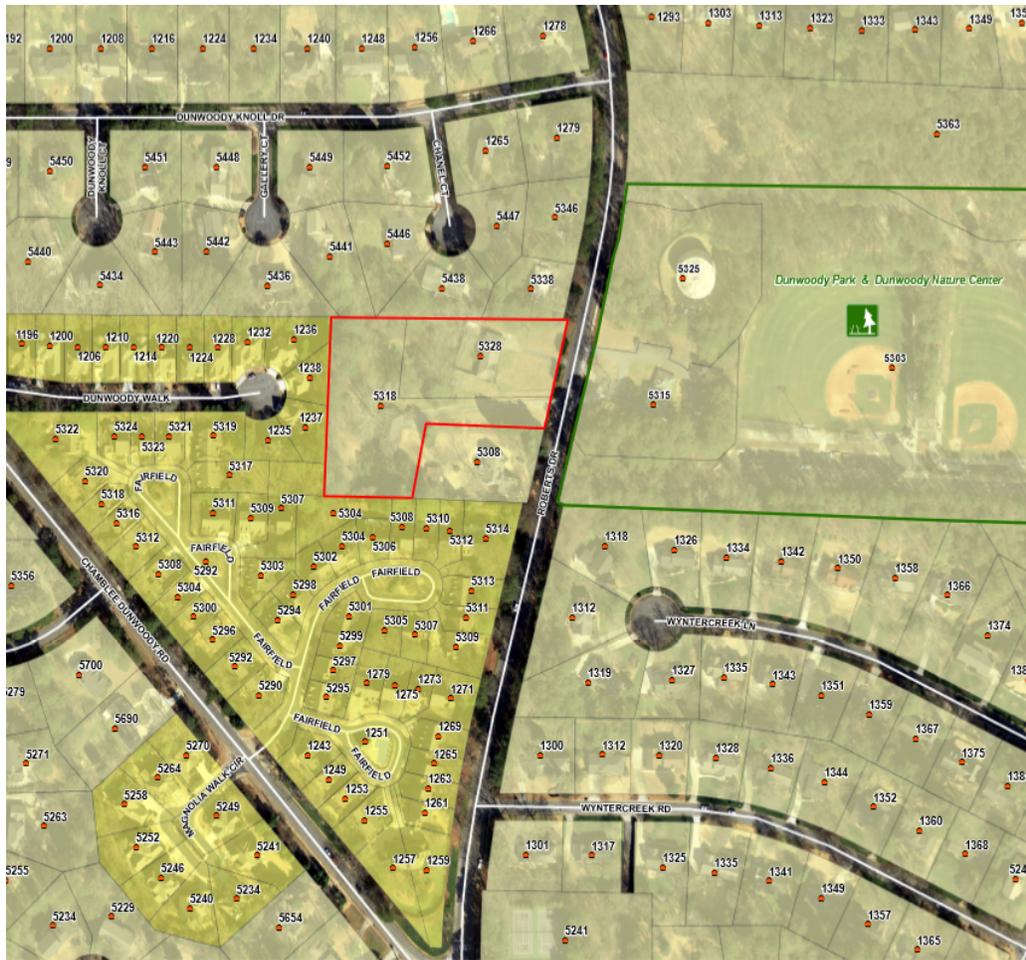


MEMORANDUM

To: City Council
From: John Olson, AICP
Date: May 20, 2019

Subject: J. Ethan Underwood, attorney for the owner, on behalf of RRR 2018, LLC, owner of 5318 and 5328 Roberts Drive, Dunwoody, GA, 30338 seeks to rezone the property from its current R-100 (Single-dwelling Residential) District zoning classification to an R-50 (Single-dwelling Residential) District. The tax parcel number for the sites are 18 376 002 006 and 18-376-02-005.



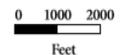
Community Development
4800 Ashford Dunwoody Road
Dunwoody, GA 30338
678-382-6700 ~ www.dunwoodyga.gov

Concept Site
Location Map

December 10, 2018

Legend

- Address Point
- Tax Parcel by Zoning Type
- R-100
- RA-5
- Concept Site



BACKGROUND

The subject property in question is located on Roberts Drive directly across the street from the new Austin Elementary. The property consists of approximately 2.634 acres of land that is currently zoned R-100 (Detached Single-dwelling Residential) District. Today, the site exists as two separate lots, each consisting of a ranch style home that was built in the 1960s. From the western curblineline of Roberts Drive toward the northwestern edge of the property, the elevation gradually drops by approximately 20 feet. Looking west from Roberts Drive the site is largely visible with few trees; however, there is a concentration of mature trees found along the back property line.

Pursuant to the City of Dunwoody Zoning Ordinance, the subject application seeks a rezoning of the 2.634 acres of land from an R-100 District to an R-50 (Detached Single-dwelling Residential) District to permit the redevelopment of a 9-lot single-family subdivision with a minimum lot size of 6,000 square feet. To make way for the new housing, the two existing houses on will be demolished, so the development of the subject property will provide a net increase of 7 units. All the units are within walking distance to the Dunwoody Nature Center, the new Austin Elementary, and the restaurants and shops located within Dunwoody Village.

According to the applicant, the project will be age targeted to 55 and over; however, due to the adjacency of the new school, staff is not supportive of this as condition of zoning, as it would preclude young families with children from living near the new school. Still, in an effort to support aging in place, staff has provided a condition that each new unit of housing will provide a master bedroom on the main floor.

Based on the building elevations submitted, all nine homes will have a variety of architectural designs that will include a mix of brick, stone, cedar shake, cementitious lap siding, and hard coat stucco materials. In addition, architectural include the design of a brick and/or stone water table on all four (4) sides of each home, architectural shingles on all roofs, and carriage style garage doors.

An applicant initiated community meeting was held on Monday, September 10, 2018. During the meeting, the proposed site plan was made available for observation and several questions were raised by attendees concerning density, architecture, drainage, price range, and the location of the above ground storm water facility. In response, the applicant has provided a summary report with responses to issues raised. This report is included in the rezoning application packet attached to this report.

SITE PLAN ANALYSIS

Totaling nine units, the site will contain a unit density of 5.42 units per acre, which is similar to the density of the adjacent Fairfield Townhomes (6.19 units per acre) and Dunwoody Walk (5.69 units per acre), but higher in density than Dunwoody Knoll (2.13 units per acre) and 5308 Roberts Drive (1.37 units per acre).

Subdivision	Density of Adjacent Property	
	Zoning	Density
5308 Roberts Drive	R-100	1.37 DU/AC
Dunwoody Knoll	R-100	2.13 DU/AC
Proposed Concept Plan	R-50 (Proposed)	5.42 DU/AC

Dunwoody Walk	RA-5	5.69 DU/AC
Fairfield Townhomes	RA-5	6.19 DU/AC

Based on the density table above, lot sizes for the concept plan will be similar in size to what is currently found in Dunwoody Walk and Fairfield Townhome Subdivisions. Of the two zoning districts that surround property, the R-100 allows larger lot single-family, and the RA-5 allows smaller lot single-family and townhomes. In view of the zoning of adjacent properties, the project will facilitate transitional R-50 zoning between RA-5 and R-100 districts.

Along the back of the property there exists a 20-foot drainage easement that serves runoff that drains from the Fairfield Townhomes. To achieve adequate spacing from units 6 thru 9, the applicant proposes to relocate the easement and associated stormwater infrastructure approximately 20 feet west of its current location. Additionally, a new stormwater piping system will be installed under the proposed private road. The runoff from the onsite areas will drain to an underground stormwater detention facility found along the northwest corner of the site. As noted in condition 13, the stormwater system will assume 90% of the rate of stormwater flow from the subject property, whereby the flow from the new development will flow 10% slower than the predevelopment conditions on site.

In regards to right-of-way, the City has requested that the applicant dedicate a small strip of land along Roberts Drive; by doing so, the adjusted right-of-way will align with the property line to the north. To ensure proper buffering to adjacent neighboring property, the project proposes a 25-foot graded and replanted buffer with a 4-foot planted berm along the northern property line adjacent to the Dunwoody Knoll subdivision, a 20-foot undisturbed buffer along the western boundary adjacent to the Dunwoody Walk subdivision, and a 35-foot undisturbed buffer along southern boundary adjacent to Fairfield Townhomes. Additionally, between the common boundary between the subject property and 5308 Roberts Drive, the applicant has agreed to install and maintain a row of trees consisting of 33.33 percent Cryptomeria, 33.33 percent Arborvitae 'Green Giant' and 33.33 percent Leyland Cypress. These trees will be a minimum of 8 ft. in height at time of planting and spaced no further apart than 12 ft. on center. As well, a minimum 6-foot tall aluminum decorative fence with stacked stone or brick pillars thirty feet on center, will be installed and maintained along the common boundary between the subject property and 5308 Roberts Drive.

SURROUNDING LAND USE

Along the south east corner of the subject property, and immediately adjacent to the subject property, there is a two-story brick single-family residence (5308 Roberts Drive) that is zoned R-100. To the south there is the Fairfield townhomes, which consist of 59-units zoned RA-5. To the west there are three RA-5 zoned lots that are part of the Dunwoody Walk Subdivision. To the north of the subject property there are three R-100 zoned lots that are part of the Dunwoody Knoll Subdivision. To the east of the site, across Roberts Drive, is the Dunwoody Fire Station #12 and the construction site of the Austin Elementary School. The Dunwoody Nature Center is also found nearby, immediately north of the school site.

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

Direction	Zoning	Future Land Use	Current Land Use
N	R-100	Suburban	Single-Family (R-100)
S	RA-5, R-100	Suburban	Single-Family (R-100 and RA-5))
E	R-100	Suburban	Park/Institutional
W	RA-5	Suburban	Single-Family (RA-5)

REVIEW AND APPROVAL CRITERIA

In accordance with Georgia and local law, the following review and approval criteria shall be used in reviewing the respective amendment applications:

Section 27-335. Review and approval criteria.

b. *Zoning Map Amendments.* The following review and approval criteria must be used in reviewing and taking action on all zoning map amendments:

1. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan;

The City of Dunwoody’s 2015-2035 Comprehensive Plan (the “Plan”) includes a ‘Future Land Use Map’ and ‘Character Areas Map’ that guide the City’s future development policy. The Dunwoody Comprehensive Plan is organized primarily by regions, delineated as ‘character areas.’ The subject parcel is located in the ‘Suburban Neighborhood Character Area’, which is indicated to be approved for uses such as ‘single-family residential’ and ‘aging in place appropriate residential’ in a bicycle oriented area, consistent with the applicant’s request. Further, the proposed R-50 district is not at odds with the Comprehensive Plan, as it is listed in “FIGURE 16: Future Land Uses Table” as a supported zoning category for the future land use of single dwelling residential areas.

2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;

The proposed use on the site is suitable when compared and contrasted with adjoining properties. Adjacent and nearby properties include large lot single-family housing (zoned R-100) to the north and south, small lot single-family housing (zoned RA-5) to the west, and a townhome community (zoned RA-5) to the south. In light of development of adjacent nearby properties, the project will facilitate transitional R-50 zoning between a higher intensity RA-5 district, and lower intensity R-100 districts. Further, development of 9 single-family units at 5.42 units per acre is suitable in view of adjacent subdivisions that have similar densities.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
The subject lots affected by this zoning proposal has a reasonable economic use currently zoned as R-100, as it would support the redevelopment of two to possibly five, single-family homes.
4. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
As previously noted, the area surrounding the site contains a range of housing types that include a mix of townhomes (Fairfield), small lot single-family residences (Dunwoody Walk), and larger lot single family residences (Dunwoody Knoll) and 5308 Roberts Drive. As a small lot single-family subdivision, the proposed subdivision will be consistent to housing types found nearby, and therefore, does not appear to adversely impact the use or usability of adjacent or nearby property. Additionally, it shall be noted that there are no landscaping buffer requirements between any single-family districts; however, to ensure there is no adverse effect to adjacent property, the project proposes a 25-foot graded and replanted buffer with a 4-foot planted berm along the northern property line adjacent to the Dunwoody Knoll subdivision, a 20-foot undisturbed buffer along the western boundary adjacent to the Dunwoody Walk subdivision, and a 35-foot undisturbed buffer along southern boundary adjacent to Fairfield Townhomes. As well, the developer has agreed to build a fence and provide a landscape strip of trees between the common boundary of the subject property and 5308 Roberts Drive.
5. Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal;
Most housing choices within Dunwoody consist of larger lot R-100 developments that contain big homes with high maintenance needs. As a smaller lot development, the project fills a void that supports a different housing option within the community. Most notably, the project supports the Comprehensive Plan's goal in providing aging in place appropriate housing options, as older residents have an option to downsize from a larger lot home in exchange for a lot with less maintenance needs, which provides support for approval.
6. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources;
The zoning proposal is north of and directly adjacent to the Swancy Farmhouse, located at 5308 Roberts Drive. The house was originally built in 1889 as a three bedroom farmhouse house, however, modifications and additions have greatly changed the property's physical features and its relationship to its significance. While the property is recognized as a historic Dunwoody property by the Dunwoody Preservation Trust, it is not designated on the state or national register of historic places. The submitted site plan indicates that there will be landscape and a fence placed along the northern and western edges of the site between the house and the project. With the addition of proper landscaping and buffering, the project should not adversely impact the home.

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

The development of 9 lots does not appear to create excessive or burdensome use of existing streets, transportation facilities, or utilities.

SUMMARY OF PLANNING COMMISSION

Planning Commission held hearings on the case on February 14, 2019 and March 12, 2019. During the hearings, neighbors of Dunwoody Knoll Drive spoke with concerns about the storm water drainage and density of the project, though the City and applicant indicated that drainage conditions should improve. Of additional concern were the issues regarding noise (construction noise initially and then standard noise from nine homes), light disturbance, and significant points of uncertainty regarding land disturbance, easement placement, tree placement on the berm, and other effects on adjacent properties, including the Swancy property, who would become an island of R-100 surrounded by higher density developments and the streets that serve that development. The homeowners' of 5308 Roberts Drive stated that they did not support the rezoning, and emphasized that they did offer to sell their property to the developer, but did not receive an offer. They also emphasized that selling the property and combining the entire three properties (5308, 5318 and 5328 Roberts) instead of two (5318 and 5328) would make sense, as it would more effectively create the zoning transition that the developer claims. Finally, the applicant did acknowledge uncertainty about how the site plan would be built due to a Fairfield vote regarding the pipe/easement location which has yet to occur. However, a representative of the Fairfield said that developer was working thru concerns related to the relocation of the line, and said that they support the development.

The planning commission voted on a motion to approve the zoning change request with the following conditions:

EXHIBIT A: Site plan, dated January 31, 2019

EXHIBIT B: Landscape Plan, dated December 6, 2018

1. The site shall be developed in general conformity with "Exhibit A" and "Exhibit B", with necessary changes to meet land development requirements, zoning regulations, conditions of zoning, and city arborist recommendations;
2. Prior to the issuance of a land disturbance permit, the Owner shall dedicate sufficient right of way that it aligns with the property to the north;
3. All utilities shall be underground;
4. The owner shall provide a 8-foot sidewalk with 6-foot landscape buffer along Roberts Drive and a 5-foot wide sidewalk along the private road serving the development;
5. In compliance with the requirements of the storm water ordinance during the application for a land development permit, the applicant shall provide compliance with the predevelopment hydrologic conditions assuming a curve number of 55 or 90% of the rate of stormwater flow from the subject property at the time of zoning, whichever is greater;
6. Development shall have covenants that require a homeowners association;
7. Lawns, open space, roads and associated stormwater infrastructure shall be placed in common area for maintenance by homeowners association;
8. During the land development phase, the applicant shall work with the City Arborist and Community Development Director to save trees on the site. In the event that the site plan or landscape plan needs to be amended to save existing trees or modify plantings,

the Community Development Director is authorized to approve of a revised landscape plan;

9. All units within the development shall contain a main-floor master bedroom;
10. Garage doors shall have carriage style or other decorative fixtures;
11. The following requirements shall apply regarding façade design. For purposes of calculating façade area and required building materials, windows and doors will be excluded from such calculations; Exteriors of all homes constructed on the subject property must be of brick, stone, hard coat stucco, or a cement-based material such as hardi-board, with accents such as, but not limited to, copper roofing, cedar shake, a cement-based material such as hardi-board, or a combination of such materials, with such accent material not to exceed fifty percent (50%) of the facade. The overlap of any lap siding shall have a maximum reveal of seven (7) inches. There shall be no vinyl or aluminum siding.
12. Unless otherwise stated in these conditions, all homes shall include a brick and/or stone water table on all four (4) sides of each home. All water tables shall adhere to the following minimum requirements:
 - a. On homes with slab elevations the water table shall cover all exposed foundations and shall be no less than eighteen (18) inches tall.
 - b. On homes with basement elevations the water table shall be no less than the height of the first floor band board and shall cover all exposed foundation walls on all sides of the home;
13. On any internal subdivision street, minimum five (5) foot sidewalks are required on one side of the street;
14. Shingles on roofs must be of the architectural style;
15. Development shall have covenants that require a homeowners association and maintenance of the landscaped entrance area, lawns, and open space by the homeowners association. Membership in the homeowners association is mandatory for owners of properties subject to these covenants;
16. All utilities shall be underground;
17. Grading of the subject property will be designed and performed so that stormwater flow during and after construction is not diverted onto adjoining properties;
18. Any stormwater detention facility will be underground. Stormwater infrastructure shall be sized to accommodate the existing stormwater flows from the upstream properties;
19. Developer acknowledges that the Haverty Property (PID: 1837602003) is currently served by sanitary sewer utilities that flow through the subject property. Development and final design of the subject property will facilitate a sanitary sewer easement to the Haverty Property and will cross the common boundary line at a location mutually agreeable to the Havertys and the developer (and their respective successors and assigns);
20. There shall be a landscape strip a minimum of ten (10) feet wide along the subject property's common boundary line with Roberts Drive, landscaped in accordance with the landscaping plan submitted with this zoning application;
21. Along the common boundary with Fairfield Subdivision, the Developer shall maintain a thirty-five (35) foot buffer, which will be undisturbed, except in areas where necessary for utility crossings. In areas of this buffer that are sparsely vegetated, the developer will install supplemental plantings approved by the City Arborist. In addition, within the portion of the buffer that is within 20 feet of the common boundary line with Fairfield Subdivision (which includes the property identified on the site plan as owned by Callaway), Fairfield Subdivision may install and maintain a six foot tall wooden fence;
22. Along the common boundary with Dunwoody Walk, the Developer shall maintain a twenty (20) foot buffer, which will be undisturbed, except in areas where necessary for

utility crossings. In areas of this buffer that are sparsely vegetated, the developer will install supplemental plantings approved by the City Arborist;

23. Along the common boundary with Dunwoody Knoll, the Developer shall remove all existing pine trees and maintain a twenty-five (25) foot graded and replanted buffer, except where subject to a drainage easement. This buffer shall consist of an earthen berm that is a minimum of four (4) feet tall, planted with 2 rows of evergreen trees (planted on the north side and top of the berm) and 1 row of evergreen shrubs (planted on the south side) of the berm. The trees shall be 33.33 percent Cryptomeria, 33.33 percent Arborvitae 'Green Giant' and 33.33 percent Leyland Cypress. All trees must be a minimum of 8 ft. in height at time of planting and spaced no further apart than 12 ft. on center. The shrubs shall be selected by the City Arborist and shall be a minimum of 3 ft. in height at time of planting and spaced no further apart than 5 ft. on center. This graded and replanted buffer may be crossed in areas where stormwater drainage, access and utility crossings have been approved by the City;
24. All undisturbed buffers shall be identified with orange, four-foot tree-save fencing prior land-disturbance. Tree-save fencing shall remain in place until issuance of a final plat for the development;
25. The access drive serving the proposed homes will not extend more than 8 feet south of the southernmost portion of the driveway depicted on Lot # of the Site Plan, dated January 31, 2019;
26. The common boundary line between the Subject Property and the Haverty Property shall be identified with orange, four-foot tree-save fencing prior to land-disturbance; 28. Along the common boundary line between the Subject Property and the Haverty Property, RRR shall install and maintain a row of trees consisting of 33.33 percent Cryptomeria, 33.33 percent Arborvitae 'Green Giant' and 33.3 percent Leyland Cypress. All trees must be a minimum of 8 ft. in height at time of planting and spaced no further apart than 12 ft. on center;
27. A minimum 6-foot tall aluminum decorative fence with stacked stone or brick pillars thirty feet on center, shall be installed and maintained along the common boundary between the subject property and the Haverty Property; and
28. An access easement shall be dedicated to the Haverty Property to allow access to the internal roads that serve the subject property.

Following discussions, Commissioners' Harris, Anders and Brian voted to not approve, while Commissioners' Dallas, Abram, and Price voted to approve, splitting 3-3. Therefore, no recommendation carried.

RECOMMENDATION

Based on the findings above, staff recommends that RZ19-01 be approved subject to the following exhibits and conditions:

EXHIBIT A: Site plan, dated April 29, 2019

1. The site shall be developed in general conformity with "Exhibit A" with necessary changes to meet land development requirements, zoning regulations, conditions of zoning, and city arborist recommendations;
2. Prior to the issuance of a land disturbance permit, the Owner shall dedicate sufficient right of way that it aligns with the property to the north;
3. All on-site utilities shall be buried underground;

4. The owner shall provide an six a (6) foot sidewalk with six (6) foot landscape buffer along Roberts Drive and a five (5) foot wide sidewalk along one side of the private road serving the development;
5. During the land development phase, the applicant shall work with the City Arborist and Community Development Director to save trees on the site. In the event that the site plan or landscape plan needs to be amended to save existing trees or modify plantings, the Community Development Director is authorized to approve of a revised landscape plan;

Architecture

6. Garage doors shall have carriage style or other decorative fixtures;
The following requirements shall apply regarding façade design. For purposes of calculating façade area and required building materials, windows and doors will be excluded from such calculations
 - a. Exteriors of all homes constructed on the subject property must be of brick, stone, hard coat stucco, or a cement-based material such as hardi-board, with accents such as, but not limited to, copper roofing, cedar shake, a cement-based material such as hardi-board, or a combination of such materials, with such accent material not to exceed twenty percent (20%) of the facade.
 - b. The overlap of any lap siding shall have a maximum reveal of seven (7) inches. There shall be no vinyl or aluminum siding.
7. Unless otherwise stated in these conditions, all homes shall include a brick and/or stone water table on all four (4) sides of each home. All water tables shall adhere to the following minimum requirements:
 - c. On homes with slab elevations the water table shall cover all exposed foundations and shall be no less than eighteen (18) inches tall.
 - d. On homes with basement elevations the water table shall be no less than the height of the first floor band board and shall cover all exposed foundation walls on all sides of the home;
8. Shingles on roofs must be of the architectural style;
9. All units within the development shall contain a main-floor master bedroom;

Utilities

10. Grading of the subject property will be designed and performed so that stormwater flow during and after construction is not diverted onto adjoining properties.
11. Any stormwater detention facility will be underground. Stormwater infrastructure shall be sized to accommodate the existing stormwater flows from the upstream properties;
12. Stormwater detention facility shall be positioned so as not to prevent the survival of the overstory trees (intended to achieve a height of 20+ feet at maturity) on the berm and buffer adjacent to Dunwoody Knoll).
13. Discharge from the detention facility serving the subject property shall not exceed 90% of the rate of stormwater flow from the subject property at the time of zoning (not including any new stormwater flow resulting from Roberts Drive road work).

Landscaping

14. Development shall have covenants that require a homeowners association and maintenance of the roads, landscaped entrance area, lawns, buffers, and open space by the homeowners association. Membership in the homeowners association is mandatory for owners of properties subject to these covenants. Maintenance shall require

replacement of any dead, diseased, or removed shrubs or bushes that are part of the buffers.

15. There shall be a landscape strip a minimum of ten (10) feet wide along the subject property's common boundary line with Roberts Drive, landscaped in accordance with the landscaping plan submitted with this zoning application.
16. Along the common boundary with Fairfield Subdivision, the Developer shall maintain a thirty-five (35) foot buffer, which will be undisturbed, except in areas where necessary for utility crossings. In areas of this buffer that are sparsely vegetated, the developer will install supplemental plantings (consisting of Nellie R. Stevens Holly and Leyland Cypress). In addition, within the portion of the buffer that is within 20 feet of the common boundary line with Fairfield Subdivision (which includes the property identified on the site plan as owned by Callaway), Fairfield Subdivision may install and maintain a six-foot-tall wooden fence.
17. Along the common boundary with Dunwoody Walk, the Developer shall maintain a twenty (20) foot buffer, which will be undisturbed, except in areas where necessary for utility crossings. In areas of this buffer that are sparsely vegetated, the developer will install supplemental plantings consisting of 33.33 percent Cryptomeria, 33.33 percent Arborvitae 'Green Giant' and 33.33 percent Leyland Cypress, unless otherwise required by the City Arborist.
18. Along the common boundary with Dunwoody Knoll, the Developer shall remove all existing pine trees and maintain a twenty-five (25) foot graded and replanted buffer, except where (a) necessary to facilitate the detention facility depicted on the site plan or (b) subject to a pre-existing drainage easement (other than any drainage easements created as a result of or for the Roberts Road expansion). This buffer shall consist of an earthen berm that is a minimum of four (4) feet tall, planted with 2 rows of evergreen trees (planted on the north side and top of the berm) and 1 row of evergreen shrubs (planted on the south side) of the berm. The trees shall be 33.33 percent Cryptomeria, 33.33 percent Arborvitae 'Green Giant' and 33.33 percent Leyland Cypress. All trees must be a minimum of 8 ft. in height at time of planting and spaced no further apart than 12 ft. on center. The shrubs shall be selected by the City Arborist and shall be a minimum of 3 ft. in height at time of planting and spaced no further apart than 5 ft. on center. This graded and replanted buffer may be crossed in areas where stormwater drainage (with the exception of the drainage being constructed for the Roberts Road expansion), access and utility crossings are pre-existing.
19. Developer is agreeable to planting up to ten (10) additional trees (of a minimum of 8 ft. in height at time of planting) in the yards of Dunwoody Knoll residents adjacent to the property, if desired by those Dunwoody Knoll residents. The timing and location of the additional plantings shall be at the Dunwoody Knoll residents' discretion.
20. All undisturbed buffers shall be identified with orange, four-foot tree-save fencing prior land-disturbance. Tree-save fencing shall remain in place until issuance of a final plat for the development.

Haverty Conditions

21. Developer acknowledges that the Haverty Property (PID: 1837602003) is currently served by sanitary sewer utilities that flow through the subject property. Development and final design of the subject property will facilitate a sanitary sewer easement to the Haverty Property and will cross the common boundary line at a location mutually agreeable to the Havertys and the developer (and their respective successors and assigns).
22. At a location mutually agreeable to the owner of the Haverty Property (PID: 1837602003) and the developer (and their respective successors and assigns),

Developer shall provide to such owner vehicular access to the access drive serving the proposed homes.

23. The access drive serving the proposed homes will not extend more than 8 feet south of the southernmost portion of the driveway depicted on Lot #9 of the Site Plan, dated March 12, 2019.
24. The common boundary line between the Subject Property and the Haverty Property shall be identified with orange, four-foot tree-save fencing prior to land-disturbance. Tree-save fencing shall remain in place until issuance of a final plat for the development;
25. Along the common boundary line between the Subject Property and the Haverty Property, developer shall install and maintain a row of trees consisting of 33.33 percent Cryptomeria, 33.33 percent Arborvitae 'Green Giant' and 33.33 percent Leyland Cypress. All trees must be a minimum of 8 ft. in height at time of planting and spaced no further apart than 12 ft. on center.
26. A minimum 6-foot tall aluminum decorative fence with stacked stone or brick pillars thirty feet on center, shall be installed and maintained along the common boundary between the Subject Property and the Haverty Property.
27. An access easement shall be dedicated to the Haverty Property to allow access to the internal roads that serve the subject property.

Attachments

- EXHIBIT A: Site plan, dated April 29, 2019
- Rezoning Ordinance
- RZ19-01 Application Packet
- Redlined conditions
- Location Map
- Building Elevations
- Dunwoody Comprehensive Plan Excerpt

ABBREVIATION LEGEND:

- BC = back of curb
- C&G = curb and gutter
- CB = catch basin
- CD = check dam
- CL = centerline
- CMF = concrete monument found
- CMP = corrugated metal pipe
- CO = clean out
- CT = crimp top pin
- DI = drop inlet
- DIP = ductile iron pipe
- DWCB = dbl. wing catch basin
- EP = edge of pavement
- FC = face of curb
- FES = flared end section
- FI = fire hydrant
- GI = grate inlet
- GW = guy wire
- GP = guy pole
- HW = head wall
- IPF = iron pin found
- IPS = iron pin set
- JB = junction box
- INV = invert
- LLL = land lot line
- LP = light pole
- MH = manhole (sanitary sewer)
- OCS = outlet control structure
- OT = open top pipe
- PL = property line
- PP = power pole
- RB = reinforcing bar
- RCP = reinforced concrete pipe
- R/W = right-of-way
- TSP = traffic signal pole
- TSB = traffic signal box
- TP = telephone pole
- TSP = traffic signal pole
- WM = water meter
- WV = water valve
- WI = yard inlet

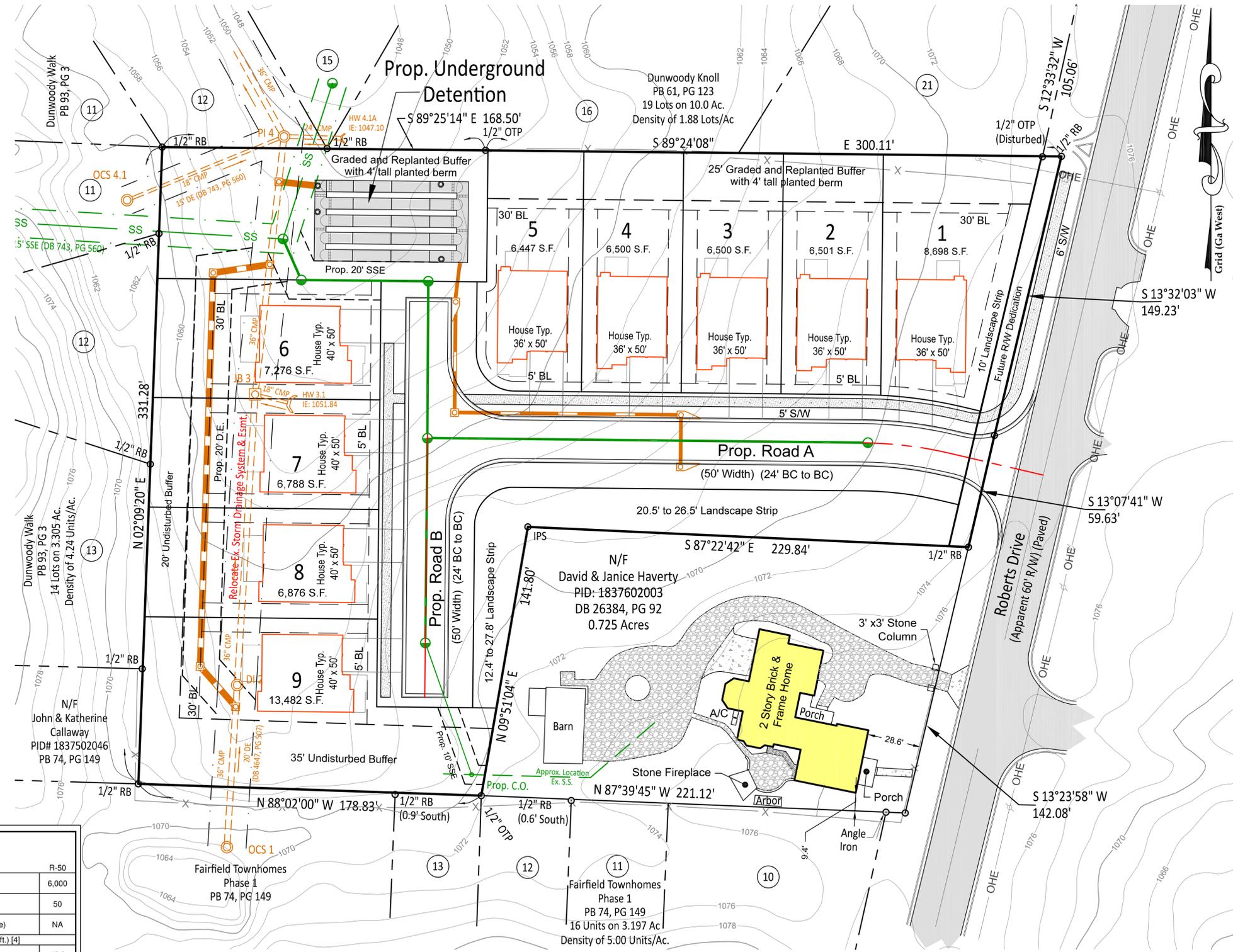
SYMBOL LEGEND:

- = existing concrete
- = existing asphalt
- = existing gravel/riprap
- = fire hydrant
- = guy wire
- = light pole
- = power pole
- = sanitary sewer manhole
- = clean out
- = transformer
- = water meter
- = single wing catch basin
- = grate inlet
- = junction box
- = head wall
- = buffer
- = bidg setback
- = fence
- = overhead electric
- = underground electric
- = water line
- = sanitary line
- = gas line

SINGLE-DWELLING DISTRICTS

	R-50
L1 Minimum Lot Area (sq. ft.)	6,000
L2 Minimum Lot Frontage (ft.) [2]	50
Maximum Density (dwelling units per acre)	NA
Minimum Building/Structure Setbacks (ft.) [4]	
S1 Street, Front and Side	5[6]
S2 Side, Interior	7.5
S3 Side, Interior (accessory buildings/structures)	10
S4 Rear	30
S5 Rear (accessory buildings/structures)	10
C Maximum Lot Coverage (percent) [8]	
Lot area = 43,560 sq. ft. or more	25
Lot area = 30,000 to 43,559 sq. ft.	30
Lot area = 20,000 to 29,999 sq. ft.	35
Lot area = 19,999 sq. ft. or less	40
Maximum Building Height (ft.)	
Principal Building	35
Accessory Buildings/Structures	20

- [1] Detached houses in RA-5 and RA-8 districts are subject to the lot and building regulations of the R-50 district.
- [2] Minimum lot frontage on cul-de-sac lots is 35 feet. Minimum lot width at the required street setback must equal the required minimum frontage requirement for non-cul-de-sac lot (e.g., 100 feet in R-100).
- [3] Minimum lot frontage applies to attached house projects, not individual dwelling units within the project.
- [4] Corner lots are subject to street setbacks along all street frontages and to interior side setbacks along all other lot lines.
- [5] Add five feet for minimum setbacks from arterial streets.
- [6] Street-facing garage façades must be setback at least 20 feet from back of curb or back of sidewalk, whichever is greater.
- [7] Interior side setback applies only to end units in attached house projects. No interior side setback required for units in attached projects with common or abutting walls. See also the attached house building separation requirements of section 27-132.
- [8] Maximum lot coverage for institutional uses; including, but not limited to, educational services, places of worship, and neighborhood recreation club shall not exceed 60 percent.



SURVEYOR NOTES

Datum
 Horizontal: NAD83 (2011); Vertical: NAVD88 established by GPS observations;
 Measurements: U.S. Survey Feet

Equipment and Field Closure Statement
 Field angles and linear distances measured using a Leica TS 12P robotic total station. GPS positions obtained with a ChampioPro (serial # 1025350). The field data upon which this plat is based has a field closure of one foot in 21,298 feet and an angular error of 2 seconds per angle point and was adjusted using compass rule. Last date of field work was performed March 28, 2018.

Map Closure
 This map or plat has been calculated for closure and is found to be accurate as follows:
 1837602005: within one foot in 155,403 feet;
 1837602006: within one foot in 151281 feet;
 1837602003: within one foot in 79,775 feet;

Title
 This property may be subject to easements, reservations, rights of way or any similar matters that would be disclosed by a title search. Therefore, exceptions is taken to all matters of title.

Utilities
 Surface and subsurface utilities shown hereon are based upon surface observations and public records. Engineering303 provides this service in an effort to reduce risk, however, due to the nature of this type of work a/c cannot guarantee absolute accuracy or that there are no omissions in locating underground utilities. Therefore Engineering303 disclaims all liability for any damages based on utility information provided by this survey, user of this information assumes all risk and notice is hereby given that "Know What's Below - Call Before You Dig" utility location service (811) is to be notified prior to any excavation of the site as required by law.

Streams, Bodies of Water, & Wetlands
 All streams, bodies of water, and wetlands may be subject to state, county, and local buffers or restrictions. Surveyor makes no interpretation regarding these buffers or restrictions. User of this survey is cautioned to consult with the appropriate governing authorities concerning possible buffers or restrictions.

Flood Zone
 Based on graphical interpretation this property is situated in unshaded Zone X" (area determined to be outside the 0.2% annual chance floodplain) as depicted on the nfp flood insurance rate map no. 13089C005) having an effective date of May 16, 2013. User of this information is cautioned that a more precise flood delineation may be necessary.

Zoning
 Zoning and similar issues are not addressed on this survey.

Drawing Presentation
 For drawing clarity some objects or symbols may not be drawn at actual scale. This should be taken into consideration when obtaining scaled data or in utilizing the cad file this drawing originated from for design purposes.

Certification
 This survey was prepared for the exclusive use for the client named hereon and represents a specific scope of services. Any use by third parties is at their own risk. The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

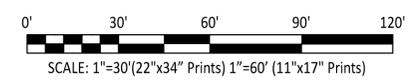
Board Rules and Code of Georgia
 This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between two sets of specifications, the requirements of law prevail.

Area This Tract:

2.633 Acres

Developer:

Rock River Realty LLC
 6185 Crooked Creek Rd
 Suite C
 Norcross Ga. 30092
 24Hr Contact: Curt Swilley
 Phone: 404-569-5904
 Email: curt@rockriverrealty.com



Concept Site Plan of:
5308, 5318, 5328 Roberts Drive for:
Curt Swilley
 The City of Dunwoody
 16th District
 Land Lot 378
 DeKalb County, GA



**Civil Engineering, Land Surveying,
 Stream and Wetland Restoration**
 116 North Main Street, Suite B, Cumming, Ga. 30040
 Phone: 770-442-0500 www.engineering303.com

Drawn: BJK
 Date: 4-29-2019
 Sheet
1 of 1
 Project Number
18-4360

AN ORDINANCE TO AMEND THE CITY OF DUNWOODY ZONING CLASSIFICATION AND MAP FOR ZONING CONDITIONS FOR THE PARCELS LOCATED AT 5318 AND 5328 ROBERTS DRIVE FROM R-100 (SINGLE-DWELLING RESIDENTIAL-100) DISTRICT ZONING CLASSIFICATION TO A R-50 (SINGLE-DWELLING RESIDENTIAL-50) DISTRICT

WHEREAS: RRR 2018, LLC, owner of 5318 and 5328 Roberts Drive, Dunwoody, GA, 30338, seeks to rezone property currently zoned R-100 (Single-dwelling Residential-100) District zoning classification to a R-50 (Single-dwelling Residential-50) District in order to construct a 9-lot single-family subdivision targeted to owners 55 and over; and

WHEREAS: The Property consists of Tax Parcels 18-376-002-006 and 18-376-02-005, which are directly across the street from the new Austin Elementary School, and contain a total of 2.634 acres of land that is currently zoned R-100 (single-family residential); and

WHEREAS: As they exist, each parcel currently contains one single-family home which were constructed in the 1960s.

WHEREAS: The applicant has proposed to demolish the two existing single-family homes on the parcels and redevelop the property into a 9-lot single-family subdivision with a minimum lot size of 6,000 square feet, which would result in a unit density of 5.42 single family homes per acre; and

WHEREAS: The Mayor and City Council find that the proposed use aligns with the Suburban Neighborhood Character Area of the Dunwoody Comprehensive Plan, which is indicated to be approved for uses such as ‘single-family residential’ and ‘aging in place appropriate residential’ in a bicycle oriented area, consistent with the applicant’s request; and

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

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

NOW THEREFORE, The Mayor and City Council of the City of Dunwoody hereby **ORDAIN AND APPROVE** the rezoning of said property from R-100 (Single-dwelling Residential) District zoning classification to a R-50 (Single-dwelling Residential) District subject to the following conditions:

EXHIBIT A: Site plan, dated April 29, 2019

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2019-__-__

1. The site shall be developed in general conformity with "Exhibit A" with necessary changes to meet land development requirements, zoning regulations, conditions of zoning, and city arborist recommendations;
2. Prior to the issuance of a land disturbance permit, the Owner shall dedicate sufficient right of way that it aligns with the property to the north;
3. All on-site utilities shall be buried underground;
4. The owner shall provide an six a (6) foot sidewalk with six (6) foot landscape buffer along Roberts Drive and a five (5) foot wide sidewalk along one side of the private road serving the development;
5. (Condition removed as it is redundant to condition 14)During the land development phase, the applicant shall work with the City Arborist and Community Development Director to save trees on the site. In the event that the site plan or landscape plan needs to be amended to save existing trees or modify plantings, the Community Development Director is authorized to approve of a revised landscape plan;

Architecture

6. Garage doors shall have carriage style or other decorative fixtures;
The following requirements shall apply regarding façade design. For purposes of calculating façade area and required building materials, windows and doors will be excluded from such calculations
 - a. Exteriors of all homes constructed on the subject property must be of brick, stone, hard coat stucco, or a cement-based material such as hardi-board, with accents such as, but not limited to, copper roofing, cedar shake, a cement-based material such as hardi-board, or a combination of such materials, with such accent material not to exceed twenty percent (20%) of the facade.
 - b. The overlap of any lap siding shall have a maximum reveal of seven (7) inches. There shall be no vinyl or aluminum siding.
7. Unless otherwise stated in these conditions, all homes shall include a brick and/or stone water table on all four (4) sides of each home. All water tables shall adhere to the following minimum requirements:
 - a. On homes with slab elevations the water table shall cover all exposed foundations and shall be no less than eighteen (18) inches tall.
 - b. On homes with basement elevations the water table shall be no less than the height of the first floor band board and shall cover all exposed foundation walls on all sides of the home;
8. Shingles on roofs must be of the architectural style;
9. All units within the development shall contain a main-floor master bedroom;

Utilities

10. Grading of the subject property will be designed and performed so that stormwater flow during and after construction does not increase stormwater flows onto adjoining properties.
11. Any stormwater detention facility will be underground. Stormwater infrastructure shall be sized to accommodate the existing stormwater flows from the upstream properties;
12. Stormwater detention facility shall be positioned so as not to prevent the survival of the overstory trees (intended to achieve a height of 20+ feet at maturity) on the berm and buffer adjacent to Dunwoody Knoll).
13. Discharge from the detention facility serving the subject property shall not exceed 90% of the rate of stormwater flow from the subject property at the time of zoning (not including any new stormwater flow resulting from Roberts Drive road work).

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2019-__-__

Landscaping

14. Development shall have covenants that require a homeowners association and maintenance of the roads, landscaped entrance area, lawns, buffers, and open space by the homeowners association. Membership in the homeowners association is mandatory for owners of properties subject to these covenants. Maintenance shall require replacement of any dead, diseased, or removed shrubs or bushes that are part of the buffers.
15. There shall be a landscape strip a minimum of ten (10) feet wide along the subject property's common boundary line with Roberts Drive, landscaped in accordance with the landscaping plan submitted with this zoning application.
16. Along the common boundary with Fairfield Subdivision, the Developer shall maintain a thirty-five (35) foot buffer, which will be undisturbed, except in areas where necessary for utility crossings. In areas of this buffer that are sparsely vegetated, the developer will install supplemental plantings (consisting of Nellie R. Stevens Holly and Leyland Cypress). In addition, within the portion of the buffer that is within 20 feet of the common boundary line with Fairfield Subdivision (which includes the property identified on the site plan as owned by Callaway), Fairfield Subdivision may install and maintain a six-foot-tall wooden fence.
17. Along the common boundary with Dunwoody Walk, the Developer shall maintain a twenty (20) foot buffer, which will be undisturbed, except in areas where necessary for utility crossings. In areas of this buffer that are sparsely vegetated, the developer will install supplemental plantings consisting of 33.33 percent Cryptomeria, 33.33 percent Arborvitae 'Green Giant' and 33.33 percent Leyland Cypress, unless otherwise required by the City Arborist.
18. Along the common boundary with Dunwoody Knoll, the Developer shall remove all existing pine trees and maintain a twenty-five (25) foot graded and replanted buffer, except where (a) necessary to facilitate the detention facility depicted on the site plan or (b) subject to a pre-existing drainage easement (other than any drainage easements created as a result of or for the Roberts Road expansion). This buffer shall consist of an earthen berm that is a minimum of four (4) feet tall, planted with 2 rows of evergreen trees (planted on the north side and top of the berm) and 1 row of evergreen shrubs (planted on the south side) of the berm. The trees shall be 33.33 percent Cryptomeria, 33.33 percent Arborvitae 'Green Giant' and 33.33 percent Leyland Cypress. All trees must be a minimum of 8 ft. in height at time of planting and spaced no further apart than 12 ft. on center. The shrubs shall be selected by the City Arborist and shall be a minimum of 3 ft. in height at time of planting and spaced no further apart than 5 ft. on center. This graded and replanted buffer may be crossed in areas where stormwater drainage (with the exception of the drainage being constructed for the Roberts Road expansion), access and utility crossings are pre-existing.
19. Developer is agreeable to planting up to ten (10) additional trees (of a minimum of 8 ft. in height at time of planting) in the yards of Dunwoody Knoll residents adjacent to the property, if desired by those Dunwoody Knoll residents. The timing and location of the additional plantings shall be at the Dunwoody Knoll residents' discretion.
20. All undisturbed buffers shall be identified with orange, four-foot tree-save fencing prior land-disturbance. Tree-save fencing shall remain in place until issuance of a final plat for the development.

Haverty Conditions

21. Developer acknowledges that the Haverty Property (PID: 1837602003) is currently served by sanitary sewer utilities that flow through the subject property. Development and final design of the subject property will facilitate a sanitary sewer easement to the Haverty

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2019-__-__

- Property and will cross the common boundary line at a location mutually agreeable to the Havertys and the developer (and their respective successors and assigns).
22. At a location mutually agreeable to the owner of the Haverty Property (PID: 1837602003) and the developer (and their respective successors and assigns), Developer shall provide to such owner vehicular access to the access drive serving the proposed homes.
 23. The access drive serving the proposed homes will not extend more than 8 feet south of the southernmost portion of the driveway depicted on Lot #9 of the Site Plan, dated March 12, 2019.
 24. The common boundary line between the Subject Property and the Haverty Property shall be identified with orange, four-foot tree-save fencing prior to land-disturbance. Tree-save fencing shall remain in place until issuance of a final plat for the development;
 25. Along the common boundary line between the Subject Property and the Haverty Property, developer shall install and maintain a row of trees consisting of 33.33 percent Cryptomeria, 33.33 percent Arborvitae 'Green Giant' and 33.33 percent Leyland Cypress. All trees must be a minimum of 8 ft. in height at time of planting and spaced no further apart than 12 ft. on center.
 26. A minimum 6-foot tall aluminum decorative fence with stacked stone or brick pillars thirty feet on center, shall be installed and maintained along the common boundary between the Subject Property and the Haverty Property.
 27. An access easement shall be dedicated to the Haverty Property to allow access to the internal roads that serve the subject property.

SO ORDAINED AND EFFECTIVE this ____ day of _____ 2019.

Approved by:

Approved as to Form and Content

Denis L. Shortal, Mayor

City Attorney

Attest:

Sharon Lowery, City Clerk

SEAL

5318 and 5328 Roberts Drive Conditions

1. The site shall be developed in general conformity with "Exhibit A" ~~and "Exhibit B"~~, with necessary changes to meet land development requirements, zoning regulations, conditions of zoning, and city arborist recommendations;
2. Prior to the issuance of a land disturbance permit, the Owner shall dedicate sufficient right of way that it aligns with the property to the north;
3. All on-site utilities shall be buried underground;
4. The owner shall provide an ~~eight (8)~~ six a (6) foot sidewalk with six (6) foot landscape buffer along Roberts Drive and a five (5) foot wide sidewalk along one side of the private road serving the development;
- ~~5. The homeowners association shall provide maintenance of the landscaped entrance area, lawns, roads, open space, and stormwater infrastructure; (Condition removed as it is redundant to condition 14)~~
- ~~6.5.~~ During the land development phase, the applicant shall work with the City Arborist and Community Development Director to save trees on the site. In the event that the site plan or landscape plan needs to be amended to save existing trees or modify plantings, the Community Development Director is authorized to approve of a revised landscape plan;

Architecture

- ~~7.6.~~ Garage doors shall have carriage style or other decorative fixtures;
The following requirements shall apply regarding façade design. For purposes of calculating façade area and required building materials, windows and doors will be excluded from such calculations
 - a. Exteriors of all homes constructed on the subject property must be of brick, stone, hard coat stucco, or a cement-based material such as hardi-board, with accents such as, but not limited to, copper roofing, cedar shake, a cement-based material such as hardi-board, or a combination of such materials, with such accent material not to exceed twenty percent (20%) of the facade.
 - b. The overlap of any lap siding shall have a maximum reveal of seven (7) inches. There shall be no vinyl or aluminum siding.
- ~~8.7.~~ Unless otherwise stated in these conditions, all homes shall include a brick and/or stone water table on all four (4) sides of each home. All water tables shall adhere to the following minimum requirements:
 - a. On homes with slab elevations the water table shall cover all exposed foundations and shall be no less than eighteen (18) inches tall.
 - b. On homes with basement elevations the water table shall be no less than the height of the first floor band board and shall cover all exposed foundation walls on all sides of the home;
- ~~9.8.~~ Shingles on roofs must be of the architectural style;
- ~~10.9.~~ All units within the development shall contain a main-floor master bedroom;

Utilities

- ~~11.10.~~ Grading of the subject property will be designed and performed so that stormwater flow during and after construction ~~is not diverted~~ does not increase stormwater flows onto adjoining properties.
- ~~11.~~ Any stormwater detention facility will be underground. Stormwater infrastructure shall be sized to accommodate the existing stormwater flows from the upstream properties;

12. Stormwater detention facility shall be positioned so as not to prevent the survival of the overstory trees (intended to achieve a height of 20+ feet at maturity) on the berm and buffer adjacent to Dunwoody Knoll).
13. Discharge from the detention facility serving the subject property shall not exceed 90% of the rate of stormwater flow from the subject property at the time of zoning (not including any new stormwater flow resulting from Roberts Drive road work).

Landscaping

14. Development shall have covenants that require a homeowners association and maintenance of the roads, landscaped entrance area, lawns, buffers, and open space by the homeowners association. Membership in the homeowners association is mandatory for owners of properties subject to these covenants. Maintenance shall require replacement of any dead, diseased, or removed shrubs or bushes that are part of the buffers.
15. There shall be a landscape strip a minimum of ten (10) feet wide along the subject property's common boundary line with Roberts Drive, landscaped in accordance with the landscaping plan submitted with this zoning application.
16. Along the common boundary with Fairfield Subdivision, the Developer shall maintain a thirty-five (35) foot buffer, which will be undisturbed, except in areas where necessary for utility crossings. In areas of this buffer that are sparsely vegetated, the developer will install supplemental plantings (consisting of Nellie R. Stevens Holly and Leyland Cypress). In addition, within the portion of the buffer that is within 20 feet of the common boundary line with Fairfield Subdivision (which includes the property identified on the site plan as owned by Callaway), Fairfield Subdivision may install and maintain a six-foot-tall wooden fence.
17. Along the common boundary with Dunwoody Walk, the Developer shall maintain a twenty (20) foot buffer, which will be undisturbed, except in areas where necessary for utility crossings. In areas of this buffer that are sparsely vegetated, the developer will install supplemental plantings consisting of 33.33 percent Cryptomeria, 33.33 percent Arborvitae 'Green Giant' and 33.33 percent Leyland Cypress, unless otherwise required-approved by the City Arborist.
18. Along the common boundary with Dunwoody Knoll, the Developer shall remove all existing pine trees and maintain a twenty-five (25) foot graded and replanted buffer, except where (a) necessary to facilitate the detention facility depicted on the site plan or (b) subject to a pre-existing drainage easement (other than any drainage easements created as a result of or for the Roberts Road expansion). This buffer shall consist of an earthen berm that is a minimum of four (4) feet tall, planted with 2 rows of evergreen trees (planted on the north side and top of the berm) and 1 row of evergreen shrubs (planted on the south side) of the berm. The trees shall be 33.33 percent Cryptomeria, 33.33 percent Arborvitae 'Green Giant' and 33.33 percent Leyland Cypress. All trees must be a minimum of 8 ft. in height at time of planting and spaced no further apart than 12 ft. on center. The shrubs shall be selected by the City Arborist and shall be a minimum of 3 ft. in height at time of planting and spaced no further apart than 5 ft. on center. This graded and replanted buffer may be crossed in areas where stormwater drainage (with the exception of the drainage being constructed for the Roberts Road expansion), access and utility crossings are pre-existing.
- ~~18.~~19. Developer is agreeable to planting up to ten (10) additional trees (of a minimum of 8 ft. in height at time of planting) in the yards of Dunwoody Knoll residents adjacent to the property, if desired by those Dunwoody Knoll residents. The timing and location of the additional plantings shall be at the Dunwoody Knoll residents' discretion.
- ~~19.~~20. All undisturbed buffers shall be identified with orange, four-foot tree-save fencing prior land-disturbance. Tree-save fencing shall remain in place until issuance of a final plat for the development.

Haverty Conditions

21. Developer acknowledges that the Haverty Property (PID: 1837602003) is currently served by sanitary sewer utilities that flow through the subject property. Development and final design of the subject property will facilitate a sanitary sewer easement to the Haverty Property and will cross the common boundary line at a location mutually agreeable to the Havertys and the developer (and their respective successors and assigns).
22. At a location mutually agreeable to the owner of the Haverty Property (PID: 1837602003) and the developer (and their respective successors and assigns), Developer shall provide to such owner vehicular access to the access drive serving the proposed homes.
- 20.23. The access drive serving the proposed homes will not extend more than 8 feet south of the southernmost portion of the driveway depicted on Lot #9 of the Site Plan, dated March 12, 2019.
- 21.24. The common boundary line between the Subject Property and the Haverty Property shall be identified with orange, four-foot tree-save fencing prior to land-disturbance. Tree-save fencing shall remain in place until issuance of a final plat for the development;
- 22.25. Along the common boundary line between the Subject Property and the Haverty Property, developer shall install and maintain a row of trees consisting of 33.33 percent Cryptomeria, 33.33 percent Arborvitae 'Green Giant' and 33.33 percent Leyland Cypress. All trees must be a minimum of 8 ft. in height at time of planting and spaced no further apart than 12 ft. on center.
- 23.26. A minimum 6-foot tall aluminum decorative fence with stacked stone or brick pillars thirty feet on center, shall be installed and maintained along the common boundary between the Subject Property and the Haverty Property.
- 24.27. An access easement shall be dedicated to the Haverty Property to allow access to the internal roads that serve the subject property.

Age-Restriction and Maintenance

- ~~25.28. The subject property shall be developed with age-restricted homes, where at least 80% of the occupied units must be inhabited by at least one person 55 years or older.~~



Community Development

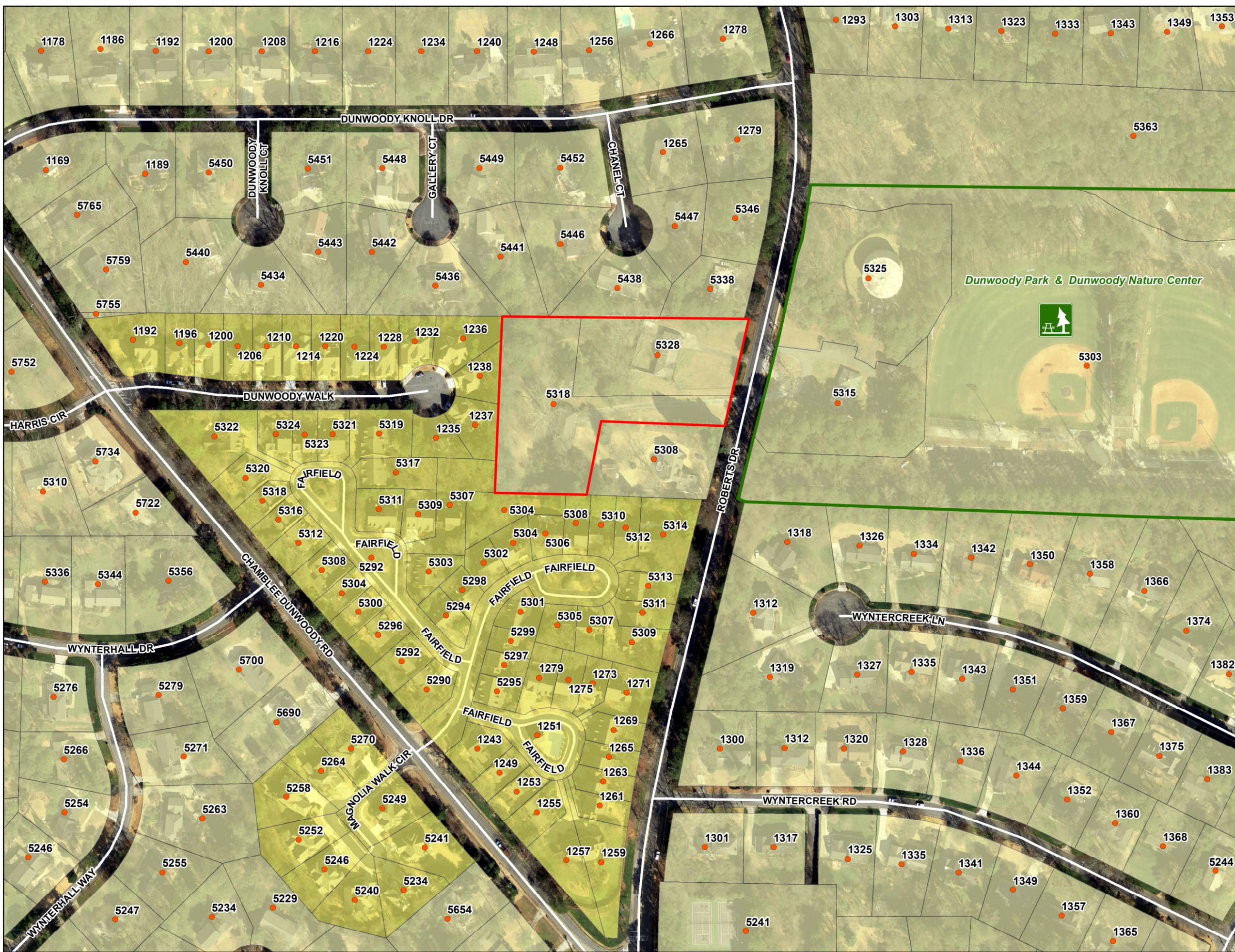
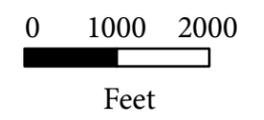
4800 Ashford Dunwoody Road
Dunwoody, GA 30338
678-382-6700 ~ www.dunwoodyga.gov

Concept Site Location Map

December 10, 2018

Legend

- Address Point
- Tax Parcel by Zoning Type
 - R-100
 - RA-5
 - Concept Site





Elevation E

Roberts Drive / Swancy Farm



Residential Design by:
Main Street Designs of Georgia, LLC
3050 Royal Blvd. South, Suite 135
Alpharetta, GA 30022
404.480-3881



Builder:
Cowart Residential
1370 Center Drive #102
Dunwoody, GA 30338
770.368.04650



Elevation C

Roberts Drive / Swancy Farm



Residential Design by:
Main Street Designs of Georgia, LLC
3050 Royal Blvd. South, Suite 135
Alpharetta, GA 30022
404.480-3881



Builder:
Cowart Residential
1370 Center Drive #102
Dunwoody, GA 30338
770.368.04650



Elevation A



Residential Design by:
Main Street Designs of Georgia, LLC
3050 Royal Blvd. South, Suite 135
Alpharetta, GA 30022
404.480-3881

Roberts Drive / Swancy Farm



Builder:
Cowart Residential
1370 Center Drive #102
Dunwoody, GA 30338
770.368.04650



Elevation D

Roberts Drive / Swancy Farm



Residential Design by:
Main Street Designs of Georgia, LLC
3050 Royal Blvd. South, Suite 135
Alpharetta, GA 30022
404.480-3881



Builder:
Cowart Residential
1370 Center Drive #102
Dunwoody, GA 30338
770.368.04650



Elevation B

Roberts Drive / Swancy Farm



Residential Design by:
Main Street Designs of Georgia, LLC
3050 Royal Blvd. South, Suite 135
Alpharetta, GA 30022
404.480-3881



Builder:
Cowart Residential
1370 Center Drive #102
Dunwoody, GA 30338
770.368.04650

SUBURBAN NEIGHBORHOOD

Vision/Intent

Stable, owner-occupied single-family residential area that is characterized by a traditional suburban pattern of development with accessible sidewalks, extensive landscaping, and access to parks and functional greenspace, places of worship and schools.

Future Development

Form: Traditional homes with quality design and long lasting building materials, such as stone or brick, streetscaping, and pedestrian and bicycle amenities.

Use (See Future Land Use Map): Single-family residential, public gathering spaces, places of worship, office, aging in place appropriate residential.

Action Items

- Encourage paths, connectivity, and sidewalks.
- Identify potential trail easements.

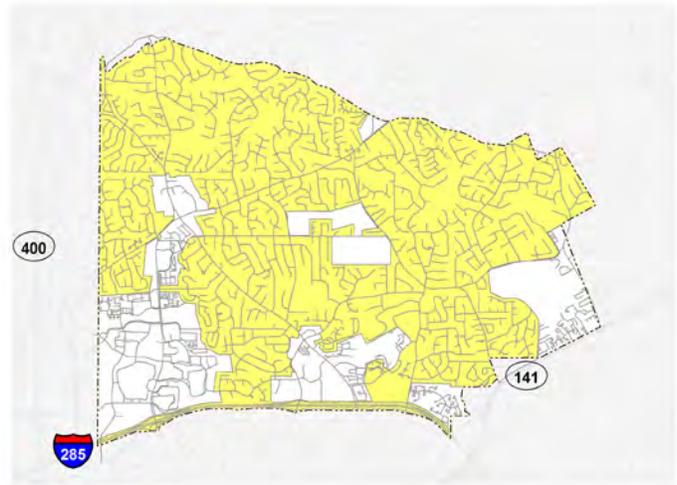


FIGURE 5: Suburban Neighborhood Character Area Map



▲ Playground in local park

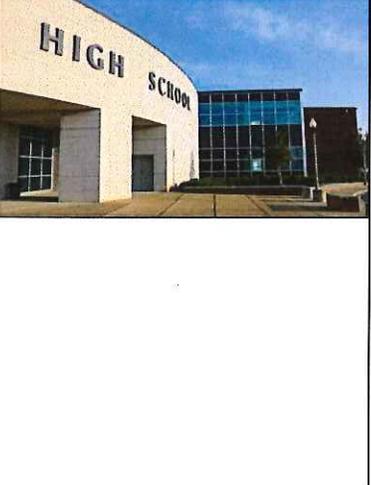


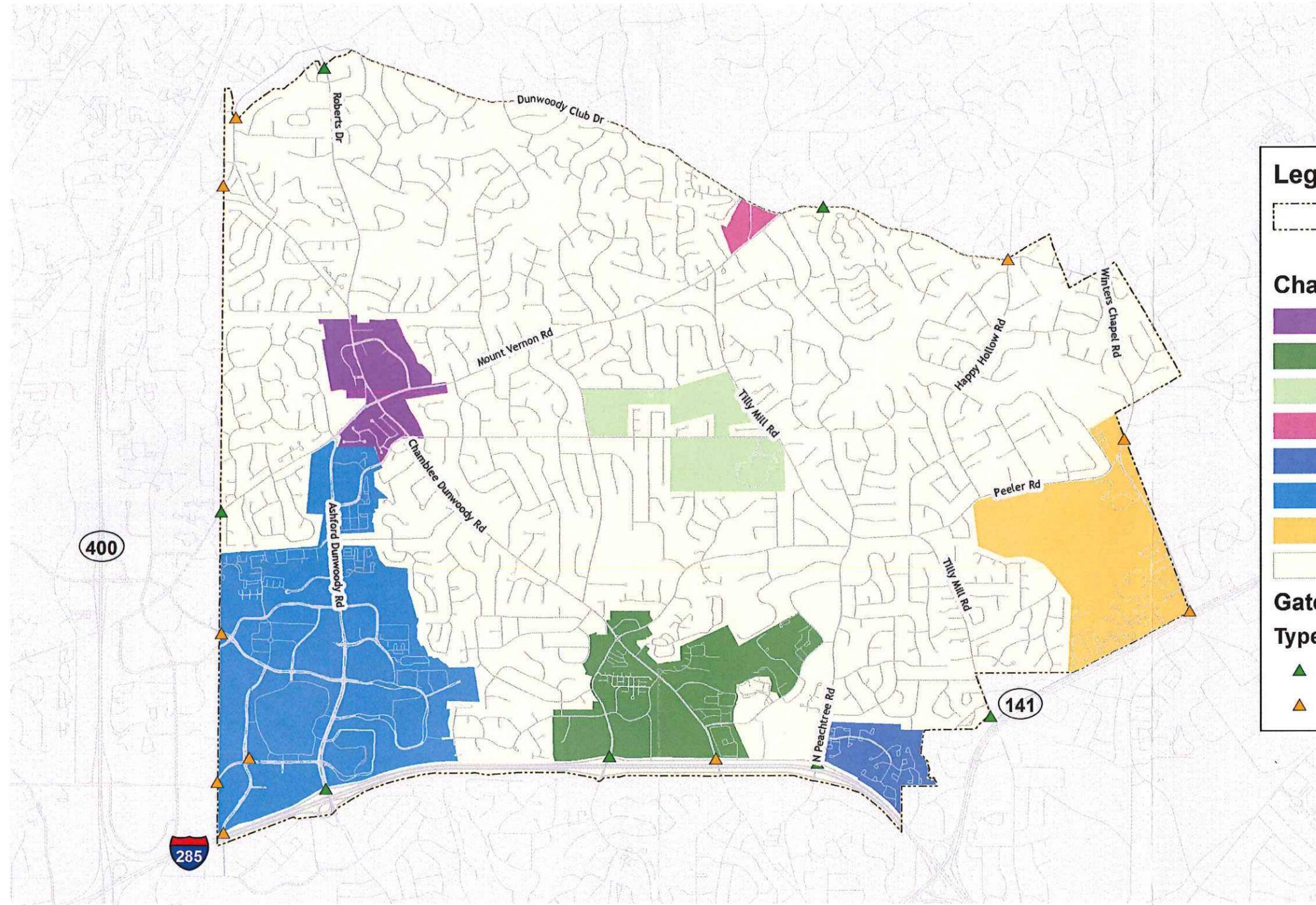
▲ Single Family Home

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.



Legend

- City Boundary

Character Areas

- Dunwoody Village
- Georgetown
- Institutional Center
- Mount Vernon East
- Multi-family/Mixed-Use
- Perimeter Center
- Winters Chapel
- Suburban Neighborhood

Gateways

Type

- ▲ Major Gateway
- ▲ Minor Gateway

NORTH

0 ¼ ½ ¾ 1 Miles
 1 in = 0.473 miles
 1 inch = 2,500 feet



FIGURE 4: Character Areas Map

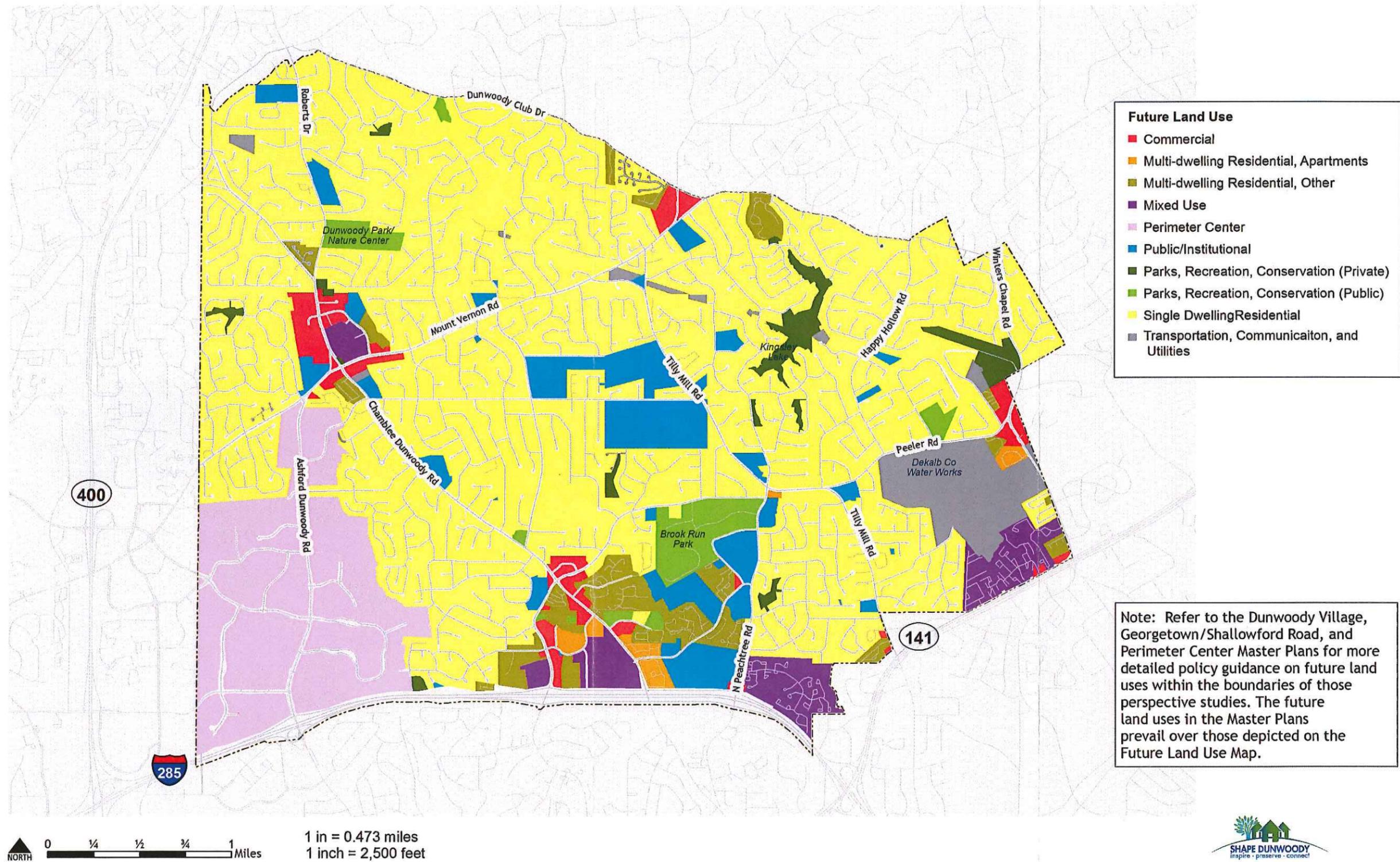


FIGURE 17: Future Land Use Map