2,000 sq. ft.)
 - For-sale product
 - Preserve existing buffers
 - High-quality design / materials
- VILLAGE CENTER MIXED-USE:**
 - Existing Village commercial
 - Preservation of Cheek-Spruill Farmhouse
 - Preservation of Fresh Market and Walgreens
 - Significant opportunity for redevelopment (multiple sites)
 - New "town green" (1.5-2.0 acres)
 - New internal street grid
 - "Walkable" storefront character
 - Potential new storefront retail / office
 - Potential for-sale loft housing over ground-floor commercial (40-80 units)
 - Age-targeted housing (empty nesters)
 - Large units (greater than 2,000 sq. ft.)
 - Generally for-sale product
 - Primarily 2-3 story development
 - High-quality design / materials (compatible with Village aesthetic)
 - NOTE: See separate detailed site concepts



NEIGHBORHOOD/CONVENIENCE RETAIL

Neighborhood retail centers that meet the daily needs of nearby residents and workers are one of the mainstays of the Dunwoody Village. Under this plan there should be incentives for façade, landscape, and streetscape enhancements to improve the appearance and accessibility of commercial properties primarily along the west side of Chamblee Dunwoody Road and the north end of Dunwoody Village Parkway. However, these shopping areas including Dunwoody Hall, the Shops at Dunwoody, and smaller parcels at the intersection of Chamblee Dunwoody Road and Mount Vernon Road will likely remain retail uses with some limited, storefront offices. Neighborhood/convenience retail areas should maintain consistency with the Dunwoody Village's traditional architectural character.

To enhance neighborhood retail areas the City of Dunwoody should consider:

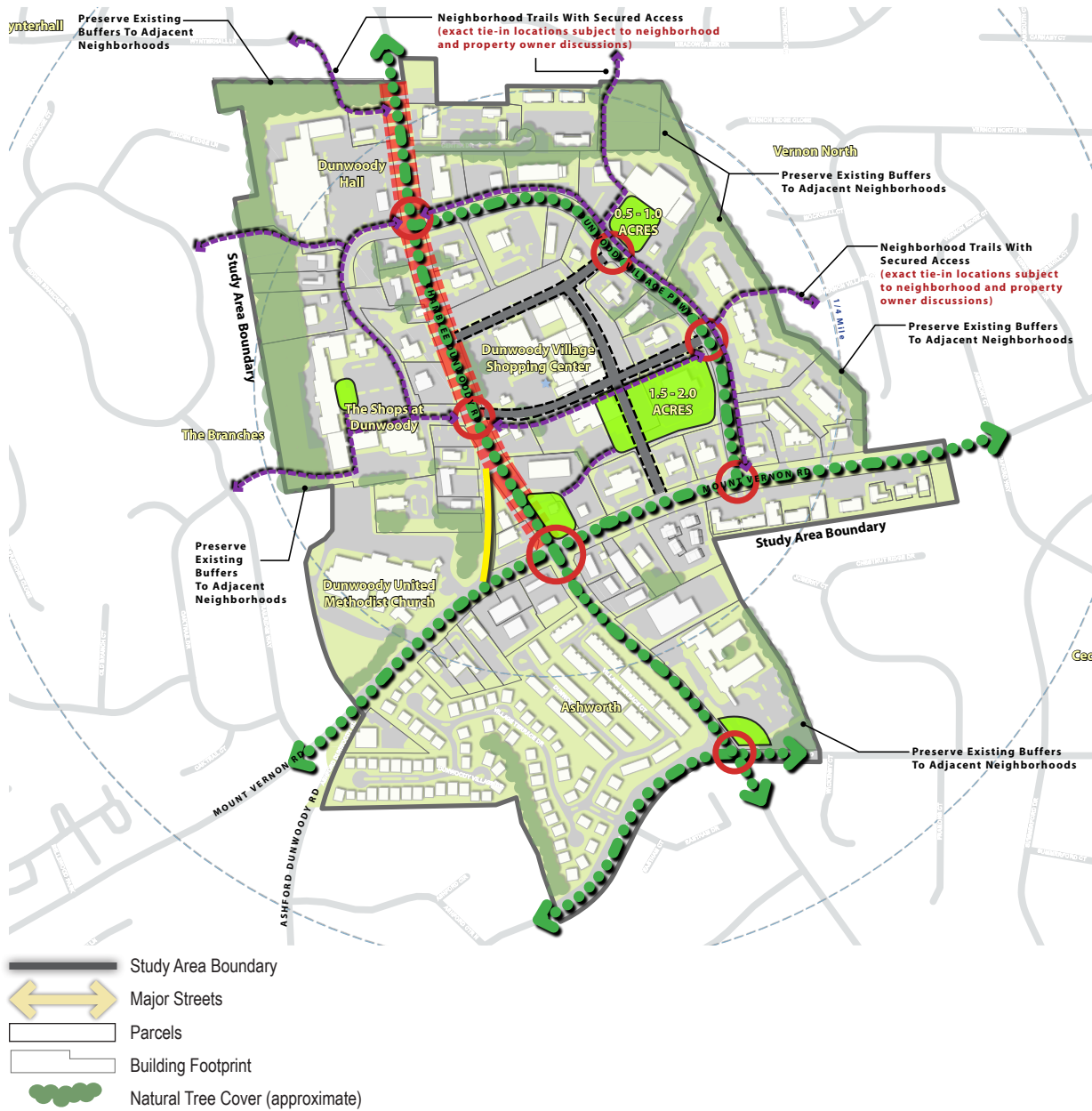
- A façade and landscape improvement program
- Updating Chamblee Dunwoody Road, Mount Vernon Road, and Dunwoody Village Parkway streetscape requirements to be consistent with those planned in the Circulation and Open Space Framework Plan
- Reviewing the City's site design standards to encourage any redevelopment to address the street by placing buildings at the back of sidewalk and placing parking behind or to the side, screened from public right-of-way
- Enhancing the pedestrian environment by requiring pedestrian sidewalks/paths from major roadways to developments and enhancing parking lot landscaping where appropriate
- Encouraging (or requiring) inter-parcel connectivity and limit curb cuts to major roadways (Mount Vernon Road, Chamblee Dunwoody Road, and Dunwoody Village Parkway) as part of significant development or redevelopment efforts
- Reviewing the City's sign ordinance to ensure that it promotes the installation of low, traditionally styled, high-quality signage and does not serve as a disincentive that results in older, deteriorating signage remaining in place

SMALL-SCALE OFFICE


One of the unique features of the Dunwoody Village is a collection of smaller-scale, Williamsburg-esq office condos. These small scale office facilities are located along the southern edge of Mount Vernon Road between Ashford Dunwoody Road and Wickford Way, at the intersection of Mount Vernon Road and Dunwoody Village Parkway, and along Center Drive at the northernmost end of the Village. As office condos with multiple owners that reinforce the traditional character of the Village, these facilities are unlikely to change over the short- and mid-term. Similar to neighborhood/convenience retail areas, façade and landscape improvements should be undertaken as opportunities arise in keeping with the Village's traditional architectural character.


Maintaining small scale office opportunities is important to maintaining the unique, local character of the Dunwoody Village. However, pruning lower performing office buildings over time will help the Village Center be a more viable location for local businesses. As opportunities arise, low visibility, lower performing, stand-alone office (marked by lower rental rates and higher vacancies) should be removed from inventory over modest reinvestments that will only prolong consolidation and redevelopment.


Circulation and Open Space Framework Plan





DUNWOODY VILLAGE CIRCULATION & OPEN SPACE INITIATIVES


-  **OPEN SPACES:**
 - "Town Green" - 1.5 to 2.0 acres (NOTE: location and layout TBD)
 - "Civic Green" - 0.5 to 1.0 acres
 - Farmhouse Green
 - Chamblee Dunwoody Road & Womack Pocket Park (if property is renovated/redeveloped)
 - The Shops at Dunwoody Plaza (private)


-  **PEDESTRIAN PATHS / TRAILS:**
 - 12-15 feet wide
 - Multi-use for pedestrians and recreational bikers (not bicycle commuters)
 - Some in public right of way, some on private property (with easements)
 - Potential trailheads connecting to adjacent neighborhoods (secured access to be further explored) (NOTE: Will require detailed discussions with affected neighborhoods and existing property owners to determine feasibility and exact locations)

-  **STREETScape IMPROVEMENTS:**
 - Sidewalks, decorative lighting, street trees, mast arms, access management, landscaping, and on-street bike routes (dedicated lane on Dunwoody Village Parkway)
 - Chamblee Dunwoody Road
 - Mount Vernon Road
 - Dunwoody Village Parkway
 - Ashford Center Parkway

-  **INTERSECTION IMPROVEMENTS:**
 - Decorative Pedestrian Crossings
 - Pedestrian Signalization if warranted
 - Operational Improvements (Chamblee Dunwoody Road signalization changes associated with change to Nandina Lane)

-  **NEW VILLAGE CENTER STREET GRID:**
 - New roads to break up super block (associated with new development) (NOTE: location and layout TBD)
 - Roads may be public or private (TBD)
 - Pedestrian oriented streets
 - Operational Improvements

-  **ACCESS MANAGEMENT IMPROVEMENTS:**
 - Operational & access improvements to Chamblee Dunwoody Road north of Mount Vernon Road
 - Potential signal timing, reduced / consolidated curb-cuts, interparcel connectivity enhancements, etc. (requires additional detailed study)

-  **NANDINA LANE RECONFIGURATION:**
 - Conversion of Nandina to one-way (southbound)
 - Requires adjustments to operation of Chamblee Dunwoody Road & Mount Vernon Road intersection (requires additional detailed study)
 - Consider long-term removal

Dunwoody Village Master Plan

Urban Collage, Inc. | Houseal Lavigne Associates | RCLCO | Kimley-Horn and Associates, Inc. | Market + Main, Inc.

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#7.



-184- **OPEN SPACE**

As detailed in the Village Center description in the last section, the centerpiece of the proposed, walkable Village Center is a Village Green Space. The primary goal is to create an appropriately scaled community gathering space as a focal point of the Village Center. The Planning Team’s recommended 1.5 to 2 acre open space would accommodate community gatherings of up to 10,000 or more if adjacent streets are designed in a manner that they can be closed for larger events.

The Village Green should be visible from and/or linked to each of the Village’s major streets (Mount Vernon Road, Chamblee Dunwoody Road, and Dunwoody Village Parkway) through sidewalks, multi-use trails, and significant landscaping. The Green should also be linked to the Farmhouse via a pedestrian path and enhanced landscaping.

The most significant design challenge for the space is to create an open space that is large enough to accommodate community gatherings without feeling oversized and empty when not in use. To best meet this challenge, the green space must be designed in conjunction with surrounding redevelopment and utilize a variety of materials to create sub-areas. The space should include a combination of hardscape plazas and open green spaces to provide variety and flexibility to comfortably accommodate a variety of groups (from small gatherings to large events). The space is intended to be passive in nature and not a location for active recreation (playgrounds, athletics, etc.).

Other open space opportunities within the Dunwoody Village include maintaining and enhancing green spaces and mature trees that surround the Farmhouse, a more formal “civic green space” of ½ to 1 acre that should accompany the development or relocation of any civic facility into the Dunwoody Village, and encouraging enhanced community green space as a part of major, private redevelopment/improvement projects.

Any public or private redevelopment or major improvement property improvement project should be accompanied with landscape and green space improvements. The Planning Team recommends that the district’s zoning classification be reviewed to encourage the creation and enhancement of smaller green spaces, provide street trees along major roadways and entries, and provide landscape islands and trees within surface parking areas. Generally these smaller open spaces should be used to create focal points within redevelopment projects and be bordered on at least one side by a public roadway where reasonable to enhance visibility and safety. If the City were to reposition the current Library/Arts Center site at Chamblee Dunwoody Road and Womack/Ashford Center Parkway, a landscaped area or pocket park should be considered on the northeast corner of the intersection as a gateway into the Dunwoody Village.

NEW ROADWAYS

Integral to enhancing the character of and enhancing walkability in the Dunwoody Village is breaking up the superblock bounded by Mount Vernon Road, Chamblee Dunwoody Road, and Dunwoody Village Parkway. The Dunwoody Village Master Plan calls for two new east-west connections between Chamblee Dunwoody Road and Dunwoody Village Parkway and one north-south connection through the block. These internal roadways should be local, low-speed streets with shared bicycle lanes on-street, on-street parking, landscape buffers (4-6 feet recommended), street trees, lighting and wide pedestrian sidewalks (8-12 feet in width recommended).

The internal street grid is proposed to enhance access, visibility, and walkability providing multiple options for cars, bicycles, and pedestrians alike. These roadways would also alleviate some pressure on the Mount Vernon Road/Chamblee Dunwoody Road intersection and Chamblee Dunwoody Road between Mount Vernon Road and Dunwoody Village Parkway as they would provide options for low circulation. Internal streets will reduce the opportunity to have the “back side” of buildings exposed to public right-of-way and reduce expanses of surface parking lots.





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TRAFFIC ENHANCEMENTS

Congestion at the Mount Vernon Road and Chamblee Dunwoody Road intersection, in combination with Nandina Lane, inhibits travel to and through the Village on a daily basis. Particularly during afternoon peak hours, delay at the intersection can back traffic for expansive distances in all directions. Roadway expansions to improve capacity are not supported by the community and would not reinforce the character of the Dunwoody Village. Adjustments are necessary however, to better manage the intersection and enhance safety.

While some inventive concepts have been proposed for the intersection (two-lane roundabouts, bypasses, etc.), the Planning Team recommends a series of more modest improvements including modifications to Nandina Lane and enhanced traffic signal timing of this and all nearby traffic signals.

Left-turn movements onto and out of Nandina Lane create operational and safety conflicts due to their close proximity to the major intersection of Chamblee Dunwoody Road and Mount Vernon Road. This project would involve operationally changing

the intersections at both ends of Nandina Lane to become right-in-right-out only. This may result in needing turn lane reconfigurations at the primary intersection (to be determined by a future traffic study); however, the net result will yield better efficiency and safety within the proximity of this area. This project will also include replacing the existing span wire signals with decorative mast arms and utilizing countdown pedestrian signals and well-marked crosswalks. Over the long-term, Nandina Lane should be further studied as a one-way southbound street or eliminated.

One of the largest challenges for the Dunwoody Village is the high volume of traffic passing through the area along the major corridors of Mount Vernon Road and Chamblee Dunwoody Road. Much of this traffic is regional in nature resulting from traffic patterns that extend well beyond the district. It is unlikely that this traffic can be rerouted, so improving operational efficiency along the major corridors is paramount. Operational improvements can be made by evaluating signal timings and linking signals together to coordinate timings and achieve positive progression. This effort would involve a more detailed traffic study that evaluates the network of signals in and around the Dunwoody Village.

As part of any improvement project, access management along Chamblee Dunwoody Road and all major roadways in the Dunwoody Village area should be considered. Part of the traffic congestion problem in the area is the number of curb cuts and potential conflict points along major roadways. Any future redevelopment and/or streetscape project should consider reducing the number of curb cuts and directing as many turning movements as possible into a limited number of intersections and access points.



STREETSCAPE IMPROVEMENTS

To enhance walkability within Dunwoody Village pedestrian facilities (sidewalks, ramps, crossings) and the pedestrian environment (storefronts, lighting, benches, trash receptacles, etc.) must both be improved. Four significant streetscape (sidewalk, landscape, and lighting) projects are recommended for the Dunwoody Village.



Enhancements to Dunwoody Village Parkway are under design as part of a Transportation Enhancement Grant awarded to the City. Elements of the plan include:

- Reduction in the number of travel lanes from 2 in each direction to 1 northbound and 1 southbound lane
- On-street bicycle lanes
- Landscape buffers 6-feet in width between travel lanes and sidewalks
- Street trees, pedestrian lighting, and roadway lighting within the landscape buffer
- 6-foot wide sidewalks in the short-term with potential to widen to 12-feet as part of future improvements and/or redevelopment
- Flexibility to add on-street parking on the west side of Dunwoody Village Parkway as part of future park development and/or private redevelopment

With future enhancements, efforts should be made to reduce the number of curb cuts along the roadway to limit potential conflict points between motorized vehicles, bicycles, and pedestrians.

Streetscape improvements should be undertaken for Chamblee Dunwoody Road in two phases. The first phase would improve the roadway from Mount Vernon Road to Roberts Drive (approximately 2,700 linear feet). Elements should include:

- Landscape buffers no less than 4 feet in width and preferably 6 feet in width between the roadway and pedestrian sidewalks
- Street trees, pedestrian lighting, and roadway lighting within the landscape buffer
- Wider sidewalks no less than 8 feet in width, preferably 10-12 feet wide
- Off-street bicycle facility on one side of the street (5-foot dedicated path or as part of a 12-foot multi-use path)
- Intersection enhancements including new mast arm traffic signals, pedestrian signals, high visibility crosswalks, and ADA Ramp improvements where necessary
- Removal of overhead utility lines and replace with underground utility lines
- Access management considerations to reduce and limit curb cuts and potential conflict areas along the corridor



The second phase of streetscape improvements along Chamblee Dunwoody Road (approximately 1,300 linear feet) should include the area from Mount Vernon Road south to Ashford Center Parkway.

- Landscape buffers no less than 4 feet in width between the roadway and pedestrian sidewalks
- Street trees, pedestrian lighting, and roadway lighting within the landscape buffer
- Wider sidewalks no less than 8 feet in width,
- Off-street bicycle facility on one side of the street as part of a 12-foot multi-use path
- Intersection enhancements including new mast arm traffic signals, pedestrian signals, high visibility crosswalks, and ADA Ramp improvements where necessary
- Removal of overhead utility lines and replace with underground utility lines

Multi-modal improvements along Mount Vernon Road from Ashford Dunwoody Road to Wickford Way (approximately 3,500 linear feet) should include:

- Landscape buffers no less than 4 feet in width and preferably 6 feet in width between the roadway and pedestrian sidewalks
- Street trees, pedestrian lighting, and roadway lighting within the landscape buffer
- Wider sidewalks no less than 8 feet in width, preferably 10-12 feet wide adjacent to the proposed Village Center
- Off-street bicycle facility on one side of the street (5-foot dedicated path or as part of a 12-foot multi-use path on the north side of Mount Vernon Road)
- Intersection enhancements including new mast arm traffic signals, pedestrian signals, high visibility crosswalks, and ADA Ramp improvements where necessary
- Removal of overhead utility lines and replace with underground utility lines
- Access management considerations to reduce and limit curb cuts and potential conflict areas along the corridor

Finally, pedestrian and bicycle enhancements on Ashford Center Parkway and/or Womack Road should consider:

- On-street bicycle lanes or shared lanes
- Landscape buffers no less than 4 feet in width between the roadway and pedestrian sidewalks
- Street trees, pedestrian lighting, and roadway lighting within the landscape buffer
- Wider sidewalks along both sides of major roadways no less than 6 feet in width
- Intersection enhancements including new mast arm traffic signals, pedestrian signals, high visibility crosswalks, and ADA Ramp improvements where necessary
- Extension of the Ashford Center Parkway median when and where feasible

BICYCLE ROUTES

A combination of on-street and off-street bicycle routes will be necessary to enhance the ability of bicycles to traverse the area more easily. On-street bicycle routes should be included on Dunwoody Village Parkway and as part of new internal street grid through the Village Center. On-street bicycle lanes should be 5 feet in width to meet AASHTO standards.

Off-street bicycle lanes should be considered as part of multi-use trails on one side of Mount Vernon Road and Chamblee Dunwoody Road due to high traffic volumes, the number of conflicts, and other safety concerns. Multi-use paths are typically 12-15 feet in width on one side of a street and accommodate pedestrians (runners/joggers), recreational bicyclists, and sometimes electric carts and/or other devices. Alternatively, dedicated off-street bicycle lanes between landscape buffers and pedestrian sidewalks should be 8 feet or greater in width.

These bicycle routes should be tied into a Citywide network of bicycle facilities in coordination with the City's Comprehensive Transportation Plan.



MULTI-USE PATHS/TRAILS

To further enhance connectivity to and from the Dunwoody Village, multi-use paths and trails should be considered, if desired by adjacent neighborhoods, to connect surrounding single-family neighborhoods to the Village. These paths would be 12-15 feet wide to accommodate pedestrians, bicycles, and potentially electric-carts (golf carts) or other devices. Trails would require cooperation within the neighborhoods to determine a proper location and property easements for the City to assist with construction of the path. The City of Dunwoody should consider a policy regarding these paths if individual neighborhoods desire their implementation.

Based upon public involvement in the Dunwoody Village Master Plan, potential priority locations for off-street multi-use trails include:

- A dedicated east-west path through the Village Center in conjunction with the realization of one of the recommended east-west roadways
- Potential links to adjacent neighborhoods (if the neighborhoods desire them and assist in defining the appropriate path):
 - The Branches,
 - Wynterhall,
 - Wyntercreek, and
 - Vernon North.



Sec. 27-97. - DVO, Dunwoody Village Overlay.

- (a) *Purpose and intent.* The Dunwoody Village Overlay district is primarily intended to implement the policies and objectives of the comprehensive plan and the Dunwoody Village master plan. It is further intended to help:
- (1) Maintain and enhance the identity and image of the Dunwoody Village area;
 - (2) Accommodate and promote walkable, development patterns containing a complementary mix of land uses;
 - (3) Create new opportunities for public open spaces and gathering spaces in the commercial core of Dunwoody;
 - (4) Ensure that new development and substantial additions to existing buildings are compatible with the pre-1900 Mid Atlantic American Colonial Architecture that is characteristic of the district;
 - (5) Support efforts to create a vibrant shopping and entertainment area in which merchants and businesses thrive and grow, thereby helping to maintain property values and keeping vacancy rates low; and
 - (6) Maintain and enhance the area's role as a place for civic activities and public gatherings within well-designed open spaces.
- (b) *Redevelopment.* The city council anticipates that in the future a developer may desire to redevelop all or portions of the Dunwoody Village area, and that the type of redevelopment proposed may be difficult or impossible to carry out under the existing zoning. To accommodate and encourage large-scale redevelopment in accordance with the approved Dunwoody Village Master Plan, the city council may consider rezoning or planned development (PD) development proposals.
- (c) *Thresholds for compliance.*
- (1) *Full compliance.* Except as otherwise expressly stated by the specific provisions of this section (section 27-97), permits for the following building and construction activities may be issued only if the entire building is determined to comply with the applicable regulations:
 - a. Construction of a new building;
 - b. Construction of building additions that result in a ten-percent or greater increase in the floor area or building coverage of the existing building;
 - c. Exterior construction or remodeling with a total value of 15 percent or more of the county tax assessor's 100 percent assessed value of the existing improvements only; and
 - d. Interior construction or remodeling with a total value of 25 percent or more of the county tax assessor's 100 percent assessed value of the existing improvements only.
 - (2) *Partial compliance.* Permits for exterior remodeling or building activities that do not trigger full compliance may be issued only if the portion of the building affected by the work is determined to be in compliance with all applicable overlay district regulations.
- (d) *Design review.* No land-disturbance permit, building permit or sign permit may be issued for buildings or construction activities that are subject to one or more of the overlay district regulations of this section until the design review process of article V, division 4, has been completed.
- (e) *Architecture and design.*
- (1) *Exterior materials.*
 - a. Exterior cladding material must consist of stone, earth tone brick (the preferred material) or white/cream painted horizontal lap siding. Lap siding must be wood, fiber cement lap siding or other substitute approved by the design review advisory committee because of its wood-like appearance and durability. If lap siding is used, the base of the structure must have brick or stone cladding from the grade to the first floor elevation. Vertical siding, stucco, external

insulating finishing system (EIFS), metal siding, metal trim, vinyl siding, vinyl trim, marble siding, marble trim, exposed concrete and block are prohibited.

- b. Exterior siding material must be consistent and uniform on all exterior elevations. Siding material must be predominantly brick, stone or lap siding. Buildings and building additions with masonry on only street-facing facades are prohibited. Buildings and building additions with first floor masonry and second floor lap siding are prohibited.
- c. All exposed bricks must be approximately eight inches wide by three inches deep by 2.67 inches high and must be laid in a running bond. Engineer-size bricks and Flemish bond are also allowed. All joints must be tooled with grapevine joint, and mortar must be buff or ochre in color. Stone veneers must have ochre tooled mortar joints.



- d. When lap siding is used, the maximum allowable exposure on lap siding is eight inches.
- e. Applied trim materials, cornice and window casings must consist of painted wood or painted fiber cement or other substitute material approved by the design review advisory committee because of its wood-like appearance, durability and ability to hold paint. Metal, vinyl, stucco,

block stone and concrete are prohibited, except that wrought-iron handrails are permitted. Nonmasonry trim colors are limited to colors available in the Martin Senour Williamsburg Paint Collection or similar approved alternatives.



- f. Exposed portions of the foundation must be covered in masonry veneer. Exposed block, stucco and concrete are prohibited.
- (2) *Roofs.* The following requirements apply to roofs visible from public rights-of-way, outdoor activity areas (e.g., seating areas) or other areas of the site intended for public access:
- a. Gabled roofs, hipped roofs, or combinations of such roof forms are permitted. Flat roofs and shed roofs are prohibited.



- b. Exterior roofing material is limited to asphalt (fiberglass) shingles, slate or cedar shake. Roofs must be black, a dark shade of gray or weathered wood color. All asphalt (fiberglass) shingles must be dimensional. Standing seam copper or bronze color metal roofs are permitted only as accents on porches or dormers.

- c. Roof overhangs must be at least eight inches but not greater than 12 inches. Gabled ends may have either an overhang or a flush rake.



- d. Eave lines must be consistent, largely unbroken and horizontal. All eaves must be architecturally detailed with one or more of the following elements: dental molding, crown molding, built-up fascia, or frieze board. The total width of fascias/cornices and rake trim must be at least 9.25 inches.
- e. Roofs must contain at least one roof projection for every 75 lineal feet of building frontage. Roof projections may include cupolas, dormers, balustrade walks, chimneys or gables.

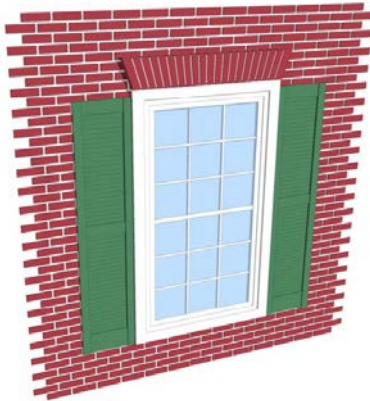
(3) *Building massing.*

- a. Buildings that are longer than 75 feet must be designed so as to appear as multiple structures through the use of varied roof forms, building projections or architectural details.
- b. Buildings that are longer than 100 feet must provide a pedestrian arcade or covered porch with minimum dimensions of eight feet in any direction. Exterior metal columns are prohibited. Exterior columns must include a base and a capital, and must generally align with story heights. Two-story exterior columns are prohibited. All exterior columns must be traditional in style.
- c. The apparent exterior floor-to-floor height of each story of a building may not exceed 12 feet. Individual floors must be delineated on the building facade through the use of window placement and horizontal details.



- d. Buildings must have at least one building projection on the front facade below the eave line. Building projections may consist of stoops, bay windows, covered porches, extruded entrances, pedestrian arcades or other approved features.
- e. Primary building walls must be rectilinear and simplified in form. Curved walls or non-90-degree corners are prohibited, except that bay projections may be allowed.

- (4) *Fenestration*. The following requirements apply only to areas visible from public rights-of-way, outdoor activity areas (e.g., seating areas) or other areas of the site intended for public access:
- a. Doors must be compatible with pre-1900 Mid Atlantic American Colonial Architecture style. All-glass doors and flush doors are prohibited. Solid doors must be six-panel and may have sidelights or a transom sashes. Windowed doors must contain a solid border, a minimum of six-inch-wide panels, and must include mullions or divided lights not exceeding 12 inches in any direction. Mullions must be 0.75 inches in size. French, three-quarter glass or nine-light doors are allowed if they comply with the requirements of this paragraph.
 - b. Individual doors must be of a single color and are limited to colors available in the Martin Senour Williamsburg Paint Collection or similar approved alternatives. Dark stained doors are allowed if the shade is equal to or darker than Minwax special walnut.
 - c. Primary doors may not exceed 42 inches in width and 96 inches in height. Larger doors are prohibited.
 - d. Windows must be vertically proportioned standard sizes, with a minimum width of 28 inches and minimum height of 66 inches. Transom windows are not subject to vertical proportion requirements and do not count in the overall window proportion. Vertical windows may be grouped to create storefront windows but are limited to 15-foot sections with a minimum of four-inch mulls. Group windows must be separated by at least five feet of unbroken wall space. Slit windows, strip windows, and ribbon windows are prohibited.



Window Trim and Mullions



- e. Blank facades are prohibited. Windowless sections of the front facade may not exceed 20 feet in width. Windows and doors must be provided on at least ten percent of the front facade but may not constitute no more than 50 percent of the total area of the front facade. For this purpose, windows must be measured at the sash and only the swinging part of the doors may be counted. Casing is not included in the measurement. Windows must generally be spaced in an even rhythm.
 - f. All windows must be rectilinear double hung, provided that arch top and fixed sash windows are allowed. Triangular or otherwise angular windows are prohibited. Round windows are permitted as accent windows in locations such as gables. Louvered gable vents are allowed, but they must be rectilinear and surrounded by one-by-four and backband.
 - g. All windows must have the appearance of mullions or divided lights. Mullions must be at least 0.75 inches in width. Panes must be vertical rectilinear, generally square in proportion. Diagonal panes are not permitted except in arch windows.
 - h. Shutters must be constructed of wood or a substitute material approved by the design review advisory committee because of its wood-like appearance and durability. Shutters must be sized to fit the window and include horizontal slats or raised panels. Metal and vinyl shutters are prohibited. Shutter colors are limited to colors available in the Martin Senour Williamsburg Paint Collection or similar approved alternatives. Shutters must appear operable, with hinges and tie backs.
 - i. All windows must have sill and header trim details. Cut brick jack arches must be installed on all windows visible from the street or parking lot.
 - j. The bottom of windows must be at least 20 inches above grade.
- (f) *Signs.* All signs within the Dunwoody Village Overlay district are subject to the requirements of the city's sign ordinance and the following additional regulations:
- (1) Signs must be designed and constructed to be compatible with the architectural style that is characteristic of the Dunwoody Village Overlay district area.
 - (2) Ground signs must be monument-style signs with a brick base.
 - (3) For lots containing nine or fewer storefronts, ground signs may not exceed eight feet in height and eight feet in width.
 - (4) For lots containing ten or more storefronts, ground signs may not exceed 12 feet in height and eight feet in width.
 - (5) Window signs may not exceed two square feet in area.
 - (6) Banners are prohibited except for pole banners as permitted in chapter 26 of the Municipal Code.
 - (7) Signs must have a matte finish and be constructed of wood or other substitute material approved by the design review advisory committee because of its wood-like appearance and durability.
 - (8) Sign colors, except for logos, are limited to colors available in the Martin Senour Williamsburg Paint Collection or similar approved alternatives.
 - (9) All illuminated signs must be indirectly illuminated or halo lighted.
 - (10) Neon, gas, colored, flashing, animated, marquee, sound emitting, fluorescent, rotating or otherwise moving signs are prohibited. This prohibition notwithstanding, a single LED or neon sign up to two square feet in area is allowed, provided that the sign does not employ any flashing, animation, movement or sound and provided that the sign may be illuminated only during hours in which the establishment is open for business.
 - (11) Sign shape and lettering is limited as follows:
 - a. Sign facing must be flat in profile and may not exceed eight inches in thickness.
 - b. Signs with more than two faces are prohibited.

- c. Sign lettering and logo content may not exceed 18 inches in height.

(12) Standard informational signs:

- a. May not be more than three feet above grade;
- b. May not exceed six square feet in area;
- c. May not have more than two sign faces;
- d. May not be made from flexible materials, such as vinyl, cloth or paper;
- e. Must be free-standing and not attached to permanent or temporary structures;
- f. Must comply with the color standards of the district; and
- g. Must be maintained in good repair.

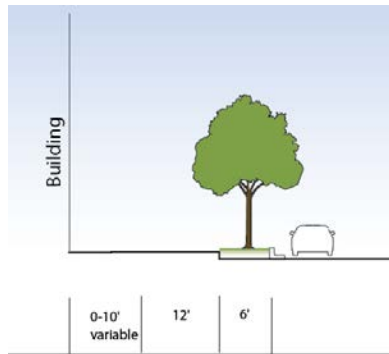
(g) *Parking and circulation.* The parking and circulation regulations of article IV, division 4, apply within the Dunwoody Village Overlay district except as modified by the following regulations:

- (1) New nonresidential buildings and nonresidential uses and additions to existing nonresidential buildings and nonresidential uses may not provide more than three parking spaces per 1,000 square feet of floor area. This provision does not require that existing "excess" parking spaces be removed.
- (2) Parking areas must be separated from the main road by a minimum distance of 30 feet and include at least the landscaping required by section 27-229. Wherever possible, parking must be confined to the rear of structures or be placed underground.

(h) *Landscaping.* The landscaping and screening regulations of article IV, division 2, apply within the Dunwoody Village Overlay district. See also subsection (i).

(i) *Streetscape and pedestrian amenities.*

- (1) A minimum six-foot wide landscape area must be established abutting the back of the curb along abutting streets. This landscape area must adjoin a minimum 12-foot wide sidewalk. Buildings must abut the sidewalk or be located within ten feet of the sidewalk. If buildings are set back from the edge of the required 12-foot sidewalk, the setback area must include features such as outdoor dining and seating areas, plazas and landscaped open spaces that provide a safe, comfortable and active environment for pedestrians.



- (2) Street trees, spaced no more than 50 feet on center, must be provided in the required landscape area between the travel lanes and the sidewalk.

- a. Maintenance of trees is the full responsibility of the owner of the adjacent site or the owner of the property on which the tree is located if it is located on private property.
- b. Trees species must be selected from the city's approved street tree list, which is available in the community development department; alternative cultivars may be approved on a case-by-case basis with the approval of the city arborist.

- c. Trees must be at least 2.5-inch caliper and at least eight feet in height at the time of planting. As street trees mature, they must be trimmed as necessary to provide a minimum vertical clearance of seven feet above the sidewalk.
- (3) Pedestrian buffer zones with a minimum width of ten feet must be provided abutting the sides and rear of all buildings. These areas provide a buffer between buildings and parking and service areas. The pedestrian buffer zones must contain walkways, planting areas, plazas, and similar pedestrian-oriented landscaped spaces. All pedestrian walkways within buffer zones must be at least six feet in width and finished with brick pavers or other approved accents or designs.
 - (4) The front entrance of all buildings must be easily and safely accessible to pedestrians from the public sidewalk through a combination of pedestrian walkways and crosswalks. All entrances to crosswalks and sidewalks must include wheelchair ramps, per code.
 - (5) Covered sidewalks that are a part of the building and that are located within the buildable area of the lot are encouraged. Such covered sidewalks may be used for outdoor seating and dining, and as terraces and arcades.
 - (6) In multi-tenant retail buildings, a continuous, unimpeded walkway must be provided to connect all business entrances.
 - (7) Sidewalks must conform to the following:
 - a. Sidewalks must be paved using concrete or alternative pervious material as approved by city staff.
 - b. Where a sidewalk exists conforming to the standards of this ordinance except for the width, the developer must supplement the existing sidewalk width, adding width to create a 12-foot sidewalk.
 - c. Streetscaping performed as a function of city-initiated redevelopment must provide a landscape area at least six feet in depth.
 - (8) Lighting must conform to the following:
 - a. Pedestrian and street lighting must be placed in the landscape zone at intervals of 90 to 100 feet on center and must be equal distance from required street trees, in accordance with the Georgia Power Area-Wide Pedestrian Lighting Plan.
 - b. Pole height may not exceed 15 feet.
 - c. Light poles and lamps must be selected from the city's approved streetscape list, which is available in the community development department; alternative designs may be approved on a case-by-case basis with the approval of the community development director.
 - (9) Furniture must be provided as follows:
 - a. Benches and trash and recycling receptacles must be installed every 250 feet along the public street and at each building entrance adjacent to a pedestrian walkway.
 - b. Furniture must be selected from the city's approved streetscape list, which is available in the community development department; alternative designs may be approved on a case-by-case basis with the approval of the community development director.
 - (1) Maintenance of trash and recycling receptacles, including servicing, repair, and replacement, is the full responsibility of the nearest adjacent property owner.
 - (2) Recycling receptacles must be clearly identified with symbols and/or text indicating its intended use for recyclables.
- (j) *Public areas, service areas and retaining walls.*
- (1) Public plazas and outdoor dining areas must be easily accessible to pedestrians and provide protection from vehicular traffic by means of their location and design.

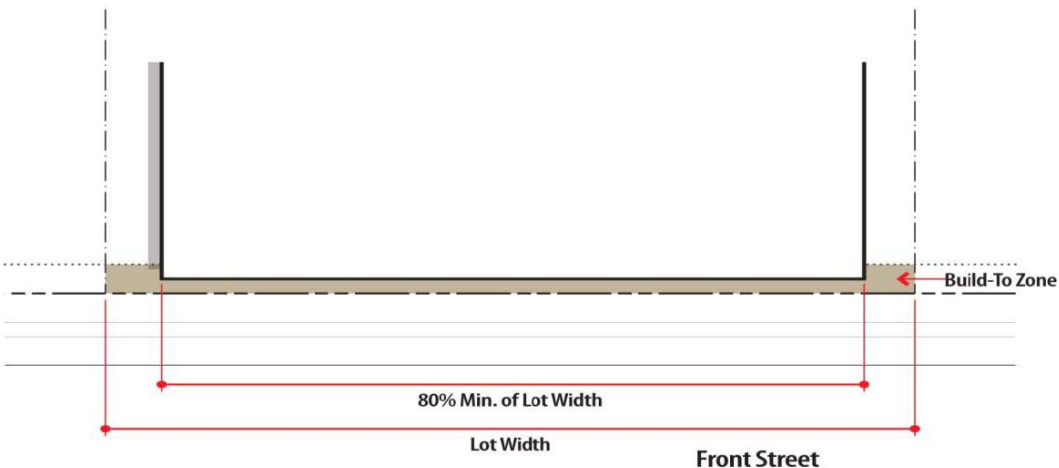
- (2) All dumpsters and other building service areas must be concealed from view of public rights-of-way, publicly accessible areas of the site and residential zoning districts. All dumpsters must be concealed with secured gates screening in accordance with section 27-231.
- (3) Retaining walls must comply with the city building code. Visible areas of retaining wall must be covered with the face brick or stone of the downhill neighbor with a roll lock at the top. Horizontal wall expanses exceeding 20 feet must include offset pilasters with the same brick or stone rising three courses above the top of the adjoining wall and finished with a double course capital of the same brick or stone.
- (4) All utilities must be placed underground.
- (k) *Village core area.* The village core area form and design regulations of this subsection apply within designated village core area of the DV-O district to all new buildings. The regulations also apply to renovations of and additions to existing buildings within the village core area that result in an increase of 50 percent or more in the building' gross floor area. These requirements govern in the event of conflict with other DV-O district regulations.
 - (1) *Build-to-zone.*
 - a. The build-to zone is the area on the lot where a certain percentage of the front building facade must be located, measured as a minimum and maximum yard (setback) range from the edge of the right-of-way. The requirements are as follows:

Build-to-Zone	
Minimum/maximum (feet)	0/10
Minimum percent of building in build-to-zone (percent)	80
Parking Setback	
Minimum (feet)	30

- b. The required percentage specifies the amount of the front building facade that must be located in the build-to zone, based on the width of the front building facade divided by the width of the lot.

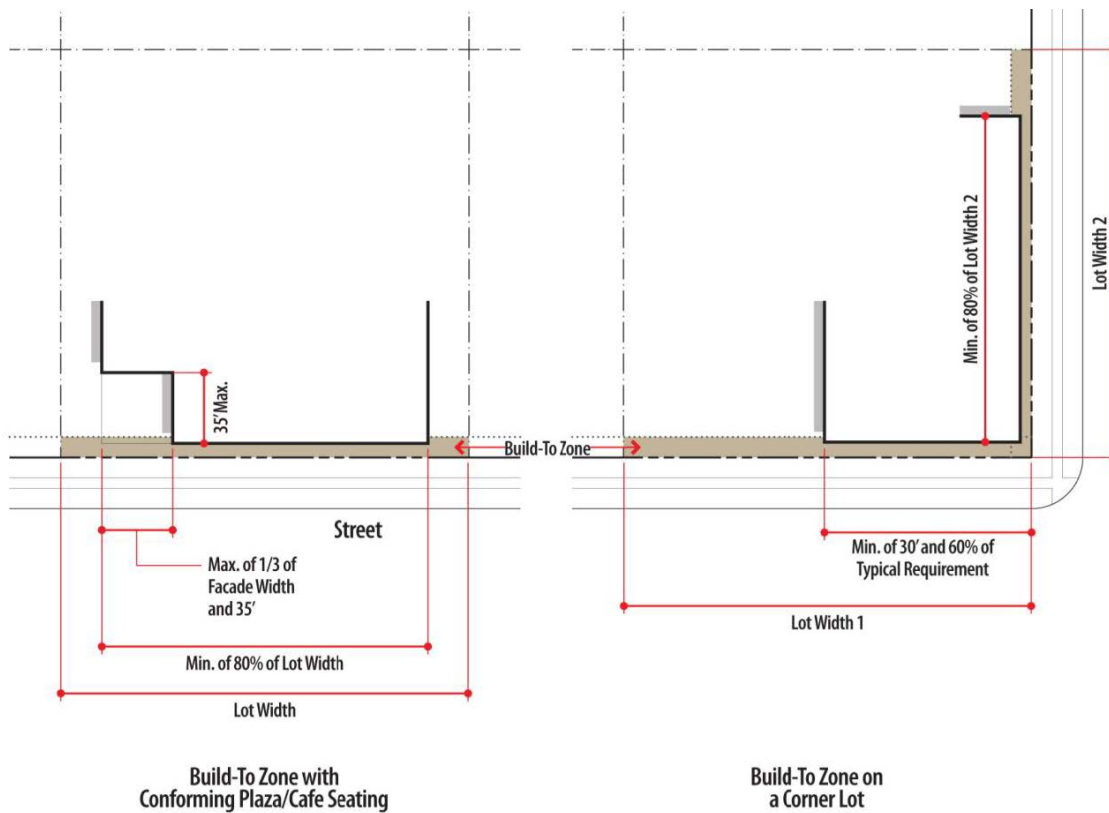
Figure 7-1: Build-to-Zone (BTZ)

#7.



- c. Outdoor open space, plazas and outdoor dining areas are counted as part of the building for the purpose of measuring compliance with build-to zone requirements, provided that:
 - 1. The area does not exceed one-third the length of the building face or 35 feet, whichever is less; and
 - 2. The area is no more than 35 feet in depth (see Figure 7-2).

Figure 7-2: BTZ with allowed plaza (left) and BTZ on corner lot (right)



- d. On corner lots, minimum requirements governing the percent of building facade that must be located in the build-to-zone may be reduced by 60 percent along one of the frontages, at

the property owner's option, provided that a building facade must be placed in the build-to zone for the first 30 feet along each street extending from the corner (the intersection of the build-to-zones) (see Figure 7-2).

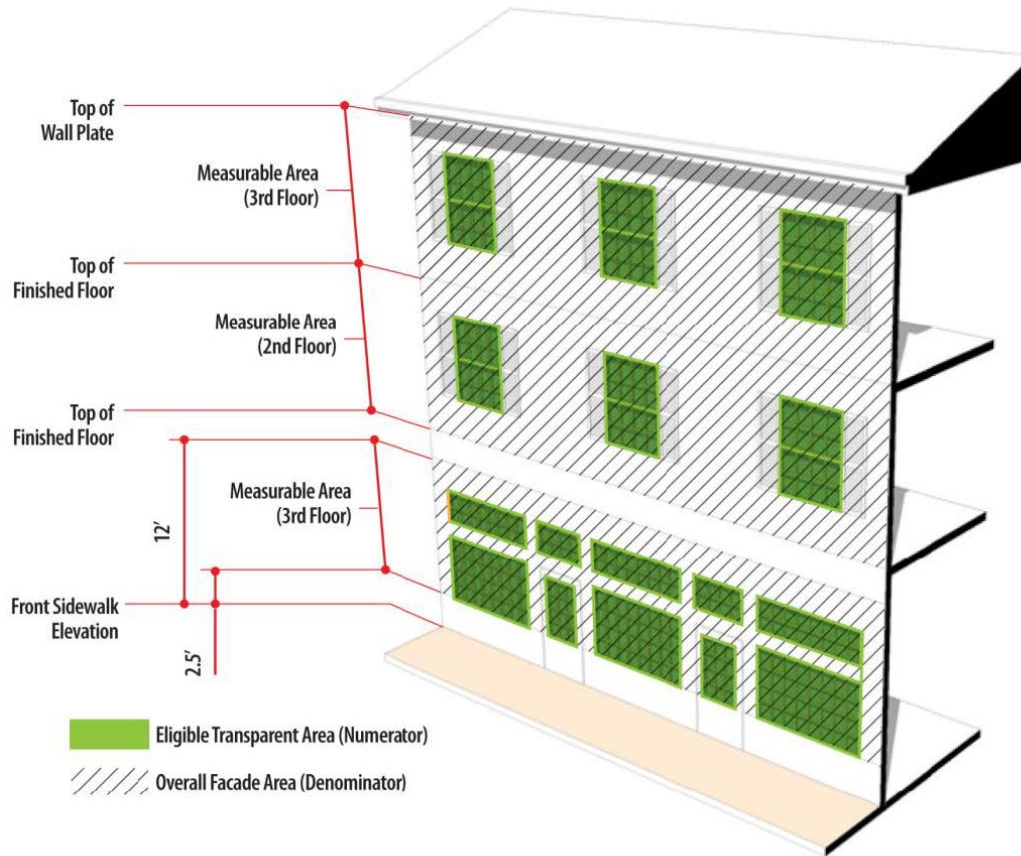
(2) *Transparency.*

- a. Transparency regulations govern the percentage of a street-facing building facade that must be covered by glazing (e.g., transparent windows and doors). The minimum requirements are as follows:

Transparency	
Minimum ground story (%)	65
Minimum upper story (%)	20

- b. The transparency of a ground story facade is measured between 2.5 and 12 feet above the adjacent sidewalk.
- c. The transparency of an upper-story facade is measured from top of the finished floor to the top of the finished floor above. When there is no floor above, upper-story transparency is measured from the top of the finished floor to the top of the wall plate (see Figure 7-3).

Figure 7-3: Transparency Measurements



- d. Glazed element must be clear and non-reflective and not be painted or tinted, provided that low-emission (Low-E) glass coatings are permitted.

(3) *Blank wall area.*

- a. Blank walls are areas on the exterior facade of a building that do not include a substantial material change; windows or doors; columns, pilasters or other articulation greater than 12 inches in depth. Blank wall limits are established as follows:

Maximum blank wall length (feet)	20
----------------------------------	----

- b. Blank wall area regulations apply in both a vertical and horizontal direction.

(4) *Street-facing building entrances.* At least one street-facing building entrance must be provided on all principal buildings. The building entrance must provide ingress and egress for residents and customers. Additional entrances off another street, pedestrian area or internal parking area are also permitted.

- (l) *Modifications and adjustments.* The regulations of subsections (e) through (k) may be modified only if reviewed and approved in accordance with the special land use permit procedures of article V, division 3.

(Ord. No. 2013-10-15, § 1(Exh. A § 27-7.20), 10-14-2013; Ord. No. 2015-01-05, § 1, 1-26-2015)

(RECEIVED 8-9-16)

JD

SPECIAL LAND USE PERMIT APPLICATION

Dunwoody

Smart people - Smart city

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

*** Applicant Information:**

Company Name: Crim & Associates

Contact Name: c/o Laurel David, Esq., The Galloway Law Group, LLC

Address: 3500 Lenox Road NE, Suite 760, Atlanta, GA 30326

Phone: 404-965-3680 Fax: 404-965-3670 Email: laurel@glawgp.com

Pre-application conference date (required): July 21, 2016

*** Owner Information:** Check here if same as applicant

Owner's Name: Petroleum Realty I, LLC, attn: Scott Fitzgerald

Owner's Address: 801 Arthur Godfrey Road, Suite 600, Miami Beach, FL 33140

Phone: 305-779-8914 Fax: 305-779-8975 Email: sfitzgerald@terranovacorp.com

*** Property Information:**

Property Address: 5419 Chamblee Dunwoody Road Parcel ID: 18 366 05 009

Zoning Classification: C-1

Requested Use of the Property: A new building of approximately 5,800 SF for restaurant/retail uses

*** Applicant Affidavit:**

I hereby certify that to the best of my knowledge, this special land use 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 in 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: Robert C. Crim, Jr., for Crim & Associates

Applicant's Signature: [Signature] Date: 8/3/16

*** Notary:**

Sworn to and subscribed before me this 3rd Day of August, 2016

Notary Public: MARCIA MOSER

Signature: [Signature]

My Commission Expires: December 30, 2018



*** Owner Affidavit:**

I hereby certify that to the best of my knowledge, this special land use 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 in the City of Dunwoody Zoning Ordinance. I certify that the applicant(s) (if different) are authorized to act on my behalf, pursuant to this application and associated actions.

Property Owner's Name: Petroleum Realty I, LLC

Property Owner's Signature: [Signature] Date: 7/29/16

*** Notary:**

Sworn to and subscribed before me this 29 Day of July, 2016

Notary Public: Bonnie Lopata

Signature: [Signature]

My Commission Expires: 9/27/18



(RECEIVED)
8-9-16
JO

Campaign Disclosure Statement

Dunwoody
Smart people - Smart city

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

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: <u><i>Laurel David</i></u> for Crim & Associates	Date: <u>8/3/16</u>
Address: <u>c/o Laurel David, Esq., 3500 Lenox Road NE, Suite 760, Atlanta, GA 30326</u>	

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

Date	Government Official	Official Position	Description	Amount

RECEIVED
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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: <u><i>[Signature]</i></u> for Petroleum Realty I, LLC	Date: <u>7/25/16</u>
Address: <u>801 Arthur Godfrey Road, Suite 600, Miami Beach, FL 33140</u>	

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

Date	Government Official	Official Position	Description	Amount

Campaign Disclosure Statement



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

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: Lawell Hand for The Galloway Law Group, LLC Date: 8/9/2016

Address: 3500 Lenox Road NE, Suite 760, Atlanta, GA 30326

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

Date	Government Official	Official Position	Description	Amount

**THIRD AMENDMENT
TO APPLICATION FOR SPECIAL LAND USE PERMITS
CITY OF DUNWOODY, GEORGIA**

IN RE:)
)
Crim & Associates)
)
Applicant,)
)
For the property located at)
5419 Chamblee Dunwoody Road)
Dunwoody, Georgia 30338)

COMES NOW the Applicant and respectfully requests that the above-referenced Application be amended as follows:


By incorporating to the Application the enclosed Letter of Intent, to replace the Letter of Intent that was filed on August 9, 2016.

WHEREFORE, the Applicant respectfully requests that the City of Dunwoody accept this Third Amendment; that the Application be amended in accordance with this Third Amendment; and that the Applicant have such other and further relief as is just and proper under the circumstances.

Accordingly, the Applicant respectfully requests that the Mayor and City Council of the City of Dunwoody grant the Special Land Use Permits as requested.

Respectfully submitted,

THE GALLOWAY LAW GROUP, LLC



Laurel A. David
Jordan Edwards
Attorneys for the Applicant

3500 Lenox Road NE, Suite 760
Atlanta, Georgia 30326
(404) 965-3680

**LETTER OF INTENT
CITY OF DUNWOODY**

Crim & Associates (the “Applicant”) requests four Special Land Use Permits (SLUP) on behalf of the Owner to allow the development of a 5,800-square foot retail/restaurant use at 5419 Chamblee Dunwoody Road within the Dunwoody Village Overlay zoning district (the “Property”). Specifically, the Applicant requests a SLUP for twenty-seven (27) parking spaces, exceeding by thirteen (13) the maximum number of parking spaces established by Section 27-97(g)(1) of the Code of the City of Dunwoody, Georgia; a second SLUP to construct non-90-degree corners, Sec. 27-97(e)(3)(e), at the restaurant’s northwest corner, nearest the intersection of Chamblee Dunwoody Road and Mount Vernon Road; a third SLUP to allow the landscape strip to be of varied width less than six (6) feet along Mount Vernon Road in order to maintain a twelve (12) wide sidewalk, Sec. 27-97(i)(1); and a fourth SLUP to construct a building with an apparent exterior floor-to-floor height of fourteen (14) feet, Sec. 27-97(e)(3)(c). Each of these SLUPs would be consistent with the review and approval criteria set forth in Sec. 27-359, as described below. Accordingly, the Applicant respectfully asks that the Mayor and City Council of the City of Dunwoody grant the SLUPs as requested.

I. SLUP allowing twenty-seven (27) parking spaces is consistent with the criteria set forth in Section 27-359 of the Code of the City of Dunwoody.

(1) The proposed use is consistent with the policies of the Comprehensive Plan. The City has designated the Property to the Dunwoody Village character area. This character area expressly calls for community retail, boutique retail, and dining attractions that will support the “village green” concept envisioned for the area. 2015-2035 Comprehensive Plan at 18. Additionally, the Future Land Use Map categorizes the Property as Commercial, Id. at 31, and the Dunwoody Village Master Plan similarly classifies it as Neighborhood & Convenience Retail. Dunwoody Village Master Plan at 28. The proposed retail/restaurant use is thoroughly consistent with these community planning designations. To adequately serve the public, the Applicant seeks to provide for the vehicular and pedestrian circulation capacity that the proposed retail/restaurant use will require.

(2) The proposed use complies with the requirements of the Zoning Ordinance. The Property is zoned to the C-1 Local Commercial zoning district. “Restaurants” and “other

eating or drinking establishments” are uses permitted as of right in the C-1 district, as are “retail sales of goods produced on the premises” and “other retail sales.” Sec. 27-72. While the Zoning Ordinance requires properties zoned C-1 to provide 6.67 spaces per 1,000 square feet for restaurant uses and 4 spaces per 1,000 square feet for retail uses (in this case 39 and 23 spaces, respectively, for the proposed 5,800-square foot building), Sec. 27-202, the Dunwoody Village Overlay regulations cap parking in the overlay area at 3 spaces per 1,000 square feet, or seventeen (17) in this case. Several potential tenants that are reputable fast-casual restaurant companies have insisted to the Applicant that three (3) spaces per 1,000 square feet would be an insufficient supply, prompting the present SLUP request. The Applicant did attempt to obtain shared parking agreements with adjacent property owners, but was ultimately not successful.

- (3) **The proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district.** The Property measures 0.518 acres (22,564.1 square feet). As shown on the Site Plan filed with this application, the Property’s area is large enough for the proposed building, parking, refuse facility, and landscaping.
- (4) **The proposed use is compatible with adjacent properties and land uses, including consideration of:**
- (a) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated by the proposed use.** As a non-intensive commercial use, the proposed restaurant/retail use is unlikely to generate noise, smoke, odor, dust or vibration that would burden the majority of the Property’s neighbors. On the contrary, nearby uses are either comparably non-intense, such as the fast-casual restaurant located some fifty (50) feet east along Mount Vernon Road, or are more intense, such as the tire and automotive service facility adjoining the Property to the south and the gas station across Chamblee Dunwoody Road to the west.
- (b) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.** The proposed retail/restaurant use is expected to keep hours typical of the industry. As such, it will not operate at hours very early in the morning or very late at night. The additional thirteen (13) parking spaces are therefore unlikely to adversely affect adjacent properties and land uses.

- (c) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.** The envisioned restaurant/retail use entails operations conducted almost entirely within the proposed building's interior. Consequently, the manner of operations occurring at the Property is unlikely to have an adverse impact on adjoining uses.
- (d) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use.** As a restaurant/retail use, the number of vehicles entering or exiting the Property is not expected to rise to a level that would congest nearby traffic corridors, even with thirteen (13) additional parking spaces. Moreover, if the use is a restaurant its hours of operation at the Property would likely be at lunch or in the evening, rather than during the morning and afternoon rush hours. For these reasons the proposed use will not generate traffic that would burden adjoining land uses.
- (e) **Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.** As shown on the Site Plan, the proposed building is appropriate for the Property, which has an area just over one-half acre. The proposed building and the requested additional parking would be similar in size, scale, and massing to adjacent and nearby lots and buildings.
- (f) **Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.** The Applicant is unaware of any such resources located at the Property.
- (5) **Public services, public facilities and utilities—including motorized and nonmotorized transportation facilities—are adequate to serve the proposed use.** The existing utilities supply, roadway capacity, and available public services are sufficient to meet the needs of the proposed development.
- (6) **Adequate means of ingress and egress are proposed, particularly in reference to nonmotorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access.** The Property is a corner lot. As shown on the Site Plan, the Applicant proposes points of ingress and egress on both Mount Vernon Road and Chamblee Dunwoody Road. This arrangement provides optimal motorized traffic circulation while still meeting the parking needs of the proposed use. To ensure

nonmotorized traffic safety and convenience, sidewalks will be provided along both street frontages, as well as architecturally differentiated pedestrian crosswalks within the vehicular circulation areas.

- (7) **Adequate provision has been made for refuse and service areas.** As the Site Plan demonstrates, a screened refuse and service area is included at the Property's southeastern corner.
- (8) **The proposed building as a result of its proposed height will not create a negative shadow impact on any adjoining lot or building.** The building will be constructed at the northwestern corner of the Property, closest to the intersection of Mount Vernon Road and Chamblee Dunwoody Road, putting the greatest possible distance between it and existing neighboring structures. As such, the Applicant does not expect the proposed building's height or location to create a negative shadow impact on an adjoining lot or building.

II. SLUP allowing non-90-degree corners at the restaurant's northwest corner is consistent with the criteria set forth in Section 27-359 of the Code of the City of Dunwoody.

- (1) **The proposed use is consistent with the policies of the Comprehensive Plan.** The Applicant is requesting a SLUP that will allow the proposed building's northwest corner, which is nearest the intersection of Mount Vernon Road and Chamblee Dunwoody Road, to feature a fifth building face twenty-five (25) feet in length. This face will provide the building's front entryway and meet the adjoining walls at 45-degree angles. This design preserves the building's rectilinear form while orienting the development to the Property's corner-lot location by effectively fronting the building to the entire intersection, rather than to a single street. It also accounts for past right-of-way dedications made to enlarge the street intersection that had the additional effect of rounding off the Property's northwest corner. The proposed design matches the new shape of the Property without affecting the proposed use, which remains consistent with the Comprehensive Plan.
- (2) **The proposed use complies with the requirements of the Zoning Ordinance.** The Property is zoned to the C-1 Local Commercial zoning district, which permits retail and restaurant uses. While the C-1 zoning district does not require buildings to have right-angle corners, the Dunwoody Village Overlay District, in which the Property is located, prohibits non-90-degree angles. Sec. 27-97(e)(3)(e). However, the proposed building, with its two

45-degree angles, has been designed in the Colonial and Williamsburg architectural styles that the overlay district encourages.

- (3) **The proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district.** The Property measures 0.518 acres (22,564.1 square feet). As shown on the Site Plan filed with this application, the Property's area is large enough for the proposed building, parking, refuse facility, and landscaping.
- (4) **The proposed use is compatible with adjacent properties and land uses, including consideration of:**
- (a) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated by the proposed use.** The mitered northwest corner of the proposed building will not affect the Property's proposed non-intensive commercial use, which is unlikely to generate noise, smoke, odor, dust or vibration that would burden the majority of the Property's neighbors.
- (b) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.** The mitered northwest corner of the proposed building will not affect the Property's proposed retail/restaurant use, which is expected to keep hours typical of the industry.
- (c) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.** The mitered northwest corner of the proposed building will make the Property more marketable to a range of retail/restaurant uses. These types of uses entail operations conducted almost entirely within the proposed building's interior and are unlikely to have an adverse impact on adjoining uses.
- (d) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use.** As a restaurant/retail use, the number of vehicles entering or exiting the Property is not expected to rise to a level that would congest nearby traffic corridors, and the mitered northwest corner of the building will not affect traffic generation.
- (e) **Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and**

massing of adjacent and nearby lots and buildings. The size, scale, and massing of the proposed building is comparable to that of adjacent and nearby lots and buildings.

- (f) **Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.** The Applicant is unaware of any such resources located at the Property.
- (5) **Public services, public facilities and utilities—including motorized and nonmotorized transportation facilities—are adequate to serve the proposed use.** The existing utilities supply, roadway capacity, and available public services are sufficient to meet the needs of the proposed development.
- (6) **Adequate means of ingress and egress are proposed, particularly in reference to nonmotorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access.** As shown on the Site Plan, the Applicant proposes points of ingress and egress on both Mount Vernon Road and Chamblee Dunwoody Road. The mitered northwest corner of the building articulates with the two ingress/egress points to optimize motorized traffic circulation while still meeting the parking needs of the proposed use.
- (7) **Adequate provision has been made for refuse and service areas.** As the Site Plan demonstrates, a screened refuse and service area will be provided at the Property's southeastern corner.
- (8) **The proposed building as a result of its proposed height will not create a negative shadow impact on any adjoining lot or building.** The building will be constructed at the northwestern corner of the Property, and the mitered northwest corner will not affect the building's height. As such, the Applicant does not expect the proposed building's height or location to create a negative shadow impact on an adjoining lot or building.

III.SLUP allowing a landscape strip of varying width along Mount Vernon Road is consistent with the criteria set forth in Section 27-359 of the Code of the City of Dunwoody.

- (1) **The proposed use is consistent with the policies of the Comprehensive Plan.** The Applicant's request that the City allow a landscape strip of variable width along Mount Vernon Road comes as the result of right-of-way dedications formerly made at this site. The Mount Vernon Road right-of-way is now no longer wide enough to provide the entire six (6)

foot wide landscape strip and twelve (12) foot wide sidewalk that Sec. 27-97(i)(1) requires. To comply with the Ordinance to the greatest extent possible, the Applicant proposes to reduce the width of the landscape strip along Mount Vernon Road to 4.5 feet at its narrowest point (as shown on the Site Plan), in order to provide a twelve (12) wide sidewalk.

- (2) The proposed use complies with the requirements of the Zoning Ordinance.** The Property is zoned to the C-1 Local Commercial zoning district, which allows retail and restaurant uses. While this zoning district does not control the width of streetscape requirements, the Dunwoody Village Overlay District, in which the Property is located, requires a six (6) foot wide landscape strip and a twelve (12) foot wide sidewalk along all abutting streets. Sec. 27-97(i)(1). The Applicant proposes to reduce the landscape strip by a maximum of 1.5 feet.
- (3) The proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district.** As shown on the Site Plan filed with this application, the Property's area is large enough for the proposed building, parking, refuse facility, and landscaping. The dimensions of the Mount Vernon Road right-of-way, however, are not adequate to build the entire width of the streetscape requirements along the Property's entire frontage of that street, prompting this SLUP request.
- (4) The proposed use is compatible with adjacent properties and land uses, including consideration of:**

 - (a) Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated by the proposed use.** The reduced sidewalk width will not affect the Property's proposed non-intensive commercial use, which is unlikely to generate noise, smoke, odor, dust or vibration.
 - (b) Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.** The reduced sidewalk width will not affect the Property's proposed retail/restaurant use, which is expected to keep hours typical of the industry.
 - (c) Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.** The reduced landscape strip width will not affect the Property's proposed retail/restaurant use.

- (d) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use.** The proposed use will not generate traffic that would burden adjoining land uses.
- (e) **Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.** As shown on the Site Plan, the proposed building is appropriate for the Property and is comparable to nearby one-story commercial buildings.
- (f) **Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.** The Applicant is unaware of any such resources located at the Property.
- (5) **Public services, public facilities and utilities—including motorized and nonmotorized transportation facilities—are adequate to serve the proposed use.** The existing utilities supply, roadway capacity, and available public services are sufficient to meet the needs of the proposed development, which is of similar scale to nearby structures and uses.
- (6) **Adequate means of ingress and egress are proposed, particularly in reference to nonmotorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access.** The reduced width of the landscape strip will not affect ingress or egress for motorized traffic and will enable the Applicant to provide a sidewalk of the required width to provide sufficient and convenient pedestrian access.
- (7) **Adequate provision has been made for refuse and service areas.** As the Site Plan demonstrates, a screened refuse and service area is included at the Property's southeastern corner.
- (8) **The proposed building as a result of its proposed height will not create a negative shadow impact on any adjoining lot or building.** The reduced landscape strip width will not affect the building's height, which is not expected to create a negative shadow impact on an adjoining lot or building.

IV. SLUP allowing an apparent exterior floor-to-floor height of fourteen (14) feet is consistent with the criteria set forth in Section 27-359 of the Code of the City of Dunwoody.

- (1) The proposed use is consistent with the policies of the Comprehensive Plan.** The Applicant seeks to construct a building with a ground floor that is fourteen (14) feet tall. Although there will be no second story, the apparent exterior floor-to-floor height would exceed the twelve (12) foot maximum established by Sec. 27-97(e)(3)(c). The additional two feet of height would provide greater natural light to the future tenant's patrons by allowing for the installation of larger windows. It would also enable the Applicant to install sufficient mechanical systems to service the retail/restaurant use. This increased height does not affect the proposal's consistency with the Comprehensive Plan.
- (2) The proposed use complies with the requirements of the Zoning Ordinance.** The Property is zoned to the C-1 Local Commercial zoning district, which allows retail and restaurant uses. While this zoning district does not control building story height, the Dunwoody Village Overlay District, in which the Property is located, limits the apparent external floor-to-floor height to twelve (12) feet. Sec. 27-97(e)(3)(c). However, the proposed development has been designed in the Colonial and Williamsburg architectural styles.
- (3) The proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district.** As shown on the Site Plan filed with this application, the Property's area is large enough for the proposed building, parking, refuse facility, and landscaping.
- (4) The proposed use is compatible with adjacent properties and land uses, including consideration of:**

 - (a) Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated by the proposed use.** The increased apparent external floor-to-floor height facilitates the Property's proposed non-intensive commercial use, which is unlikely to generate the noise, smoke, odor, dust or vibration that would annoy the majority of the Property's neighbors.
 - (b) Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.** The increased apparent external floor-to-floor height will facilitate the Property's proposed retail/restaurant use, which is expected to keep hours typical of the industry.

- (c) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.** The increased apparent external floor-to-floor height will facilitate the Property's proposed retail/restaurant use. This type of use entails operations conducted almost entirely within the proposed building's interior and are unlikely to have an adverse impact on adjoining uses.
- (d) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use.** As a restaurant/retail use, the number of vehicles entering or exiting the Property is not expected to rise to a level that would congest nearby traffic corridors, and increased apparent external floor-to-floor height will not affect traffic generation.
- (e) **Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.** The proposed building is comparable in size, scale, and massing to the nearby one-story commercial buildings, even with the additional two (2) feet of apparent external floor-to-floor height.
- (f) **Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.** The Applicant is unaware of any such resources located at the Property.
- (5) **Public services, public facilities and utilities—including motorized and nonmotorized transportation facilities—are adequate to serve the proposed use.** The existing utilities supply, roadway capacity, and available public services are sufficient to meet the needs of the proposed development.
- (6) **Adequate means of ingress and egress are proposed, particularly in reference to nonmotorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access.** As shown on the Site Plan, the Applicant proposes points of ingress and egress, as well as sidewalks, on both Mount Vernon Road and Chamblee Dunwoody Road.
- (7) **Adequate provision has been made for refuse and service areas.** As the Site Plan demonstrates, a screened refuse and service area is included at the Property's southeastern corner.
- (8) **The proposed building as a result of its proposed height will not create a negative shadow impact on any adjoining lot or building.** The additional two feet of apparent


#7.

external floor-to-floor height will increase the overall height of the building. However, the building will be constructed at the northwestern corner of the Property, closest to the intersection of Mount Vernon Road and Chamblee Dunwoody Road, putting the greatest possible distance between it and existing neighboring structures. As such, the Applicant does not expect the proposed building's height or location to create a negative shadow impact on an adjoining lot or building.

Because these SLUPs would be consistent with the review and approval criteria set forth in Section 27-359 of the Code of the City of Dunwoody, the Applicant asks that the Mayor and City Council of the City of Dunwoody grant the SLUPs as requested.

Sincerely,

THE GALLOWAY LAW GROUP, LLC

By: 

Laurel A. David, Esq.
Attorney for the Applicant

3500 Lenox Road, NE
Suite 760
Atlanta, Georgia 30326
(404) 965-3680

**LETTER OF INTENT
CITY OF DUNWOODY**

Crim & Associates (the “Applicant”) requests four Special Land Use Permits (SLUP) on behalf of the Owner to allow the development of a 5,800-square foot retail/restaurant use at 5419 Chamblee Dunwoody Road within the Dunwoody Village Overlay zoning district (the “Property”). Specifically, the Applicant requests a SLUP for twenty-seven (27) parking spaces, exceeding by thirteen (13) the maximum number of parking spaces established by Section 27-97(g)(1) of the Code of the City of Dunwoody, Georgia; a second SLUP to construct non-90-degree corners, Sec. 27-97(e)(3)(e), at the restaurant’s northwest corner, nearest the intersection of Chamblee Dunwoody Road and Mount Vernon Road; a third SLUP to allow the landscape strip to be of varied width less than six (6) feet along Mount Vernon Road in order to maintain a twelve (12) wide sidewalk, Sec. 27-97(i)(1); and a fourth SLUP to construct a building with an apparent exterior floor-to-floor height of fourteen (14) feet, Sec. 27-97(e)(3)(c). Each of these SLUPs would be consistent with the review and approval criteria set forth in Sec. 27-359, as described below. Accordingly, the Applicant respectfully asks that the Mayor and City Council of the City of Dunwoody grant the SLUPs as requested.

I. SLUP allowing twenty-seven (27) parking spaces is consistent with the criteria set forth in Section 27-359 of the Code of the City of Dunwoody.

(1) The proposed use is consistent with the policies of the Comprehensive Plan. The City has designated the Property to the Dunwoody Village character area. This character area expressly calls for community retail, boutique retail, and dining attractions that will support the “village green” concept envisioned for the area. 2015-2035 Comprehensive Plan at 18. Additionally, the Future Land Use Map categorizes the Property as Commercial, Id. at 31, and the Dunwoody Village Master Plan similarly classifies it as Neighborhood & Convenience Retail. Dunwoody Village Master Plan at 28. The proposed retail/restaurant use is thoroughly consistent with these community planning designations. To adequately serve the public, the Applicant seeks to provide for the vehicular and pedestrian circulation capacity that the proposed retail/restaurant use will require.

(2) The proposed use complies with the requirements of the Zoning Ordinance. The Property is zoned to the C-1 Local Commercial zoning district. “Restaurants” and “other

eating or drinking establishments” are uses permitted as of right in the C-1 district, as are “retail sales of goods produced on the premises” and “other retail sales.” Sec. 27-72. While the Zoning Ordinance requires properties zoned C-1 to provide 6.67 spaces per 1,000 square feet for restaurant uses and 4 spaces per 1,000 square feet for retail uses (in this case 39 and 23 spaces, respectively, for the proposed 5,800-square foot building), Sec. 27-202, the Dunwoody Village Overlay regulations cap parking in the overlay area at 3 spaces per 1,000 square feet, or seventeen (17) in this case. Several potential tenants that are reputable fast-casual restaurant companies have insisted to the Applicant that three (3) spaces per 1,000 square feet would be an insufficient supply, prompting the present SLUP request. The Applicant did attempt to obtain shared parking agreements with adjacent property owners, but was ultimately not successful.

- (3) The proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district.** The Property measures 0.518 acres (22,564.1 square feet). As shown on the Site Plan filed with this application, the Property’s area is large enough for the proposed building, parking, refuse facility, and landscaping.
- (4) The proposed use is compatible with adjacent properties and land uses, including consideration of:**
- (a) Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated by the proposed use.** As a non-intensive commercial use, the proposed restaurant/retail use is unlikely to generate noise, smoke, odor, dust or vibration that would burden the majority of the Property’s neighbors. On the contrary, nearby uses are either comparably non-intense, such as the fast-casual restaurant located some fifty (50) feet east along Mount Vernon Road, or are more intense, such as the tire and automotive service facility adjoining the Property to the south and the gas station across Chamblee Dunwoody Road to the west.
- (b) Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.** The proposed retail/restaurant use is expected to keep hours typical of the industry. As such, it will not operate at hours very early in the morning or very late at night. The additional thirteen (13) parking spaces are therefore unlikely to adversely affect adjacent properties and land uses.

- (c) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.** The envisioned restaurant/retail use entails operations conducted almost entirely within the proposed building's interior. Consequently, the manner of operations occurring at the Property is unlikely to have an adverse impact on adjoining uses.
- (d) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use.** As a restaurant/retail use, the number of vehicles entering or exiting the Property is not expected to rise to a level that would congest nearby traffic corridors, even with thirteen (13) additional parking spaces. Moreover, if the use is a restaurant its hours of operation at the Property would likely be at lunch or in the evening, rather than during the morning and afternoon rush hours. For these reasons the proposed use will not generate traffic that would burden adjoining land uses.
- (e) **Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.** As shown on the Site Plan, the proposed building is appropriate for the Property, which has an area just over one-half acre. The proposed building and the requested additional parking would be similar in size, scale, and massing to adjacent and nearby lots and buildings.
- (f) **Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.** The Applicant is unaware of any such resources located at the Property.
- (5) **Public services, public facilities and utilities—including motorized and nonmotorized transportation facilities—are adequate to serve the proposed use.** The existing utilities supply, roadway capacity, and available public services are sufficient to meet the needs of the proposed development.
- (6) **Adequate means of ingress and egress are proposed, particularly in reference to nonmotorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access.** The Property is a corner lot. As shown on the Site Plan, the Applicant proposes points of ingress and egress on both Mount Vernon Road and Chamblee Dunwoody Road. This arrangement provides optimal motorized traffic circulation while still meeting the parking needs of the proposed use. To ensure

nonmotorized traffic safety and convenience, sidewalks will be provided along both street frontages, as well as architecturally differentiated pedestrian crosswalks within the vehicular circulation areas.

- (7) **Adequate provision has been made for refuse and service areas.** As the Site Plan demonstrates, a screened refuse and service area is included at the Property's southeastern corner.
- (8) **The proposed building as a result of its proposed height will not create a negative shadow impact on any adjoining lot or building.** The building will be constructed at the northwestern corner of the Property, closest to the intersection of Mount Vernon Road and Chamblee Dunwoody Road, putting the greatest possible distance between it and existing neighboring structures. As such, the Applicant does not expect the proposed building's height or location to create a negative shadow impact on an adjoining lot or building.

II. SLUP allowing non-90-degree corners at the restaurant's northwest corner is consistent with the criteria set forth in Section 27-359 of the Code of the City of Dunwoody.

- (1) **The proposed use is consistent with the policies of the Comprehensive Plan.** The Applicant is requesting a SLUP that will allow the proposed building's northwest corner, which is nearest the intersection of Mount Vernon Road and Chamblee Dunwoody Road, to feature a fifth building face twenty-five (25) feet in length. This face will provide the building's front entryway and meet the adjoining walls at 45-degree angles. This design preserves the building's rectilinear form while orienting the development to the Property's corner-lot location by effectively fronting the building to the entire intersection, rather than to a single street. It also accounts for past right-of-way dedications made to enlarge the street intersection that had the additional effect of rounding off the Property's northwest corner. The proposed design matches the new shape of the Property without affecting the proposed use, which remains consistent with the Comprehensive Plan.
- (2) **The proposed use complies with the requirements of the Zoning Ordinance.** The Property is zoned to the C-1 Local Commercial zoning district, which permits retail and restaurant uses. While the C-1 zoning district does not require buildings to have right-angle corners, the Dunwoody Village Overlay District, in which the Property is located, prohibits non-90-degree angles. Sec. 27-97(e)(3)(e). However, the proposed building, with its two

45-degree angles, has been designed in the Colonial and Williamsburg architectural styles that the overlay district encourages.

- (3) **The proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district.** The Property measures 0.518 acres (22,564.1 square feet). As shown on the Site Plan filed with this application, the Property's area is large enough for the proposed building, parking, refuse facility, and landscaping.
- (4) **The proposed use is compatible with adjacent properties and land uses, including consideration of:**
- (a) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated by the proposed use.** The mitered northwest corner of the proposed building will not affect the Property's proposed non-intensive commercial use, which is unlikely to generate noise, smoke, odor, dust or vibration that would burden the majority of the Property's neighbors.
- (b) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.** The mitered northwest corner of the proposed building will not affect the Property's proposed retail/restaurant use, which is expected to keep hours typical of the industry.
- (c) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.** The mitered northwest corner of the proposed building will make the Property more marketable to a range of retail/restaurant uses. These types of uses entail operations conducted almost entirely within the proposed building's interior and are unlikely to have an adverse impact on adjoining uses.
- (d) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use.** As a restaurant/retail use, the number of vehicles entering or exiting the Property is not expected to rise to a level that would congest nearby traffic corridors, and the mitered northwest corner of the building will not affect traffic generation.
- (e) **Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and**

massing of adjacent and nearby lots and buildings. The size, scale, and massing of the proposed building is comparable to that of adjacent and nearby lots and buildings.

- (f) Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.** The Applicant is unaware of any such resources located at the Property.
- (5) Public services, public facilities and utilities—including motorized and nonmotorized transportation facilities—are adequate to serve the proposed use.** The existing utilities supply, roadway capacity, and available public services are sufficient to meet the needs of the proposed development.
- (6) Adequate means of ingress and egress are proposed, particularly in reference to nonmotorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access.** As shown on the Site Plan, the Applicant proposes points of ingress and egress on both Mount Vernon Road and Chamblee Dunwoody Road. The mitered northwest corner of the building articulates with the two ingress/egress points to optimize motorized traffic circulation while still meeting the parking needs of the proposed use.
- (7) Adequate provision has been made for refuse and service areas.** As the Site Plan demonstrates, a screened refuse and service area will be provided at the Property's southeastern corner.
- (8) The proposed building as a result of its proposed height will not create a negative shadow impact on any adjoining lot or building.** The building will be constructed at the northwestern corner of the Property, and the mitered northwest corner will not affect the building's height. As such, the Applicant does not expect the proposed building's height or location to create a negative shadow impact on an adjoining lot or building.

III.SLUP allowing a landscape strip of varying width along Mount Vernon Road is consistent with the criteria set forth in Section 27-359 of the Code of the City of Dunwoody.

- (1) The proposed use is consistent with the policies of the Comprehensive Plan.** The Applicant's request that the City allow a landscape strip of variable width along Mount Vernon Road comes as the result of right-of-way dedications formerly made at this site. The Mount Vernon Road right-of-way is now no longer wide enough to provide the entire six (6)

foot wide landscape strip and twelve (12) foot wide sidewalk that Sec. 27-97(i)(1) requires. To comply with the Ordinance to the greatest extent possible, the Applicant proposes to reduce the width of the landscape strip along Mount Vernon Road to 4.5 feet at its narrowest point (as shown on the Site Plan), in order to provide a twelve (12) wide sidewalk.

- (2) The proposed use complies with the requirements of the Zoning Ordinance.** The Property is zoned to the C-1 Local Commercial zoning district, which allows retail and restaurant uses. While this zoning district does not control the width of streetscape requirements, the Dunwoody Village Overlay District, in which the Property is located, requires a six (6) foot wide landscape strip and a twelve (12) foot wide sidewalk along all abutting streets. Sec. 27-97(i)(1). The Applicant proposes to reduce the landscape strip by a maximum of 1.5 feet.
- (3) The proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district.** As shown on the Site Plan filed with this application, the Property's area is large enough for the proposed building, parking, refuse facility, and landscaping. The dimensions of the Mount Vernon Road right-of-way, however, are not adequate to build the entire width of the streetscape requirements along the Property's entire frontage of that street, prompting this SLUP request.
- (4) The proposed use is compatible with adjacent properties and land uses, including consideration of:**
- (a) Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated by the proposed use.** The reduced sidewalk width will not affect the Property's proposed non-intensive commercial use, which is unlikely to generate noise, smoke, odor, dust or vibration.
- (b) Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.** The reduced sidewalk width will not affect the Property's proposed retail/restaurant use, which is expected to keep hours typical of the industry.
- (c) Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.** The reduced landscape strip width will not affect the Property's proposed retail/restaurant use.

- (d) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use.** The proposed use will not generate traffic that would burden adjoining land uses.
- (e) **Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.** As shown on the Site Plan, the proposed building is appropriate for the Property and is comparable to nearby one-story commercial buildings.
- (f) **Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.** The Applicant is unaware of any such resources located at the Property.
- (5) **Public services, public facilities and utilities—including motorized and nonmotorized transportation facilities—are adequate to serve the proposed use.** The existing utilities supply, roadway capacity, and available public services are sufficient to meet the needs of the proposed development, which is of similar scale to nearby structures and uses.
- (6) **Adequate means of ingress and egress are proposed, particularly in reference to nonmotorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access.** The reduced width of the landscape strip will not affect ingress or egress for motorized traffic and will enable the Applicant to provide a sidewalk of the required width to provide sufficient and convenient pedestrian access.
- (7) **Adequate provision has been made for refuse and service areas.** As the Site Plan demonstrates, a screened refuse and service area is included at the Property's southeastern corner.
- (8) **The proposed building as a result of its proposed height will not create a negative shadow impact on any adjoining lot or building.** The reduced landscape strip width will not affect the building's height, which is not expected to create a negative shadow impact on an adjoining lot or building.

IV. SLUP allowing an apparent exterior floor-to-floor height of fourteen (14) feet is consistent with the criteria set forth in Section 27-359 of the Code of the City of Dunwoody.

- (1) **The proposed use is consistent with the policies of the Comprehensive Plan.** The Applicant seeks to construct a building with a ground floor that is fourteen (14) feet tall. Although there will be no second story, the apparent exterior floor-to-floor height would exceed the twelve (12) foot maximum established by Sec. 27-97(e)(3)(c). The additional two feet of height would provide greater natural light to the future tenant's patrons by allowing for the installation of larger windows. It would also enable the Applicant to install sufficient mechanical systems to service the retail/restaurant use. This increased height does not affect the proposal's consistency with the Comprehensive Plan.
- (2) **The proposed use complies with the requirements of the Zoning Ordinance.** The Property is zoned to the C-1 Local Commercial zoning district, which allows retail and restaurant uses. While this zoning district does not control building story height, the Dunwoody Village Overlay District, in which the Property is located, limits the apparent external floor-to-floor height to twelve (12) feet. Sec. 27-97(e)(3)(c). However, the proposed development has been designed in the Colonial and Williamsburg architectural styles.
- (3) **The proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district.** As shown on the Site Plan filed with this application, the Property's area is large enough for the proposed building, parking, refuse facility, and landscaping.
- (4) **The proposed use is compatible with adjacent properties and land uses, including consideration of:**
- (a) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated by the proposed use.** The increased apparent external floor-to-floor height facilitates the Property's proposed non-intensive commercial use, which is unlikely to generate the noise, smoke, odor, dust or vibration that would annoy the majority of the Property's neighbors.
- (b) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.** The increased apparent external floor-to-floor height will facilitate the Property's proposed retail/restaurant use, which is expected to keep hours typical of the industry.

- (c) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.** The increased apparent external floor-to-floor height will facilitate the Property's proposed retail/restaurant use. This type of use entails operations conducted almost entirely within the proposed building's interior and are unlikely to have an adverse impact on adjoining uses.
- (d) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use.** As a restaurant/retail use, the number of vehicles entering or exiting the Property is not expected to rise to a level that would congest nearby traffic corridors, and increased apparent external floor-to-floor height will not affect traffic generation.
- (e) **Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.** The proposed building is comparable in size, scale, and massing to the nearby one-story commercial buildings, even with the additional two (2) feet of apparent external floor-to-floor height.
- (f) **Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.** The Applicant is unaware of any such resources located at the Property.
- (5) **Public services, public facilities and utilities—including motorized and nonmotorized transportation facilities—are adequate to serve the proposed use.** The existing utilities supply, roadway capacity, and available public services are sufficient to meet the needs of the proposed development.
- (6) **Adequate means of ingress and egress are proposed, particularly in reference to nonmotorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access.** As shown on the Site Plan, the Applicant proposes points of ingress and egress, as well as sidewalks, on both Mount Vernon Road and Chamblee Dunwoody Road.
- (7) **Adequate provision has been made for refuse and service areas.** As the Site Plan demonstrates, a screened refuse and service area is included at the Property's southeastern corner.
- (8) **The proposed building as a result of its proposed height will not create a negative shadow impact on any adjoining lot or building.** The additional two feet of apparent

external floor-to-floor height will increase the overall height of the building. However, the building will be constructed at the northwestern corner of the Property, closest to the intersection of Mount Vernon Road and Chamblee Dunwoody Road, putting the greatest possible distance between it and existing neighboring structures. As such, the Applicant does not expect the proposed building's height or location to create a negative shadow impact on an adjoining lot or building.

Because these SLUPs would be consistent with the review and approval criteria set forth in Section 27-359 of the Code of the City of Dunwoody, the Applicant asks that the Mayor and City Council of the City of Dunwoody grant the SLUPs as requested.

Sincerely,

THE GALLOWAY LAW GROUP, LLC

By: 

Laurel A. David, Esq.
Attorney for the Applicant

3500 Lenox Road, NE
Suite 760
Atlanta, Georgia 30326
(404) 965-3680

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 366 of the 18th District of DeKalb County, Georgia and being more particularly described as follows:

Beginning at a concrete monument found on the southeasterly right of way of Mount Vernon Road (50 feet southeasterly of the centerline) a distance of 19.03 feet northeasterly of the intersection of the north-easterly right of way of Chamblee-Dunwoody Road (50 feet northeasterly of the centerline) if said rights of way were extended to form a single angle between them; proceed thence North $64^{\circ}08'00''$ East along the southeasterly right of way of Mount Vernon Road a distance of 130.97 feet to an iron pin placed; thence South $29^{\circ}20'38''$ East a distance of 152.24 feet to an iron pin placed; thence South $64^{\circ}05'34''$ West a distance of 150.00 feet to an iron pin placed on the northeasterly right of way of Chamblee-Dunwoody Road; thence North $29^{\circ}20'28''$ West along said right of way of Chamblee-Dunwoody Road a distance of 128.35 feet to an iron pin placed (being 24.00 feet southeasterly of the previously stated extended right of way with Mount Vernon Road); thence North $10^{\circ}23'58''$ East a distance of 29.71 feet to the point of beginning.

Said improved parcel contains 0.5183 acres (22,575 S.F.) more or less, and is 5-19 Chamblee-Dunwoody Road under the present numbering system of DeKalb County, Georgia.



NEIGHBOR COMMUNICATIONS SUMMARY REPORT
CITY OF DUNWOODY

Crim & Associates' (the "Applicant's") public participation meeting was held for the proposed SLUP applications for 5419 Chamblee Dunwoody Road on August 3, 2016, at 7:00 p.m. at the Dunwoody Library, located at 5339 Chamblee Dunwoody Road, Dunwoody, Georgia 30338. The Applicant submits this Neighbor Communications Summary Report pursuant Section 27-306(d) of the Code of the City of Dunwoody, Georgia.

The Applicant compiled a list of owners of all residentially zoned property within 1,000 feet using the City of Dunwoody's Global Information System. On July 11, 2016, the Applicant sent a letter by first class mail to each identified owner inviting him or her to an Applicant-Initiated Meeting. See Exhibit A – Certificates of Mailing, copy; Exhibit B – Letter of Notice. Additionally, the Applicant caused to be published on July 13, 2016, public notice of the Applicant-Initiated Meeting by advertisement in the Dunwoody Crier. See Exhibit C – Published Notice. Approximately ten (10) people attended the Applicant-Initiated Meeting. See Exhibit D – Sign-In Sheet for Applicant-Initiated Meeting. The meeting was informal and lasted about 45 minutes.

After a presentation of the proposed use, site plan, and renderings by the Applicant, attendees were invited to provide feedback on the proposal. A list of issues raised and responses follows:

1. Who will be the tenant in the building?

Response: the Applicant indicated that it is marketing the building for either retail or restaurant uses. However, currently the most interested responses are from restaurant users, hence the need for increased parking.

2. Concern was expressed over traffic movements entering and exiting the site, particularly at Mt. Vernon Road.

Response: There is currently a turn lane on Mt. Vernon that would enable drivers to turn left into the site. Applicant agreed that a left turn out of the site could be problematic, particularly if the driver intended to turn right onto Chamblee-Dunwoody Road. However, the Applicant noted that the proposed right turn-in/right

turn-out access on Chamblee-Dunwoody Road would provide more convenient access to Chamblee-Dunwoody Road.

3. What is the lot coverage on the site? The site plan looks like it is all pavement or buildings.

Response: the lot coverage is approximately 80%. The Applicant indicated on the landscaped plan the grassed areas and proposed plantings. The Applicant will prepare a site plan colored to show grassy areas for future presentations.

4. Will the roof as depicted on the architectural renderings screen mechanical systems on the roof?

Response: Yes, the roof will look like a solid structure from the exterior but will actually have a parapet to screen mechanical systems from view.

5. Can outdoor seating be put in the sidewalk? A 12-foot sidewalk seems very wide.

Response: The 12-foot sidewalk width is a requirement of the Overlay District, but Applicant will check with the Community Development Department to see if outdoor seating is a possibility. The Applicant has since confirmed with the City Planner that no outdoor seating is allowed in the 12-foot sidewalk.

In addition to the Applicant-Initiated Meeting, the Applicant will also present at the August meeting of the Dunwoody Homeowners' Association to seek additional input.

Sincerely,

THE GALLOWAY LAW GROUP, LLC

By: 

Laurel A. David, Esq.
Attorney for the Applicant

3500 Lenox Road, NE
Suite 760
Atlanta, Georgia 30326
(404) 965-3680

Exhibit A – Certificates of Mailing, copy

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DUFFEY PATRICK T & DUFFEY CONSTANCE J 1304 DUNWOODY CV DUNWOODY GA 30338 IM JOHN & IM JUNG AH 1308 DUNWOODY CV ATLANTA GA 30338 ASHWORTH HOMEOWNERS ASSO 1750 FOUNDERS PKWY ALPHARETTA GA 30009 JELLEMA CALVIN P 1251 DUNWOODY CV DUNWOODY GA 30338 WHITE CATHERINE A & ROGERS JOEL S 1247 DUNWOODY CV DUNWOODY GA 30338 COFFEE SHERRI D 1243 DUNWOODY CV DUNWOODY GA 30338				

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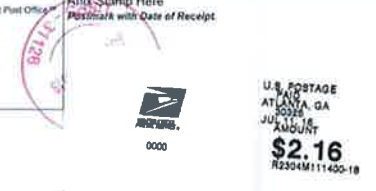
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CANNON JOSEPH E JR 1248 DUNWOODY CV DUNWOODY GA 30338 COHN DAVID ADAM & COHN AMY LYNN STARR 1252 DUNWOODY CV DUNWOODY GA 30338 CARR F PATRICK 1256 DUNWOODY CV DUNWOODY GA 30338 MATTHEWS JAMES & MATTHEWS AMY 1260 DUNWOODY CV DUNWOODY GA 30338 MCCLELLAN CARL E & MCCLELLAN VALERIE P 1264 DUNWOODY CV DUNWOODY GA 30338 JOHNSON MARK E 1268 DUNWOODY CV DUNWOODY GA 30338	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift

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2	1276 DUNWOODY CV DUNWOODY GA 30338 MCLARTY JOHN					
3	1280 DUNWOODY CV DUNWOODY GA 30338 CHAVEZ KAREN S					
4	1284 DUNWOODY CV DUNWOODY GA 30338 GROVE RICHARD D & CARDENAS MONICA J					
5	1288 DUNWOODY CV DUNWOODY GA 30338 ALKONIS JENNIFER DENISE					
6	1292 DUNWOODY CV ATLANTA GA 30338					

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2	DAMANI ANIL A & ADATIA ISHA M 1306 VILLAGE TERRACE CT DUNWOODY GA 30338			
3	SMITH REBECCA S 1310 VILLAGE TERRACE CT DUNWOODY GA 30338			
4	MCCLEARY MITCHELL T 1314 VILLAGE TERRACE CT DUNWOODY GA 30338			
5	TSUBOKAWA NORIO & TSUBOKAWA TAKAKO 1201 VILLAGE TERRACE CT DUNWOODY GA 30338			
6	BELLSOUTH PO BOX 182333 COLUMBUS OH 43218			

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1	CITY OF DUNWOODY 41 PERIMETER CTR E DUNWOODY GA 30346			
2	GAUDET RICHARD B & NUNN JUDITH A 4151 CHESTNUT RIDGE DR DUNWOODY GA 30338			
3	ALYEA FRED N & ALYEA CHARLOTTE 4170 CHESTNUT RIDGE DR DUNWOODY GA 30338			
4	SOLOMON DARRELL 4162 CHESTNUT RIDGE DR DUNWOODY GA 30338			
5	SYRIBEYS PHILIP JOHN & SYRIBEYS FLOREDIA LAUREN 4154 CHESTNUT RIDGE DR DUNWOODY GA 30338			
6	TALLEN MICHAEL WARREN & TALLENT SUSAN BRYANT 1408 JOBERRY CT DUNWOODY GA 30338			

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USPS® Tracking Number Firm-specific Identifier	HILL JOSEPH 1400 JOBERRY CT DUNWOODY GA 30338 MARKOU CHRISTOS & MAKAROUNI SPIRIDOULA	Postage	PS INFLY Fee	Special Handling	Parcel A/R/LT
1	1407 JOBERRY CT DUNWOODY GA 30338				
2	JACKSON CHRISTINE S & JACKSON MICHAEL E 4142 CHESTNUT RIDGE DR DUNWOODY GA 30338				
3	LAVIN MICHAEL K 4134 CHESTNUT RIDGE DR DUNWOODY GA 30338				
4	STINNETT ROBERT JR 4126 CHESTNUT RIDGE DR DUNWOODY GA 30338				
5	BROADWELL MARTIN M JR & BROADWELL MARY 4118 CHESTNUT RIDGE DR DUNWOODY GA 30338				
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USPS® Tracking Number Firm-specific Identifier	C Q DUNWOODY VILLAGE COURT LLC 1532 DUNWOODY VILLAGE PKWY DUNWOODY GA 30338 MALONE THOMAS 1303 DUNWOODY CV DUNWOODY GA 30338 ANDERSON KAREN SUE 1299 DUNWOODY CV DUNWOODY GA 30338 COKER CYNTHIA L 1295 DUNWOODY CV DUNWOODY GA 30338 SHANBHAG SAVITHA R & SHANBHAG RAMDAS V 1291 DUNWOODY CV DUNWOODY GA 30338 PALM JOHN & PALM LISA 1289 DUNWOODY CV ATLANTA GA 30338	Postage	PS INFLY Fee	Special Handling	Parcel A/R/LT
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PS Form 3665, January 2016 (Page 8 of 25) PSN 7530-17-000-5549

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TOTAL NO. of Pieces Listed by Sender: 6

TOTAL NO. of Pieces Received at Post Office™: [Blank]

Affix Stamp Here: U.S. POSTAGE PAID AT ATLANTA, GA 30338 JUL 11 18 AMOUNT \$2.16 R2304M111400-18

Postmaster, per (name of receiving employee): [Blank]

USPS® Tracking Number Firm-specific Identifier	Postage	Fee	Special Handling	Parcel Airlift
1	DWYER KAREN M *** 1285 DUNWOODY CV DUNWOODY GA 30338 MCGILLIVRAY CATHERINE & MCGILLIVRAY DAVID			
2	1281 DUNWOODY CV ATLANTA GA 30338 DALESSANDRO MICHAEL			
3	1277 DUNWOODY CV ATLANTA GA 30338 VEDALA SUNDARAM K & VEDALA UMA			
4	1273 DUNWOODY CV DUNWOODY GA 30338 SPOUSE JOEL D & SPOUSE ANNETTE			
5	1267 DUNWOODY CV DUNWOODY GA 30338 JONES EMILY ANN			
6	1263 DUNWOODY CV DUNWOODY GA 30338			

PS Form 3865, January 2016 (Page 9 of 25) PSN 7530-17-000-5549 See Reverse for Instructions

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TOTAL NO. of Pieces Received at Post Office™: [Blank]

Affix Stamp Here: U.S. POSTAGE PAID AT ATLANTA, GA 30338 JUL 11 18 AMOUNT \$2.16 R2304M111400-18

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USPS® Tracking Number Firm-specific Identifier	Postage	Fee	Special Handling	Parcel Airlift
1	EICHOLZ RICHARD M 1259 DUNWOODY CV DUNWOODY GA 30338 DUNCAN KIMBERLY			
2	1255 DUNWOODY CV DUNWOODY GA 30338 DONALD R AND NORMA J BARDILL & BARDILL JOYCE G			
3	3022 FERMANAGH DR TALLAHASSEE FL 32309 GOPALAKRISHNAN VIJAY & SHARMA MANJUSHA			
4	1300 DUNWOODY CV DUNWOODY GA 30338 EDMONDS PHYLLIS JANETTE TRSTE & EDMONDS PHYLLIS J REV LIV TRST			
5	1250 VILLAGE TERRACE CT DUNWOODY GA 30338 MULLEE THOMAS P & MULLEE BEVERLY A			
6	1254 VILLAGE TERRACE CT DUNWOODY GA 30338			

PS Form 3865, January 2016 (Page 10 of 25) PSN 7530-17-000-65 See Reverse for Instructions

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30319
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AMOUNT
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Postmaster, per (name of receiving employee)

USPS® Tracking Number Firm-specific Identifier	Postage	Fee	Special Handling	Parcel Airtel
1	TISHER JIM W & TISHER DEBORAH L 1258 VILLAGE TERRACE CT DUNWOODY GA 30338			
2	COSTA RONALD B SR & COSTA MARY L 1266 VILLAGE TERRACE CT DUNWOODY GA 30338			
3	KERNAN JOHN & KERMAN BETH 1270 VILLAGE TERRACE CT DUNWOODY GA 30338			
4	STAPPLER ELIZABETH FERRAN 1274 VILLAGE TERRACE CT DUNWOODY GA 30338			
5	CYPRESS INVESTMENTS LLC 1521 CONCORD PIKE WILMINGTON DE 19803			
6	MORENO GUILLERMO E & BENTON MELINDA H 920 WESTPARK DR CELEBRATION FL 34747			

PS Form 3865, January 2016 (Page 11 of 25) PSN 7530-17-000-5549

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Postmaster, per (name of receiving employee)

USPS® Tracking Number Firm-specific Identifier	Postage	Fee	Special Handling	Parcel Airtel
1	STONE AMY 1286 VILLAGE TERRACE CT DUNWOODY GA 30338			
2	WRIGHT LYNN E 1290 VILLAGE TERRACE CT DUNWOODY GA 30338			
3	KIM TAE HION 1294 VILLAGE TERRACE CT DUNWOODY GA 30338			
4	SACERDOTI MARIO & BUSATO- GUTIERREZ MARIA G 1298 VILLAGE TERRACE CT DUNWOODY GA 30338			
5	KOLANY THERESA M 1269 VILLAGE TERRACE CT DUNWOODY GA 30338			
6	FLEISHER JODI R 1265 VILLAGE TERRACE CT ATLANTA GA 30338			

PS Form 3865, January 2016 (Page 12 of 25) PSN 7530-17-1


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	Postmaster, per (name of receiving employee)					
USPS® Tracking Number Firm-specific Identifier	GREENBERG WAYNE N & GREENBERG LEE R	Postage	Fee	Special Handling	Parcel Airtel	
1	1471 EASTHAM DR DUNWOODY GA 30338					
2	DSOUZA DOLPHIE & DSOUZA ANITA 1468 EASTHAM DR DUNWOODY GA 30338					
3	KHAN SHAMSUL A & KHAN NAIMA 4951 VILLAGE TERRACE DR DUNWOODY GA 30338					
4	CORBITT JAMES B & CORBITT MARY 1318 VILLAGE TERRACE CT ATLANTA GA 30338					
5	MARINKOVIC ALEXANDER & MARINKOVIC NATASHA 4937 VILLAGE TERRACE DR					
6	DOCTOR DAVID R & VELZEN-DOCTOR SUE ELLEN VAN 4962 VILLAGE TERRACE DR DUNWOODY GA 30338					

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	Postmaster, per (name of receiving employee)					
USPS® Tracking Number Firm-specific Identifier	THE SIANG TIK	Postage	Fee	Special Handling	Parcel Airtel	
1	1234 DUNWOODY VILLAGE DR DUNWOODY GA 30338					
2	CLEMENTS ERNEST J & CLEMENTS NAN-YOUNG P 1206 DUNWOODY VILLAGE DR DUNWOODY GA 30338					
3	ARENAS OSCAR E 4975 VILLAGE TERRACE DR DUNWOODY GA 30338					
4	GARCIA CARLOS R & LONG SHERRY N 4993 VILLAGE TERRACE DR DUNWOODY GA 30338					
5	WALLACE STEPHEN & WALLACE MARIA 1475 EASTHAM DR DUNWOODY GA 30338					
6	ASOR YANIV & ASOR ESTER 4969 VILLAGE TERRACE DR ATLANTA GA 30338					

PS Form 3865, January 2016 (Page 14 of 26) PSM 7530-17-000-554 See Reverse for Instructions

UNITED STATES POSTAL SERVICE
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 3500 Lenox Road NE, Suite 760
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TOTAL NO. of Pieces Received at Post Office™

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U.S. POSTAGE
 ATLANTA, GA 30338
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\$2.16
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Postmaster, per (name of receiving employee)

USPS® Tracking Number Firm-specific Identifier	Postage	Fee	Special Handling	Parcel Airfit
1	UNDERWOOD JOANN R 1323 VILLAGE TERRACE CT DUNWOODY GA 30338 DICKMAN JANIS Y			
2	1322 VILLAGE TERRACE CT DUNWOODY GA 30338 OZKAYNAK ANIL & OZKAYNAK HATICE ZEYNEP			
3	4950 VILLAGE TERRACE DR DUNWOODY GA 30338 LYSZKOWICZ JACEK E & LYSZKOWICZ JANINA L			
4	4968 VILLAGE TERRACE DR DUNWOODY GA 30338 PHILLIPS NEIL H			
5	1230 DUNWOODY VILLAGE DR DUNWOODY GA 30338 DUNWOODY UNITED METHODIST			
6	1548 MOUNT VERNON RD DUNWOODY GA 30338			

PS Form 3865, January 2016 (Page 15 of 25) PSN 7530-17-0 See Reverse for Instructions

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TOTAL NO. of Pieces Received at Post Office™

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Postmaster, per (name of receiving employee)

USPS® Tracking Number Firm-specific Identifier	Postage	Fee	Special Handling	Parcel Airfit
1	FLETCHER RUSSELL T & FLETCHER KIMBERLY E 4981 VILLAGE TERRACE DR DUNWOODY GA 30338 KWAN LI CHEN & LIM TAI KENG			
2	4999 VILLAGE TERRACE DR DUNWOODY GA 30338 MANGUM WAYNE B & MANGUM DIANA Z			
3	4017 NORTHLAKE CREEK DR TUCKER GA 30084 BLAKE LAURA LEE & VANVELZEN CORNELIUS W			
4	4961 VILLAGE TERRACE DR DUNWOODY GA 30338 ZHAO YI & LI NAIQI			
5	1319 VILLAGE TERRACE CT ATLANTA GA 30338 KISTNER WAYNE R			
6	1332 DUNWOODY VILLAGE WAY DUNWOODY GA 30338			

PS Form 3865, January 2016 (Page 16 of 25) PSN 7530-17-0 See Reverse for Instructions

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 The Galloway Law Group, LLC
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 Atlanta, GA 30319

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TOTAL NO. of Pieces Received at Post Office™

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PS Form 3665, January 2016 (Page 17 of 25) PSN 7530-17-000-5549 See Reverse for Instructions

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PS Form 3665, January 2016 (Page 18 of 25) PSN 7530-17-000-5 See Reverse for Instructions

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USPS® Tracking Number Firm-specific Identifier	STORY SHIRLEY ZENT	Postage	Fee	Special Handling	Parcel Airtt	
1	1233 VILLAGE TERRACE CT DUNWOODY GA 30338 WHITE JAMES FISHER & WHITE SUSAN GARDNER					
2	1229 VILLAGE TERRACE CT DUNWOODY GA 30338 BEAMON MARIA C					
3	PO BOX 1311 WOODSTOCK GA 30188 PRIDE JEAN W					
4	1221 VILLAGE TERRACE CT DUNWOODY GA 30338 RRE NO 2 LLC					
5	1217 VILLAGE TERRACE CT DUNWOODY GA 30338 GROVELL SHAUNA C					
6	1213 VILLAGE TERRACE CT DUNWOODY GA 30338					

PS Form 3865, January 2016 (Page 19 of 25) PSN 7530-17-000-55-...

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UNITED STATES POSTAL SERVICE Certificate of Mailing — Firm (Domestic)

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1	1209 VILLAGE TERRACE CT DUNWOODY GA 30338 NEALE LOUISE J					
2	1207 VILLAGE TERRACE CT DUNWOODY GA 30338 THOMPkins FRANCES W					
3	1205 VILLAGE TERRACE CT DUNWOODY GA 30338 HELFMAN JENNIFER					
4	1203 VILLAGE TERRACE CT DUNWOODY GA 30338 BARNES ANTHONY C					
5	5007 VILLAGE TERRACE DR DUNWOODY GA 30338 MARSHALL JEFF & GENERES HEATHER					
6	5000 VILLAGE TERRACE DR DUNWOODY GA 30338					

PS Form 3865, January 2016 (Page 20 of 25) PSN 7530-17-000-55-40

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UNITED STATES POSTAL SERVICE
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USPS® Tracking Number Firm-specific Identifier	Postage	Fee	Special Handling	Parcel Airlift
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PS Form 3865, January 2015 (Page 21 of 25) PSN 7530-17-000-55 See Reverse for Instructions

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TOTAL NO. of Pieces Received at Post Office™: [Blank]

Postmaster, per name of receiving employee(s): [Blank]

Affix Stamp Here, Postmark with Date of Receipt: U.S. POSTAGE PAID ATLANTA, GA 30338 JUL 11 16 AMOUNT \$2.16 R2304M111400-18

USPS® Tracking Number Firm-specific Identifier	Postage	Fee	Special Handling	Parcel Airlift
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PS Form 3865, January 2016 (Page 22 of 25) PSN 7530-17-000-7 See Reverse for Instructions

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TOTAL NO. of Pieces Received at Post Office™

Postmaster, per (name of receiving employee)

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U.S. POSTAGE
 ATLANTA, GA
 30304
 JUL 16
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 R2304M111400-18

USPS® Tracking Number Firm-specific Identifier	Postage	Fee	Special Handling	Parcel Airlift
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PS Form 3865, January 2016 (Page 23 of 25) PSN 7530-17-000-55-1

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UNITED STATES POSTAL SERVICE
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 Atlanta, GA 30319

TOTAL NO. of Pieces Listed by Sender: 6

TOTAL NO. of Pieces Received at Post Office™

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 ATLANTA, GA
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USPS® Tracking Number Firm-specific Identifier	Postage	Fee	Special Handling	Parcel Airlift
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PS Form 3865, January 2016 (Page 24 of 25) PSN 7530-17-000-55-1

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USPS® Tracking Number Firm-specific Identifier		Postmaster, per (name of receiving employee)		
1	ASHWORTH HOMEOWNERS ASSO 1465 NORTHSIDE DR NW ATLANTA GA 30318 HUFF CHRISTOPHER M			
2	PO BOX 76913 ATLANTA GA 30358 GRAY STACY C			
3	1242 VILLAGE TERRACE CT DUNWOODY GA 30338 MAZUREK RONALD & MAZUREK CAROLE			
4	1246 VILLAGE TERRACE CT DUNWOODY GA 30338			
5				
6				

PS Form 3865, January 2010 (Page 2 of 2) PSN 7530-17-000-5549 See Reverse for Instructions

Exhibit B – Letter of Notice

**THE
GALLOWAY
LAW GROUP**

July 11, 2016

**INFORMATION MEETING FOR PROPERTY LOCATED AT
5419 CHAMBLEE DUNWOODY ROAD,
DUNWOODY, GEORGIA**

We are notifying all nearby property owners of a proposed Special Land Use Permit to allow variations to the Dunwoody Village Overlay District requirements to allow the development of a new retail/restaurant building at 5419 Chamblee Dunwoody Road. The property is zoned C-1 Local Commercial and is the current site of a vacated automobile fueling station.

A public information meeting will take place on August 3, 2016, from 7:00 p.m. to 8:00 p.m. to discuss this proposal. This meeting will be held at the Dunwoody Library, located at 5339 Chamblee Dunwoody Road, Dunwoody, Georgia 30338 (please enter through the Library's main entrance). Please feel free to attend this meeting should you have any questions regarding the proposed Special Land Use Permit. If you are unable to attend but would like to obtain information, please contact Laurel David at (404) 965-3680.

Sincerely,

THE GALLOWAY LAW GROUP, LLC

220057

Exhibit C – Published Notice

OBITUARY

Kenneth Hedley Brockschmidt passed away peacefully on June 24, 2016.

He was born on Aug. 8, 1927 to Fayme Hedley and Elmer J. Brockschmidt in St. Louis, Mo.

He was an Eagle Scout and a member of the TKE fraternity at Washington University in St. Louis, where he graduated in 1950. He served in the U.S. Navy and finished his service at the rank of LTJG.

Brockschmidt married Jean Grill in 1952 in Saginaw, Mich. They began their 59 years together in Sheboygan, Wis. Life then took them to Clarendon Hills, Ill.

He earned an MBA from the University of Chicago in 1968. They then moved to Dunwoody where he worked for Georgia Pacific's, Chemical Division from 1969 until retirement.

This early passion was sailing and in later life became a tireless



Kenneth Brockschmidt

volunteer and lovingly cared for his wife Jean until she passed in 2011.

He is predeceased by his sister Betty Griffin and brother John. He is survived by his brother Don and wife Rosemary in St. Louis, his daughter Ann in New York City, and his son Paul in Atlanta.

A memorial service will be held at Brookdale Big Creek in Roswell on Saturday, July 23 at 2 p.m.

No flowers please. Donations to Dunwoody Nature Center and the Alzheimer's Foundation. Arrangements by Advantage Funeral Home Lilburn 770-923-2940.

Public Notice

There will be a public information meeting on August 3, 2016, from 7:00 p.m. to 8:00 p.m. to discuss a proposed Special Land Use Permit to allow variations to the Dunwoody Village Overlay District requirements to allow the development of a new retail/restaurant building. This meeting will be held at the Dunwoody Library, located at 5339 Chamblee Dunwoody Road, Dunwoody, Georgia 30338 (please enter through the Library's main entrance).

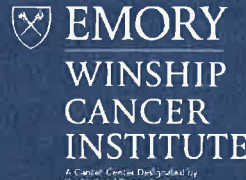
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A cancer diagnosis is difficult.
Fortunately, Georgia's #1 Cancer Care is near you.
Find a location near you at emoryhealthcare.org/cancercare.

Find Winship at:
 Emory Johns Creek Hospital
 Emory Saint Joseph's Hospital
 Emory University Hospital
 Emory University Hospital Midtown



EMORY WINSHIP CANCER INSTITUTE
A Cancer Center Designated by the National Cancer Institute

Marcus Center offers dance to children with disabilities

The Marcus Jewish Community Center of Atlanta (MJCCA) announces the launch of a new class for children with physical and mental disabilities, ages 3 – 10, called Dance is for Everyone, Sundays from Aug. 14 - Dec. 18. All dance classes will take place in the Dance Studio at the MJCCA at 5342 Tilly Mill Road, Dunwoody.

"Dance is for everyone and every child should be given the opportunity to participate in a dance class and feel good about themselves and their bodies," said Erin Lesure, MJCCA's Director of Dance. "The ultimate goal of this class is to help these children build confidence and self-esteem through dance."

The classes will be held from 9:30-10:30 a.m. for 3 to 5-year-olds and 10:30-11:30 a.m.

for 6 to 10-year-olds. "We are starting with two classes and class sizes will be small," said Lesure. "Our volunteers will be working closely with class participants so parents can remain worry-free and relax as they enjoy watching their children learn how to dance," she adds. Volunteers are trained by physical therapists and special educators.

The MJCCA offers a wide array of dance classes for every skill level and interest. From toddlers to middle-schoolers, participants in our dance classes learn self-discipline and build strength and coordination, while developing grace and self-confidence as they enjoy the creative expression of movement. Private and group lessons are available to take dancers from beginner to the most advanced levels.

Council, from page 1

"I believe that renovating the theater would enhance the cultural components of life for all the citizens of Dunwoody, not just students at the college," wrote Lyons.

Jay Kaiman, Executive Director of the Marcus Foundation, shared his and Bernie Marcus' support of saving the building. In his letter, Kaiman wrote that sometimes buildings that have great potential are abandoned only to discover later that it was a lost asset.

"We ask that you take a serious look at the potential of Brook Run Center and how it impacts building a stronger green space" wrote Kaiman. "Mr. Marcus and our organization think it is worth saving and investing in going forward

as a center of gathering and culture."

Monsignor Hugh Marren of All Saints Catholic Church also supported saving the building and called the possibilities breathtaking. The Brook Run Park is a little larger than the Vatican state, wrote Marren, who realized after coming to Dunwoody that the city does not have a cultural center.

"Every town and city ought to be able to tell its own story, its history, its uniqueness and role in the larger society," wrote Marren. "Only a cultural center is able to do this."

Council members were also expected to hear about progress city staff has made in securing a firm to provide a second legal opinion regarding membership on city boards. In June during a closed executive session meeting, council members voted to support a policy that would disallow Dunwoody Homeowners' Association members to also be members of city boards. After a quick backlash, council members suspended their decision.

Two firms submitted proposals and the City Manager Eric Linton is reviewing the proposals.



Exhibit D - Sign-In Sheet for Applicant-Initiated Meeting

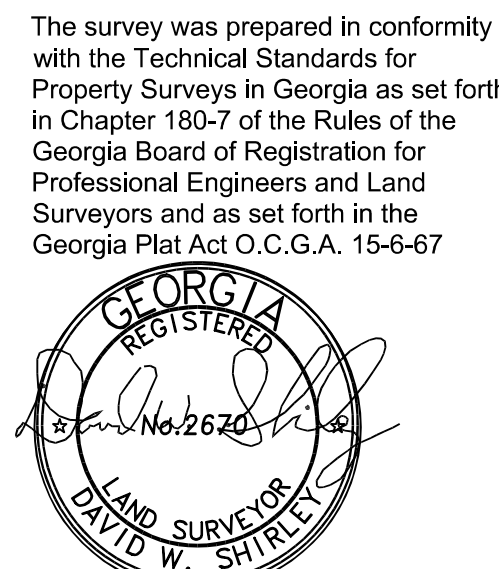
Sign-In Sheet
Applicant-Initiated Meeting
For Property located at
54119 Chamblee Dunwoody Road
Crim & Associates, Applicant
Aug. 3, 2016, 7:00 p.m.
Dunwoody Library
5339 Chamblee Dunwoody Road

<u>Name</u>	<u>Address</u>	<u>Email</u>
John Korman	1270 Lakeside Towers Ct	JKORMAN@OUTLOOK.COM
ROBERT WITTENSTEIN	1146 BORDEN CT	ROBERT@MINDSPRING.COM
Mike D'Alessandro	1277 Dunwoody Cove	MWCAULIT@COMCAST.NET
Mary Cahill	1318 Village Square Ct	Pieubart Kobell@outlook.com
Paul Gibson	4804 Leeds Ct	
Jack Eubank	" "	
Jack Harte	" "	
JIM CORBITT	5067 VERNON OAKS DR	JBCORBITT@COMCAST.NET
CHERYL SUMMERS	1318 VILLAGE TERRACE CT	
	TILLY MILL RD	

LEGEND

SYMBOLS AND ABBREVIATIONS

- PROPERTY CORNER WITHOUT MONUMENT
- PROPERTY CORNER WITH MONUMENT
- R/W RIGHT OF WAY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- BC BACK OF CURB
- OVERHEAD UTILITY POLE
- SSMH ○ SANITARY SEWER MANHOLE
- IPS IRON PIN SET
- IFP IRON PIN FOUND
- NLF NAIL FOUND
- LPK ○ LIGHT POLE
- MH MANHOLE
- SDGHEH STEEL GRATE DROP INLET
- WV WATER VALVE
- WM WATER METER
- CT FIRE HYDRANT
- P.O.B. POINT OF BEGINNING
- S.S.E. SANITARY SEWER EASEMENT
- N/F PRESENT OR FORMER OWNER
- TRAFFIC DIRECTION ARROW
- N.T.S. NOT TO SCALE
- CMP CORRUGATED METAL PIPE
- CONC. CONCRETE
- D.I.P. DUCTILE IRON PIPE
- PVC POLY VINYL CHLORIDE
- UC UNDERGROUND COMMUNICATION CABLE
- P.O.C. POINT OF COMMENCING
- ± SPOT ELEVATION
- BL BUILDING LINE
- G GUY WIRE
- EP EDGE OF PAVEMENT
- FC FACE OF CURB
- BC BACK OF CURB
- JB JUNCTION BOX
- SANITARY SEWER CLEANOUT
- Ⓜ COMMUNICATION MANHOLE



IN MY OPINION THIS PLAT DOES NOT REQUIRE APPROVAL FOR RECORDING BY A GOVERNING AUTHORITY AND IS NOT SUBJECT TO GEORGIA CODE SECTION 15-6-67 (d)



THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY BOTH PUBLIC AND PRIVATE. ALL MATTERS OF TITLE EXCEPTED. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 16856 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 73,169 FEET.
EQUIPMENT USED FOR FIELD MEASUREMENTS:
ANGULAR- LEICA TS02
LINEAR - ELECTRONIC DISTANCE METER.
DRAWN AND FIELDWORK BY: D SHIRLEY
ALL IRON PINS FOUND AND SET ARE 1/2" REBAR UNLESS OTHERWISE NOTED.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A LEGAL TITLE SEARCH, AND IS SUBJECT TO ANY AND ALL DISCLOSURES PRODUCED BY SAME INCLUDING EASEMENTS WHETHER OR NOT SHOWN ON THIS PLAT. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. EDITING OR REPRODUCTION WITHOUT THE CONSENT OF THE SURVEYOR IS PROHIBITED.

AREA
0.5183 ACRES
22,580 SQ.FT.

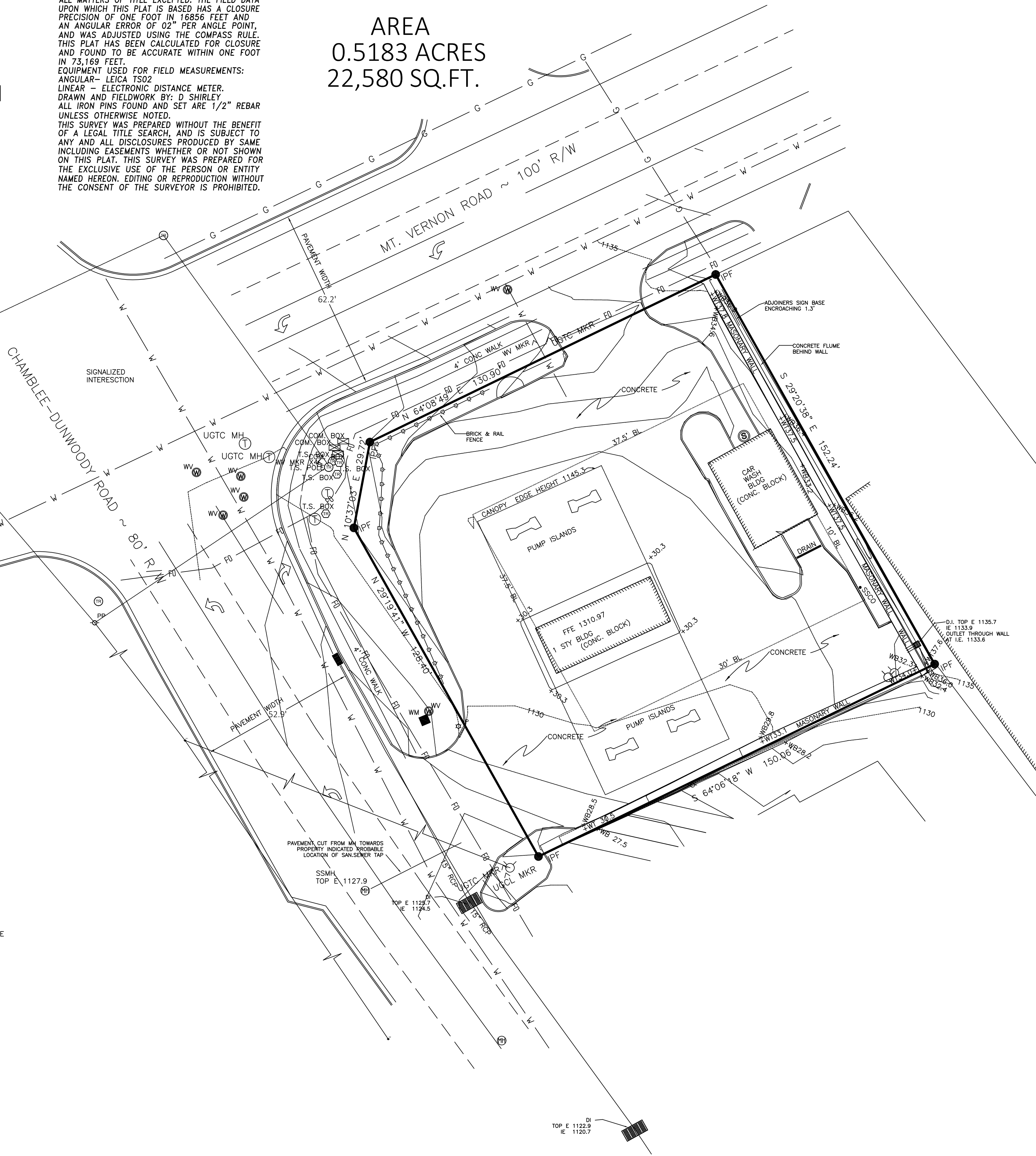
LEGEND
(LINETYPES)

- PROPERTY LINE
- SANITARY SEWER
- OVERHEAD ELECTRIC LINE
- WATER LINE
- UNDERGROUND COMMUNICATION
- GAS LINE
- RW RIGHT OF WAY
- CHAIN LINK FENCE
- UNDERGROUND ELECTRIC
- GUARD RAIL

PLEASE NOTE:
THREE WORKING DAYS BEFORE YOU DIG IN GEORGIA CALL UTILITIES PROTECTION CENTER, INC. 1-800-282-7411 OR 811 IT'S THE LAW

SURVEY NOTES

THIS PLAT IS A BOUNDARY, TOPOGRAPHIC AND AS-BUILT SURVEY OF THE AREA DEPICTED HEREON. ALL DATA IS BASED ON A FIELD SURVEY AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR TOPOGRAPHIC SURVEYS IN THE STATE OF GEORGIA.
THE EQUIPMENT USED FOR FIELD MEASUREMENTS IS LEICA TS02 TOTAL STATION.
THE BEARING BASIS FOR THIS PLAT .
THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
THE TOPOGRAPHIC CONTOURS SHOWN ON THIS PLAT ARE AT A ONE FOOT OR 1 FOOT INTERVAL AND ARE BASED UPON A FIELD SURVEY.
THE LAST DAY OF FIELD WORK WAS 4/25/2016. THE FIELDWORK WAS DONE BY DWS. DRAWN BY DWS
BOUNDARY INFORMATION IS REFERENCED TO DB: 11153, PG. 742
ZONING INFORMATION IS C-1 AND BASED ON INFORMATION FROM MAP OF SURVEY REFERENCED IN DB 11153, PG 742.

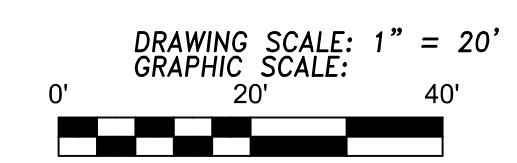


-251-

REVISIONS	
NO.	DESCRIPTION

LAND LOT - 366
DISTRICT - 18
DEKALB COUNTY, GEORGIA

MAP OF BOUNDARY, TOPOGRAPHIC AND AS-BUILT OF:
5419 CHAMBLEE-DUNWOODY RD.
FOR:
CRIM & ASSOCIATES



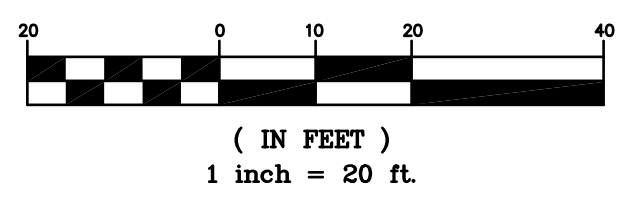
PREPARED BY:
D&S LAND SURVEYING
313 RED FOX DR., PO BOX 4908, CANTON, GA 30114
770 720-4443 (Office) 678-264-2201 (FAX)
DWS@CANTONSURVEYOR.COM LSF#765

THIS DOCUMENT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. EDITING OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE SURVEYOR'S PERMISSION IS PROHIBITED.

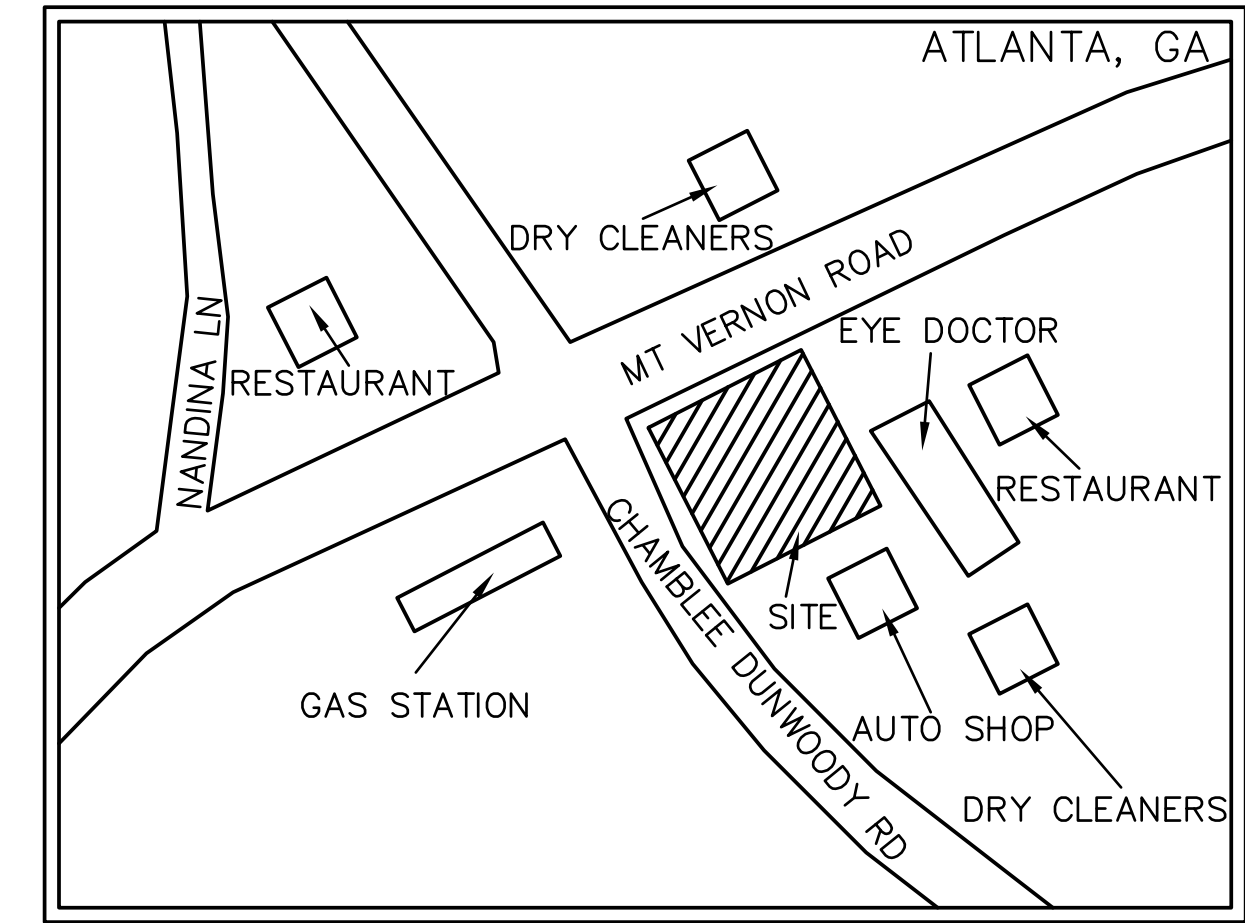
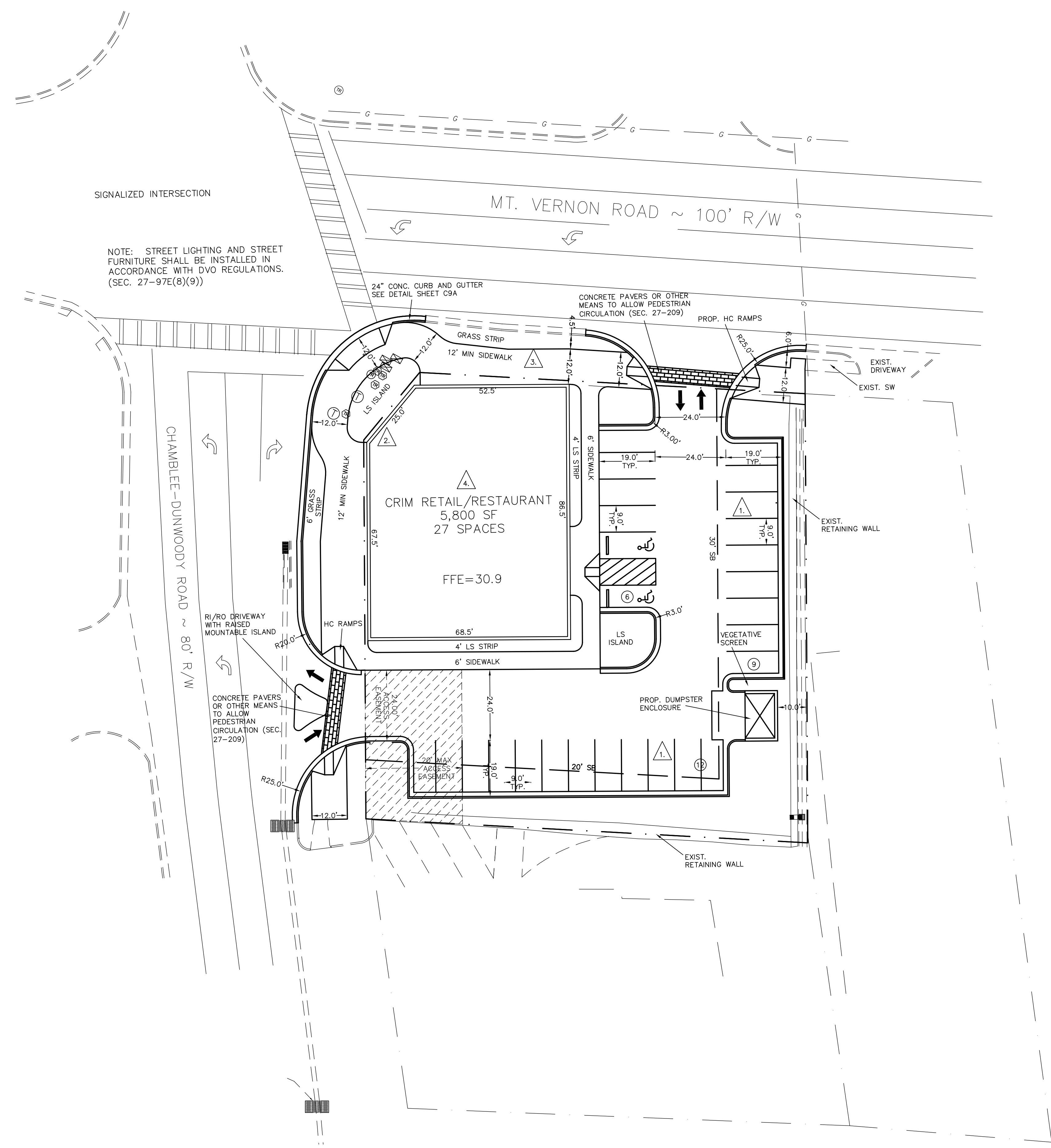
EXISTING	DESCRIPTION	PROPOSED
	TRAFFIC SIGNAL	
	DROP INLET	
	CATCH BASIN	
	STORM SEWER LINE	
	STORM SEWER MH	
	HANDICAPPED SPACE	
	TRAFFIC DIRECTION	
	EDGE OF PAVEMENT	
	CONCRETE CURB AND GUTTER	
	CONCRETE HEADER CURB	

LEGEND

GRAPHIC SCALE



-252-



VICINITY MAP
NOT TO SCALE

SITE SUMMARY
 USE: RETAIL
 SITE AREA: 0.518 ACRES
 BUILDING AREA: 5,800 SF
 PARKING ALLOWED: 14 SPACES (3 SP/1,000 SF)
 PARKING PROPOSED: 27 SPACES

PARKING TO BE A MAXIMUM OF 10/1,000 SF FOR RESTAURANT TO INCLUDE ALL OUTDOOR DINING, AND 5/1000 FOR RETAIL USES. IN NO EVENT SHALL THE TOTAL NUMBER OF SPACES ON THE SITE EXCEED 35 SPACES.

BUILDING SIZE MAY VARY DEPENDING UPON FINAL TENANT MIX (NOT TO EXCEED 5,800 SF).

SLUP REQUESTS

1. ALLOW PARKING TO EXCEED MAX ALLOWED (SEC.27-97g(1)).
2. ALLOW NON-90° BUILDING WALLS (SEC.27-97E(3)e).
3. ALLOW VARIED WIDTH LANDSCAPE STRIP ALONG MT. VERNON TO BE LESS THAN 6' AT ANY POINT ALONG ITS LENGTH. ALLOW VARIED WIDTH SIDEWALK AT INTERSECTION TO BE LESS THAN 12'. (SEC.27-97(i)(1)).
4. ALLOW BLDG. EXTERNAL FLOOR-TO-FLOOR HEIGHT TO EXCEED 12' (SEC. 27-97(e)(3)(c)).

REVISIONS	#
11-03-16	1

SDG ENGINEERING
 P.O. BOX 680963
 MARIETTA, GEORGIA 30068-0017
 678-560-4161



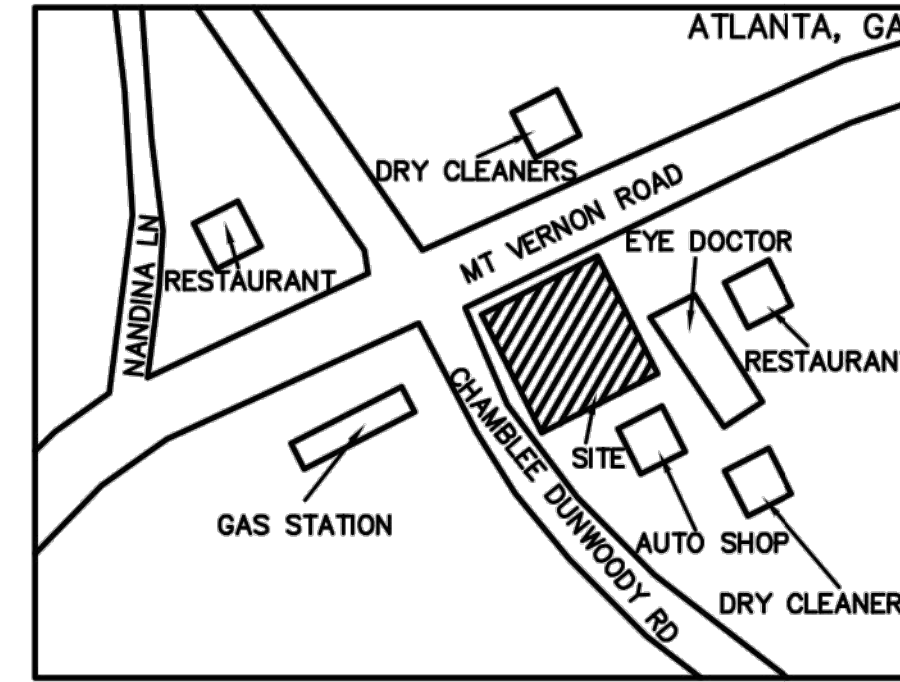
CRIM & ASSOCIATES
 210 SANDY SPRINGS PL.
 ATLANTA, GA 30328
 404-256-2960

PROJECT TITLE
 CRIM RETAIL/RESTAURANT
 CHAMBLEE-DUNWOODY ROAD
 LAND LOT 366, 18TH DISTRICT
 DEKALB COUNTY, GA

DATE	08-05-16
PROJECT NO.	
DRAWN BY	JDR
SCALE	1"=20'
DRAWING TITLE	

SITE PLAN

EXISTING	DESCRIPTION	PROPOSED
	TRAFFIC SIGNAL	
	DROP INLET	
	CATCH BASIN	
	STORM SEWER LINE	
	STORM SEWER MH	
	HANDICAPPED SPACE	
	TRAFFIC DIRECTION	
	EDGE OF PAVEMENT	
	CONCRETE CURB AND GUTTER	
	CONCRETE HEADER CURB	



John Geiger, ASLA
Landscape Architect

I-Site Design Studio™/Land. Architects
2770 Ponderosa Ct./Suite 100
Decatur, GA/30033
404/329-9933 (Office/Fax)

Notes

- SEE CIVIL and ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- OWNER SHALL PROVIDE and BE RESPONSIBLE FOR SOIL TESTING and PROPER PLANT MATERIAL MAINTENANCE, AS NEEDED.
- TREES and SHRUBS SHALL BE TRIMMED AS NECESSARY SO VISIBILITY IS NOT HINDERED. PLANT LOCATIONS SHALL ALSO BE ADJUSTED AS NECESSARY TO AVOID INTERFERENCE WITH SITE UTILITIES, LIGHTS, SIGNS, ETC. SO VISIBILITY IS NOT HINDERED; FIELD VERIFY.
- THERE ARE NOT ANY EXISTING TREES OR SHRUBS TO REMAIN ON THIS SITE.

Specimen Tree Note

- THERE ARE NOT ANY EXISTING SPECIMEN TREES ON THIS SITE;

Tree Replacement Density Factor Calculations

SITE = 0.5183 AC.
TDF = 0.5183 AC. x 20 UNITS/AC. = 10.37 UNITS REQUIRED
RTF = 0.00 UNITS
RDD = TDF - RTF
= 10.37 - 0.00
= 10.37 TOTAL UNITS REQUIRED and 10.5 UNITS ARE PROVIDED

Dunwoody Village Overlay Requirements

Street trees (2-1/2" cal. min. and 8' in height min.), are provided in the required landscape area between the travel lanes and the sidewalk.

Interior Parking Lot Landscaping Requirements

- One (1) canopy tree (3" cal. min.) per landscape island (200 SF min. each) abutting row of parking is required and provided.
- Four (4) shrubs (1 gal. min. growing to less than 3' in height) are required and provided per required canopy tree.

Exterior Parking Lot Landscaping Requirements

- Thirty (30) shrubs (1 gal. min. growing to 3' in height min.) per 100' of parking lot (or vehicular use area) frontage are required and provided.

Transition Yard Landscaping Requirements

- Minimum yard width = 7.5' (TY1) landscape strip;
- Four (4) understory trees (and no shrubs) are required and provided per property line.

Landscaping Note

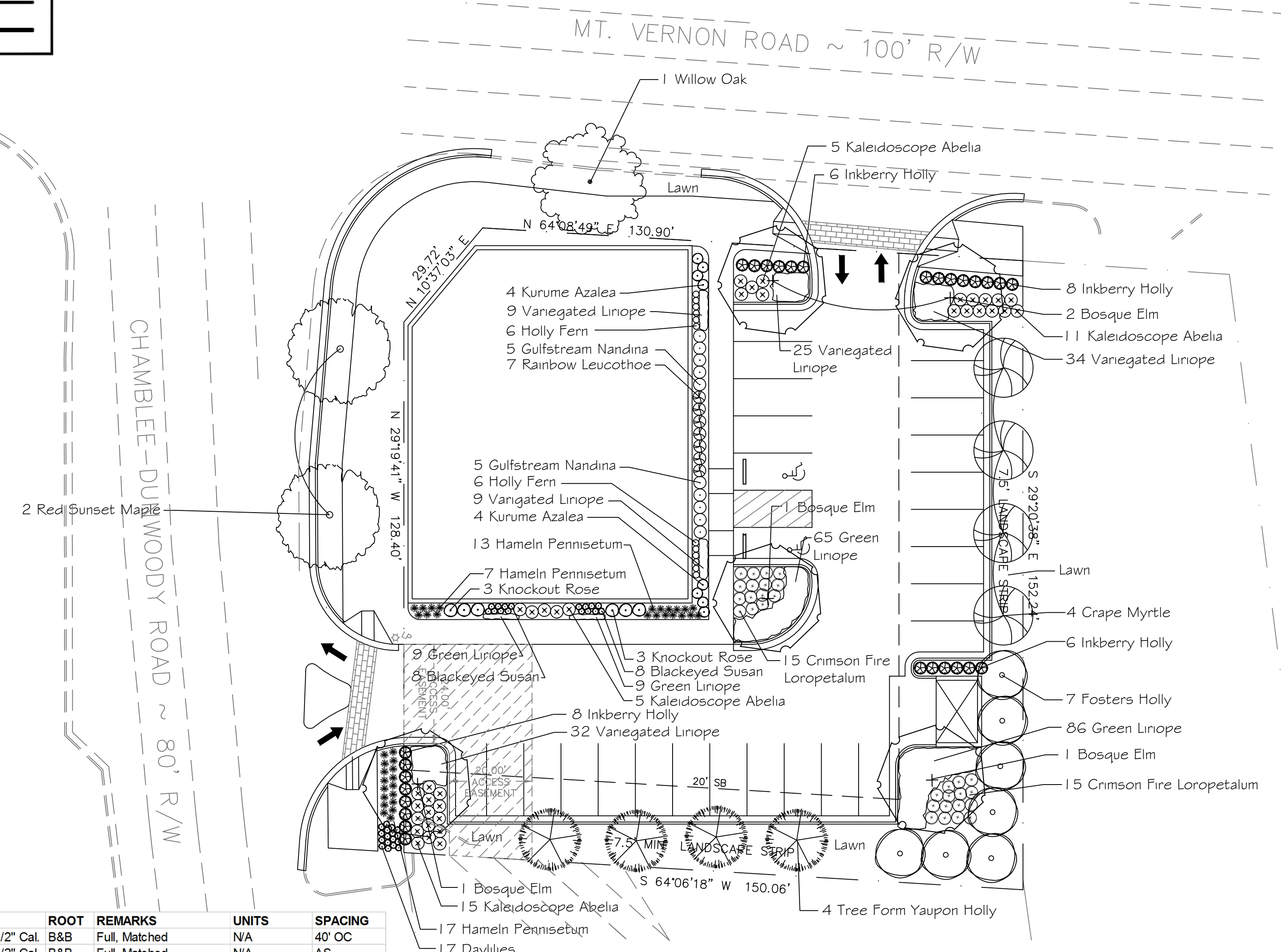
ALL LANDSCAPING SHALL FOLLOW CITY OF DUNWOODY PLANTING AND MAINTENANCE REQUIREMENTS.

Irrigation System Note

CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM PER CITY OF DUNWOODY REQUIREMENTS. SYSTEM LAYOUT and COMPONENTS SHALL BE APPROVED PRIOR TO INSTALLATION.

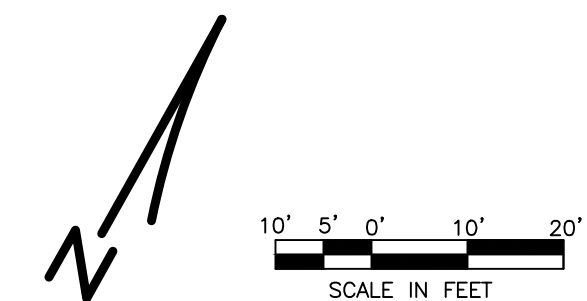
Grassing Note

ALL LAWN AREAS SHALL BE SODDED. VERIFY TYPE AND QUANTITY PRIOR TO INSTALLATION.



PLANT LIST

PLANT NAME	QTY.	SIZE	ROOT	REMARKS	UNITS	SPACING
Red Maple / Acer rubrum 'Red Sunset'	2	3" - 3-1/2" Cal	B&B	Full, Matched	NA	40' OC
Willow Oak / Quercus phellos	1	3" - 3-1/2" Cal	B&B	Full, Matched	NA	AS
Bosque Elm / Ulmus parvifolia 'Bosque'	5	3" - 3-1/2" Cal	B&B	Full, Matched	x 0.6 = 3.0	AS
Fosters Holly / Ilex x attenuata 'Fosteri'	7	8" - 10' Ht.	B&B	Full, Matched, FTG	x 0.5 = 3.5	10' OC
Tree Yaupon / Ilex vomitoria	4	12" - 14' Ht.	B&B	Full, Matched, 3 Stem	x 0.5 = 2.0	20' OC
Crape Myrtle / Lagerstroemia x 'Sioux'	4	12" - 14' Ht.	B&B	Full, Matched, 3 Stem	x 0.5 = 2.0	20' OC
TOTAL = 10.5						
Kaleid. Abelia / Abelia grand. 'Kaleidoscope'	36	1 Gal.	Cont.	Full		3' OC
Kurume Azalea / Azalea kurume 'Hinodegiri'	8	1 Gal.	Cont.	Full		3' OC
Inkberry Holly / Ilex glabra 'Densa'	28	1 Gal.	Cont.	Full		3' OC
Rainbow Leucothoe / Leucothoe font. 'Rainbow'	7	1 Gal.	Cont.	Full		3' OC
Knockout Rose / Rosa 'Knockout'	6	1 Gal.	Cont.	Full		3' OC
Loropetalum / Loropetalum chin. 'Crimson Fire'	30	1 Gal.	Cont.	Full		3' OC
Hamelin Penn. / Pennisetum Aaop. 'Hamelin'	37	1 Gal.	Cont.	Full		2' OC
Nandina / Nandina dom. 'Gulf Stream'	10	1 Gal.	Cont.	Full		3' OC
Green Liripe / Liriope muscari 'Big Blue'	169	1 Gal.	Cont.	Full		1-1/2' OC
Variegated Liriope / Liriope muscari 'Variegata'	109	1 Gal.	Cont.	Full		1-1/2' OC
Black Eyed Susan / Rudbeckia 'Goldstrum'	16	1 Gal.	Cont.	Full		1-1/2' OC
Daylily / Hemerocallis 'Stella d'Oro'	17	1 Gal.	Cont.	Full		1-1/2' OC
Holly Fern / Cyrtomium falcatum	12	1 Gal.	Cont.	Full		1-1/2' OC



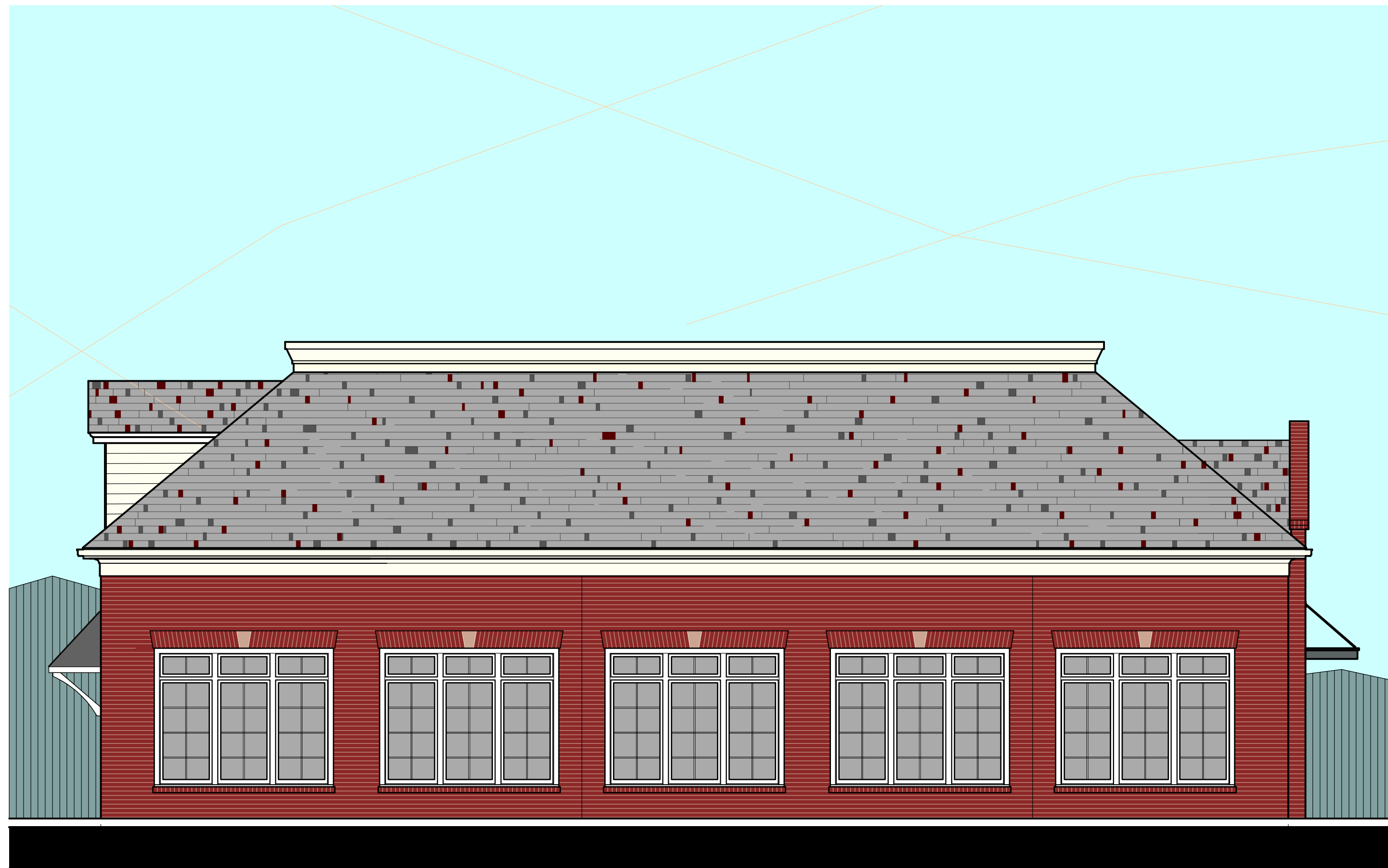
SDG ENGINEERING
P.O. BOX 680963
MARIETTA, GEORGIA 30068-0017
678-560-4161

CLIENT NAME
CRIM & ASSOCIATES
210 SANDY SPRINGS PLACE
ATLANTA, GA 30328
404-256-2960

PROJECT TITLE
CRIM RETAIL/RESTAURANT
5419 CHAMBLEE DUNWOODY RD
ATLANTA, GEORGIA

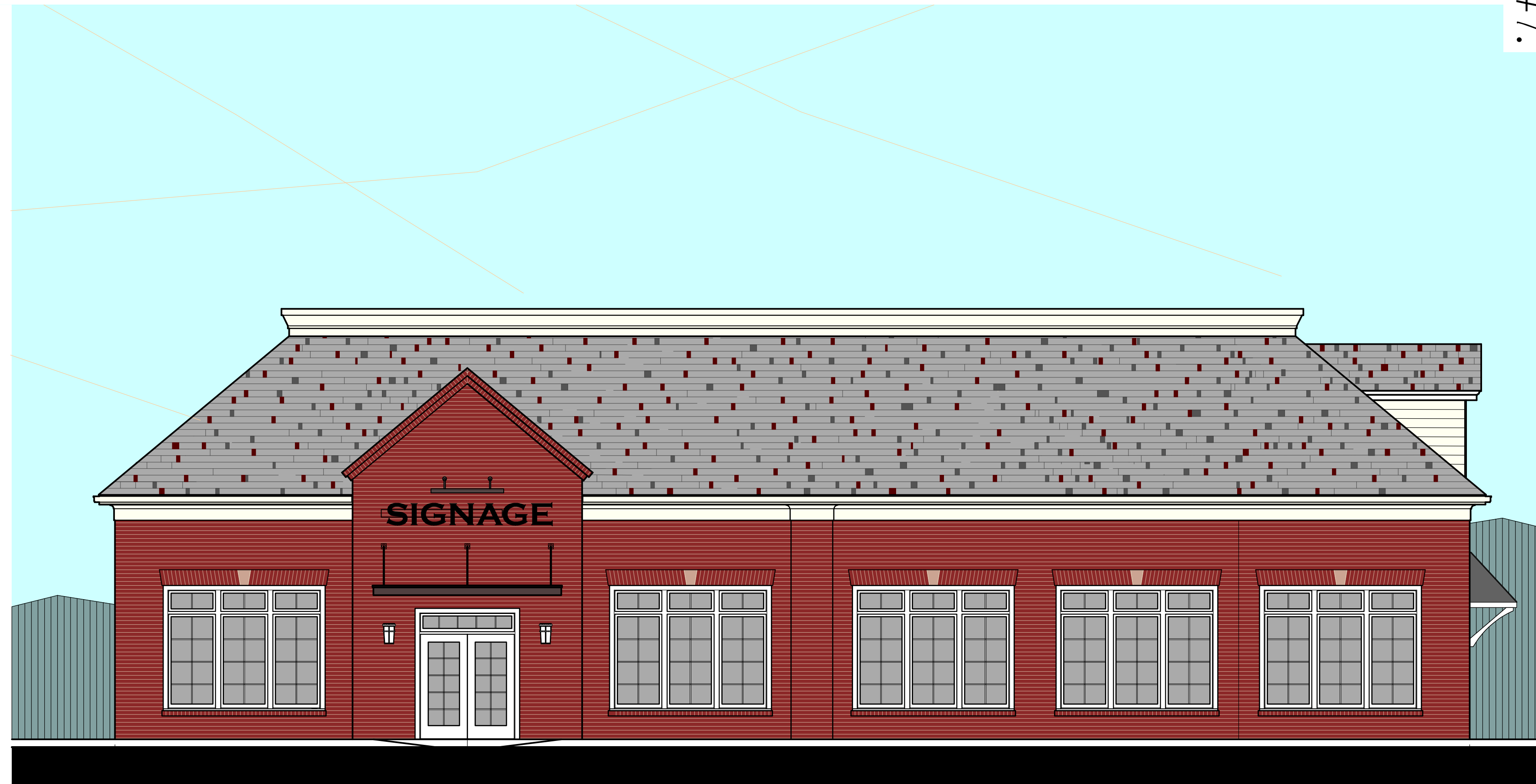
DATE 10-3-16
PROJECT NO.
DRAWN BY
SCALE 1" = 20'
DRAWING TITLE

LANDSCAPE PLAN



68'-6"

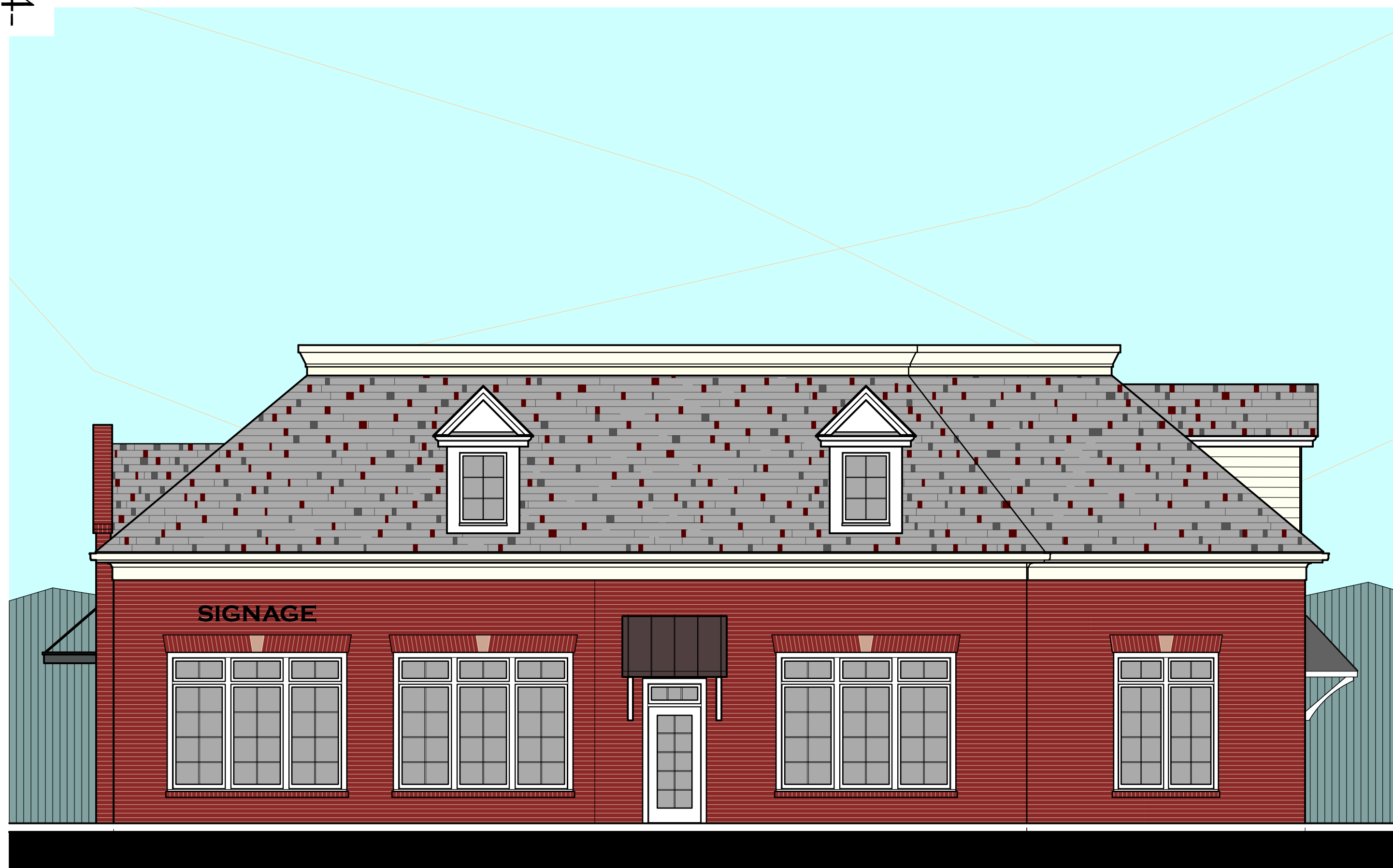
PROPOSED SOUTH PARKING ELEVATION- 5419 CHAMBLEE-DUNWOODY ROAD.
 3/16"=1'- 0" FOR CRIM & ASSOCIATES 10/27/16



86'-6"

PROPOSED EAST PARKING ELEVATION- 5419 CHAMBLEE-DUNWOODY ROAD.
 3/16"=1'- 0"

-254-



52'-6"

16'-0"

PROPOSED NORTH (MT. VERNON RD.) ELEVATION- 5419 CHAMBLEE-DUNWOODY ROAD.
 3/16"=1'- 0"



19'-0"

67'-6"

PROPOSED WEST (CHAMBLEE-DUNWOODY RD.) ELEVATION- 5419 CHAMBLEE-DUNWOODY ROAD.
 3/16"=1'- 0"

ATLANTIC CAPITAL BANK
ATLANTA, GA 30305

3356

64-2102/0611

THE GALLOWAY LAW GROUP LLC
3500 LENOX ROAD N.E. SUITE 760
ATLANTA, GA 30326

Aug 9, 2016

PAY TO THE
ORDER OF

City of Dunwoody

\$ 770.00

Seven hundred seventy dollars and $\frac{ND}{100}$

DOLLARS

MEMO Crim & Associates - SLUP Application Fee

Laurel Darnell

AUTHORIZED SIGNATURE

⑈003356⑈ ⑆061121025⑆ 1500163934⑈

RECEIVED
08/10/16

Steve Fook

COMMUNITY DEVELOPMENT DIRECTOR - Steve Fook

#7.

CITY OF DUNWOODY
(678) 382-6700



P+Z

Date: 8/15/2016

REC#: 00104736 8/15/2016 11:57 AM
OPER: NW TERM: 009
REF#: 3356
PAID BY: THE GALLOWAY LA GROUP LLC

TRAN: 203.0000 Planning & Zoning
SLUP 2016-508
INV #28684
Planning & Zoning F 770.00CR

w Group ID # 22343

Project Title: SLU P16-101

Amount: \$770.00

w Group ID # 22343

TENDERED: 770.00 CHECK
APPLIED: 770.00-

Date: 8/15/2016

By: arussell

CHANGE: 0.00

WWW.DUNWOODYGA.GOV



Date: 8/15/2016

Project Number: SLUP 2016-508

Address:

Applicant: Laurel David - The Galloway Law Group ID # 22343

Contractor: Laurel David - The Galloway Law Group ID # 22343

Paid By: The Galloway Law Group LLC

Payment Type: Check

Project Title: SLU P16-101

Amount: \$770.00

Date: 8/15/2016

By: arussell

Invoice #: 28684



Date: 8/15/2016

Project Number: SLUP 2016-508

Address:

Applicant: Laurel David - The Galloway Law Group ID # 22343

Contractor: Laurel David - The Galloway Law Group ID # 22343

Paid By: The Galloway Law Group LLC

Payment Type: Check

Project Title: SLU P16-101

Amount: \$770.00

Date: 8/15/2016

By: arussell