John Olson

From: Rock River Realty <curt@rockriverrealty.com>

Sent: Friday, August 16, 2019 7:52 AM

To:John OlsonSubject:Roberts Dr

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John,

We are asking to withdraw our rezoning without prejudice on Roberts Dr. at the hearing on the 26th.

Please let me know if you have any questions.

RRR 2018 LLC Curt Swilley 404.569.5904 c





MEMORANDUM

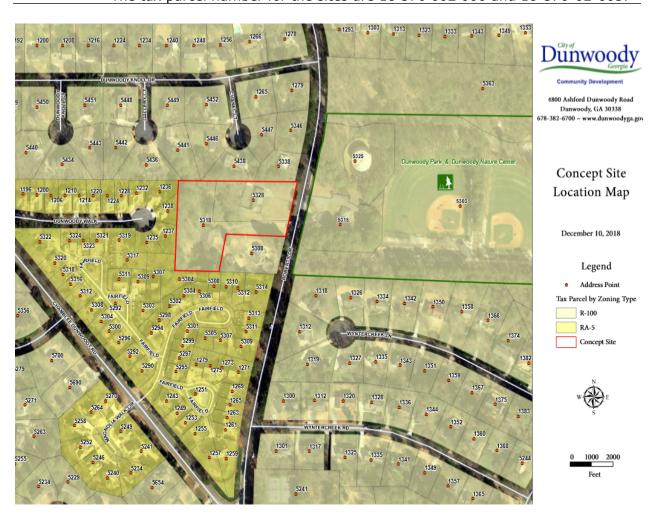
To: City Council

From: John Olson, AICP

Date: August 26, 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.





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 curbline 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).

Density of Adjacent Property				
Subdivision 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		



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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.

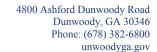
Along the back of the property there exists a 20-foot drainage easement that serves runoff that drains from the Fairfield Townhomes. To achieve adequate spacing from units 6 thru 9, the applicant proposes to relocate the easement and associated stormwater infrastructure approximately 20 feet west of 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:





Community	Deve	lopment
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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))	
Е	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,



Community Development

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.
 - 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



Community Development

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;



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- 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



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- 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),



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- 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
- Location Map
- Building Elevations
- Dunwoody Comprehensive Plan Excerpt

ORDINANCE 2019- -

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-75) 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-75) 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.
 - 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 requiredby 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) and1 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 Fo	rm and Content
Denis L. Shortal, Mayor	City Attorney	
Attest:		
Sharon Lowery, City Clerk	SEAL	

Lot area = 30,000 to 43,559 sq. ft.

Lot area = 20,000 to 29,999 sq. ft.

Lot area = 19,999 sq. ft. or less

Maximum Building Height (ft.)

Accessory Buildings/Structures

Principal Building

[6] Street-facing garage façades must be setback at least 20 feet from back of

[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

[8] Maximum lot coverage for institutional uses; including, but not limited

to, educational services, places of worship, and neighborhood recreation club

or abutting walls. See also the attached house building separation

curb or back of sidewalk, whichever is greater.

requirements of section 27-132.

shall not exceed 60 percent.

Postal Service LOCATION MAP NOT TO SCALE

SURVEYOR NOTES

<u>Datum</u> 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 positiions 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.

This map or plat has been calculated for closure and is found to be accurate as

1837602005: within one foot in 155,403 feet; 1837602006: within one foot in 151281 feet;

1837602003: within one foot in 79,775 feet;

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.

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 afw cannot guarantee absolute accuracy or that there are no omissions in locating underground utilities. Therefore Engnieering 303 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.

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 nfip flood insurance rate map no. 13089C005J 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.

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.

SCALE: 1"=30'(22"x34" Prints) 1"=60' (11"x17" Prints)

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 ∞

5 8

NO. 23747 4-29-2019

veying, Restoration Sur Land Wetland Civil Engineering, I Stream and Wetla

Drawn: BJK Date: 4-29-2019

> 1 of 1 Project Number 18-4360

Packet page:..

R2 19-01

AMENDMENT APPLICATION



Community Development

20\8\\2 Applicant Information:4800 Ashford Dunwoody Road | Dunwoody, GA 30338
Phone: (678) 382-6800 | Fax: (770) 396-4828

Company Name:	RRR 2018, LLC			
Contact Name: Miles Hansford & Tallant, LLC - J. Ethan Underwood				
Address:	202 Tribble Gap Ro	oad, Suite 200,	Cumming, GA 3004	0
Phone: 770-781-41	00 Fax: 770	-781-9191	Email: <u>eunderwo</u>	ood@mhtlegal.com
Pre-application confer	ence date (required):	8/23/18	For White Floriday Commencer	
* Owner Information	on: ☐ Check here if sa	ame as applicant		
Owner's Name: RRI	R 2018, LLC c/o Cur	t Swilley		
Owner's Address:6	3185 Crooked Creek	Road, Ste C, N	orcross, GA 30092	
Phone: 404-569-590	4Fax:	E	mail: <u>curt@rockrive</u>	errealty.com
Property Information	ition:			
Property Address:	5318 & 5328 Roberts	s Drive Dunwoo	dy, GA 30338 Parce	el ID: 18-376-02-006
Current Zoning Classif	fication: R-100			&18-376-02-005
Requested Zoning Cla	ssification: R-50			
* Applicant Affidav	rit:			
determined to be necessar	y, I understand that I am	n responsible for filir	ig additional materials as	complete. If additional materials are specified by the City of Dunwoody s behalf, pursuant to this application
Applicant's Name:		1		
Applicant's Signature:	cot but	THE	Date:	11/1/2018
* Notary:		4		
Sworn to and subscrib	ed before me this	Day	of November	, 20 <u>/8</u>
Notary Public:	'n Manous	<u> </u>	20	
Notary Public: Ken Manous Signature:				
My Commission Expire		2.2	10.4.07 (0.00)	
				Omi è



500.00 sign d 12/4/1610

Additional Property Owner(s) Notarized Certification



Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338 Phone: (678) 382-6800 | Fax: (770) 396-4828

I hereby certify that to the best of my knowledge, this amendment form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I certify that the applicant(s) (if different) are authorized to act on my behalf, pursuant to this application and associated actions.

Property 0	Owner (If Applicable):			
Owner Name:	Kenneth Scott Faulkner			
Signature:	Kennoth Coff 2111	un	Date:	
	5328 Roberts Drive Dunwoody,			
Phone: 770 -	636 1731 Fax:	Email: KSF	aulkner Chellson	th. net
Sworn to and s	subscribed before me this	Day ofNove	nber , 2018	
Notary Public:	Subscribed before me this	_		
* Property (Ovener (It Applicate):			
Owner Name:	OUNTY, MARIEN			
	Fax:			
Sworn to and s	subscribed before me this	Day of	, 20	
Notary Public:				
* Property (Owner (If Applicable):			
Owner Name:				
Signature:			Date:	
Address:				
	Fax:		**************************************	·
Sworn to and s	subscribed before me this	Day of	, 20	
Notary Public:				

Campaign Disclosure Statement

Applicant / Owner: RRR 2018, LLC

Signature:

Address:



Community Development

1018

4800 Ashford Dunwoody Road | Dunwoody, GA 30338 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 X NO

Date:

30360

If the answer above is yes, please complete the following section:					
Date	Government Official	Official Position	Description	Amount	
	None				



202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040

38 Sloan Street | Roswell, Georgia 30075

770-781-4100 | www.mhtlegal.com

Ethan Underwood eunderwood@mhtlegal.com

December 4, 2018

Applicant:

RRR 2018 LLC

Subject Property:

2.634 Acres Designated as Dekalb County Tax Parcel(s): 18-376-

02-005 & 18-376-02-006

Current Zoning:

R-100 (Single-dwelling Residential District)

Proposed Zoning:

Ethan Underwood

R-50 (Single-dwelling Residential District)

Proposed Use:

10 Single-dwelling Residential Lots

ROW Access:

Roberts Drive

Pursuant to O.C.G.A § 36-67A-1, et seq., please be advised that Miles, Hansford & Tallant, LLC, has not given campaign contributions to any City of Dunwoody government officials.

This letter constitutes the disclosure of campaign contributions with respect to the above-referenced application and is forms a part of such application.

Sincerely,

Ethan Underwood



202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040

38 Sloan Street | Dunwoody, Georgia 30075

770-781-4100 | www.mhtlegal.com

J. Ethan Underwood eunderwood@mhtlegal.com

December 4, 2018

LETTER OF INTENT

Applicant:

RRR 2018 LLC

Subject Property:

2.634 Acres Designated as Dekalb County Tax Parcel(s): 18-

376-02-005 & 18-376-02-006

Current Zoning:

R-100 (Single-dwelling Residential District)

Proposed Zoning:

R-50 (Single-dwelling Residential District)

Proposed Use:

10 Single-dwelling Residential Lots

ROW Access:

Roberts Drive

This statement is intended to comply with the application procedures established by Ihe City of Dunwoody, GA for submittal of applications for conditional use permits as required by the Zoning Ordinance of the City of Dunwoody (the "Zoning Ordinance"), City of Dunwoody Amendment Application requirements, and other City of Dunwoody Ordinances and Standards.

The Applicant has submitted contemporaneously with this statement the application package for the Proposed Zoning, incorporated herein by reference, and as may be amended (the "Application"). With regard to any zoning, conditional use permit, and variances requested in the Applicant, the Applicant incorporates all statements made in the Analysis Requirements of the Application as its Letter of Intent.

The Subject Property is located within the Suburban Neighborhood Character Area. In this regard, the Proposed Use incorporates 10 single-dwelling lots, with front-loaded garages. The Proposed Use will be age targeted.

The Applicant intends to develop the Subject Property for the Proposed Use. To facilitate this development, that Applicant requests the following:

1) Rezone the Subject Property from R-100 (Single-dwelling Residential District) to R-50 (Single-dwelling Residential District)

2) Variances:

a. Variance #1 – Zoning Ord. § 27-58, Lot & Building Regulation Table Note 6. - Regarding Street-Facing Garages, the Applicant proposes to develop homes with garage doors that are at least 20 feet from the back of curb or back of sidewalk; whichever is greater. The front facades will these homes will comply with the Zoning Ordinance's minimum front setback of 5 feet. However, Community Development Staff is interpreting Note 6 to require the entire front façade (rather than simply the garage door to be located at least 20 feet from the back of curb or back of sidewalk; whichever is greater. While the



Page 2 of 2 December 4, 2018

Applicant objects to this interpretation of the Zoning Ordinance, out of an abundance of caution, the Applicant submits this request for variance of 15 feet to the front setback requirement of **Zoning Ord. § 27-58**, **Lot & Building Regulation Table Note 6**.

The Applicant and owners respectfully request that this Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. The Applicant and owners reserve the right to amend and supplement this Letter of Intent at any time.

Sincerely,

Ethan Underwood

Ethan Underwood



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38 Sloan Street | Roswell, Georgia 30075

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J. Ethan Underwood eunderwood@mhtlegal.com

December 4, 2018

ZONING CRITERIA

Applicant:

RRR 2018 LLC

Subject Property:

2.634 Acres Designated as Dekalb County Tax Parcel(s): 18-

376-02-005 & 18-376-02-006

Current Zoning:

R-100 (Single-dwelling Residential District)

Proposed Zoning:

R-50 (Single-dwelling Residential District)

Proposed Use:

10 Single-dwelling Residential Lots

ROW Access:

Roberts Drive

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan?

The Subject Property is located within the Suburban Neighborhood Character Area. The proposed development complies with the Comprehensive Plan's designation of appropriate land uses in that the Proposed Use is for "Single-family residential" and "aging in place appropriate residential." The Proposed use will accommodate the Comprehensive Plan" vision and intent of a "[s]table, owner-occupied single-family residential area that is characterized by a traditional suburban patern of development with accessible sidewalks, extensive landscaping, and access to parks and functional greenspace, places of worship and schools. (Comp. Plan, p. 17). The subject property is located within walking distance of both a park and a school.

The Proposed Use will allow an economically feasible use of the Subject Property that is compatible with surrounding uses, and will provide a much-needed housing option targeted to seniors seeking to live in the City in high quality homes, with smaller yards to maintain.

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

The Subject Property is currently zoned R-100. The adjoining property to the west is zoned RA-5, the adjoining property to south is zoned RA-5, and the adjoining property to the north is zoned R-100. The Proposed Use and Proposed Zoning will facilitate a transitional zoning and use between the RA-5 and R-100 zoning categories and be compatible with these adjoining uses.



Page 2 of 2 December 4, 2018

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned?

No, the Subject Property has not been developed, while the adjoining properties have been developed, most at significantly higher densities than that of the Proposed Use. This demonstrates there is both a market demand for residential dwellings in that area, and a lack of reasonable economic use for property as currently zoned.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property?

The proposed use will not adversely affect the existing use or usability of adjacent or nearby property, in that the surrounding properties are similar to the use proposed.

E. Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal?

The surrounding area has been developed for single-family residential dwellings, and the City and County School System has developed nearby parks and schools for area residents. The Proposed Use will accommodate these surrounding uses by providing a much-needed housing option targeted to seniors seeking to live in the City in high quality homes, with smaller yards to maintain.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources?

The subject property is not a historical site; however, it is located adjacent to the Swancy House, which the City of Dunwoody has identified as a historical structure. The Proposed Use will be developed with architecture that is complementary to the adjacent historical structure.

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

The Applicant proposes 10 single-family dwellings, targeted to senior residents. The likely end user of the Proposed Use is less likely than residents of surrounding homes to have children of school age and typically has the ability to work from home or travel only during off-peak drive times. Moreover, the developer of the Proposed Use will have to improve and update public road and utilities as part of the development propocess. Consequently, the Proposed Use will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.



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J. Ethan Underwood eunderwood@mhtlegal.com

December 4, 2018

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

Applicant:

RRR 2018 LLC

Subject Property:

2.634 Acres Designated as Dekalb County Tax Parcel(s): 18-

376-02-005 & 18-376-02-006

Current Zoning:

R-100 (Single-dwelling Residential District)

Proposed Zoning:

R-50 (Single-dwelling Residential District)

Proposed Use:

10 Single-dwelling Residential Lots

ROW Access:

Roberts Drive

This Reservation of Constitutional and Other Legal Rights ("the Reservation") is intended to supplement and form a part of the land use application (including any request for zoning, conditional use permit and variances) (collectively, the "Application") of the Applicant and the Owners of the Subject Property and to put the City of Dunwoody Mayor and City Council on notice of the Applicant's assertion of its constitutional and legal rights.

The Applicant objects to the standing of any zoning opponents who are not owners of land adjoining the Subject Property and to the consideration by Forsyth County of testimony or evidence presented by any party without standing in making its decision regarding the Application. The Applicant also objects to the consideration of testimony or evidence presented by any party that fails to comply with notice and campaign disclosure requirements.

Denial of the Application or approval of the Application in any form that is different than as requested by the Applicant will impose a disproportionate hardship on the Applicant and Owners of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property other than as proposed by the Application and no resulting benefit to the public from denial of modification of the Application.

Any provisions in the City of Dunwoody Unified Development Code ("UDC") that classify, or may classify, the Subject Property into any of the non-requested zoning or use classifications, including the Proposed Zoning District at a density less than that requested by the Applicant, are unconstitutional in that they constitute a taking of the Applicant's and Owner's property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended and the Fifth and Fourteenth Amendments to the Constitution of the United States.

The Subject Property is presently suitable for development as proposed in the Application and it is not suitable for development under any other zoning classification, use, or at a density less than that requested by the Applicant. Failure to approve the Application as requested by the Applicant will



Page 2 of 2 December 4, 2018

constitute an arbitrary and capricious abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

A refusal by the City of Dunwoody Mayor and City Council to approve the Application as requested by the Applicant will prohibit the only viable economic use of the Subject Property, will be unconstitutional and will discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Owner and the owners of similarly situated properties in violation of Article I, Section I, Paragraph II of the Georgia Constitution of 1983, as amended, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

Furthermore, the Mayor and City Council cannot lawfully impose more restrictive standards on the Subject Property's development than are presently set forth in the UDC. To do so not only will constitute a taking of the Subject Property as set forth above, but it will also amount to an unlawful delegation of the Board's authority in response to neighborhood opposition, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended. Any zoning conditions or other restrictions imposed on the Subject Property without the consent of the Applicant and Owner that do not serve to reasonably ameliorate the negative impacts of the development are invalid and void. As such, the Applicant and Owner reserve the right to challenge any such zoning conditions.

Finally, the Applicant and Owner assert that the UDC, Future Development Map and Comprehensive Plan were not adopted in compliance with the laws or constitutions of the State of Georgia or of the United States, and a denial of the Applicant's request based upon provisions illegally adopted will deprive the Applicant and Owners of due process under the law.

By filing this Reservation, the Applicant reserves all rights and remedies available to it under the United States Constitution, the Georgia Constitution, all applicable federal, state, and local laws and ordinances, and in equity.

The Applicant and Owners respectfully request that the Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Applicant's Application and we ask that the City of Dunwoody Planning and Zoning Department include this Reservation with the Applicant's other application materials for presentation to the Mayor and City Council. The Applicant and Owners reserve the right to amend and supplement this Reservation at any time.

Sincerely,

Ethan Underwood,

Attorney for the Applicant

Than Underwood



202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040

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770-781-4100 | www.mhtlegal.com

J. Ethan Underwood eunderwood@mhtlegal.com

December 4, 2018

ENVIRONMENTAL SITE ANALYSIS

Applicant:

RRR 2018 LLC

Subject Property:

2.634 Acres Designated as Dekalb County Tax Parcel(s): 18-

376-02-005 & 18-376-02-006

Current Zoning:

R-100 (Single-dwelling Residential District)

Proposed Zoning:

R-50 (Single-dwelling Residential District)

Proposed Use:

10 Single-dwelling Residential Lots

ROW Access:

Roberts Drive

1. Conformance with the Comprehensive Plan.

The Subject Property is located within the Suburban Neighborhood Character Area. The proposed development complies with the Comprehensive Plan's designation of appropriate land uses in that the Proposed Use is for "Single-family residential" and "aging in place appropriate residential." The Proposed use will accommodate the Comprehensive Plan" vision and intent of a "[s]table, owner-occupied single-family residential area that is characterized by a traditional suburban patern of development with accessible sidewalks, extensive landscaping, and access to parks and functional greenspace, places of worship and schools. (Comp. Plan, p. 17). The subject property is located within walking distance of both a park and a school.

The Proposed Use will allow an economically feasible use of the Subject Property that is compatible with surrounding uses, and will provide a much-needed housing option targeted to seniors seeking to live in the City in high quality homes, with smaller yards to maintain.

2. Environmental Impacts of the Proposed Project.

The following environmental features are present and are affected by the proposed project, as below:

- **a.** Wetlands There are no known wetlands on site. All development will be in accordance with applicable FEMA, EPA, GAEPD, and City regulations regarding wetlands.
- **b.** Floodplain There is no known floodplain on site. All development will be in accordance with applicable FEMA, EPA, GAEPD, and City regulations regarding floodplain.



Page 2 of 3 December 4, 2018

- c. Streams/stream buffers There are no known streams on site. All development will be in accordance with applicable FEMA, EPA, GAEPD, and City regulations regarding streams and stream buffers.
- **d.** Slopes exceeding 25 percent over a ten-foot rise in elevation There are no slopes exceeding 25 percent over a ten-foot rise in elevation on site.
- e. Vegetation, including endangered species The subject property presently contains 3 houses, with landscaping mixed with wild vegetation. Trees will be preserved or replanted as required by the City of Dunwoody. Areas of confirmed state department of natural resources listed endangered species shall comply with the Federal Endangered Species Act; no endangered species are known to be on site.
- f. Wildlife species, including fish and endangered species areas of confirmed state department of natural resources listed endangered species shall comply with the Federal Endangered Species Act; no endangered species are known to be on site.
- g. Archeological/historical sites The subject property is not a historical site; however, it is located adjacent to the Swancy House, which the City of Dunwoody has identified as a historical structure.
- 3. Project Implementation Measures.

The proposed project will implement each of the following measures, as applicable, as described below:

- a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25
 percent, river corridors The project will observe all applicable regulations regarding
 streams, steep slopes, and floodplain.
- b. Protection of water quality The project will prevent pollution of streams through the implementation of an integrated storm water management plan that incorporates water quality treatment of runoff, downstream channel protection, detention of peak flows, and flood control in accordance with the Georgia Storm Water Management Manual. The storm water management facilities for the development have been designed to maintain or improve water quality conditions downstream of the development.
- **c. Minimization of negative impacts on existing infrastructure** The proposed development will utilize public sanitary sewage disposal; as sanitary sewage treatment capacity is available to serve the subject property, the development will have no negative impact on public sanitary sewer utilities.



Page 3 of 3 December 4, 2018

The Proposed Use will also facilitate the updating and upgrading of stormwater infrastructure currently serving adjacent properties and neighborhoods. The proposed development will not significantly impact public roads, water, or natural gas utilities.

- **d. Minimization on archeological/historically significant areas** The subject property is not a historical site; however, it is located adjacent to the Swancy House, which the City of Dunwoody has identified as a historical structure. The Proposed Use will be developed with architecture that is complementary to the adjacent historical structure.
- e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries and manufacturing facilities) uses N/A
- f. Creation and preservation of green space and open space The design of the proposed development will provide significant preservation of green space and open space by landscaping and preserving green space and open space, as provided on the site plan submitted with the application. Green space and open space will be provided as required by applicable regulations.
- g. Protection of citizens from the negative impacts of noise and lighting The proposed development will comply with all applicable regulations regarding noise, lighting height, luminescence, and light spillage from the Subject Property.
- h. Protection of parks and recreational green space The Proposed Use will have no impact on parks and recreational green space. Green space and open space will be provided as required by City ordinances.
- i. Minimization of impacts to wildlife habitats The proposed development will have minimal impact on wildlife habitats as significant green space will be landscaped and preserved.

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.

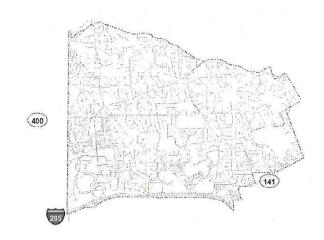


FIGURE 5: Suburban Neighborhood Character Area Map







▲ Single Family Home



202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040

38 Sloan Street | Roswell, Georgia 30075

770-781-4100 | www.mhtlegal.com

Ethan Underwood eunderwood@mhtlegal.com

NEIGHBOR COMMUNICATION SUMMARY REPORT

Applicant:

RRR 2018 LLC

Subject Property:

2.634 Acres Designated as Dekalb County Tax Parcel(s): 18-

376-02-005 & 18-376-02-006

Current Zoning:

R-100 (Single-dwelling Residential District)

Proposed Zoning:

R-50 (Single-dwelling Residential District)

Proposed Use:

10 Single-dwelling Residential Lots

ROW Access:

Roberts Drive

Pursuant to § 27-306 (d) of the Dunwoody Unified Development Code ("UDC"), RRR 2018 LLC, (the "Applicant") submits this Neighbor Communication Summary Report (the "Report") setting forth the results of his efforts to inform residents, property owners, interested parties, political jurisdictions and public agencies about the land use changes proposed in the above-referenced application.

This Report is to be attached to the Planning Department's Staff Report for the Mayor and each member of the City Council.

A. Executive Summary:

- (i) Summary of applicant-initiated meeting(s):
 - a. The Applicant held its mandatory applicant-initiated meeting for this application on September 10, 2018 at 6:30 p.m. at the upper level of the Cecil B. Day Sports Center of Dunwoody Baptist Church located at 1445 Mount Vernon Road Dunwoody, GA 30338.
 - b. The Applicant met with the Dunwoody Homeowners Association on September 16, 2018 at 7 p.m. at North Dekalb Cultural Arts Center Room 4, 5339 Chamblee Dunwoody Road, Dunwoody, GA 30338
 - c. The Applicant met with representatives of Dunwoody Walk Subdivision on October 8, 2018 at 7 p.m. at 1224 Dunwoody Walk, Dunwoody GA.
 - d. The Applicant met with representatives of Dunwoody Knoll Subdivision on October 16, 2018 at 7 p.m. at North Dekalb Cultural Arts Center Room 4, 5339 Chamblee Dunwoody Road, Dunwoody, GA 30338
 - e. The Applicant met with representatives of Fairfield on October 30, 2018 at 7 p.m. at Dunwoody City Hall Council Chambers, 4800 Ashford-Dunwoody Road.

f. Notification of Interested Parties:

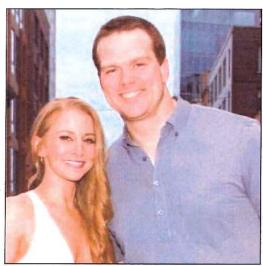
- 1. Residents of Dunwoody. A copy of the advertisement submitted to the Dunwoody Crier Newspaper by the Applicant is attached as Exhibit "A" and incorporate herein by reference.
- A list of the neighboring residents and property owners who were notified
 of the applicant-initiated meeting via the applicant-initiated letter that was
 mailed by the Applicant is attached as Exhibit "B" and incorporated herein
 by reference.
- 3. Public Agencies that were notified include all involved departments of the City of Dunwoody Government.
- g. All parties recognized in subsections 1 through 3 above were notified of this Application by the following methods:
 - 1. Group 1 was notified of the Legal Advertisement published in the Dunwoody Crier Newspaper on August 29, 2018.
 - 2. Group 2 and 3 were personally notified by the application process, the public notice letter dated August 21, 2018, and subsequent emails to interested parties.
- h. The following questions and/or concerns were raised at the applicant-initiated meeting:
 - A summary of issues raised at the September 10, 2018 applicantinitiated meeting and the Applicant's responses are attached and incorporated as Exhibit "C."
 - Email summaries of issues raised at meetings with Dunwoody Knoll, Dunwoody Walk, and Fairfield are attached and incorporated as Exhibit "D."
- (ii) Composite Summary of Concerns to be Addressed on Site Plan or by Zoning Conditions:
 - a. The Applicant revised the site plan in response to neighbor concerns. Specifically, the Applicant added a 20-foot Landscape Buffer along the common boundaries of the Subject Property with Dunwoody Knoll, Dunwoody Walk, and Fairfield.
- (iii) Composite Summary of Concerns that the Applicant is Unable or Unwilling to Address:
 - a. The Applicant is willing to address any reasonable concerns that are raised by the public.

C. Supporting Documentation:

A detailed letter notifying people of the date, time and location of the Applicant-sponsored public participation meeting was sent to adjacent and nearby property owners on August 21, 2018. A copy of the letter is attached as Exhibit "E" and incorporated herein by reference, and a copy of the mailing receipt is attached as Exhibit "F" and incorporated herein by reference. A copy of the sign-in sheets from the Applicant-sponsored public meeting held on September 10, 2018, is attached as Exhibit "G" and incorporated herein by reference. All interested and potentially affected parties were encouraged to discuss with the Applicant any problems, concerns, or issues prior to the public hearing through private meetings, group meetings, letters, telephone, e-mails, or any other appropriate means. As of the date this Report was filed the Applicant has addressed, or is continuing to address, any problems, concerns, and issues raised by the public.

The Applicant will continue to keep the Planning Department informed of any new developments pertaining to public participation efforts by way of letters, e-mails, telephone conferences, or meetings as necessary and required by the UDC.

Miss Frank to wed Kevin O'Brien



Danielle Frank and Kevin O'Brien

Chris and Claire O'Brien of

nounce the engagement of Dunwoody are pleased to an- their son, Kevin Carney to

Danielle Beth Frank, the daughter of Joel and Lynn Frank of New York City.

Danielle is a 2005 graduate of Massapequa High School and earned her B.S. in business administration in 2009 from George Washington University in Washington, D.C. After working for Bank of America, she returned to school and received her Master of Science in clinical nutrition from New York University in 2014. She is a registered dietitian employed at a private practice in New

Kevin is a 2006 graduate of the Marist School and in 2009 earned his B.S. from the Gabelli School of Business at Fordham University in New York. He is a vice president in Equity Derivative Sales, for J.P. Morgan in New York City.

A September 2018 wedding in New York City is planned.

Council, from page

council deferred the DeKalb Schools' request.

The requests were unusual since the school system took more than three years to decide on a location for Austin and had voter approval for more than five years.

The new school is being constructed on land that was acquired by the DeKalb County School District from the city as part a land swap deal. The city gained new baseball field space near Peachtree Charter Middle School and the current Austin Elementary School building and

Council was also to discuss and possibly approve guidelines for co-sponsorship of special events. The city offers support to Signature and Premier events which are defined as recurring events that promote the commu-

Premier Events can receive up to 100 percent of the cost sharing of the city's police department support services and traffic control equipment for their event. Signature events can receive up to 50 percent of the cost sharing of police support services.

City council members must

approve Signature and Premier status for events. Council members use a laundry list of criteria including the perceived ability for city involvement to significantly or substantially improve the event, impact on surround-ing businesses or residences and previous history of the event producer in facilitating special

To be approved as a Signature Event, the event must have taken place for at least two consecutive years and must be approved at least six months before the annual budget approval deadline to be considered for approval for the following fiscal year annual budget.

The same budgeting approval applies to events seeking Premier status. Premier events must have previously achieved signature event status and operated as a signature event for two consecutive years within the city's boundaries.

Lemonade Days in April and the city's 4th of July parade are examples of Premier events. Light Up Dunwoody in November and the Haunted Farm House in October are examples of Signature events.

Community Meeting

There will be a Community Meeting regarding an application to rezone property located at 5318 & 5328 Roberts Drive in the City of Dunwoody from the current R-100 (Single-dwelling Residential) zoning district to R-50 (Single-dwelling Residential) zoning district for the purposes of developing 10 Single -dwelling Residential lots. The meeting will be held at 6:30PM on Monday September 10, 2018, at the upper level of the Cecil B. Day Sports Center of Dunwoody Baptist Church located at 1445 Mount Vernon Road Dunwoody, GA 30338.

CITY OF DUNWOODY FY 2019 PROPOSED BUDGET

Notice is hereby given that the proposed FY 2019 Budget for the City of Dunwoody is available for inspection online (www.dunwoodyga.gov) and with the City Clerk at Dunwoody City Hall, 4800 Ashford Dunwoody Road, Dunwoody, GA 30338, weekdays between the hours of 8:00 A.M. and 5:00 P.M. beginning Wednesday, August 29th. The City of Dunwoody will hold a Public Hearing at 6:00 P.M. on October 8, 2018 at which time any persons wishing to be heard on the budget may appear.

DHA's Dunwoody **Food Truck** Thursdays

Aug 30 - 5 pm-dark @ Brook Run Park

> SPONSOR Jim Ellis Automotive

> > CRAFT BEER

Moondog Growlers
GUEST MUSICIAN Highbeams

DINNER TRUCKS Chefs on Wheels Grubbing Out On the Roll The ueso Truck Chebuter Jones Gyro Chef

DESSERT VENDORS King of Pops Sweet Jennius



Retaining walls in progress for Austin at right. The Dunwoody Nature

Survey, from page 1

window treatments, roofs and an emphasis on green spaces and pedestrian spaces. Storefronts that put an emphasis on window-shopping were preferred overall.

One interesting question as, "is there another was, another town/neighborhood district that embodies the characteristics you would like to see in Dunwoody Village?"

Canton Street in Roswell, with more than 1000 votes was the runaway winner. Second with 529 votes was the Dresden Drive area of Brookhaven Village.

In a nod to tradition, Williamsburg, Va., received 269 votes followed by Wood-

stock in Cherokee County and Glenwood Park in Atlanta. Fewer than 100 votes each went to Avalon in north Fulton County, Alpharetta, Decatur and Norcross.

Of the respondents, 97 percent were Dunwoody residents and 74 percent go to the village area every few days.

And there's not much doubt about how they get there. The car was chosen by 99.4 percent of visitors. A huge percentage live within a mile of the village, leading planners to argue that proper planning and infrastructure could reduce vehicle traffic and bring more walking and cycling into the main-

THE CITY OF DUNWOODY, GEORGIA NOTICE OF ZONING BOARD OF APPEALS MEETING

The City of Dunwoody Zoning Board of Appeals will meet on Thursday, October 4, 2018 at 6:00 p.m. in the Council Chambers of Dunwoody City Hall, which is located at 4800 Ashford Dunwoody Road, Dunwoody, Georgia 30338, to hear the following applications:

ZBA 18-07: Andrew and Lauren Alexander, owners of 5569 Mill Trace Drive, seek a variance from Chapter 27, Section 27-58, to encroach the front yard setback for construction of a garage. The Tax Parcel ID is 18 379 01 081.

Should you have any questions, comments, or would like to view the application and supporting materials, please contact the City of Dunwoody Community Development Department at 678-382-6800. Members of the public are encouraged to call or schedule a meeting with staff in advance of

the Public Hearing if they have questions or are unfamiliar with the answer questions, discuss the decision-making process, and receive

Local and High School Sports Every Week in The Crier INSKEEP SAMANTHA L 1266 DUNWOODY KNOLL DR DUNWOODY GA 30338 LINARES WILLIAM A 5305 FAIRFIELD N DUNWOODY GA 30338 NICHOLS JAMES ODELL 1351 WYNTERCREEK LN DUNWOODY GA 30338

WEISSER PHYLLIS 5308 FAIRFIELD W DUNWOODY GA 30338 WONG CHIA HSIH 5446 CHANEL CT ATLANTA GA 30338 BURTON WILLIAM J 1303 VERDON DR DUNWOODY GA 30338

REPP STEPHANIE P 5240 MAGNOLIA WALK CIR DUNWOODY GA 30338 WYNN JAMES T 1208 DUNWOODY KNOLL DR DUNWOODY GA 30338 CITY OF DUNWOODY 41 PERIMETER CTR E DUNWOODY GA 30346

LEE GABRIEL I 1224 DUNWOODY KNOLL DR DUNWOODY GA 30338 JONES GENEVIEVE B 5319 FAIRFIELD WEST W DUNWOODY GA 30338 ZELDIN LAUREN HOUSE 1300 HOLLY BANK CIR ATLANTA GA 30338

SUMERALL NANCY 1273 FAIRFIELD E DUNWOODY GA 30338 WILLIAMS GAIL B 1344 WYNTERCREEK RD DUNWOODY GA 30338 ETHERIDGE CHERYL LYNN 5311 FAIRFIELD N DUNWOODY GA 30338

THAXTON CLAUDE W L 1374 WYNTERCREEK LN DUNWOODY GA 30338 TROXEL PATRICIA H 5302 FAIRFIELD N DUNWOODY GA 30338 PETRECCA PETER J 1312 WYNTERCREEK RD DUNWOODY GA 30338

COLUMBIA REID L 1256 DUNWOODY KNOLL DR DUNWOODY GA 30338 LEMOS CARLOS E 1323 HOLLY BANK CIR ATLANTA GA 30338 MEDLEY MICHAEL D 5356 WYNTERHALL DR DUNWOODY GA 30338

LINDABURY STEPHEN A 1328 WYNTERCREEK RD DUNWOODY GA 30338 STEWART JIMMY L 1178 DUNWOODY KNOLL DR DUNWOODY GA 30338 WILLIAMS DAVID J 5301 FAIRFIELD N DUNWOODY GA 30338

HAVERTY DAVID GIRARD 5308 ROBERTS DR DUNWOODY GA 30338 MIMS KEVIN W 5279 WYNTERHALL WAY ATLANTA GA 30338 BLAKELY JAMES M 1317 WYNTERCREEK RD DUNWOODY GA 30338

HOSTETLER THOMAS K 5318 HARRIS CIR DUNWOODY GA 30338 SUEVER DAVID F 5308 FAIRFIELD N DUNWOOD

EXHIBIT

BINDER GEORGE J 1334 WYNTERCREEK LN DUNWOODY GA 30338

Packet page:...

MCMAHAN DANIEL LIVING TRUST 1189 DUNWOODY KNOLL DR **DUNWOODY GA 30338** MASK GAYLE B 5451 DUNWOODY KNOLL CT **DUNWOODY GA 30338** PEARCE MATTHEW G 1289 VERDON DR **DUNWOODY GA 30338** BOND JOSEPH S 5304 FAIRFIELD W ATLANTA GA 30338

BUREN JUANITA A 5306 FAIRFIELD N **DUNWOODY GA 30338**

CHIANG MONICA 5298 FAIRFIELD N **DUNWOODY GA 30338**

STRAWN JAMES M 1200 DUNWOODY WALK **DUNWOODY GA 30338**

JONES JAMES WESLEY 5410 ROBERTS DR **DUNWOODY GA 30338**

TRAMMELL HELEN A 1350 WYNTERCREEK LN **DUNWOODY GA 30338**

WALLER CAROL M 1524 HOLLY BANK CIR **DUNWOODY GA 30338** **BUELL COLBY** 5440 DUNWOODY KNOLL CT **DUNWOODY GA 30338**

WELTLICH ROBERT J 5436 GALLERY CT ATLANTA GA 30338

MOREY CURT MALONE 1240 DUNWOODY KNOLL DR ATLANTA GA 30338

GLOVER W ROSS JR 5284 WYNTERCREEK DR **DUNWOODY GA 30338**

LONDON ANDREE M 5772 CHAMBLEE DUNWOODY RD **DUNWOODY GA 30338**

GRUSKIN LEWIS 1343 WYNTERCREEK LN **DUNWOODY GA 30338**

CITY OF DUNWOODY 41 PERIMETER CTR E **DUNWOODY GA 30346**

EVANS ROBERT L 5443 DUNWOODY KNOLL CT **DUNWOODY GA 30338**

SEWELL JERE 5322 FAIRFIELD W **DUNWOODY GA 30338**

THURMAN CHARLENE W 5316 FAIRFIELD W **DUNWOODY GA 30338**

HARRIS ROBERT A 5336 WYNTERHALL DR **DUNWOODY GA 30338**

CHATIGNY NEAL 5344 WYNTERHALL DR **DUNWOODY GA 30338**

VICKERS DARNELL A 1238 DUNWOODY WALK **DUNWOODY GA 30338**

KISER JOHN F JR 1360 WYNTERCREEK RD ATLANTA GA 30338

GELBAUM TIFFANY V 5448 GALLERY CT **DUNWOODY GA 30338**

DYMEK JAMES J 1169 DUNWOODY KNOLL DR **DUNWOODY GA 30338**

KANE JUDITH J 1224 WYNTERHALL LN **DUNWOODY GA 30338**

OBRIEN CHRISTOPHER J 5266 WYNTERHALL WAY **DUNWOODY GA 30338**

SHAH NEIL S 1320 HOLLY BANK CIR **DUNWOODY GA 30338**

LANDRY ELISABETH D REVOC TRUST 1236 DUNWOODY WALK **DUNWOODY GA 30338**

Packet page:...

FETTERS DAVID E 1271 VERDON DR DUNWOODY GA 30338 MOSS STEPHEN C 5254 WYNTERHALL WAY DUNWOODY GA 30338 LAWRENCE H CONNELLY REVOCABLE TRUST 2660 SLOW FLIGHT DR PORT ORANGE FL 32128

LEAHY NORBERT T 1312 WYNTERCREEK LN DUNWOODY GA 30338 FORD CAMILLE 5654 CHAMBLEE DUNWOODY RD ATLANTA GA 30338 SMITH CARL V 5752 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338

JARRELL JAMES E 5271 WYNTERHALL WAY DUNWOODY GA 30338 OTTINGER JUDITH QUICK 1861 WHITLOW VIEW DR BISHOP GA 30621 COHEN REFAEL 5290 WYNTERCREEK DR DUNWOODY GA 30338

AVALOS ALEJANDRO MEDEROS 1293 HOLLY BANK CIR ATLANTA GA 30338 BOIK MARK 5299 FAIRFIELD N DUNWOODY GA 30338 WEDDING ANDREW 5452 CHANEL CT DUNWOODY GA 30338

ODENDAHL STACY T 1278 DUNWOODY KNOLL DR DUNWOODY GA 30338 CHADWICK MARY T 5309 FAIRFIELD N DUNWOODY GA 30338 RICHMOND MARIA I 1342 WYNTERCREEK LN DUNWOODY GA 30338

KING JASON C 1196 DUNWOODY WALK DUNWOODY GA 30338 BARRY EMMA H 3482 MADISON ST ATLANTA GA 30337 WILKINSON ROY L 5346 ROBERTS DR DUNWOODY GA 30338

GOERTEMILLER BRIAN 5276 WYNTERHALL WAY DUNWOODY GA 30338 BARLOW JEANNE H 5303 FAIRFIELD W ATLANTA GA 30338 LETSON WILLIAM W 5441 GALLERY CT DUNWOODY GA 30338

HENRIQUEZ MILTON G 5388 ROBERTS DR DUNWOODY GA 30338 SPEIR ERIC 5249 MAGNOLIA WALK CIR DUNWOODY GA 30338 KING MICHAEL 1301 WYNTERCREEK RD DUNWOODY GA 30338

SMITH JUDITH L 5300 FAIRFIELD W DUNWOODY GA 30338 STUBER PAUL R 5056 MEADOWCREEK DR DUNWOODY GA 30338 WICKS JUDITH D MORRIS 1224 DUNWOODY WALK ATLANTA GA 30338

TAYLOR TERRY K 1210 DUNWOODY WALK DUNWOODY GA 30338 KRATZENBERG WILLIAM M 5442 GALLERY CT ATLANTA GA 30338 PETRICCIONE JOSEPH M 1216 DUNWOODY KNOLL DR DUNWOODY GA 30338

Packet page:...

PRICE ANDREA C	ADAMS BETTY H REVOCABLE TRUST	JASPAN BARBARA	HUETTEL MANOELA	RUBY TOM J	PALGON MICHAEL S	SMTIH MARTHA	MCMORROW DANIEL P	BLANK MARTIN J	YANEZ-URIBE MARIA G
1275 FAIRFIELD E	5296 FAIRFIELD W	5447 CHANEL CT	PO BOX 889214	1279 DUNWOODY KNOLL DR	1196 SAINT ANDREWS CIR	1333 HOLLY BANK CIR	1290 HOLLY BANK CIR	5317 FAIRFIELD W	PO BOX 28511
DUNWOODY GA 30338	DUNWOODY GA 30338	ATLANTA GA 30338	ATLANTA GA 30356	DUNWOODY GA 30338	ATLANTA GA 30358				
SMITH ANDREW H	BLANK MARTIN J	TOWNSEND REBECCA H	NICHOLS KATHRYN A	ROBERTS JAMES K JR	SILVA ALICIA	INLOW JAY	DAVIS MARCIA W	STEWART GEORGE A JR REVOC LIV TRUST	CROWE LYNNE MASON
1253 FAIRFIELD E	5321 FAIRFIELD W	1237 DUNWOODY WALK	5759 CHAMBLEE DUNWOODY RD	1375 WYNTERCREEK LN	1353 HOLLY BANK CIR	1214 DUNWOODY WALK	5310 FAIRFIELD N	5309 FAIRFIELD W	5700 CHAMBLEE DUNWOODY RD
DUNWOODY GA 30338	DUNWOODY GA 30338	DUNWOODY GA 30338	ATLANTA GA 30338	DUNWOODY GA 30338	DUNWOODY GA 30338	DUNWOODY GA 30338	DUNWOODY GA 30338	DUNWOODY GA 30338	DUNWOODY GA 30338
BRENT ANNE MELANIE	BAIER RODNEY L	SMITH CATHEY ALEXANDER	GORDAN DANIELLE	DUAN YIXIN	WESTON CHRIS T	JABLONOWSKI DONALD P	SOK THEARAVUTH K	BROWN BRIAN S III	CLARK DAVID M
1259 FAIRFIELD E	5391 VERDON CT	1300 WYNTERCREEK RD	1308 VERDON DR	5270 MAGNOLIA WALK CIR	1298 VERDON DR	5264 MAGNOLIA WALK CIR	1199 SAINT ANDREWS CIR	1269 FAIRFIELD E	5062 MEADOWCREEK DR
DUNWOODY GA 30338	DUNWOODY GA 30338	DUNWOODY GA 30338	DUNWOODY GA 30338	DUNWOODY GA 30338	DUNWOODY GA 30338	DUNWOODY GA 30338	DUNWOODY GA 30338	DUNWOODY GA 30338	DUNWOODY GA 30338

FAULKNER KENNETH SCOTT 5328 ROBERTS DR DUNWOODY GA 30338 CARLISLE A WALLACE 1349 WYNTERCREEK RD ATLANTA GA 30338 EAMAN SCOTT F 1232 DUNWOODY WALK DUNWOODY GA 30338

THELEN KENNETH J 5252 MAGNOLIA WALK CIR DUNWOODY GA 30338 ORENSTEIN ELLEN F 1248 DUNWOODY KNOLL DR ATLANTA GA 30338 KANE JOSEPH J 1224 WYNTERHALL LN DUNWOODY GA 30338

TRACKMAN HARRIET 1206 DUNWOODY WALK DUNWOODY GA 30338 GUYNN REBECCA H 5323 FAIRFIELD W ATLANTA GA 30338 MCELROY DAVID BRUCE 1234 DUNWOODY WALK DUNWOODY GA 30338

BOAZ MARVIN W 1166 DUNWOODY KNOLL DR DUNWOODY GA 30338 GRUPINSKI VIOLETA 1255 FAIRFIELD E DUNWOODY GA 30338 OLYMPIADIS GEORGE ARISTOTEL 5765 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338

ROBERTS VICTOR S 1170 AUSTIN GLEN DR DUNWOODY GA 30338 THOMAS KEVIN BRIAN 1326 WYNTERCREEK LN DUNWOODY GA 30338 HAZEN BRIAN CHRISTOPHER 1335 WYNTERCREEK LN DUNWOODY GA 30338

1

STEWART HERBERT II 1265 FAIRFIELD E DUNWOODY GA 30338 KATHRYN W HICKS REVOCABLE 1216 WYNTERHALL LN DUNWOODY GA 30338 GUPTA ATUL 2 BATES RD LEXINGTON MA 02421

FAIRFIELD HOMEOWNERS ASSOC INC 96 PERIMETER CTR E ATLANTA GA 30346 DUNWOODY KNOLL CT LLC 5765 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338 PUNI RYAN P 1318 WYNTERCREEK LN DUNWOODY GA 30338

CAMPBELL MICHAEL J 5313 FAIRFIELD N ATLANTA GA 30338 ENGLAND DAVID G 1263 FAIRFIELD E DUNWOODY GA 30338 GILLESPIE SUZANNE S 5329 WYNTERHALL DR DUNWOODY GA 30338

WHITE LARRY C 5398 VERDON CT DUNWOODY GA 30338 LEE SANDRA K 5290 FAIRFIELD W DUNWOODY GA 30338 ODEA MAVOURNEEN M 5241 MAGNOLIA WALK CIR DUNWOODY GA 30338

GREEN KATE DAVIS 5690 CHAMBLEE DUNWOODY RD ATLANTA GA 30338 DEKALB COUNTY 1300 COMMERCE DR DECATUR GA 30030 SHARENKO DAVID 5318 FAIRFIELD W ATLANTA GA 30350

CITY OF DUNWOODY GEORGIA CALLAWAY JOHN W JR WARNER RICHARD T 1343 HOLLY BANK CIR 5307 FAIRFIELD W 41 PERIMETER CENTER E **DUNWOODY GA 30346 DUNWOODY GA 30338 DUNWOODY GA 30338** HUNTER DOUGLAS G DROST ANNE J FINNEGAN JOHN T JR 5263 WYNTERHALL WAY 5234 WYNTERHALL CIR 1325 WYNTERCREEK RD **DUNWOODY GA 30338 DUNWOODY GA 30338 DUNWOODY GA 30338** BAYNHAM ANNE G BYRNE MARTIN G MCGANNON MICHAEL C 5295 FAIRFIELD N 1336 WYNTERCREEK RD 5449 GALLERY CT **DUNWOODY GA 30338 DUNWOODY GA 30338** ATLANTA GA 30338 DAVIS SUSIE L CITY OF DUNWOODY CRONIN BRIAN A 1192 DUNWOODY WALK 4780 ASHFORD DUNWOODY RD 41 PERIMETER CTR E **DUNWOODY GA 30338** ATLANTA GA 30338 **DUNWOODY GA 30046** WOOD SUSAN R TIBERIA LUCIANO M FOSTER KIMBERLY C 1327 WYNTERCREEK LN 5265 WYNTERHALL CT 1319 WYNTERCREEK LN **DUNWOODY GA 30338 DUNWOODY GA 30338 DUNWOODY GA 30338** WILLIAMSON FRED L III FAIRFIELD HOMEOWNERS ASSOC INC BENSON MARVIN R 5320 FAIRFIELD W 96 PERIMETER CTR E 211 PINETREE CIR ALPHARETTA GA 30009 ATLANTA GA 30346 **DUNWOODY GA 30338** HILL KRISTI L THOMAS HUW F P DEKUTOWSKI JOHN G 1192 DUNWOODY KNOLL DR 1257 FAIRFIELD E 1349 HOLLY BANK CIR **DUNWOODY GA 30338 DUNWOODY GA 30338 DUNWOODY GA 30338** WAGNER WILLIAM JOHN BYRNES HOLLY M HORNE JESSE REID 1186 DUNWOODY KNOLL DR 5634 CHAMBLEE DUNWOODY RD 5314 FAIRFIELD N ATLANTA GA 30338 **DUNWOODY GA 30338 DUNWOODY GA 30338** LEE SEUNG HYUN DORFMAN ADAM M COX CHARLES R 5734 CHAMBLEE DUNWOODY RD 5438 CHANEL CT 1303 HOLLY BANK CIR **DUNWOODY GA 30338** ATLANTA GA 30338 **DUNWOODY GA 30338** HILLEY CYNTHIA R WELLFORD WALKER L LILLARD NANCY L

5312 FAIRFIELD N

ATLANTA GA 30338

5311 FAIRFIELD W

DUNWOODY GA 30338

1341 WYNTERCREEK RD

DUNWOODY GA 30338

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CHANDRA KRISHNENDU 1228 DUNWOODY WALK DUNWOODY GA 30338

Exhibit C

RRR 2018 LLC – Summary of Issues Raised During Applicant-Initiated Meeting on September 10, 2018

Issue #1: Neighbors expressed concern regarding the density of the proposed development.

Response: The proposed density is less than at Fairfield and Dunwoody Walk.

Issue #2: Neighbors expressed concern the proposed development will attract more children to

the local schools.

Response: The Applicant proposes an age-targeted product that will attract fewer children per

home than would an R-100 development.

Issue #3: Neighbors expressed concern the proposed development will cause additional traffic in

the area.

Response: The Applicant proposes an age-targeted product that will result in less vehicle trips

during peak drive-hours per home than would an R-100 development.

Issue #4: Fairfield residents stated they have an easement through the Subject Property that

prevents the site plan proposed by the Applicant.

Response: The Applicant proposes to relocate Fairfield's easement and upgrade the drainage

infrastructure; however, even if this easement is not relocated, the Applicant can

develop the proposed subdivision.

Issue #5: Neighbors expressed concern the proposed development will impede stormwater flow.

Response: The Applicant asserts the development of the Subject Property will upgrade and

improve stormwater flow to benefit all in the surrounding area.

Issue #6: Neighbors expressed concerns with the price of homes.

Response: The proposed builder expects homes to sell in the \$700,000 price range.

Issue #7: Neighbors expressed concerns with the proposed architecture.

Response: The proposed builder is amenable to working with neighbors and the City to design

compatible architecture.

Issue #8:

Neighbors expressed concern the stormwater pond will be a safety hazard.

Response:

The stormwater pond will be built to City specifications and fenced.

Issue #9:

Neighbors expressed concern Lot #10 is too close to Fairfield.

Response:

The Applicant has agreed to a 20-foot landscape buffer along the southern boundary.

Ethan Underwood

From:

Ethan Underwood

Sent:

Friday, October 12, 2018 4:48 PM

To:

judydwicks@gmail.com; krishchandra@gmail.com; emcalu9@bellsouth.net;

babgar@bellsouth.net

Cc:

Curt Swilley; Dean Cowart; Ethan Underwood; Tracy Fisher

Subject:

RRR 2018, LLC - 5318 & 5328 Roberts Drive

Attachments:

R-50 Concept-topo-Rev-3.pdf; Zoning Map.pdf; Zoning Map - Zoom Out.pdf

Dear Neighbors:

Thank you for meeting with us on Monday night to discuss your concerns and wishes regarding the above-referenced project. We appreciate you taking the time to attend and speak with us.

Attached are copies of the materials presented at the meeting. We hope you will share these with your neighbors who were unable to attend.

We noted the following items as particularly important to you and your neighbors in Dunwoody Walk – our proposal to address them is in red text below:

- Preservation of a vegetation adjacent to Dunwoody Walk RRR is agreeable to preserving a 25 foot buffer along the common boundary with Dunwoody Walk, provided this buffer can be disturbed in instances where erosion control issues, stormwater management methods, and/or the installation of utility lines require clearing and/or grading. This buffer will be planted or supplemented to comply with Dunwoody Buffer Standards.
- Maintaining or improving stormwater flow from Dunwoody Walk RRR's engineers are researching this.
- Can the potable water line be looped so that there is a redundant source line to Dunwoody Walk? RRR's engineers are researching this.
- Light Spillage The development will comply with the City's luminescence regulations.
- Sharing of engineered plans after completion, if zoning is approved If the property is zoned, and
 engineering plans are submitted, RRR will send copies of those plans to Dunwoody Walk
- Limitation of Building Hours We propose the following: "Outside construction shall be limited to the hours of 7:00 AM to 7:00 PM Monday to Friday; 8:00 AM to 6:00 PM Saturday; and there will be no outside construction on Sunday."
- Building Materials Cowart Residential is still seeking input from the community regarding architectural finishes, but all materials will be low maintenance masonry or cement-based siding.
- Price Point Cowart Residential expects these homes will sell for \$700k+

Please let us know whether these terms (plus a satisfactory response regarding the storm and potable water utilities) would be sufficient to support our request for an R-50 zoning with 10-12 residential units.

Of course, we are happy to continue our discussions to address any additional concerns.

Kind regards,

J. Ethan Underwood





Forsyth Office: 202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040

North Fulton Office: 38 Sloan Street | Roswell, Georgia 30075 Main: 770-781-4100 | Fax: 770-781-9191 | Mobile: 770-842-1007

eunderwood@mhtlegal.com | www.mhtlegal.com



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IRS CIRCULAR 230 Disclosure: Under U.S. Treasury Regulations, we are required to inform you that any tax advice contained in this e-mail or any attachment hereto is not intended to be used, and cannot be used, to avoid penalties imposed under the Internal Revenue Code.

Ethan Underwood

From:

Ethan Underwood

Sent:

Friday, November 02, 2018 2:16 PM

To:

'eloucox@comcast.net'; 'Jacob Gelbaum'; Wally Letson; Matthew Kroge; Matt Orenstein

Subject:

RRR 2018, LLC - 5318 & 5328 Roberts Drive

Attachments:

R-50 Concept-topo-Rev-3.pdf; Zoning Map.pdf; Zoning Map - Zoom Out.pdf

Dear Dunwoody Knoll Neighbors:

Thank you for meeting with us to discuss your concerns and wishes regarding the above-referenced project. We appreciate you taking the time to attend and speak with us.

Attached are copies of the materials presented at the meeting. We hope you will share these with your neighbors who were unable to attend.

We noted the following items as particularly important to you and your neighbors in Dunwoody Walk – our proposal to address them is in red text below:

- Safety of Detention Pond While installation of an underground detention pond is not feasible and not required by State or City regulations; RRR is agreeable to landscaping, fencing, and applying insecticide to the detention pond.
- Aesthetics of Detention Pond RRR is agreeable to landscaping and fencing the detention pond so that it is aesthetically attractive.
- Location of Detention Pond RRR's engineers are researching whether Lot #6 and the detention pond can exchange locations in order to move the pond away from Dunwoody Knoll.
- Maintenance of detention pond and landscaping RRR agrees to a zoning condition that requires (1) an HOA and (2) that the HOA is responsible for maintaining the property and infrastructure.
- Aesthetics of Lot #1 Lot #1 will have compatible architectural treatment on all building facades to be aesthetically pleasing from Roberts Drive.
- Preservation of a vegetation adjacent to Dunwoody Walk RRR is agreeable to preserving a 25 foot buffer along
 the common boundary with Dunwoody Walk, provided this buffer can be disturbed in instances where erosion
 control, stormwater management, and/or the installation of utility lines require clearing and/or grading. This
 buffer will be planted or supplemented to comply with Dunwoody Buffer Standards.
- Maintaining stormwater flow from Dunwoody Knoll RRR's engineers are researching this, but the design of the
 detention pond must account for and not impede the current flow of stormwater from Dunwoody Knoll.
- Drainage along common boundary with Dunwoody Knoll RRR's current intent is to install a swale or underground drain pipe parallel to the boundary with Dunwoody Knoll to divert stormwater flow from the boundary area to the detention pond. However, if a buffer along the boundary is maintained, flow from Dunwoody Knoll or the 25-foot buffer area may not be improved unless the buffer area is graded.
- Preservation of trees and root zone of trees along boundary with Dunwoody Knoll RRR is agreeable to
 preserving a 25 foot buffer with two rows of evergreen plantings along the boundary, which will be undisturbed
 except for utility and stormwater design. Lou and Ray requested the removal of certain pine trees from their
 property if the root zone may be damaged. RRR will do all it can to preserve this critical root zone, but if the
 tree's become a danger due to necessary land disturbance, RRR will remove them at Lou's and Ray's request.
- Landscaping along Roberts Drive Dunwoody Knoll requested two rows of evergreen plantings along the Roberts Drive ROW. There appears to be room for this on the site plan RRR's engineers are assessing whether utilities or sidewalk requirements will interfere with this landscaping.

Building Elevations – Dunwoody Knoll proposed that the building elevations match or complement the Swancy
House. RRR is agreeable to utilize complimentary materials, which would include a mixture of brick, stone, and
cement-based siding and shingles for exterior wall cladding

Please let us know whether this summary accurately reflects the issued discussed. If so, we will draft zoning conditions for your review and comment to address them.

Of course, we are happy to continue our discussions to address any additional concerns.

Best regards,

J. Ethan Underwood



Forsyth Office: 202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040

North Fulton Office: 38 Sloan Street | Roswell, Georgia 30075 Main: 770-781-4100 | Fax: 770-781-9191 | Mobile: 770-842-1007

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IRS CIRCULAR 230 Disclosure: Under U.S. Treasury Regulations, we are required to inform you that any tax advice contained in this e-mail or any attachment hereto is not intended to be used, and cannot be used, to avoid penalties imposed under the Internal Revenue Code.

Ethan Underwood

From:

Ethan Underwood

Sent:

Tuesday, November 20, 2018 6:21 PM

To:

'pcweisser@att.net'; 'davewilliams1957@gmail.com'; 'brow1169@bellsouth.net'; 'stewartga@comcast.net'; 'chilley15@yahoo.com'; 'mdavis@marciadavis.com'; 'juanitaburen@yahoo.com'; 'cheryl.etheridge7@icloud.com'; 'jlws.atl@gmail.com';

'charlene.thurman@att.net'; 'bhguynn@att.net'; 'davidsuever@gmail.com'

Cc:

Ethan Underwood; 'Terry Nall'; Tracy Fisher RRR 2018, LLC - 5318 & 5328 Roberts Drive

Attachments:

Subject:

18-4360 Concept-R-50-Alternate.pdf

Dear Fairfield Neighbors:

Thank you for meeting with us to discuss your concerns and wishes regarding the above-referenced project. We appreciate you taking the time to attend and speak with us.

We noted the following items as particularly important to you and your neighbors in Fairfield – our proposal to address them is in red text below:

- Drainage Easement Some Fairfield residents questioned whether RRR's land can be developed without relocating Fairfield's existing drainage easement. That is a fair concern; thus, RRR had its engineer develop the attached site plan to show the property does accommodate a 9-lot subdivision if Fairfield's drainage easement remains in its present locations. A copy of this site layout is attached for your review.
- Removal of the Lot Closest to Fairfield RRR is agreeable to the removal of a lot from the development, but cannot agree to relocate the lot closest to Fairfield unless Fairfield's existing drainage easement is relocated. As you can see from the attached layout, the receiving headwall along the eastern side of the drainage easement extends beyond the main easement route, pushing the proposed structures and access street toward Roberts Drive. If Fairfield would consent to the relocation of its drainage easement so that (a) Fairfields' stormwater runoff drains properly and (b) the homes and access street can be located further to the west, RRR can locate its 9th lot to the north and remove the lot nearest Fairfield.
- Number of Homes RRR is agreeable to reduce its request from 10 to 9 homes. However, the development of 9
 units is necessary to produce the revenues necessary to install the landscaping and improvements requested by
 other neighboring subdivisions, and to develop the property as an age-restricted community with an HOA that
 will maintain the landscaping.
- Maintenance of detention pond, landscaping, and common area RRR agrees to a zoning condition that requires
 (1) an HOA and (2) that the HOA is responsible for maintaining the property and infrastructure. This will ensure that whatever is developed on the property will be attractive and kept up.
- Maintaining stormwater flow from Fairfield RRR's engineers are researching this, but the design of the
 detention pond and any relocation of Fairfield's drainage easement must account for and not impede the current
 flow of stormwater from Fairfield.
- Drainage along common boundary with Fairfield RRR's current intent is to install a swale or underground drain pipe parallel to the boundary with Fairfield to divert stormwater flow from the boundary area to the detention pond.

Building Elevations – RRR is agreeable to utilize materials complimentary to the Swancy House, which would
include a mixture of brick, stone, and cement-based siding and shingles for exterior wall cladding.

Please let us know whether this summary accurately reflects the issued discussed. If so, we will draft zoning conditions for your review and comment to address them.

Of course, we are happy to continue our discussions to address any additional concerns.

Best regards,

J. Ethan Underwood



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202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040

38 Sloan Street | Roswell, Georgia 30075

770-781-4100 | www.mhtlegal.com

J. Ethan Underwood eunderwood@mhtlegal.com

August 21, 2018

Re:

RRR 2018, LLC - Rezoning Application

Dear Neighbors:

In an effort to foster community accord, RRR 2018, LLC (the "Applicant") would like to inform interested property owners of a potential rezoning application to be filed with the City of Dunwoody Department of Planning and Community Development.

The Subject Property is approximately 2.634 acres located at 5318 & 5328 Roberts Drive Dunwoody, GA 30338, consisting of Tax Parcel(s): 18-376-02-006 & 18-376-02-005. The Applicant proposes to rezone the Subject Property from R-100 to R-50 in order to develop 10 Single-dwelling Residential lots.

Enclosed is a copy of the proposed site plan depicting the Subject Property.

An applicant-initiated meeting will be held on September 10, 2018 at 6:30 PM at the upper level of the Cecil B. Day Sports Center of Dunwoody Baptist Church located at 1445 Mount Vernon Road Dunwoody, GA 30338. This meeting is <u>not</u> the public hearing. Its purpose is to provide neighbors and interested parties the opportunity to meet with the Applicant, ask questions and voice concerns regarding this application.

The Applicant is committed in its effort to keep the public informed during the application process and we encourage interested parties to contact us with questions or concerns.

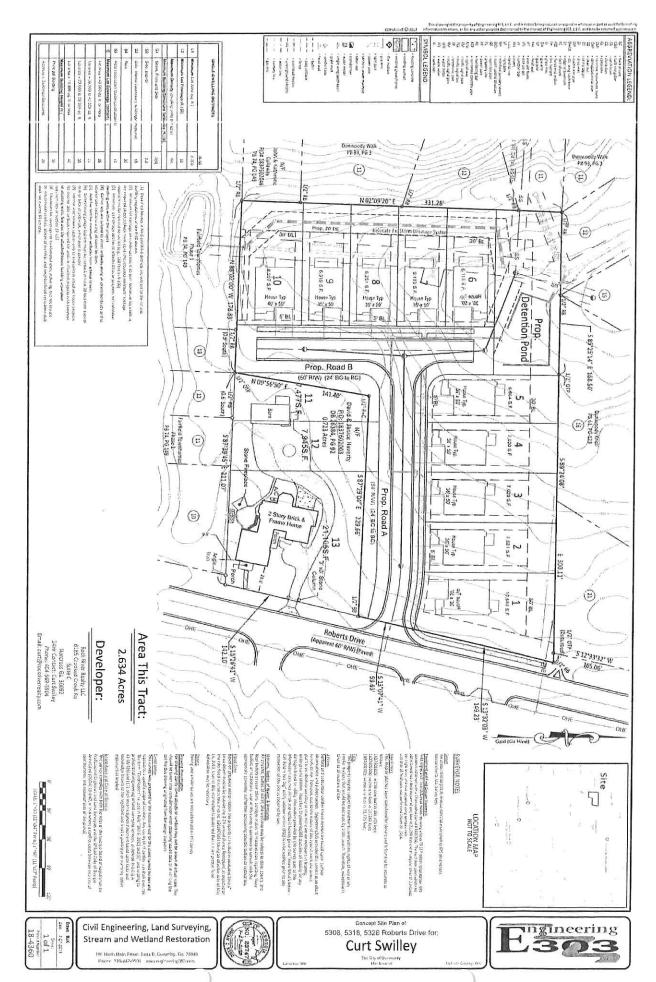
Sincerely,

J. Ethan Underwood

Extra. Underwood

Enclosure





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RRR 2018 LLC

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Wally Letson	5441 Gallery Ct.	678-458-8140	waletsana yaharo.com	
Susan Ruby	1279 Dunwoody Knoll Dr.	770-522-85	87 SUSANTOM RUBY (Quo)	. com
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Sarah Dekutowski	1349 Holly Bank Circle	770-730-8313		net
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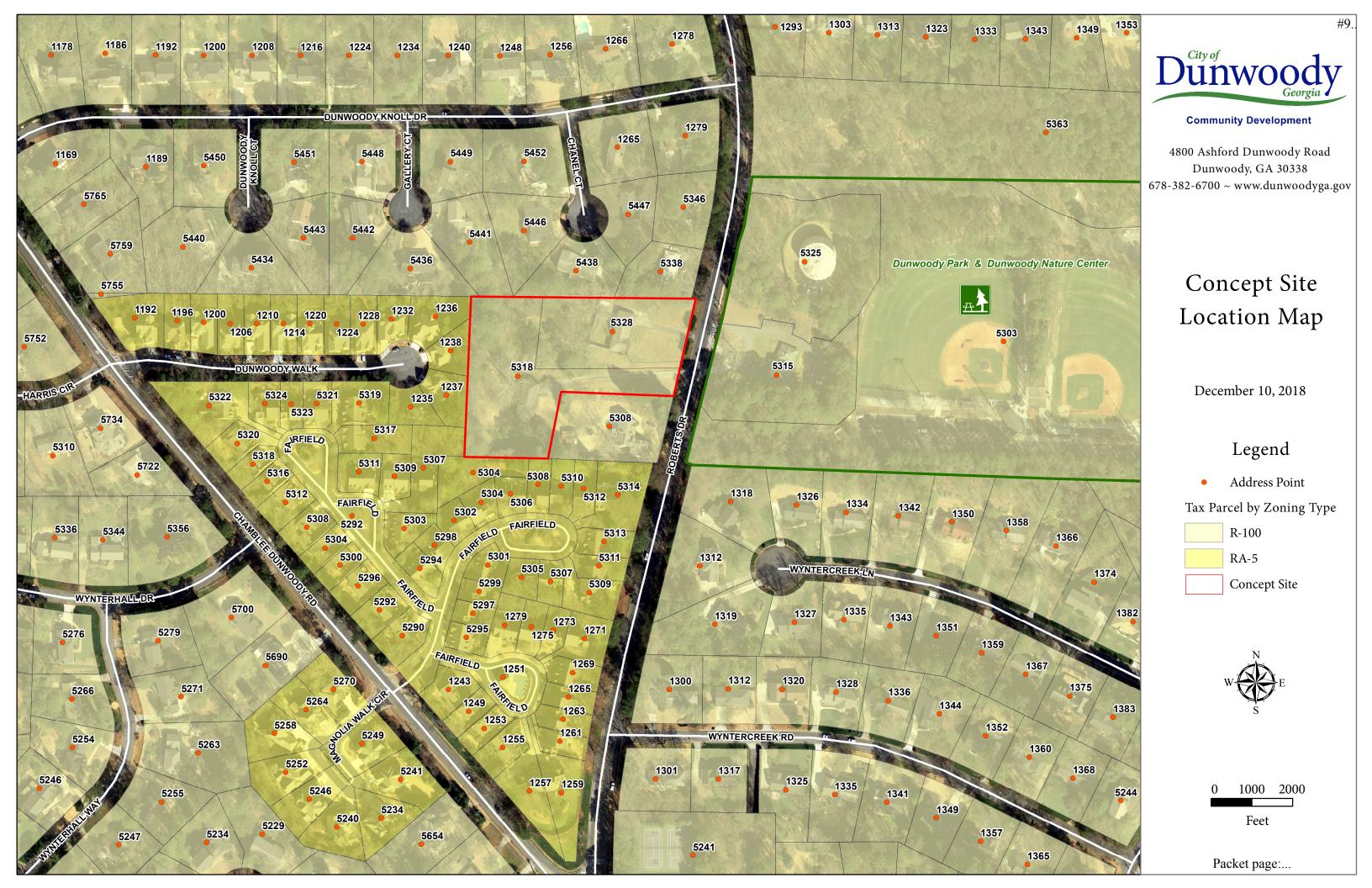
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RRR 2018 LLC

Applicant Initiated Meeting 10-Sep-18

Name	Address	Phone #	E-mail
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Elevation E



Roberts Drive / Swancy Farm





Elevation C



Roberts Drive / Swancy Farm





Elevation A



Roberts Drive / Swancy Farm





Elevation D



Roberts Drive / Swancy Farm





Elevation B



Roberts Drive / Swancy Farm



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.

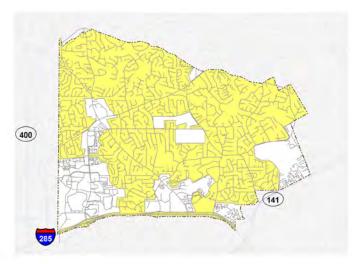


FIGURE 5: Suburban Neighborhood Character Area Map



▲ 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 condominums.	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
HIGH SCHOOL	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.

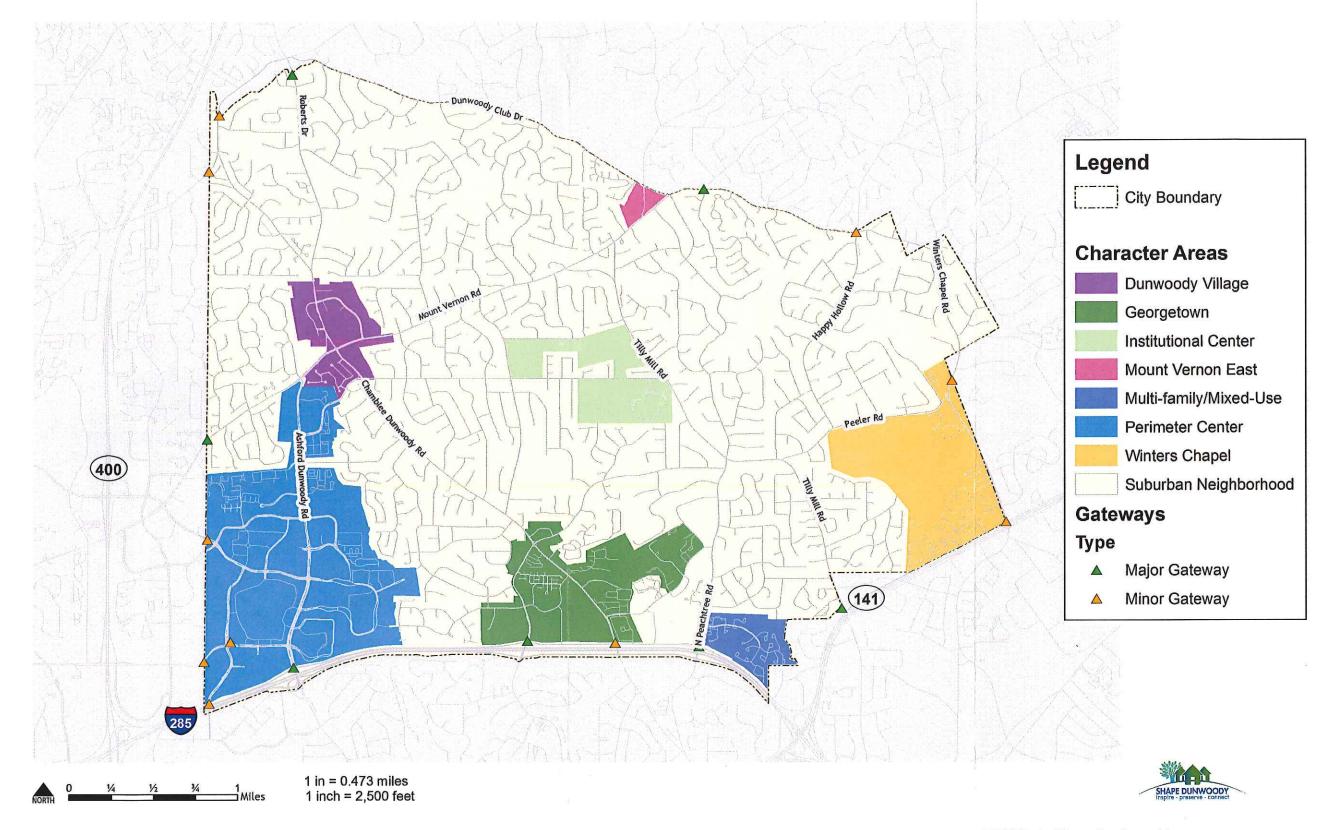


FIGURE 4: Character Areas Map

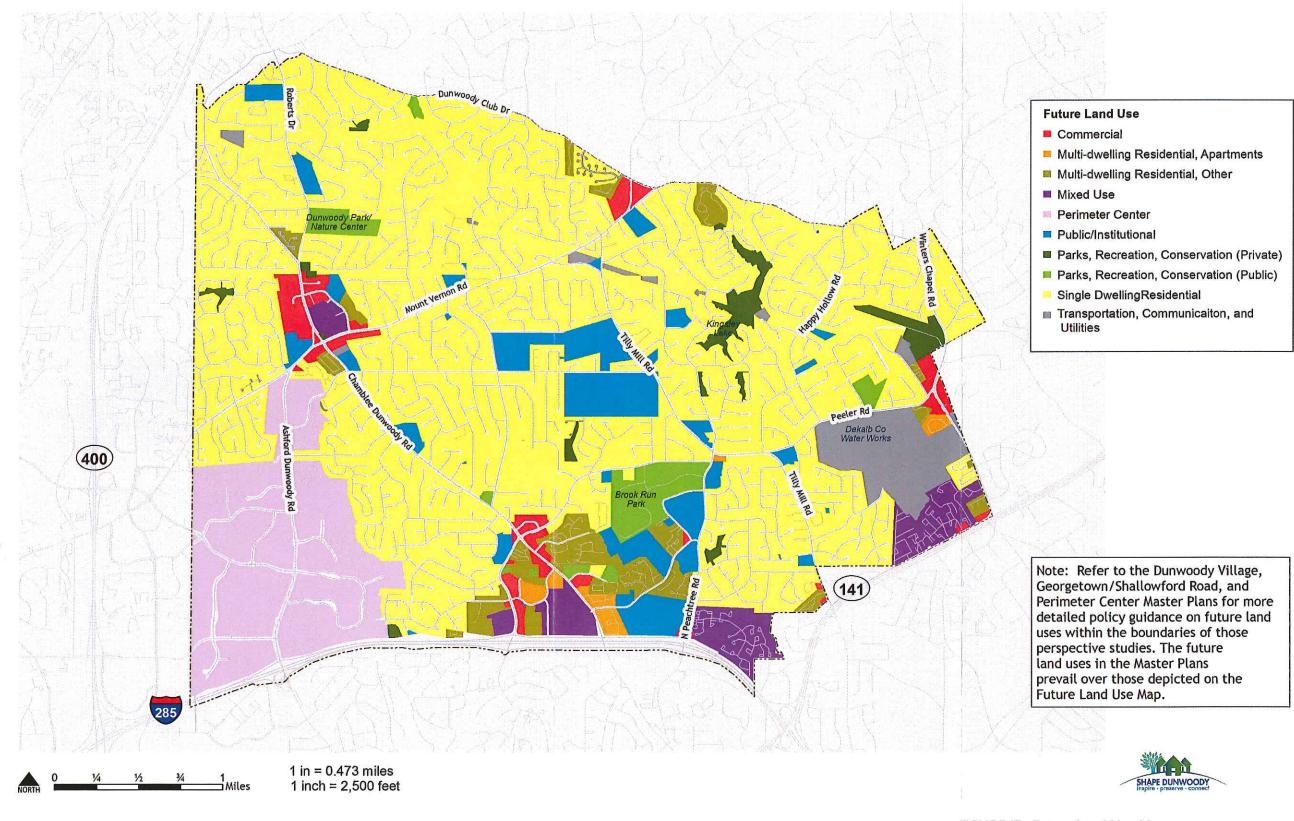


FIGURE 17: Future Land Use Map