

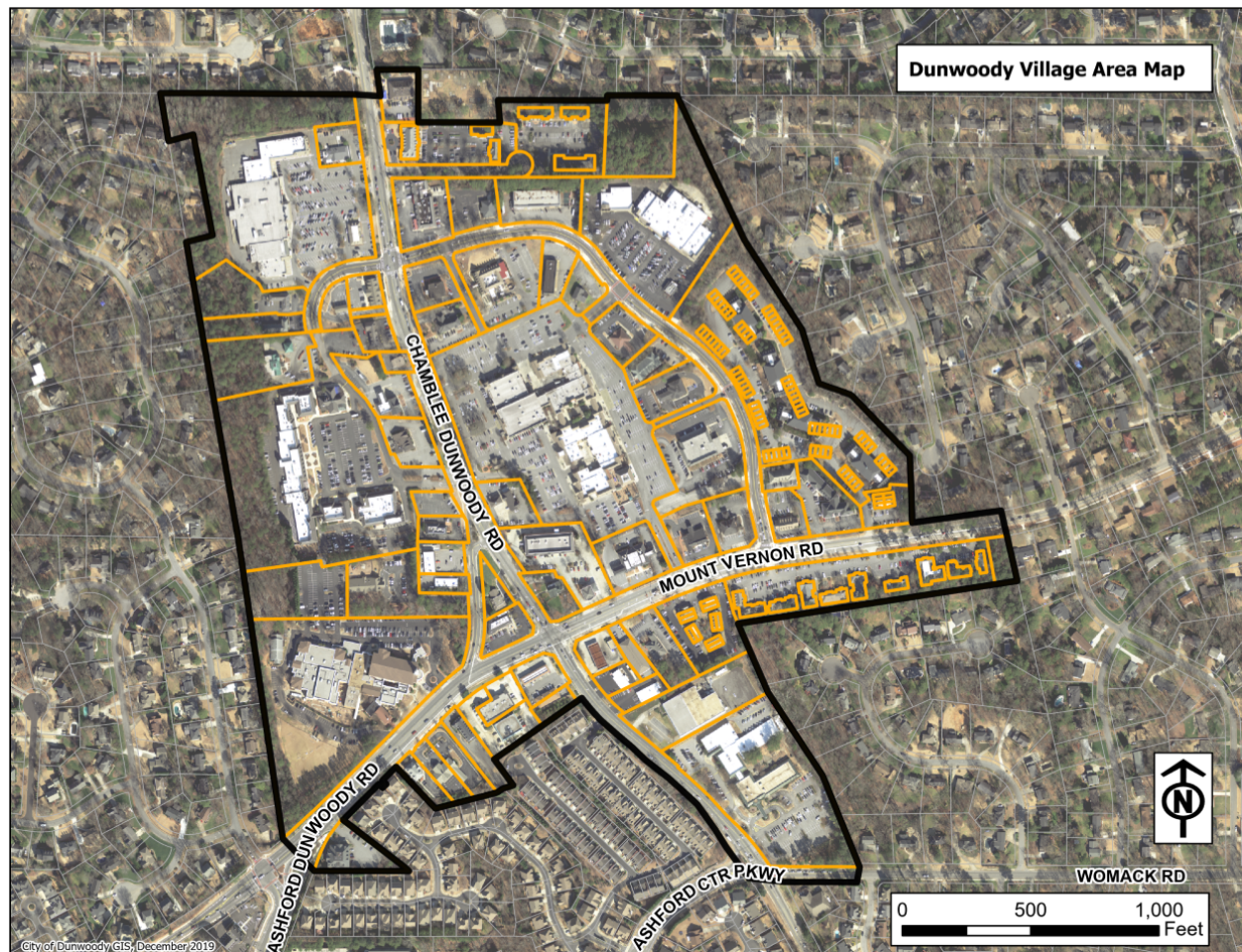
MEMORANDUM

To: City Council

From: John Olson, AICP

Date: August 24, 2020

Subject: **RZ 20-01:** The City of Dunwoody seeks to amend the official zoning map by rezoning multiple parcels within Dunwoody Village to newly adopted Dunwoody Village Districts as depicted in Exhibit "A". The location of each Dunwoody Village District is designated in the official zoning map for rezoning as depicted in Exhibit "D".



Lynn Deutsch Mayor
Eric Linton, ICMA-CM City Manager
Sharon Lowery, CMC City Clerk

Pam Tallmadge City Council Post 1
Jim Riticher City Council Post 2
Tom Lambert City Council Post 3

Stacey Harris City Council Post 4
Joe Seonder City Council Post 5
John Heneghan City Council Post 6

BACKGROUND

The subject properties are found within Dunwoody Village, as referenced in the above map. The Dunwoody Village contains over 150 acres of property made up of eight individual zoning districts (C-1, C-2, O-I, RM-100, O-I-T, R-100, R-150, and CR-1) and one overlay district. These districts consist of a combination of multi-family, office, commercial, and institutional uses, which occupy isolated single-use districts. Under the existing traditional zoning, a mixture of uses is not permitted; as a result, no mixed use buildings have been developed within the Village. The development within Dunwoody Village consists of three suburban scale shopping centers, a church, the Dunwoody Village Townhomes, which are currently under construction, and several auto repair shops, gas stations, office buildings and banks. Most of the development within the Village was constructed in the 1970's and 1980's. As automobile oriented developments, buildings are mostly one-story in height, contain large surface parking lots and have minimal functional public open space.

In an effort to provide a better framework for land use and development, the City of Dunwoody seeks to amend the official zoning map by initiating a rezoning of multiple parcels within Dunwoody Village. The proposed rezoning is outlined within the proposed zoning action map as depicted in Exhibit "A", which shows a reclassification of the old zoning to newly adopted Dunwoody Village (DV) zoning districts. As well, a proposed list of the reclassified parcels are listed in Exhibit "C". One of the main objectives of this rezoning is to implement policies and objectives of the City of Dunwoody's Comprehensive Plan and the Dunwoody Village Master Plan. They are further intended to help:

- 1.) Maintain and enhance the identity and image of Dunwoody Village;
- 2.) Accommodate and promote walkable, development patterns containing a complementary mix of land uses;
- 3.) Create opportunities for functional landscaped open and gathering spaces in the commercial core of Dunwoody;
- 4.) Ensure that new development and substantial additions to existing buildings are designed to promote Dunwoody Village as an area of unique character while requiring that all new construction makes use of design standards and materials that enhance the district, complement existing character, and allow for the introduction of new design elements while encouraging the addition of walkability and green space;
- 5.) Support efforts to create a vibrant shopping and entertainment area in which merchants and businesses thrive and grow, thereby helping to maintain property values and keeping vacancy rates low; and
- 6.) Maintain and enhance the area's role as a place for civic activities and public gatherings within well designed open spaces.

As indicated in the proposed zoning action map, "Exhibit B", the existing eight zoning districts and overlay will be replaced with four new DV zoning districts:

- Village Commercial District ("DV-1"),
- Village Office District ("DV-2"),
- Village Residential District ("DV-3")
- Village Center District ("DV-4").

It is important to note that the action of the rezoning will also carry over the conditions of Dunwoody Village Townhomes (Exhibit "E"), so they remain tied to the development of the site. Further, the action of this rezoning will add each of the four DV districts within the official zoning Map for the city (Exhibit "D").

Public participation in the Dunwoody Village Master Plan and zoning update involved two open house meetings that were held on June 29th, 2019 and November 16th, 2019 where approximately 200 people attended. As well, a community survey (Exhibit "E") was posted on the City's website, and more than 300 people responded. According to the survey, 75% of respondents indicated that they supported the changes.

SURROUNDING LAND USE

Dunwoody Village is surrounded on all sides by very stable single-family residential communities including: The Branches, Wynterhall, Cedarhurst, and Vernon North. The table below summarizes all of the nearby zoning districts and land uses:

Direction	Zoning	Future Land Use	Current Land Use
N	R-100	Single-Family Residential	Single-Family Residential
S	R-100, RM-100, RM-HD, R50	Single-Family Residential, Multi-Dwelling Residential	Single-Family Residential, Multi-Dwelling Residential
E	R-100	Single-Family Residential	Single-Family Residential
W	R-100, R-150	Public/Institution, Single-Family Residential	Public/Institution, Single-Family Residential

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:

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

The rezoning proposal appears to align with the policies and intent of the Comprehensive Plan. According to the Dunwoody Village Character Area the Dunwoody Village is: "Mixed-use (containing a mix of office, retail and residential, including both either vertical or horizontal mixed use through the district), townhomes, other owner-occupied housing, live-work units, civic institutional, community retail (not greater than 50,000 square feet per tenant space), local and unique business, boutique retail, public assembly, and entertainment." The DV Districts implements the vision of the Comprehensive Plan as it creates mixed use districts that allow for vertical and horizontal mixed use throughout the various districts.

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 area adjacent to the Dunwoody Village is made up of mostly single-family residential uses that abut higher intensity commercial, office, and multi-family uses. In light of the adjacent single-family uses, the zoning proposal appears to be suitable, as the changes in zoning are designed to enhance the land use and character of the Village, allowing opportunities for connectivity, new public open space, and mixed use within the Dunwoody Village. Also, buffer and transitional yard requirements within the zoning text will provide ample screening between residential and commercial property.

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

The subject properties have a reasonable economic use as currently designated; however, the current zoning does not align with the vision of the Comprehensive Plan, as the current Dunwoody Village Overlay, coupled with separate underlying zoning districts of commercial, office, and residential zoning areas, do not promote opportunities for mixed use development, public parking decks, connectivity, or public open space. Approving the parcels to DV districts would effectively broaden the economic development as it would support the development of a walkable mixed-use district as one might expect to find in a town center.

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

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.

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

In 2018, several zoning texts amendments were completed within Dunwoody Village that relieved regulations on architectural design and design review. In December 2019, a 5-year update to the Comprehensive Plan was kicked off to update the Village's future land use and character area. In early 2019 the city hired TSW, an Atlanta based planning firm, to review and rewrite zoning regulations and update the Master Plan for Dunwoody Village. The change in zoning further implements components of the 2016 Dunwoody Village Master Plan, Perimeter LCI, and Dunwoody Comprehensive Plan to become a vibrant, walkable mixed use district, which provides supporting grounds for approval of this request.

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

The zoning proposal will not adversely affect any historic buildings, sites, districts, or archaeological resources.

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 zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities,

utilities or schools, as the rezoning request is not attached to any tangible development proposal at this time. During any redevelopment process, however, staff will solicit input from DeKalb County Schools on the impact the project will have on future enrollment. Also, Dekalb County Sewer capacity and Fire approval will be required, prior to the issuance of any land disturbance permit or building permit.

RECOMMENDATION

Based on the analysis of this application, using the standards and criteria found in Chapter 27-335, staff recommends **APPROVAL** of the following exhibits and actions:

EXHIBIT A: Proposed zoning action maps
EXHIBIT B: Ordinance for rezoning
EXHIBIT C: Proposed zoning parcel list
EXHIBIT D: Official zoning map for rezoning
EXHIBIT E: Conditions of Dunwoody Village Townhomes
EXHIBIT F: Dunwoody Village Survey
EXHIBIT G: Existing entitlement list

1. The subject properties, as indicated in the proposed zoning action maps Exhibit "A", and proposed zoning parcel list, Exhibit "B", are hereby rezoned to new DV districts as depicted within the Official Zoning Map for rezoning Exhibit "D"; and
2. With this rezoning action, the conditions of Dunwoody Village Townhomes RZ16-01, as referenced in Exhibit "E", shall remain remain in effect and will be applied to the property concurrent with the adoption of this ordinance;

Attachments

- EXHIBIT A: Proposed zoning action maps
- EXHIBIT B: Ordinance for Village Zoning
- EXHIBIT C: Proposed zoning parcel list
- EXHIBIT D: Official zoning map for Dunwoody Village rezoning
- EXHIBIT E: RZ16-01 Conditions of Dunwoody Village Townhomes
- EXHIBIT F: Dunwoody Village Survey
- EXHIBIT G: Existing Entitlement List

Residential Buildout Analysis

Dunwoody Village Master Plan Update

8/11/2020



The following buildout analysis shows the maximum amount of residential density that could be accommodated in the proposed Dunwoody Village zoning districts. It is provided for

District	Unadjusted Parcel Data			Adjusted Parcel Data				Buildout Assumptions			
	Parcel Size	Total Parcels	Total Acreage	Adjusted Acreage	Adjusted Sites	Efficiency (less streets, open space)	Adjusted Acreage	Max. Stories	Building Type	Units per Acre [1]	Potential Max. Units
DV-1	Under 1 ac.	14	7.6	-7.6	Small sites not suitable for housing	0.85	0.00	3	General [2]	30	-
DV-1	1 to 10 ac.	8	16.7	0.0		0.75	12.54	3	General [2]	30	376
DV-1	Over 10 ac.	2	21.8	0.0		0.70	15.29	3	General [2]	30	459
DV-2	Under 1 ac.	16	5.7	-5.7	Small sites not suitable for housing	0.85	0.00	3	Shopfront [3]	30	-
DV-2	1 to 10 ac.	30	11.7	0.0		0.75	8.77	3	Shopfront [3]	30	263
DV-2	Over 10 ac.	0	0.0	0.0		0.70	0.00	3	Shopfront [3]	30	-
DV-3	Under 1 ac.	0	0.0	0.0		0.85	0.00	4	General	40	-
DV-3	1 to 10 ac.	84	17.2	-14.9	Spruil Arts Ctr., Dunwoody Village TH	0.75	1.70	4	General	40	68
DV-3	Over 10 ac.	2	11.6	-11.6	Dunwoody UMC	0.70	0.00	4	General	40	-
DV-4	Under 1 ac.	20	21.8	-21.8	Small sites not suitable for housing	0.85	0.00	5	Shopfront [4]	50	-
DV-4	1 to 10 ac.	7	16.7	0.0		0.75	12.54	5	Shopfront [4]	50	627
DV-4	Over 10 ac.	3	35.5	0.0		0.70	24.85	5	Shopfront [4]	50	1,242

Table Notes

3,036











[1] Assumes above-ground stored parking and code restrictions on units under 800 sf.

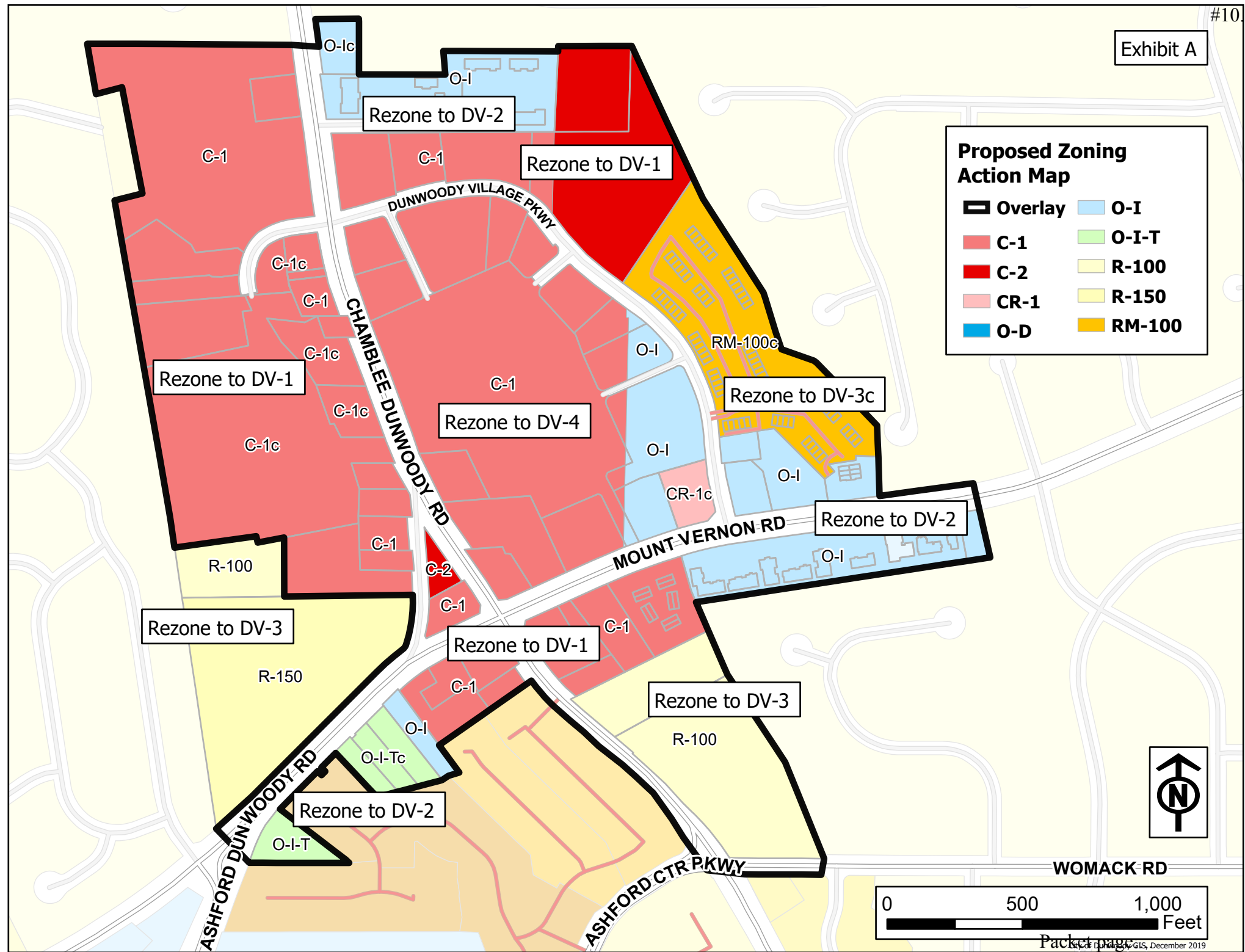
[2] No more than 75% of the development floor area may be residential. Number adjusted to reflect this within 3 story limit

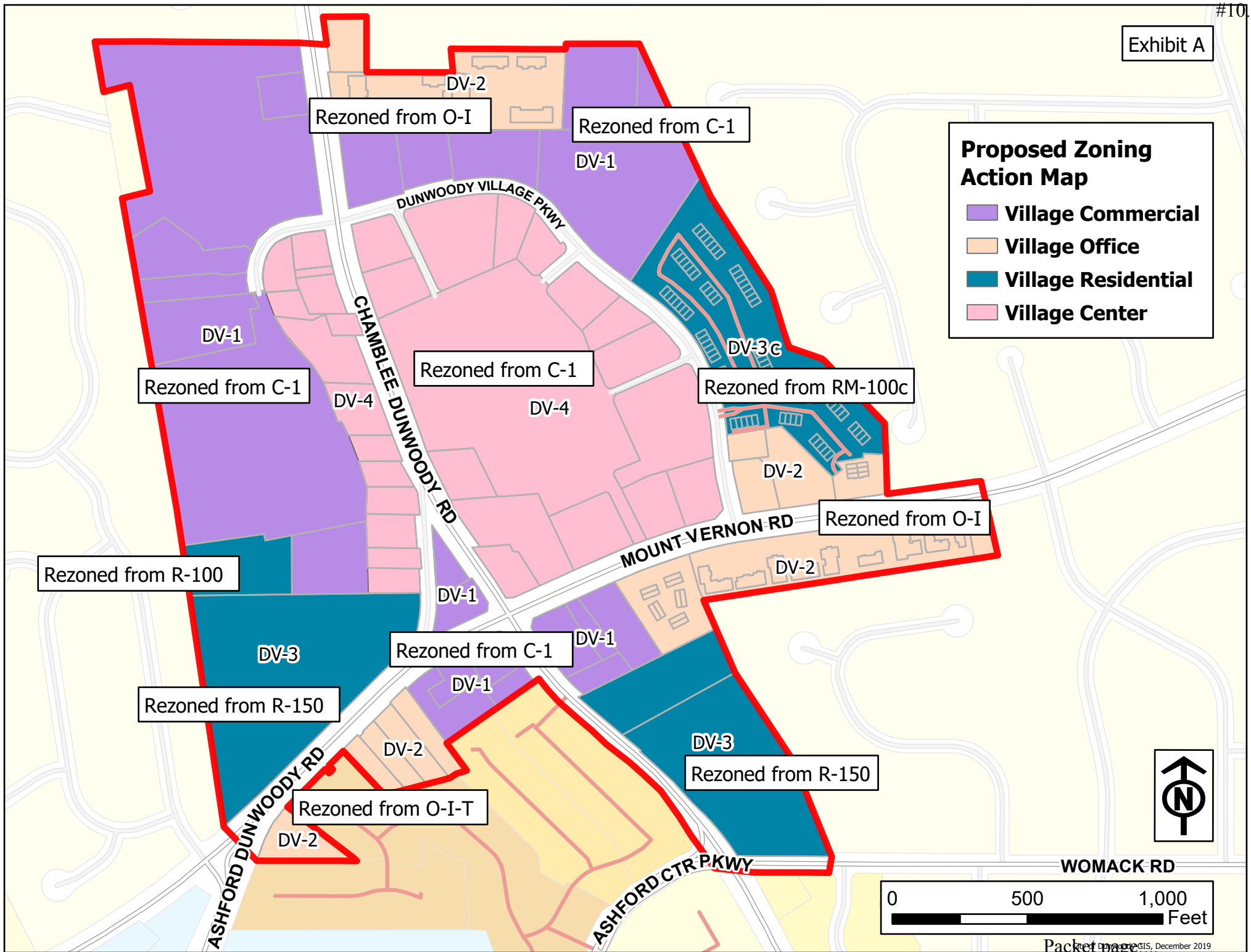
[3] Residential not allowed along public or private streets. Number adjusted to reflect this.

[4] Residential number reflects mixed-use requirement.

Proposed Zoning Action Map

 Overlay	 O-I
 C-1	 O-I-T
 C-2	 R-100
 CR-1	 R-150
 O-D	 RM-100





**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2020-__-__

AN ORDINANCE TO AMEND THE OFFICIAL CITY OF DUNWOODY ZONING MAP TO REZONE MULTIPLE PARCELS WITH DUNWOODY VILLAGE TO CREATE NEWLY ADOPTED DUNWOODY VILLAGE DISTRICTS AS CONTEMPLATED IN THE NEW DUNWOODY VILLAGE DISTRICT ZONING REGULATION

- WHEREAS:** The Dunwoody Village contains over 150 acres of property made up of eight individual zoning districts (C-1, C-2, O-I, RM-100, O-I-T, R-100, R-150, and CR-1c) and one overlay district; and
- WHEREAS:** These districts consist of a combination of multi-family, office, commercial, and institutional uses, which are isolated by zoning type; and
- WHEREAS:** The development within Dunwoody Village consists of three suburban scale shopping centers, a church, the Dunwoody Village Townhomes, which are currently under construction, and several auto-repair shops, gas stations, office buildings and banks; and
- WHEREAS:** Most of the development within the Village was constructed in the 1970s and 1980s and as automobile-oriented developments, the buildings are mostly one-story in height, contain large surface parking lots and have minimal functional public open space; and
- WHEREAS:** In an effort to provide a better framework for land use and development, the City of Dunwoody seeks to amend the official zoning map by initiating a rezoning of multiple parcels within Dunwoody Village; and
- WHEREAS:** One of the main objectives of this rezoning is to implement policies and objectives of the City of Dunwoody's Comprehensive Plan and the Dunwoody Village Master Plan; and
- WHEREAS:** By adopting these changes, the City of Dunwoody intends to: maintain and enhance the identity and image of Dunwoody Village; accommodate and promote walkable, development patterns containing a complementary mix of land uses; create opportunities for functional, landscaped, open and gathering spaces in the commercial core of Dunwoody; ensure that new development and substantial additions to existing buildings are designed to promote Dunwoody Village as an area of unique character while requiring that all new construction makes use of design standards and materials that enhance the district, complement existing character, and allow for the introduction of new design elements while encouraging the addition of walkability and green space; support efforts to create a vibrant shopping and entertainment area in which merchants and businesses thrive and grow, thereby helping to maintain property values and keeping vacancy rates low; and maintain and enhance the area's role as a place for civic activities and public gatherings within well-designed open spaces; and
- WHEREAS:** The action of the rezoning will continue to include the conditions of Dunwoody Village Townhomes so it remains tied to the development of

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2020-__-__

the site. Further, the action of this rezoning will add each of the four DV districts within the official zoning map for the city; and

WHEREAS: The Mayor and City Council find that the proposed changes are appropriate and will enhance the public health, safety, and welfare within the City; and

WHEREAS: Notice to the public regarding said rezoning 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 adoption of this ordinance to amend the official City of Dunwoody zoning map to rezone multiple parcels with Dunwoody Village to create newly adopted Dunwoody Village Districts as contemplated in the new Dunwoody Village District zoning regulation.

Further the following attachments are approved and adopted by the Mayor and Council

Attachments

EXHIBIT A: Proposed zoning action maps
EXHIBIT B: Ordinance for rezoning
EXHIBIT C: Proposed zoning parcel list
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EXHIBIT F: Dunwoody Village survey
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1. The subject properties, as indicated in the proposed zoning action maps Exhibit "A", and proposed zoning parcel list, Exhibit "B", are hereby rezoned to new DV districts as depicted within the Official Zoning Map for rezoning Exhibit "D"; and
2. With this rezoning action, the conditions of Dunwoody Village Townhomes RZ16-01, as reference in Exhibit "E", shall remain tied to the property.

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2020-__-__

SO ORDAINED AND EFFECTIVE, this the ____ day of _____, 2020.

Approved by:

Approved as to Form and Content

Lynn Deutsch, Mayor

City Attorney

Attest:

Sharon Lowery, City Clerk

SEAL

Parcel ID	Street #	Street Name	Owner Name
18 366 05 053			MOUNT VERNON CONDOMINIUM ASSOC
18 366 06 003	1302	Center Drive	DUNWOODY CENTER CONDO ASSOC
18 366 06 081	1320	Center Drive	JOHARY GROUP LLC
18 366 06 078	1370	Center Drive	DUNWOODY PROPERTIES L L C
18 366 06 080	1340	Center Drive	WARREN GEORGE T II
18 366 06 076	1350	Center Drive	CCD DUNWOODY HOLDINGS LLC
18 366 06 079	1372	Center Drive	DUNWOODY CENTER CONDO ASSOC
18 366 06 077	1360	Center Drive	97 HOLDINGS LLC
18 366 05 004	5385	Chamblee Dunwoody Road	BELLSOUTH
18 366 04 005	5418	Chamblee Dunwoody Road	PDS MT VERNON LLC
18 366 05 011	5395	Chamblee Dunwoody Road	LEE W PLUNKETT PROPERTIES 5395 LLC
18 366 06 012	5575	Chamblee Dunwoody Road	DUNWOODY CONERS LLC
18 366 06 082	5591	Chamblee Dunwoody Road	JAT PARTNERS LLC
18 366 05 006	5349	Chamblee Dunwoody Road	CITY OF DUNWOODY
18 366 03 001	5450	Chamblee Dunwoody Road	MORGAN DOUGLAS HUNT
18 366 07 065	5561	Chamblee Dunwoody Road	LENOX DUNWOODY LLC
18 366 01 021	5052	Chamblee Dunwoody Road	DUNWOODY UNITED METHODIST
18 366 01 003	5528	Chamblee Dunwoody Road	FOWLER ENTERPRISES ATLANTA LLC
18 366 05 009	5419	Chamblee Dunwoody Road	CAS DUNWOODY LLC
18 366 05 008	5397	Chamblee Dunwoody Road	LEE W PLUNKETT PROPERTIES 5397 LLC
18 366 07 004	5471	Chamblee Dunwoody Road	BRANCH/HOP ASSOCIATES L P
18 366 04 019	5400	Chamblee Dunwoody Road	WARREN GEORGE T II
18 366 01 009	5592	Chamblee Dunwoody Road	REGENCY DUNWOODY HALL LLC
18 366 01 005	5550	Chamblee Dunwoody Road	REGENCY DUNWOODY HALL LLC
18 366 01 007	5518	Chamblee Dunwoody Road	MANHATTAN CHAMBLEE DUNWOODY
18 366 07 008	5465	Chamblee Dunwoody Road	PETRO WORLD LLC
18 366 07 073	5455	Chamblee Dunwoody Road	DUNWOODY PRESERVATION TRUST
18 366 07 011	5571	Chamblee Dunwoody Road	NEUSE INCORPORATED
18 366 01 013	5490	Chamblee Dunwoody Road	SUNTRUST BANK
18 366 01 002	5506	Chamblee Dunwoody Road	MANHATTAN CHAMBLEE DUNWOODY
18 366 01 004	5540	Chamblee Dunwoody Road	REGENCY DUNWOODY HALL LLC
18 366 01 006	5532	Chamblee Dunwoody Road	US REGENCY RETAIL I LLC
18 366 01 015	5468	Chamblee Dunwoody Road	SODOP LLC
18 366 06 002	5695	Chamblee Dunwoody Road	DEMATTEO PROPERTIES INC
18 366 01 014	5470	Chamblee Dunwoody Road	SODOP LLC
18 366 01 001	5500	Chamblee Dunwoody Road	PEACHTREE SHOPS OF DUNWOODY LLC
18 366 01 004	5540	Chamblee Dunwoody Road	REGENCY DUNWOODY HALL LLC
18 366 01 006	5532	Chamblee Dunwoody Road	US REGENCY RETAIL I LLC
18 366 06 118	5076	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 131	5077	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 109	5142	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 111	5130	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 115	5094	Chesterfield Lane	CALATLANTIC GROUP INC

18 366 06 119	5155	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 123	5131	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 125	5119	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 127	5101	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 130	5083	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 134	5053	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 136	5041	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 138	5029	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 139	5023	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 113	5118	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 140	5017	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 114	5112	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 135	5047	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 141	5011	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 112	5124	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 128	5095	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 129	5089	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 110	5136	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 120	5149	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 121	5143	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 116	5088	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 122	5137	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 126	5107	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 117	5082	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 132	5071	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 124	5125	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 137	5035	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 133	5065	Chesterfield Lane	CALATLANTIC GROUP INC
18 366 06 062	1300	Dunwoody Village Parkway	GIAQUINTO BROS DUNWOODY LLC
18 366 07 072	1425	Dunwoody Village Parkway	FIDELITY NATIONAL BANK
18 366 07 070	1333	Dunwoody Village Parkway	GY DUNWOODY CORPORATION
18 366 07 066	1317	Dunwoody Village Parkway	BRANCH/HOP ASSOCIATES L P
18 366 01 026	1260	Dunwoody Village Parkway	CARO EDUARDO
18 366 07 068	1441	Dunwoody Village Parkway	CIVIC CENTER PARTNERS LTD
18 366 07 059	1551	Dunwoody Village Parkway	UNITED STATES POSTAL SERVICE
18 366 06 064	1424	Dunwoody Village Parkway	DUNWOODY PLAZA PARTNERS LLC
18 366 06 063	1316	Dunwoody Village Parkway	JRG ASSOCIATES LP
18 366 01 010	1250	Dunwoody Village Parkway	DTB DAG INC
18 366 07 071	1449	Dunwoody Village Parkway	KEYWORTH BANK
18 366 07 067	1343	Dunwoody Village Parkway	LEFEVRE MEURICE E
18 366 06 073	1380	Dunwoody Village Parkway	CITY OF DUNWOODY
18 366 06 065	1530	Dunwoody Village Parkway	CALATLANTIC GROUP INC
18 366 01 019	1259	Dunwoody Village Parkway	REGENCY DUNWOODY HALL LLC
18 366 01 022	1244	Dunwoody Village Parkway	SODOP II LLC

18 366 01 019	1259	Dunwoody Village Parkway	REGENCY DUNWOODY HALL LLC
18 366 05 060	1713	Mount Vernon Road	RONDO PROPERTIES LLC
18 366 05 070	1647	Mount Vernon Road	1647 MOUNT VERNON LLC
18 366 05 068	1651	Mount Vernon Road	LD GLOBAL REALTY LLC
18 366 06 087	1742	Mount Vernon Road	TEAL REAL ESTATE VENTURES LTD
18 366 04 006	1567	Mount Vernon Road	MPB LIMITED PARTNERSHIP
18 366 05 059	1711	Mount Vernon Road	1711 MT VERNON LLC
18 366 05 057	1707	Mount Vernon Road	GA C-STORE INC
18 366 05 061	1719	Mount Vernon Road	JEFFROD LLC
18 366 06 075	1710	Mount Vernon Road	INLAND AMERICAN ST PORTFOLIO
18 366 04 021	1575	Mount Vernon Road	MPB LIMITED PARTNERSHIP
18 366 06 083	1742	Mount Vernon Road	DUNWOODY PROJECT INC
18 366 06 085	1742	Mount Vernon Road	8241 NESBIT FERRY ROAD LLC
18 366 06 060	1730	Mount Vernon Road	1730 MOUNT VERNOR ROAD LLC
18 366 06 086	1742	Mount Vernon Road	GALLMAN HOLDINGS LLC
18 366 05 063	1729	Mount Vernon Road	MEQUITY MT VERNON ROAD LLC
18 366 06 089	1742	Mount Vernon Road	MEKA PROPERTY LLC
18 366 06 088	1742	Mount Vernon Road	SAVYONIM LLC
18 366 05 072	1643	Mount Vernon Road	1643 MOUNT VERNON LLC
18 366 05 067	1651	Mount Vernon Road	CLARIDA WILLIAM D
18 366 05 073	1637	Mount Vernon Road	SMITH & BRIGGS LLC
18 366 03 003	1594	Mount Vernon Road	FAIRBURN ROAD PROPERTIES INC
18 366 06 084	1742	Mount Vernon Road	NADLAN INVESTMENT LLC
18 366 05 054	1625	Mount Vernon Road	KERKER AND ANTEBI LLC
18 366 05 014	1719	Mount Vernon Road	DEATON MICHAEL F
18 366 05 064	1733	Mount Vernon Road	LEE MYONG DONG
18 366 05 056	1705	Mount Vernon Road	1705 LLC
18 366 07 010	1630	Mount Vernon Road	KERKER PROPERTIES MOUNT VERNON
18 366 07 069	1648	Mount Vernon Road	DUNWOODY/MSB LLC
18 366 05 074	1637	Mount Vernon Road	SMITH & BRIGGS LLC
18 366 05 071	1643	Mount Vernon Road	1643 MOUNT VERNON LLC
18 366 05 066	1633	Mount Vernon Road	EBS OF GA LLC
18 366 05 069	1647	Mount Vernon Road	1647 MOUNT VERNON LLC
18 366 04 020	1555	Mount Vernon Road	K AND A INVESTMENTS
18 366 01 018	1548	Mount Vernon Road	DUNWOODY UNITED METHODIST
18 366 05 003	1637	Mount Vernon Road	DUNWOODY EXCHANGE CONDOMINIUM
18 366 05 065	1633	Mount Vernon Road	EBS OF GA LLC
18 366 05 010	1611	Mount Vernon Road	RONDO PROPERTIES LLC
18 366 05 058	1709	Mount Vernon Road	ASSET BACKED ENTERPRISES LLC
18 366 07 005	1614	Mount Vernon Road	PMT PARTNERS XIII LLC
18 366 04 015	1497	Mount Vernon Road	MADISON AVENUE PROPERTIES LLC
18 366 06 090	1720	Mount Vernon Road	INGLIMA ASSOCIATES LLLP
18 366 07 013	1660	Mount Vernon Road	JK FAMILY TRUST
18 366 05 062	1725	Mount Vernon Road	STEPHENS WAREHOUSE INC

18 366 04 009	1541	Mount Vernon Road	DUNWOODY BRANCH VENTURE LLC
18 366 04 010	1535	Mount Vernon Road	TOOLAN DAVID M
18 366 04 008	1547	Mount Vernon Road	DUNWOODY BRANCH VENTURE LLC
18 366 01 017	5054	Nandina Lane	AMACHER RAMONA
18 366 01 016	5064	Nandina Lane	AMACHER RAMONA
18 366 01 024	5050	Nandina Lane	MES REAL ESTATE HOLDINGS LLC
18 366 06 147	1562	Prestwick Lane	CALATLANTIC GROUP INC
18 366 06 146	1556	Prestwick Lane	CALATLANTIC GROUP INC
18 366 06 163	1549	Prestwick Lane	CALATLANTIC GROUP INC
18 366 06 164	1543	Prestwick Lane	CALATLANTIC GROUP INC
18 366 06 165	1525	Prestwick Lane	CALATLANTIC GROUP INC
18 366 06 168	1507	Prestwick Lane	CALATLANTIC GROUP INC
18 366 06 169	1501	Prestwick Lane	CALATLANTIC GROUP INC
18 366 06 162	1555	Prestwick Lane	CALATLANTIC GROUP INC
18 366 06 145	1550	Prestwick Lane	CALATLANTIC GROUP INC
18 366 06 153	1610	Prestwick Lane	CALATLANTIC GROUP INC
18 366 06 160	1573	Prestwick Lane	CALATLANTIC GROUP INC
18 366 06 142	1532	Prestwick Lane	CALATLANTIC GROUP INC
18 366 06 148	1574	Prestwick Lane	CALATLANTIC GROUP INC
18 366 06 151	1592	Prestwick Lane	CALATLANTIC GROUP INC
18 366 06 155	1622	Prestwick Lane	CALATLANTIC GROUP INC
18 366 06 158	1585	Prestwick Lane	CALATLANTIC GROUP INC
18 366 06 161	1561	Prestwick Lane	CALATLANTIC GROUP INC
18 366 06 154	1616	Prestwick Lane	CALATLANTIC GROUP INC
18 366 06 159	1579	Prestwick Lane	CALATLANTIC GROUP INC
18 366 06 167	1513	Prestwick Lane	CALATLANTIC GROUP INC
18 366 06 149	1580	Prestwick Lane	CALATLANTIC GROUP INC
18 366 06 156	1597	Prestwick Lane	CALATLANTIC GROUP INC
18 366 06 157	1591	Prestwick Lane	CALATLANTIC GROUP INC
18 366 06 166	1519	Prestwick Lane	CALATLANTIC GROUP INC
18 366 06 152	1604	Prestwick Lane	CALATLANTIC GROUP INC
18 366 06 150	1586	Prestwick Lane	CALATLANTIC GROUP INC
18 366 06 144	1544	Prestwick Lane	CALATLANTIC GROUP INC
18 366 06 143	1538	Prestwick Lane	CALATLANTIC GROUP INC
18 366 06 104	5297	Saxondale Lane	CALATLANTIC GROUP INC
18 366 06 096	5243	Saxondale Lane	CALATLANTIC GROUP INC
18 366 06 097	5249	Saxondale Lane	CALATLANTIC GROUP INC
18 366 06 100	5267	Saxondale Lane	CALATLANTIC GROUP INC
18 366 06 101	5273	Saxondale Lane	CALATLANTIC GROUP INC
18 366 06 106	5309	Saxondale Lane	CALATLANTIC GROUP INC
18 366 06 107	5313	Saxondale Lane	CALATLANTIC GROUP INC
18 366 06 094	5225	Saxondale Lane	CALATLANTIC GROUP INC
18 366 06 103	5291	Saxondale Lane	CALATLANTIC GROUP INC
18 366 06 091	5207	Saxondale Lane	CALATLANTIC GROUP INC

18 366 06 098	5255	Saxondale Lane	CALATLANTIC GROUP INC
18 366 06 105	5303	Saxondale Lane	CALATLANTIC GROUP INC
18 366 06 092	5213	Saxondale Lane	CALATLANTIC GROUP INC
18 366 06 099	5261	Saxondale Lane	CALATLANTIC GROUP INC
18 366 06 102	5285	Saxondale Lane	CALATLANTIC GROUP INC
18 366 06 108	5319	Saxondale Lane	CALATLANTIC GROUP INC
18 366 06 093	5219	Saxondale Lane	CALATLANTIC GROUP INC
18 366 06 095	5231	Saxondale Lane	CALATLANTIC GROUP INC





City of Dunwoody Official Zoning Map

Legend

City Limit

Parcel

Streets

Major

Local

Private

Zoning

Village Commercial (DV-1)

Village Office (DV-2)

Village Residential (DV-3)

Village Center (DV-4)

Perimeter Center (PC-1)

Perimeter Center (PC-2)

Perimeter Center (PC-3)

Perimeter Center (PC-4)

Local Commercial (C-1)

General Commercial (C-2)

Commercial-Residential Mixed-Use (CR-1)

Industrial (M)

Neighborhood Shopping (NS)

Office-Distribution (O-D)

Office-Institution (O-I)

Office-Institution-Transitional (O-I-T)

Office-Commercial Residential (OCR)

Planned Development (PD)

Single-dwelling Residential (R-100)

Single-dwelling Residential (R-150)

Single-dwelling Residential (R-50)

Single-dwelling Residential (R-60)

Single-dwelling Residential (R-75)

Single-dwelling Residential (R-85)

Single-dwelling Residential (RA-5)

Single-dwelling Residential (RA-8)

Residential Community Development (R-CD)

Single-family Cluster Residential (R-CH)

RA

Multi-dwelling Residential (RM-100)

Multi-dwelling Residential (RM-150)

Multi-dwelling Residential (RM-75)

Multi-dwelling Residential (RM-85)

Multi-dwelling Residential (RM-HD)

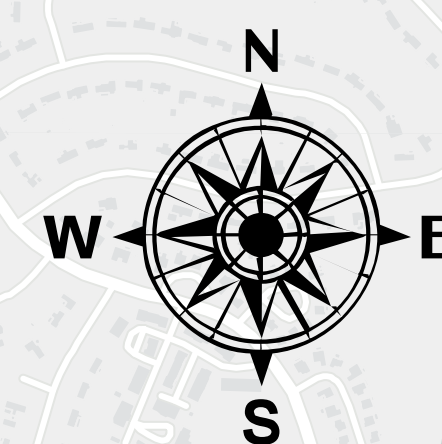
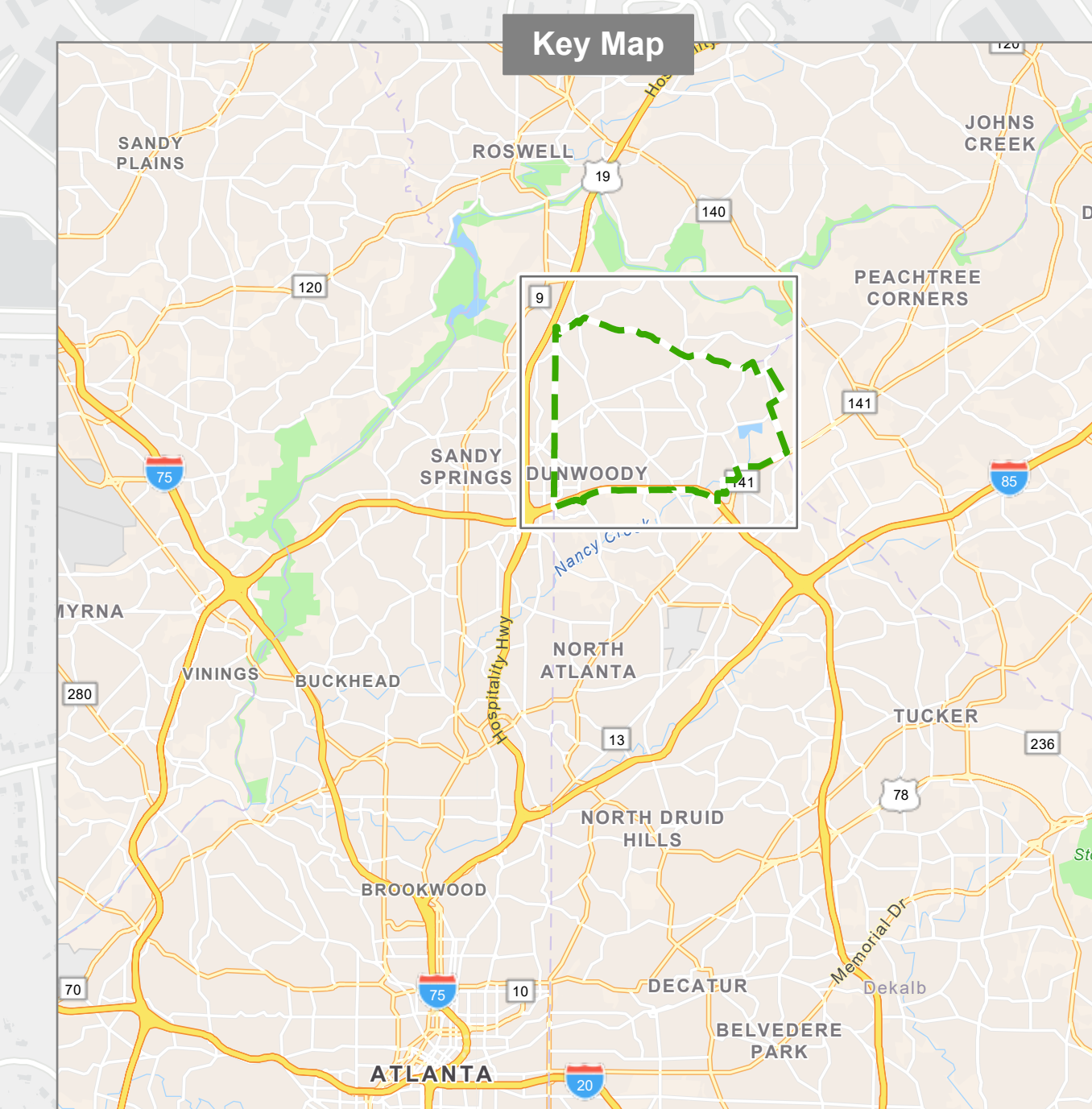
Denis L. Shortal,
Mayor

Sharon Lowery,
City Clerk

Disclaimer:
This map was compiled from records that have been filed with DeKalb County and/or the City by various parties. Neither the City nor it's GIS/Mapping consultants assume any responsibilities for the accuracy of the information contained in this map.

Zoning:
This map does not serve as the official record of zoning. City of Dunwoody Zoning Files take precedence over any errors or omissions that are observed on this map.

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**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2015-03-06

AN ORDINANCE TO AMEND THE CITY OF DUNWOODY ZONING CLASSIFICATION AND MAP FOR ZONING CONDITIONS OF LAND LOT 345, District 18 IN CONSIDERATION OF ZONING CASE RZ-15-022 (1745 OLD SPRINGHOUSE LANE AND 4536 CHAMBLEE DUNWOODY ROAD)

WHEREAS: JH Holdings, Inc. seeks permission to rezone and change zoning conditions on property located on the Western side of Chamblee Dunwoody Road, South of Old Spring House Lane and North of Interstate 285, behind the Georgetown Shopping Center, sharing its southern boundary with the rear of the Kroger tenant space; and

WHEREAS: the Property, consisting of 3.339 acres of land, is currently zoned Local Commercial (C-1) and Office-Institution (O-I) Districts, and the applicant seeks permission to amend the site plan to rezone the Properties to Multi-Dwelling Residential District (RM-100) to allow for construction of a 40 unit, fee simple townhome development; 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 **ORDAINES AND APPROVES** the rezoning of these said properties from Local Commercial (C-1) and Office-Institution (O-I) Districts to Multi-Dwelling Residential (RM-100) District. The rezoning of these Properties shall consist of the following Exhibits:

Exhibit A: Consisting of the following plans:

Site plan produced by Travis Pruitt & Associates, dated March 11, 2015.

Landscape Plan produced by Travis Pruitt & Associates, dated March 11, 2015.

Building Elevations, undated.

Development of the site shall be substantially consistent with the above Exhibit, Zoning Ordinance and the following conditions:

1. Development shall substantially conform with the above Exhibit, a copy of which is attached hereto and incorporated herein by reference.
2. The development shall offer some plans that will have an elevator option.
3. Roof material, if asphalt shingles, shall be minimum 30 year Architectural quality.
4. Developer shall establish a Homeowners Association for the ownership and maintenance of all common areas and improvements.
5. Developer shall construct a 12 foot wide multi-use path across the entire frontage of the site to the satisfaction of the Public Works Director.

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2015-03-06

6. Exterior front and sides shall consist of masonry, stone or brick, except for accents and projections like dormers, gables, bay windows, and similar features. Rear shall consist of brick or stone on first floor and masonry shake siding above.
7. Provide that covenants include a provision limiting number of rental units to 10%.

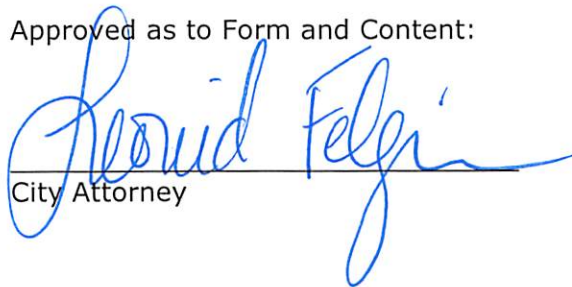
The City of Dunwoody Zoning Map shall be changed to reflect said rezoning.

SO ORDAINED AND EFFECTIVE, this the 23rd day of March, 2015.

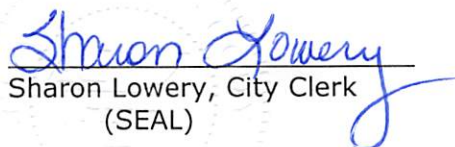
Approved by:


Michael G. Davis, Mayor

Approved as to Form and Content:


City Attorney

Attest:


Sharon Lowery, City Clerk
(SEAL)

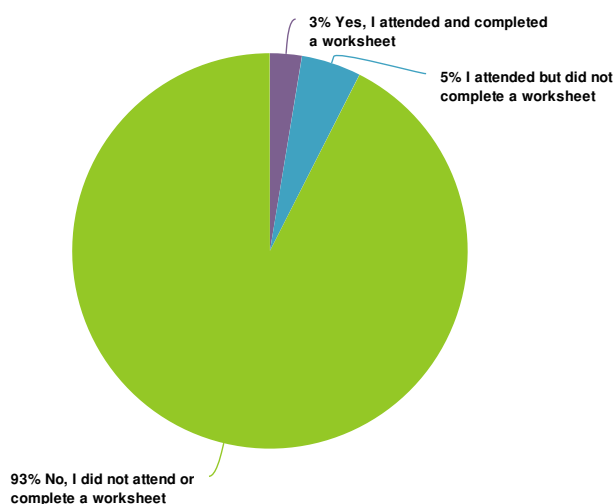
Report for Dunwoody Village Master Plan

Response Counts

Completion Rate:	42%		
Complete			319
Partial			421
Disqualified			20

Totals: 760

1. Did you attend the Open House on Saturday, November 16 and complete a worksheet?



Value	Percent	Responses
Yes, I attended and completed a worksheet	2.6%	20
I attended but did not complete a worksheet	4.9%	37
No, I did not attend or complete a worksheet	92.5%	701

Totals: 758

2. What is your relationship with the City of Dunwoody?

Dunwoody Resident (specify general neighborhood to the right)

station meadowlake fontainebleau
 west oaks redfield wyntercreek
 forest resident
 area north club glen
dunwoody
 vernon mill branches
 chase kingsley village springs
 georgetown vermack neighborhood
 wynterhall

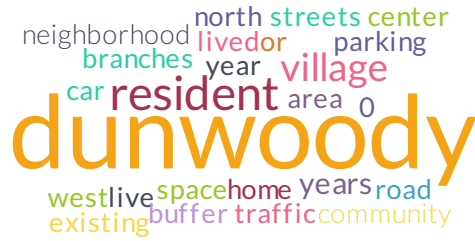
Dunwoody Business Owner (specify to the right)

businessowner calvin travel atlanta 48th
 hathaway april village estate
 oilc village based
 realtor amp real
dunwoody
 business home¹ agency
 berkshire
 businesses branches appraisals aecapstone

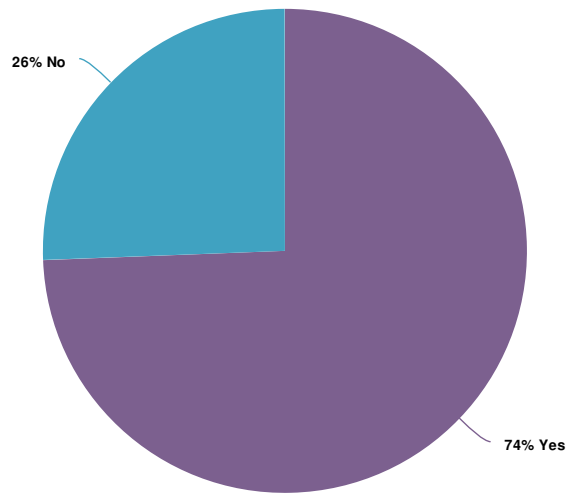
Other (specify to the right)

attending chiropractor
 children resident atlanta
 springs attends border
 mile prep live city club
dunwoody
 parent work child village
 attend preschool committee
 chateau borderline

3. What is your relationship with the City of Dunwoody? - comments



4. Do you support the proposed zoning changes shown in the Regulating Map above? Four Dunwoody Village (DV) Districts are proposed to replace the existing overlay district: DV-1 Village Commercial DV-2 Village Office DV-3 Village Residential DV-4 Village Center

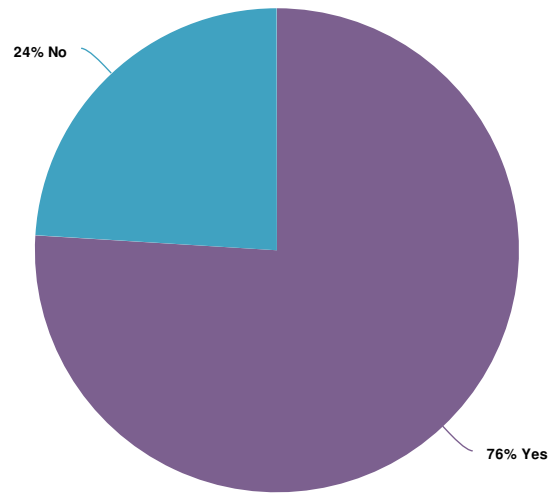


Value		Percent	Responses
Yes	<div><div style="width: 74.4%;"></div></div>	74.4%	386
No	<div><div style="width: 25.6%;"></div></div>	25.6%	133
Totals: 519			

5. Do you support the proposed zoning changes shown in the Regulating Map above? Four Dunwoody Village (DV) Districts are proposed to replace the existing overlay district: DV-1 Village Commercial DV-2 Village Office DV-3 Village Residential DV-4 Village Center - comments



6. Do you support the proposed zoning changes for allowed uses, as described and shown in the chart below? Each proposed DV District would include appropriate uses, crafted with consideration for current zoning and the recommendations of the Dunwoody Village Master Plan. Standards would: Establish a maximum 50,000 square foot size restriction on commercial uses in order to prevent "big box" retail stores. Continue to prohibit drive-through facilities. Require all banks, credit unions, and investment services to be located at least one-quarter mile apart. Require a special land use permit for rental housing. Prohibit most vehicular service businesses, except gas stations. Define live/work as a permitted use.

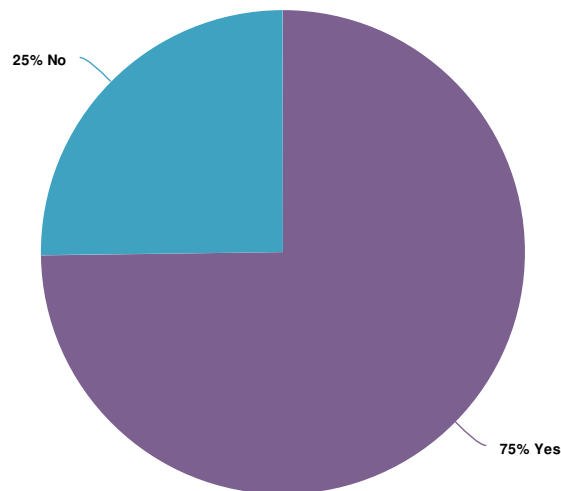


Value	Percent	Responses
Yes	76.0%	351
No	24.0%	111
Totals: 462		

7. Do you support the proposed zoning changes for allowed uses, as described and shown in the chart below? Each proposed DV District would include appropriate uses, crafted with consideration for current zoning and the recommendations of the Dunwoody Village Master Plan. Standards would: Establish a maximum 50,000 square foot size restriction on commercial uses in order to prevent "big box" retail stores. Continue to prohibit drive-through facilities. Require all banks, credit unions, and investment services to be located at least one-quarter mile apart. Require a special land use permit for rental housing. Prohibit most vehicular service businesses, except gas stations. Define live/work as a permitted use. - comments



8. Do you support the proposed Mixed-Use Requirement? Some districts require a mix of uses to ensure active streets and make sure that residential does not dominate outside the Village Residential district. DV-1 Village Commercial - No more than 75% of the total floor area in a development would be allowed to be residential DV-2 Village Office - Residential would not be allowed on the ground floor DV-3 Village Residential - No limitations DV-4 Village Center - All developments more than 15,000 square feet would have to have uses from at least two of the categories in the use table

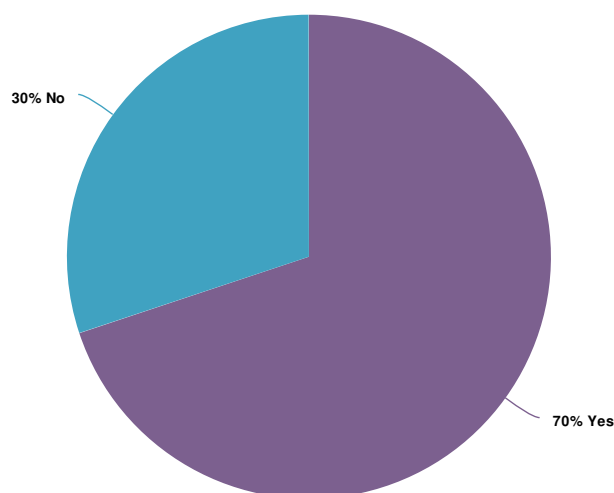


Value	Percent	Responses
Yes	74.8%	324
No	25.2%	109
Totals: 433		

9. Do you support the proposed Mixed-Use Requirement? Some districts require a mix of uses to ensure active streets and make sure that residential does not dominate outside the Village Residential district. DV-1 Village Commercial - No more than 75% of the total floor area in a development would be allowed to be residential DV-2 Village Office - Residential would not be allowed on the ground floor DV-3 Village Residential - No limitations DV-4 Village Center - All developments more than 15,000 square feet would have to have uses from at least two of the categories in the use table - comments



10. Do you support the proposed zoning change for Maximum Residential Density? The maximum density for residential developments in all DV districts would be 12 units per acre.

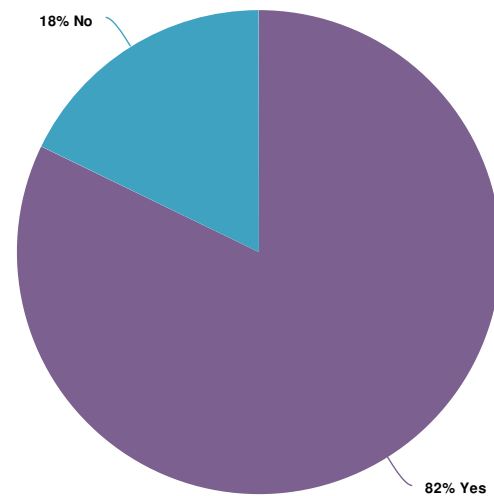


Value		Percent	Responses
Yes	<div><div></div><div></div></div>	69.9%	299
No	<div><div></div><div></div></div>	30.1%	129
			Totals: 428

11. Do you support the proposed zoning change for Maximum Residential Density? The maximum density for residential developments in all DV districts would be 12 units per acre. - comments



12. Do you support the proposed zoning change for Building Types? Proposed regulations would define four building types listed below, along with regulations for their setbacks, ground floor height, facade design, and which uses are allowed on the ground floor versus upper floors. Shopfront buildings would be required in the locations shown on the Regulating Map, in order to ensure that there is sidewalk activity and appropriate design along those key public streets. Shopfront Building General Building Townhouse Building Civic Building

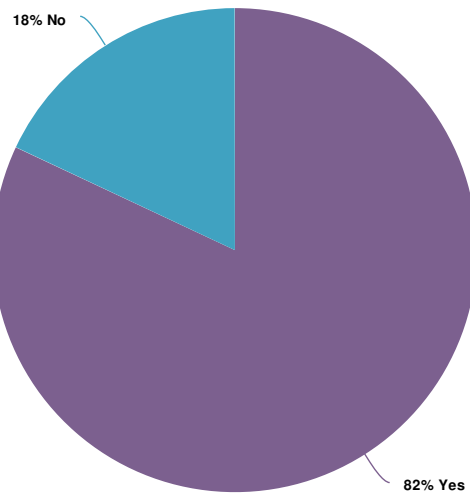


Value	Percent	Responses
Yes	82.2%	332
No	17.8%	72
Totals: 404		

13. Do you support the proposed zoning change for Building Types? Proposed regulations would define four building types listed below, along with regulations for their setbacks, ground floor height, facade design, and which uses are allowed on the ground floor versus upper floors. Shopfront buildings would be required in the locations shown on the Regulating Map, in order to ensure that there is sidewalk activity and appropriate design along those key public streets. Shopfront Building General Building Townhouse Building Civic Building - comments



14. Do you support the proposed zoning changes to Setbacks? Setbacks would be minimal to allow for a more urban design. Front setbacks would be minimum setbacks or “build-to zones” to make sure that buildings can be built against the property line. Front setbacks (referred to as a “build-to zone”) - Vary based on building type but would require a certain percentage of the facade to be within 10 feet of the property line Side setbacks - 10 feet minimum in DV-3 Village Residential, otherwise none would be required Rear setbacks - 10 feet minimum in DV-4 Village Center, otherwise none would be required



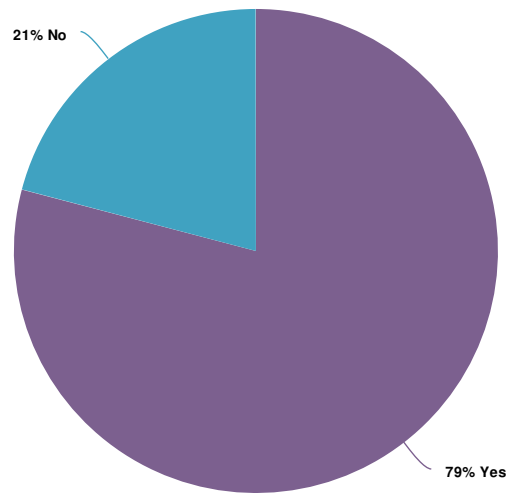
Value		Percent	Responses
Yes	<div><div style="width: 82.0%;"></div></div>	82.0%	309
No	<div><div style="width: 18.0%;"></div></div>	18.0%	68

Totals: 377

15. Do you support the proposed zoning changes to Setbacks? Setbacks would be minimal to allow for a more urban design. Front setbacks would be minimum setbacks or “build-to zones” to make sure that buildings can be built against the property line. Front setbacks (referred to as a “build-to zone”) - Vary based on building type but would require a certain percentage of the facade to be within 10 feet of the property line Side setbacks - 10 feet minimum in DV-3 Village Residential, otherwise none would be required Rear setbacks - 10 feet minimum in DV-4 Village Center, otherwise none would be required - comments



16. Do you support the proposed zoning changes for Variances? Variances from the zoning regulations would be referred to as major exceptions and minor exceptions. Major exceptions would need to be voted on by the Zoning Board of Appeals. Minor exceptions could be decided by the community development director and would include the following. Setbacks (up to 5 feet variance) Lot coverage (up to 5% variance) Height (up to 2 feet variance) Modifications to required sidewalks

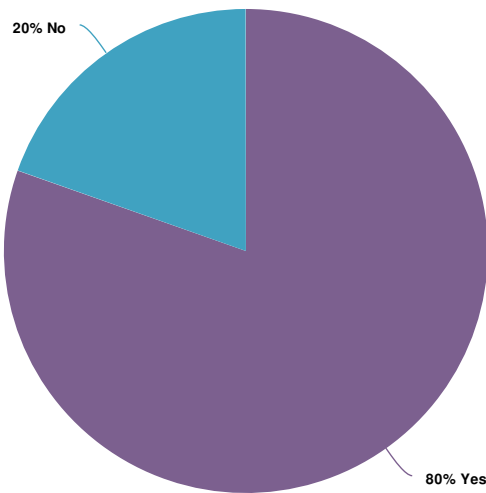


Value		Percent	Responses
Yes	<div><div style="width: 79.1%;"></div></div>	79.1%	291
No	<div><div style="width: 20.9%;"></div></div>	20.9%	77
Totals: 368			

17. Do you support the proposed zoning changes for Variances? Variances from the zoning regulations would be referred to as major exceptions and minor exceptions. Major exceptions would need to be voted on by the Zoning Board of Appeals. Minor exceptions could be decided by the community development director and would include the following. Setbacks (up to 5 feet variance) Lot coverage (up to 5% variance) Height (up to 2 feet variance) Modifications to required sidewalks - comments



18. Do you support the proposed zoning changes for Required New Streets? As properties redevelop, new streets would be required to be built by developers in the locations shown on the Regulating Map. These would ensure that all traffic is not concentrated on existing roads that already have high traffic. It would also encourage walking and allow alternate routes. Streets would have to be designed according to one of the following templates.

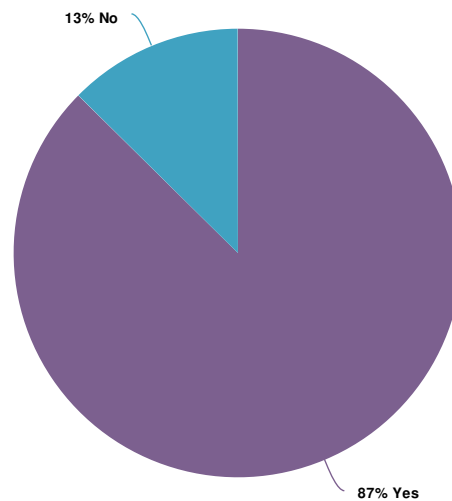


Value	Percent	Responses
Yes	80.4%	295
No	19.6%	72
Totals: 367		

19. Do you support the proposed zoning changes for Required New Streets? As properties redevelop, new streets would be required to be built by developers in the locations shown on the Regulating Map. These would ensure that all traffic is not concentrated on existing roads that already have high traffic. It would also encourage walking and allow alternate routes. Streets would have to be designed according to one of the following templates. - comments



20. Do you support the proposed zoning changes for Required Pedestrian Paths? As properties redevelop, pedestrian paths would also be required to be constructed to connect to single-family neighborhoods adjacent to the village. These would allow residents to walk to the amenities offered in new developments, but their design and location would be subject to future studies and access negotiations.



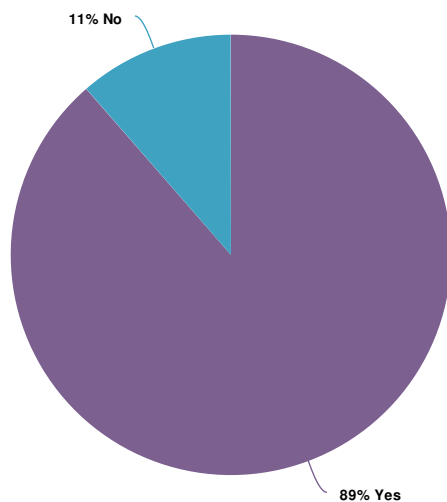
Value		Percent	Responses
Yes	<div><div></div></div>	87.4%	327
No	<div><div></div></div>	12.6%	47

Totals: 374

21. Do you support the proposed zoning changes for Required Pedestrian Paths? As properties redevelop, pedestrian paths would also be required to be constructed to connect to single-family neighborhoods adjacent to the village. These would allow residents to walk to the amenities offered in new developments, but their design and location would be subject to future studies and access negotiations. - comments



22. Do you support the proposed zoning changes for Sidewalk Requirements? As properties redevelop, new 8- or 12-foot-wide sidewalks would be required to be constructed, with a 6-foot-wide landscaping area adjacent to the curb, and underground utilities.

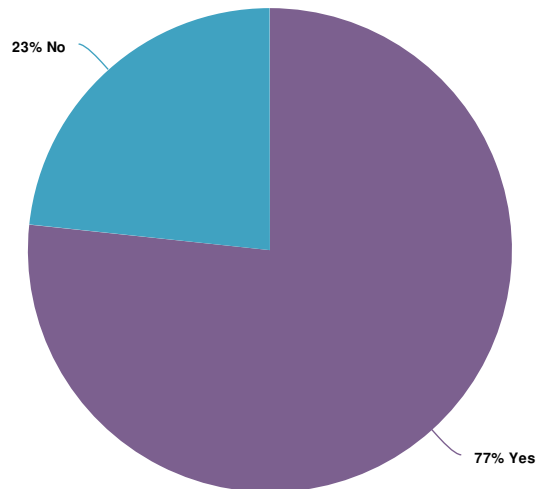


Value	Percent	Responses
Yes	88.6%	335
No	11.4%	43
Totals: 378		

23. Do you support the proposed zoning changes for Sidewalk Requirements? As properties redevelop, new 8- or 12-foot-wide sidewalks would be required to be constructed, with a 6-foot-wide landscaping area adjacent to the curb, and underground utilities. - comments

developer support underground
 required walking landscaping
 concrete dunwoody village
 feet 1 sidewalks or foot
 bikes city 0 utilities
 green space wide
 sidewalk area areas streets

24. Do you support the proposed zoning changes for Public Parking Garages? Locations for public parking opportunities are shown on the Regulating Map. In these locations, developers would be allowed to exceed the maximum amount of parking that would otherwise be allowed, as an incentive to construct shared, public parking decks that serve the surrounding area. Parking structures would be required to be fronted by buildings at least 30 feet deep in order to provide activity along the street and hide the parking deck from view.



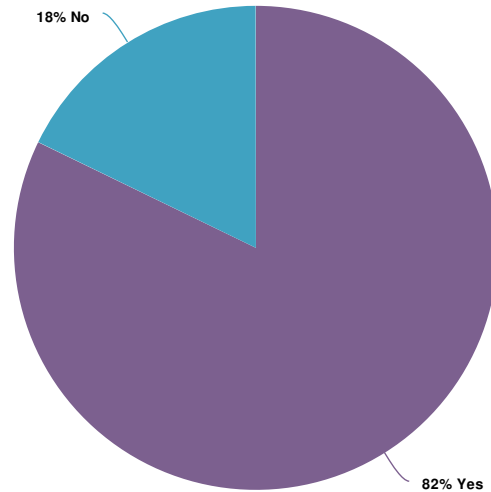
Value		Percent	Responses
Yes	<div><div style="width: 76.7%;"></div></div>	76.7%	286
No	<div><div style="width: 23.3%;"></div></div>	23.3%	87

Totals: 373

25. Do you support the proposed zoning changes for Public Parking Garages? Locations for public parking opportunities are shown on the Regulating Map. In these locations, developers would be allowed to exceed the maximum amount of parking that would otherwise be allowed, as an incentive to construct shared, public parking decks that serve the surrounding area. Parking structures would be required to be fronted by buildings at least 30 feet deep in order to provide activity along the street and hide the parking deck from view. - comments



26. Do you support the proposed zoning changes for Driveways? Access from alleys would be encouraged. Only one driveway would be allowed on each primary street that a development faces. Shared driveways are required for adjacent redevelopments. Inter-parcel access is also required.

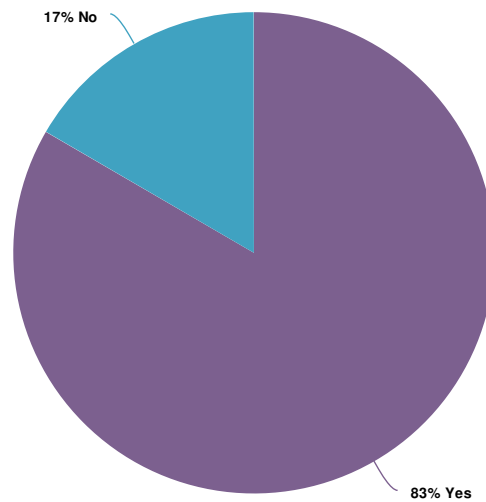


Value	Percent	Responses
Yes	82.2%	296
No	17.8%	64
Totals: 360		

27. Do you support the proposed zoning changes for Driveways? Access from alleys would be encouraged. Only one driveway would be allowed on each primary street that a development faces. Shared driveways are required for adjacent redevelopments. Inter-parcel access is also required. - comments



28. Do you support the proposed zoning changes for Architectural Standards? All buildings that are visible from a street or that face a street, open space, or main parking lot would be required to meet the following requirements. Facade material regulations would remain as they are today: Predominant facade materials must be brick, natural stone, wood, Hardie Board, and/or true stucco (cement block and vinyl siding are prohibited) Additional materials may be approved as secondary facade materials by the City. The following additional materials are allowed as accent materials: wood or painted wood; PVC/Hardie trim, aluminum and other durable metals, other materials approved by the City. Roofing materials are also restricted. Building entrances would have to be distinct and visible from the street Simple building massing would be preferred Facades would need to have a discernible base, middle, and cap All awnings would have to be translucent or metal Shutters would have to match the size of the window opening and be made of wood, metal, or fiber cement Blank walls would be prohibited Building interiors would have to transition appropriately to the sidewalk



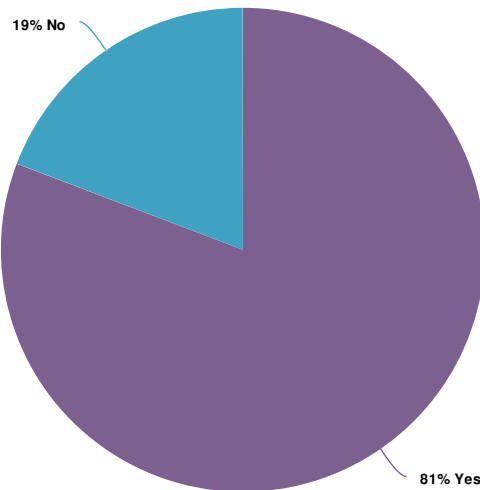
Value		Percent	Responses
Yes	<div><div style="width: 83.4%;"></div></div>	83.4%	302
No	<div><div style="width: 16.6%;"></div></div>	16.6%	60

Totals: 362

29. Do you support the proposed zoning changes for Architectural Standards? All buildings that are visible from a street or that face a street, open space, or main parking lot would be required to meet the following requirements. Facade material regulations would remain as they are today: Predominant facade materials must be brick, natural stone, wood, Hardie Board, and/or true stucco (cement block and vinyl siding are prohibited) Additional materials may be approved as secondary facade materials by the City. The following additional materials are allowed as accent materials: wood or painted wood; PVC/Hardie trim, aluminum and other durable metals, other materials approved by the City. Roofing materials are also restricted. Building entrances would have to be distinct and visible from the street Simple building massing would be preferred Facades would need to have a discernible base, middle, and cap All awnings would have to be translucent or metal Shutters would have to match the size of the window opening and be made of wood, metal, or fiber cement Blank walls would be prohibited Building interiors would have to transition appropriately to the sidewalk - comments



30. Do you support the proposed zoning changes for Garage Doors? Garage doors would not be allowed to face Chamblee Dunwoody Road, Mount Vernon Road, or Dunwoody Village Parkway Where they are allowed, garage doors would be required to be recessed 3 feet from the facade Garage door materials would have to be of a material consistent with the facade Carriage-style doors would be required on townhouses

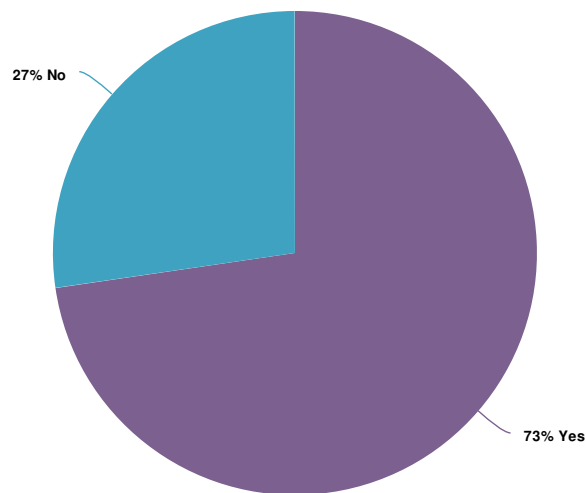


Value		Percent	Responses
Yes	<div><div style="width: 80.8%;"></div></div>	80.8%	291
No	<div><div style="width: 19.2%;"></div></div>	19.2%	69
Totals: 360			

31. Do you support the proposed zoning changes for Garage Doors? Garage doors would not be allowed to face Chamblee Dunwoody Road, Mount Vernon Road, or Dunwoody Village Parkway Where they are allowed, garage doors would be required to be recessed 3 feet from the facade Garage door materials would have to be of a material consistent with the facade Carriage-style doors would be required on townhouses - comments



32. Do you support the proposed zoning changes for Maximum Building Height? DV-1 Village Commercial - 3 stories or 45 feet, whichever is less (less than 100 feet from a single-family zoning district) or 4 stories or 65 feet, whichever is less (more than 100 feet from a single-family zoning district) DV-2 Village Office - 3 stories or 52 feet, whichever is less DV-3 Village Residential - 3 stories or 52 feet, whichever is less DV-4 Village Center - 5 stories or 80 feet, whichever is less

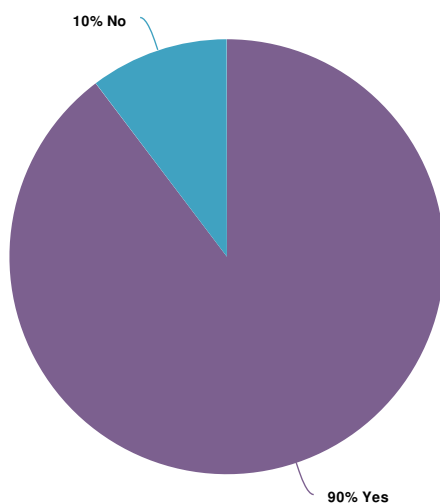


Value		Percent	Responses
Yes	<div><div style="width: 72.7%;"></div></div>	72.7%	261
No	<div><div style="width: 27.3%;"></div></div>	27.3%	98
Totals: 359			

33. Do you support the proposed zoning changes for Maximum Building Height? DV-1 Village Commercial - 3 stories or 45 feet, whichever is less (less than 100 feet from a single-family zoning district) or 4 stories or 65 feet, whichever is less (more than 100 feet from a single-family zoning district) DV-2 Village Office - 3 stories or 52 feet, whichever is less DV-3 Village Residential - 3 stories or 52 feet, whichever is less DV-4 Village Center - 5 stories or 80 feet, whichever is less - comments



34. Do you support the proposed zoning changes for Retaining Walls? Any retaining walls would have to be covered in brick or stone and have pilasters every 20 feet.

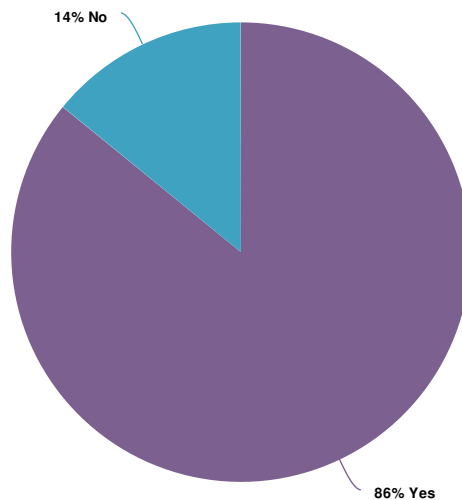


Value		Percent	Responses
Yes	<div><div></div></div>	89.7%	323
No	<div><div></div></div>	10.3%	37
Totals: 360			

35. Do you support the proposed zoning changes for Retaining Walls? Any retaining walls would have to be covered in brick or stone and have pilasters every 20 feet. - comments



36. Do you support the proposed zoning changes for Open Space? The following amounts of open space would be required for all redevelopment. Design requirements would ensure that the space is high quality and not “leftover” space. Open space would have to be designed as either a plaza, green, commons, or park, as shown in the diagrams. Sites under 1 acre: minimum 5% open space Sites 1 to 10 acres: minimum 10% open space Sites over 10 acres: minimum 15% open space A large public open space would be required in the location shown on the Regulating Map.

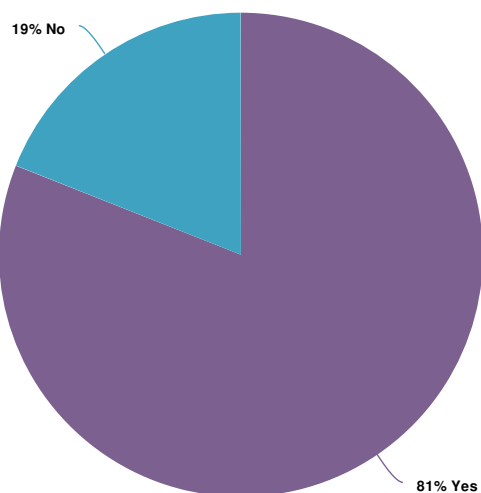


Value		Percent	Responses
Yes	<div><div style="width: 85.9%;"></div></div>	85.9%	310
No	<div><div style="width: 14.1%;"></div></div>	14.1%	51
Totals: 361			

37. Do you support the proposed zoning changes for Open Space? The following amounts of open space would be required for all redevelopment. Design requirements would ensure that the space is high quality and not “leftover” space. Open space would have to be designed as either a plaza, green, commons, or park, as shown in the diagrams. Sites under 1 acre: minimum 5% open space Sites 1 to 10 acres: minimum 10% open space Sites over 10 acres: minimum 15% open space A large public open space would be required in the location shown on the Regulating Map. - comments



38. Do you support the proposed zoning changes for Maximum Site Coverage? DV-4 Village Center - 95% (sites under 1 acre) or 90% (sites over 1 acre) All other DV districts - 85% (sites under 1 acre) or 80% (sites over 1 acre)

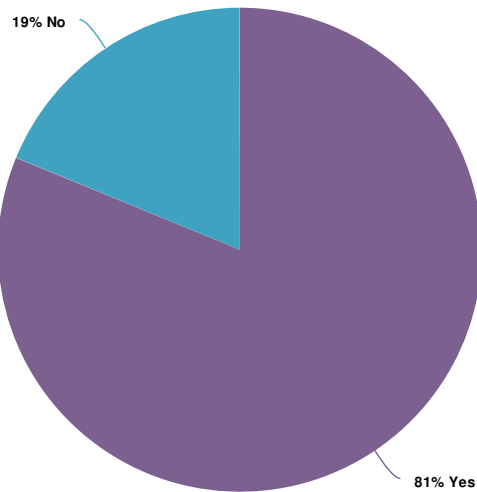


Value		Percent	Responses
Yes	<div><div></div></div>	81.0%	278
No	<div><div></div></div>	19.0%	65
Totals: 343			

39. Do you support the proposed zoning changes for Maximum Site Coverage? DV-4 Village Center - 95% (sites under 1 acre) or 90% (sites over 1 acre) All other DV districts - 85% (sites under 1 acre) or 80% (sites over 1 acre) - comments



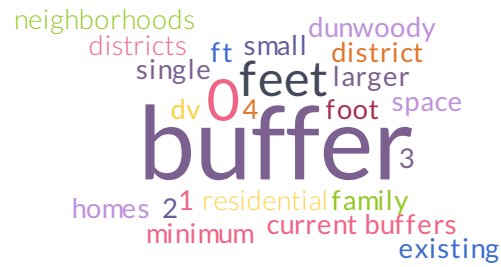
40. Do you support the proposed zoning changes for Buffers? A 20-foot buffer would be required between any DV district and any adjacent single-family residential zoning district. No buffers would be required between DV districts.



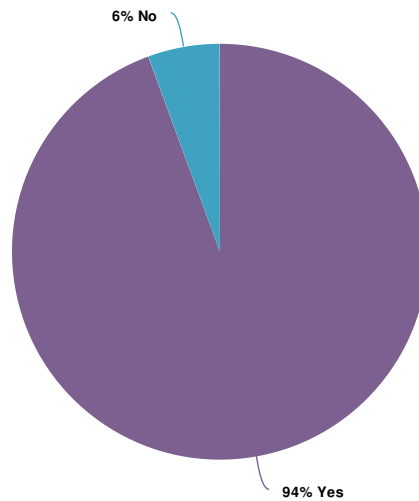
Value		Percent	Responses
Yes	<div><div></div></div>	81.3%	286
No	<div><div></div></div>	18.8%	66

Totals: 352

41. Do you support the proposed zoning changes for Buffers? A 20-foot buffer would be required between any DV district and any adjacent single-family residential zoning district. No buffers would be required between DV districts. - comments



42. Do you support the proposed zoning changes for Screening? Dumpsters and building service areas would be required to be screened from view.

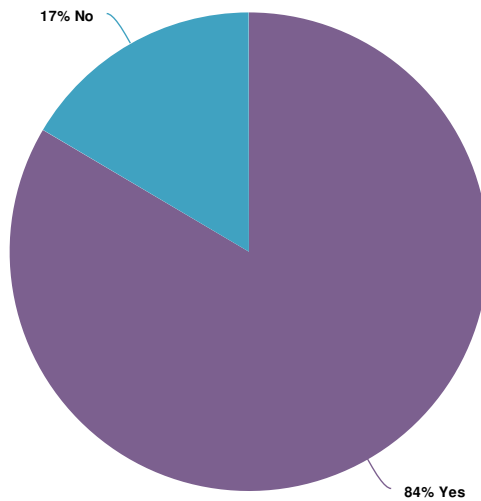


Value		Percent	Responses
Yes	<div><div></div></div>	94.4%	335
No	<div><div></div></div>	5.6%	20
Totals: 355			

43. Do you support the proposed zoning changes for Screening? Dumpsters and building service areas would be required to be screened from view. - comments



44. Do you support the proposed zoning changes for Parking Lot Buffers? Parking lots adjacent to a street would have to be screened by an evergreen hedge or 3.5 foot tall wall.

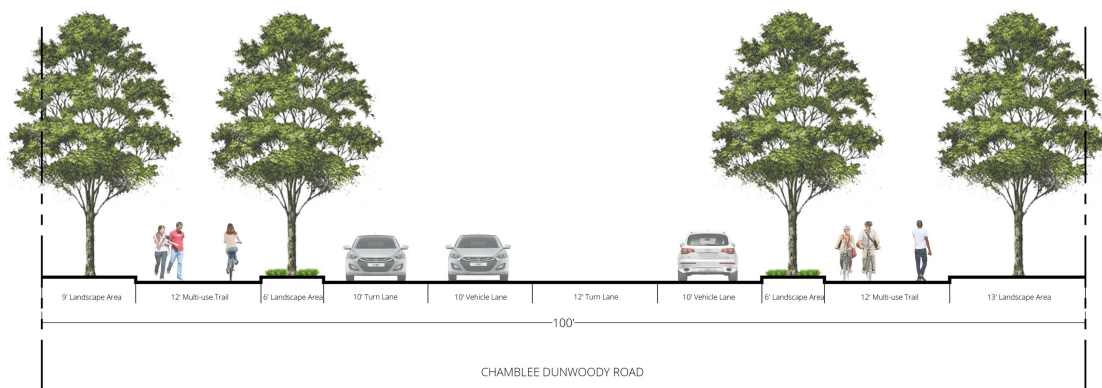


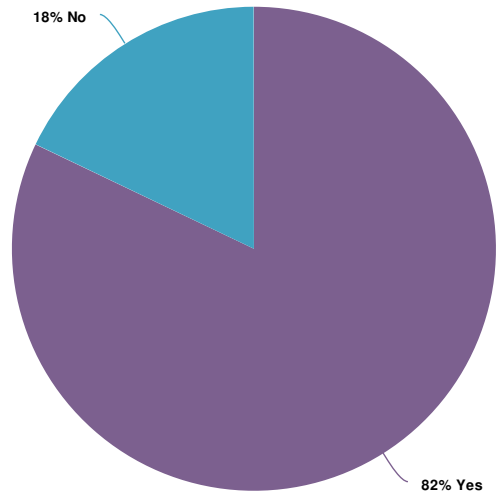
Value	Percent	Responses
Yes	83.5%	294
No	16.5%	58
Totals: 352		

45. Do you support the proposed zoning changes for Parking Lot Buffers? Parking lots adjacent to a street would have to be screened by an evergreen hedge or 3.5 foot tall wall. - comments

pedestrian density hedges trees absolutely access buffer foot lot evergreen 1 or find lots parking wall 3.5 walls feet homes hedge driveways activities important

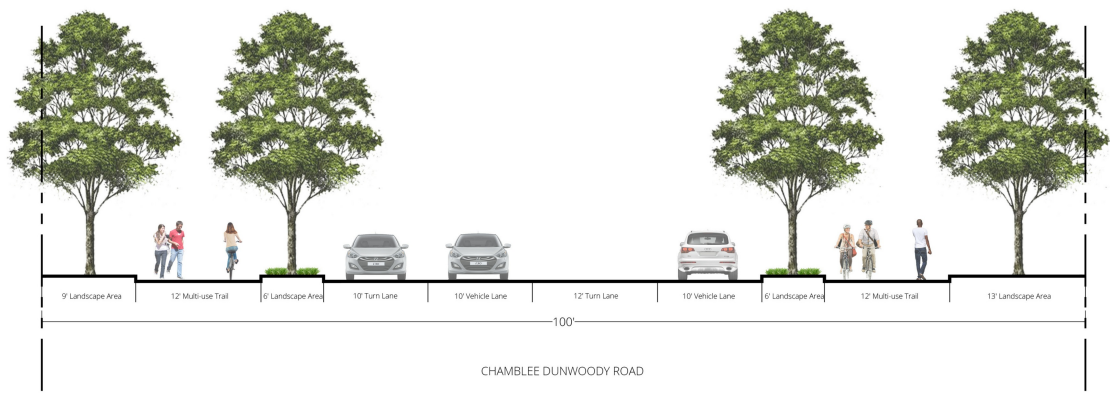
46. Do you support the proposed improvements to Chamblee Dunwoody Road?





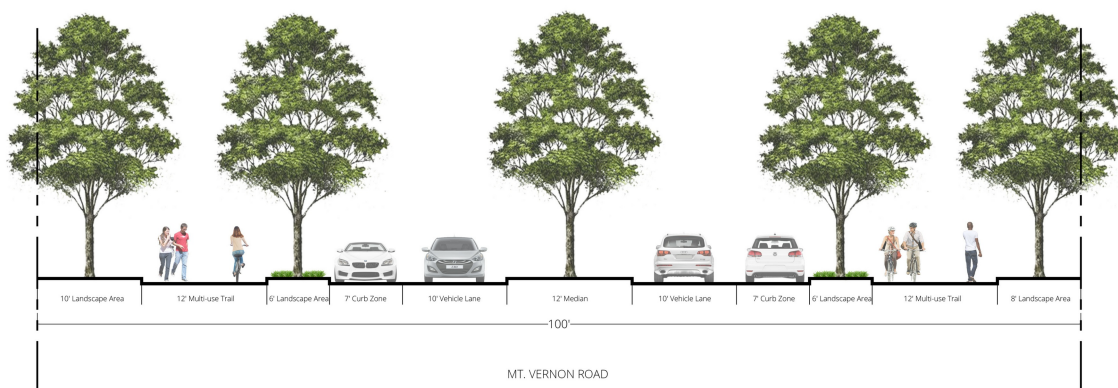
Value		Percent	Responses
Yes	<div><div></div></div>	82.1%	253
No	<div><div></div></div>	17.9%	55
Totals: 308			

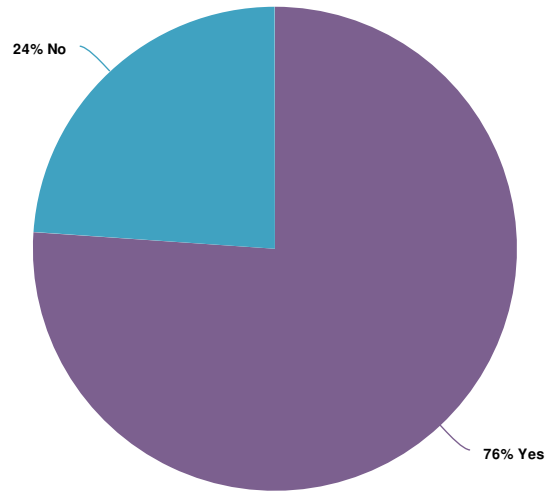
47. Do you support the proposed improvements to Chamblee Dunwoody Road? - comments



needed
chamblee trees left capacity
traffic dunwoody
street
area
support
space side
cars lane or
roads bike lane road
buildings sidewalks areas village
safe money

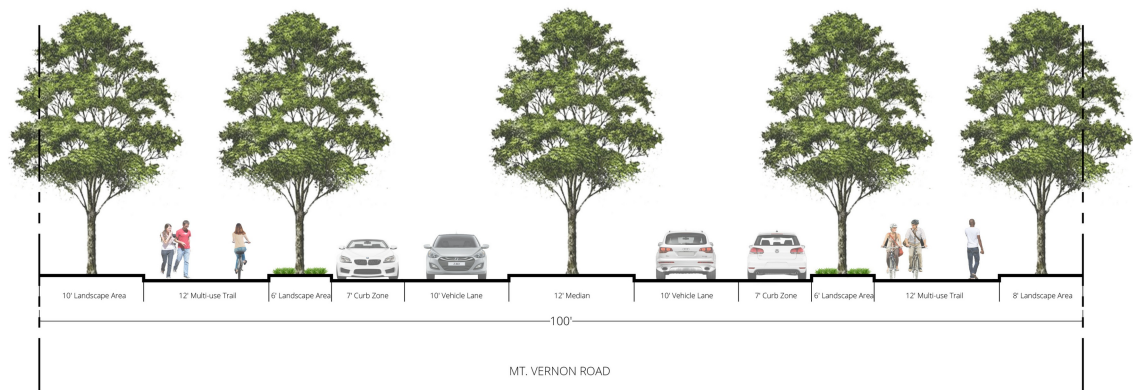
48. Do you support the proposed improvements to Mount Vernon Road?





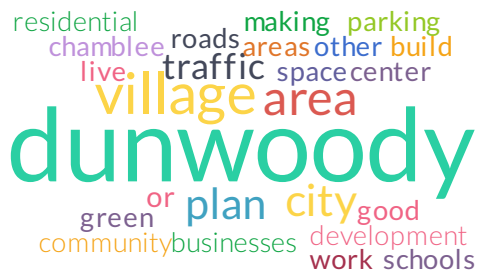
Value		Percent	Responses
Yes	<div><div></div></div>	76.1%	235
No	<div><div></div></div>	23.9%	74
Totals: 309			

49. Do you support the proposed improvements to Mount Vernon Road? - comments





50. Do you have any other additional comments about the Dunwoody Village or any other aspects of the Master Plan or proposed zoning regulations?



Dunwoody Village address	Current zoning designation	New zoning designation	Previous Zoning change	Purpose	Date of zoning change	Link to folder	Conditions
5465 Chamblee Dunwoody Rd.	C-1	DV-4	SLUP	Special Land Use Permit to maximum parking standard, reduce the required build to zone requirement, and reduce the pedestrian buffer zones	Approved with conditions March 13, 2017 SLUP 17-02 (*17-021)	Special Land Use Permits\2017 SLUPs\02 February\SLUP 17-021\Conditions of Zoning	For a Chevron 1. to exceed the maximum number of allowed parking spaces to 36 spaces 2. to reduce pedestrian zone along the abutting sides and rear of the building 3. to reduce the pedestrian "build-to-zone" requirement
5419 Chamblee Dunwoody Rd.	C-1	DV-1	SLUP	for sidewalk width, floor to floor height of 14 feet, and to construct non-90 degree corners; and parking increase	12-Dec-16	Conditions of zoning	1. for sidewalk width 2. floor to floor height of 14 feet 3. to construct non-90 degree corners 4. parking increases, etc.
5490 Chamblee Dunwoody Rd.	C-1c	DV-1	SLUP	Bank	Approved August 4, 2016 according to submitted site plan. Approved with conditions September 26, 2016	ZBA 16-081 a, b, c	For a bank 1. SLUP allows for an increase in parking. 2. install bicycle parking 3. add new green space 4. landscaping 5. install 6-ft wide sidewalk addition with bike lane and streetscape furniture and lighting improvements
1660 Mount Vernon Rd.	CR-1c	DV-4	Rezoning SLUP	Rezoning from O-I to CR-1 SLUP to the DVO to increase the maximum parking requirement Redevelop to a small-scale shopping and restaurant development	Approved with conditions August 8, 2016	RZ 16-081 SLUP 16-081	1. comply with the site plan. 2. The following uses shall be prohibited: a. Shelter, homeless b. Vehicle storage and towing c. Vehicle or trailer sales and rental d. Taxi stand and taxi dispatching office e. Transitional housing facilities f. Ambulance service g. Place of worship h. Essential utility facility i. Telecommunication tower j. Telecommunication antennae, co-located k. Funeral home or mortuary l. Laundromat, self-service m. Personal care home, family group or community Help preserve 9 maple trees along Dunwoody Village Parkway Parking lot perimeter shall be required to meet the perimeter landscaping requirements of Sec. 27-229. The owner shall provide paved ped access

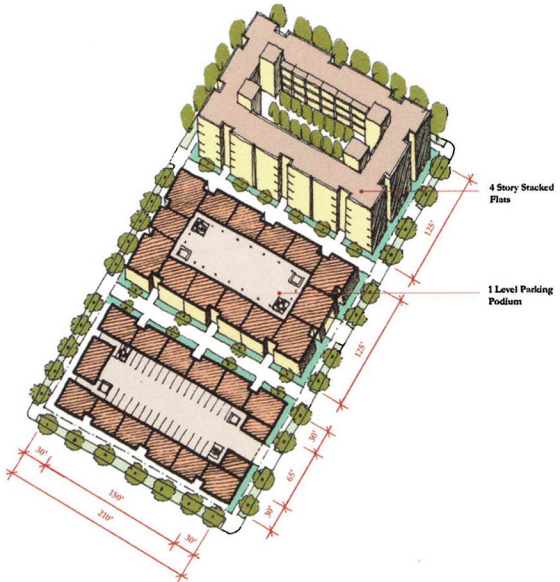
1536 Dunwoody Village Pkwy.	RM-100c	DV-3C	variances for townhome development Variance for state waters stream buffer yard	<p>Applicant requested the following variances for the construction of a 79-unit townhome development:</p> <p>a.) Variance from Sec. 27-142 to reduce the rear to rear building separation from 60' to 30'</p> <p>b.) Variance from Sec. 27-142 to reduce the rear to side building separation from 40' to 35'</p> <p>c.) Variance from Sec. 27-208 to reduce the minimum driveway length from 20' to 18' for front entry units and from 20' to 10' for rear entry units.</p> <p>d.) Variance from Sec. 16-78 to encroach the City's 75-foot stream buffer</p>	<p>On January 7, 2016:</p> <p>a.) approved w/ 1 condition</p> <p>b.) approved w/ 1 condition</p> <p>c.) approved to reduce length of all driveways to 18'</p> <p>d.) approved w/ 5 conditions</p> <p>ZBA approved with conditions July 22, 2009</p>	RZ 16-021; SLUP 16-021 ZBA 09-061	<p>SLUP 16-021 conditions are that a requirement of a minimum of a 6 foot wide sidewalk be required which is a reduction of the required 12 foot sidewalk in the DVOD. Additionally, the developer shall relocate the bench and trash can on Developer's side of the property outside the sidewalk and any additional benches and street furniture required by the Overlay ordinance shall also be on the Developer's property outside the sidewalk.</p> <p>RZ 16-021 townhomes Development shall be consistent with all exhibits of the site plan. Other conditions: easement for pedestrian passage minimum 2 foot offset different elevations required sidewalk and internal circulation drives distance requirement sidewalk width restriction on rentals to a maximum of 8 units elevators offered as an option for all non-Master on Main units elevator install in a model unit requirements for asphalt shingle roofing fencing requirements townhomes only 10% master on main maximum of 6 steps all grass areas should be sodded 4-sided brick townhomes installation of benches landscape buffer staff has to review typical planting detail developer and townhome association shall be required to maintain both side of the rear fence</p>
1441 Dunwoody Village Pkwy.	C-1 / O-I	DV-4	SLUP	<p>For the building of a law office: Applicant requested the requirement for a building to come into full compliance under Sec. 27-97, be waived to allow for interior building renovations in the Dunwoody Village Overlay (DVO) District, by the approval of a Special Land Use Permit.</p>	27-Apr-15	<p>Special Land Use Permits\2015\04-April\SLUP 15-041\GIS</p>	<p>For the building of a law office: To waive the requirements of the DVOD with the following conditions:</p> <ol style="list-style-type: none"> 1. The scope of work shall not exceed \$121,699.13. 2. The applicant shall submit invoices to the City prior to obtaining a permit. 3. The portions of the code to be waived apply to the current scope of work only. 4. Signs, streetscape and pedestrian amenities, public areas, service areas, and retaining walls, and other requirement of section 27-97 that can be accomplished without creating site non-conformities and that do not require the relocation of buildings or the parking lot. 5. The owners makes the building more accessible to the street and sidewalk on Dunwoody Village Parkway.

1725 Mount Vernon Rd.	O-Ic	DV-2	Rezoning	Applicant requested rezoning to remove condition on previous site plan to allow 40 foot front yard setback	Approved October 29, 2012 with conditions	file:///dunfiles/hr1/dunwoodyshare/Community%20Development/Planning%20and%20Zoning/Rezonings/2012/October/RZ%2012-102/Final%20Conditions/RZ%2012-102.pdf	For a bank: To change the conditions of zoning by removing a required condition of compliance with the 1977 site plan and instead complying with the conditions that the project must comply with the site plan and that no land uses are to be enabled or restricted that alters DeKalb County's previously approved land uses.
5540 Chamblee Dunwoody Rd.	C-1	DV-1	Variances	Variances for Chase Bank	ZBA 11-073 approved with conditions July 7,	Chase Bank variances	For a bank: Sidewalk and pedestrian crosswalks, parking, lot width; lot area; setbacks, and yard requirements changes needed.
Everything below was rezoned/granted before Dunwoody adopted cityhood							
5506 Chamblee Dunwoody Rd.	C-1c	DV-1	Rezoning	Rezoning from R-150 to C-1 Rezoning for amendments in order to build a bank.	Approved with conditions 02/23/1988 (see CZ 77105 for alteration of conditions 01/09/1990, 11/27/1990, and 03/26/1991) CZ 08 14807 May 2008	Conditions from CZ 08 14807	2008 Bank of North Georgia modify conditions of zoning for (CZ-77105) and (CZ-88036) to allow for a bank. 1. Approval with conditions to Provide inter parcel access to private drive 2. No access curb cut from Chamblee Dunwoody 3. Variances to reduce setbacks, and parking to be considered by the ZBA. 4. Drainage improvements shall be subject to approval of the Development Division of Public Works.
1497 Mount Vernon Rd.	O-I-T	DV-2	Rezoning from R-100 to O-Ic	Rezone to OIT for a 2-story office	approved with conditions September 25, 2001 Z 01 038	Rezoning\DeKalb County (Pre-2009)\2001\Z 01 038\Conditions of zoning	For a 2-story, 16,000 sq. ft. office building Approval of OIT with conditions: 1. A deceleration lane is provided as indicated on the site plan if approved by Public Works. 2. 64 parking spaces if the square footage shown is to be approved. 3. Landscape plan. 4. Right-turn-in/right-turn-out only if approved by Public Works. 5. Buffer variances to be taken to the Board of Appeals

5550 Chamblee Dunwoody Rd.	C-1	DV-1	Rezoning from R-150 to C-1 (1985), request for alteration of conditions	initially conditioned to C-1, then requested an alteration of conditions to allow for an increase of 8,000 sq. feet for new grocery store, then requested an alteration of conditions to modify buffers, parking, and ROW provisions, then requested alteration of conditions	Approved with conditions May 28, 1985 (first rezoning), approved with conditions December 14, 1993, approved for alteration of conditions July 26, 1994, approved September 29, 1999 (request for alteration of conditions)	Rezoning\DeKalb County	For a Fresh Market: an alteration of conditions to allow for an increase of 8,000 sq. feet for new grocery store, then requested an alteration of conditions to modify buffers, parking, and ROW provisions, then requested alteration of conditions
1259 Dunwoody Village Pkwy.	C-1	DV-1	Rezoning	alteration of conditions to modify buffers, parking, and right of way provisions.	Approved July 26, 1994	Rezoning\DeKalb County (Pre-2009)\1985\CZ 85 083\Conditions of zoning	alteration of conditions to modify buffers, parking, and right of way provisions. CZ-92005 development in Shops of Dunwoody 1. Williamsburg architecture. 2. Height maximum of 1 1/2 story. 3. Sign ordinance to include no neon or internally lit signs. 4. Access and road improvements as may be required by Public Works. CZ-77105 1. 150'-200' buffer adjoining Hidden Branches per site plan. 10' buffer variance at southernmost drive per site plan. 2. One point of access on Chamblee Dunwoody Rd, one point on Nandina Ln, and connector to Dunwoody Village Pkwy per site plan. Access to lots A, B, and C via internal service roads. 3. A 6' screening fence on west property line. 4. Williamsburg architecture. 5. No drainage retention in undisturbed buffer.
5592 Chamblee Dunwoody Rd.	C-1	DV-1	Rezoning from R-150-C-1, applicant requested an alteration of conditions	alteration of conditions to modify buffers, parking, and right of way provisions.	Approved May 28, 1985 (rezoning), approved July 26, 1994 (alteration of conditions), approved December 14, 1993 (additional alteration of conditions CZ 85 016)	Rezoning\DeKalb County (Pre-2009)\1985\CZ 85 083\Conditions of zoning	alteration of conditions to modify buffers, parking, and right of way provisions. CZ-92005 development in Shops of Dunwoody 1. Williamsburg architecture. 2. Height maximum of 1 1/2 story. 3. Sign ordinance to include no neon or internally lit signs. 4. Access and road improvements as may be required by Public Works. CZ-77105 1. 150'-200' buffer adjoining Hidden Branches per site plan. 10' buffer variance at southernmost drive per site plan. 2. One point of access on Chamblee Dunwoody Rd, one point on Nandina Ln, and connector to Dunwoody Village Pkwy per site plan. Access to lots A, B, and C via internal service roads. 3. A 6' screening fence on west property line. 4. Williamsburg architecture. 5. No drainage retention in undisturbed buffer. alteration of conditions to modify buffers, parking, and right of way provisions.

1259 Dunwoody Village Pkwy.	C-1c	DV-1	Rezoning	alteration of conditions to modify buffers, parking, and right of way provisions. Applicant requested alteration of conditions	Approved with conditions December 14, 1993 Approved with conditions July 26, 1994 Approved alteration of conditions by DeKalb Board of Commissioners September 29, 1999		For Publix grocery store. Requested to alter conditions to increase to 91,000 sq. feet (additional 8000 sq. feet) using roadway alterations.
5500 Chamblee Dunwoody Rd.	C-1c	DV-1	Rezoning	Applicant requested alteration of conditions	Approved with conditions March 26, 1991 Approved November 24, 1992 Approved October 12, 1993 Approved July 26, 1994 CZ 77 105 Approved with conditions December 14, 1993	CZ 88036 Conditions	This property has had many changes over the decades. Most recently altered for 2 restaurants in 1993. Conditions for Boston Market restaurant include modifying access to parcels to discourage direct access from Chamblee Dunwoody Rd. Also, conditions were altered to reduce the intensity of the proposed development to be more compatible with the land area.
5528 Chamblee Dunwoody Rd.	C-1	DV-4	Rezoning from R-150 to C-1	rezoning for offices/retail		Z 92 005	January 1992 1) Designed to a Williamsburg Architecture; 2) Height a maximum of 1.5 stories: 3) Sign ordinance to include no neon internally lit signs 4) Access and road improvements as may be required by Public Works.

1719 Mount Vernon Rd.	O-I	DV-2	RZ from R-100 to O-I	approved w/ conditions 6/8/77, administrative alteration 4/28/80	June 1977, April 1980	CZ 77 062 (no digital folder)	<p>In 1977, rezoning from R-100 to O-I took place with 20 conditions for an office park development along Mount Vernon Rd. Conditions included: A fence (removed in 1980)</p> <p>50 foot buffer strip</p> <p>low intensity lighting</p> <p>Williamsburg design</p> <p>2nd floor window needs approval from closest property owner</p> <p>No exposed concrete block</p> <p>Drainage facilities in line with DeKalb Co. requirements.</p> <p>No parking or motor vehicle access of any kind shall be located to the South of buildings.</p> <p>Uses limited to business and professional offices</p> <p>redevelopment shall adhere to site plan</p> <p>height limited to two stories</p> <p>maximum of 3 curb cuts</p> <p>ROW of 50' to center line will be deeded to County, pavement widened to 24' from center line and sidewalk constructed.</p> <p>new buildings will be Williamsburg style</p> <p>parking to be front and side</p> <p>maximum floor area ration to be .25</p> <p>applicant to compensate residential owner to east for any loss based on MAI appraisal before and after rezoning.</p> <p>pedestrian easement is provided (removed in 1980)</p> <p>10% variance not be included in the application (can be accomplished administratively)</p> <p>1980: approval for alteration of conditions to remove a fence requirement as well as a pedestrian easement being provide along west property line to nearby Dunwoody Elementary</p>
1637 Mount Vernon Rd.	C-1	DV-1	RZ from R-100 to C-1	Approved C-1 with conditions recommended by staff	1979	CZ 79 041	<p>Rezoning from R-100 to C-1. Williamsburg Architecture and prohibited use list enclosed (drive-in window for restaurant is prohibited)</p>
1555 Mount Vernon Rd.	O-I	DV-2	Rezoning from R-100 to O-I	conditions of O-I	approved as conditioned July 26, 1977	CZ 77 099	<p>From residential to O-I for building a Crest Realty Company office.</p> <p>30' buffer variance on west line.</p> <p>1 story building with daylight basement. Parking in rear.</p> <p>Office use of existing structure, addition to meet O-I standards. Five foot porch to be added as per site plan.</p> <p>10' lot width variance.</p> <p>Front elevation to be of Williamsburg design.</p> <p>Visitor parking in minimum front yard.</p>



50 DU/AC

This is the threshold where podium or basement parking becomes necessary. Four levels of wood-frame housing in the form of stacked flats, lofts or stacked townhouses can be built above a concrete framed garage.

Packet page:...



**6025 Matt Hwy.
Cumming, GA 30028**

Project Name: Dunwoody Village Streetscape

Date: August 1st, 2014

Owner: City of Dunwoody
41 Perimeter Center East, St. 250
Dunwoody, GA 30346

Engineer: Kimley-Horn and Associates, Inc.
817 West Peachtree Street, The Biltmore St 601
Atlanta, Georgia 30308

Contractor: Johnson Landscapes d/b/a Vertical Earth
6025 Matt Highway
Cumming, GA 30028

Manufacturer: Victor Stanley, Inc.

Product: C-138: 6' Bench, Ipe Wood Slats, Color: Tavern Square Green
FC-12: 36 Gal Receptacle, Color: Tavern Square Green
RECYCLE FC-12: 36 Gal Receptacle, Color: Tavern Square Green

Submittal Number: 5

Engineer's Review:

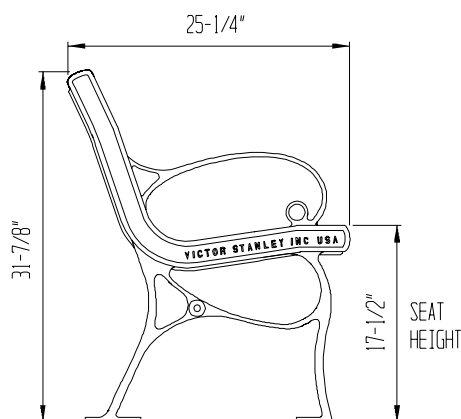
**Phone: 770-888-2224
Fax: 678-947-3672**



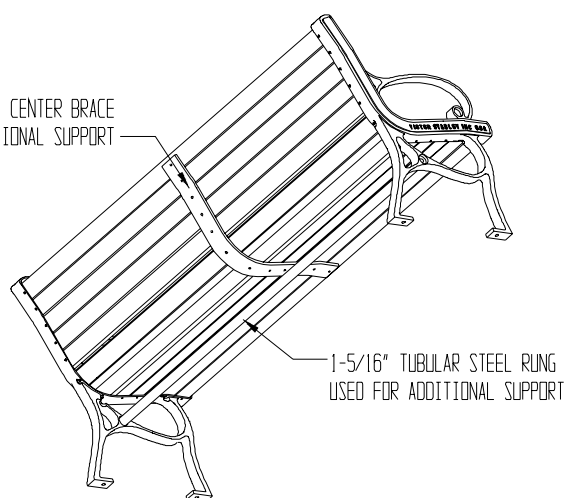


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WEB SITE: HTTP://WWW.VICTORSTANLEY.COM

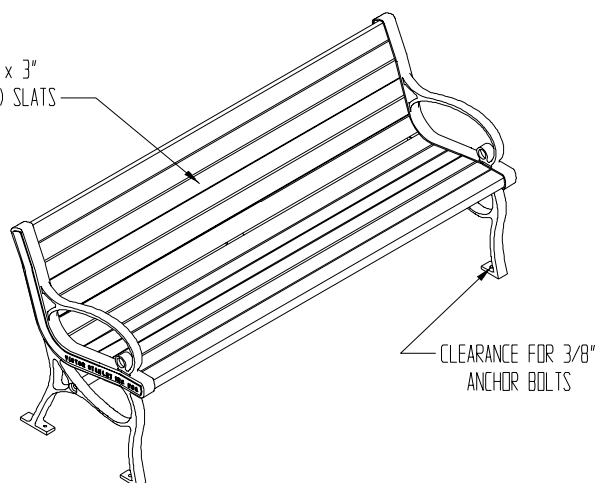


3/8" x 3" CENTER BRACE
FOR ADDITIONAL SUPPORT

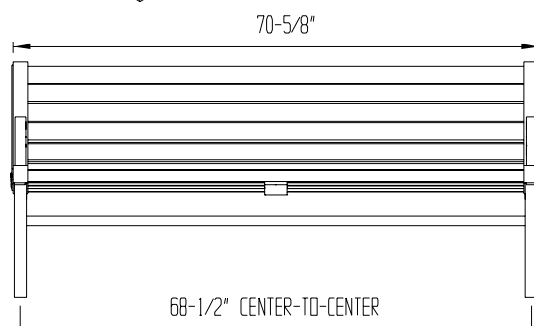


1-5/16" TUBULAR STEEL RUNG
USED FOR ADDITIONAL SUPPORT

(12) 2" x 3"
(NOMINAL) SLATS



CLEARANCE FOR 3/8"
ANCHOR BOLTS



CENTER-TO-CENTER DISTANCES ARE APPROXIMATE
(VARIATIONS IN CASTINGS ARISE FROM DIFFERENT RATES OF COOLING)

AVAILABLE OPTIONS:

POWDER COATING

10 STANDARD COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)

SLAT TYPES

WOODS: PHILIPPINE MAHOGANY AND IPE

2nd SITE SYSTEMS® REINFORCED RECYCLED PLASTIC SLATS

COLORS: GRAY, MAPLE, CHERRY, AND WALNUT

INTERMEDIATE & CENTER ARMRESTS

4', 6', & 8' AVAILABLE WITH OPTIONAL ARMRESTS

8' AVAILABLE WITH FULL CENTER LEG WITH OR WITHOUT ARM

LENGTHS

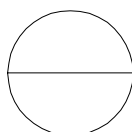
STANDARD 4'

STANDARD 6' LENGTH SHOWN

STANDARD 8'

NOTES:

1. DUCTILE IRON CASTINGS COME WITH A TEN YEAR WARRANTY AGAINST BREAKAGE.
2. DRAWING NOT TO SCALE. DO NOT SCALE DRAWINGS.
3. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH COAT AVERAGES 8-10 MILS (200-250 MICRONS).
4. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BENCH IS IN PLACE. THIS VICTOR STANLEY INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
5. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
6. FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
7. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
8. THIS PRODUCT IS SHIPPED PARTIALLY UNASSEMBLED.



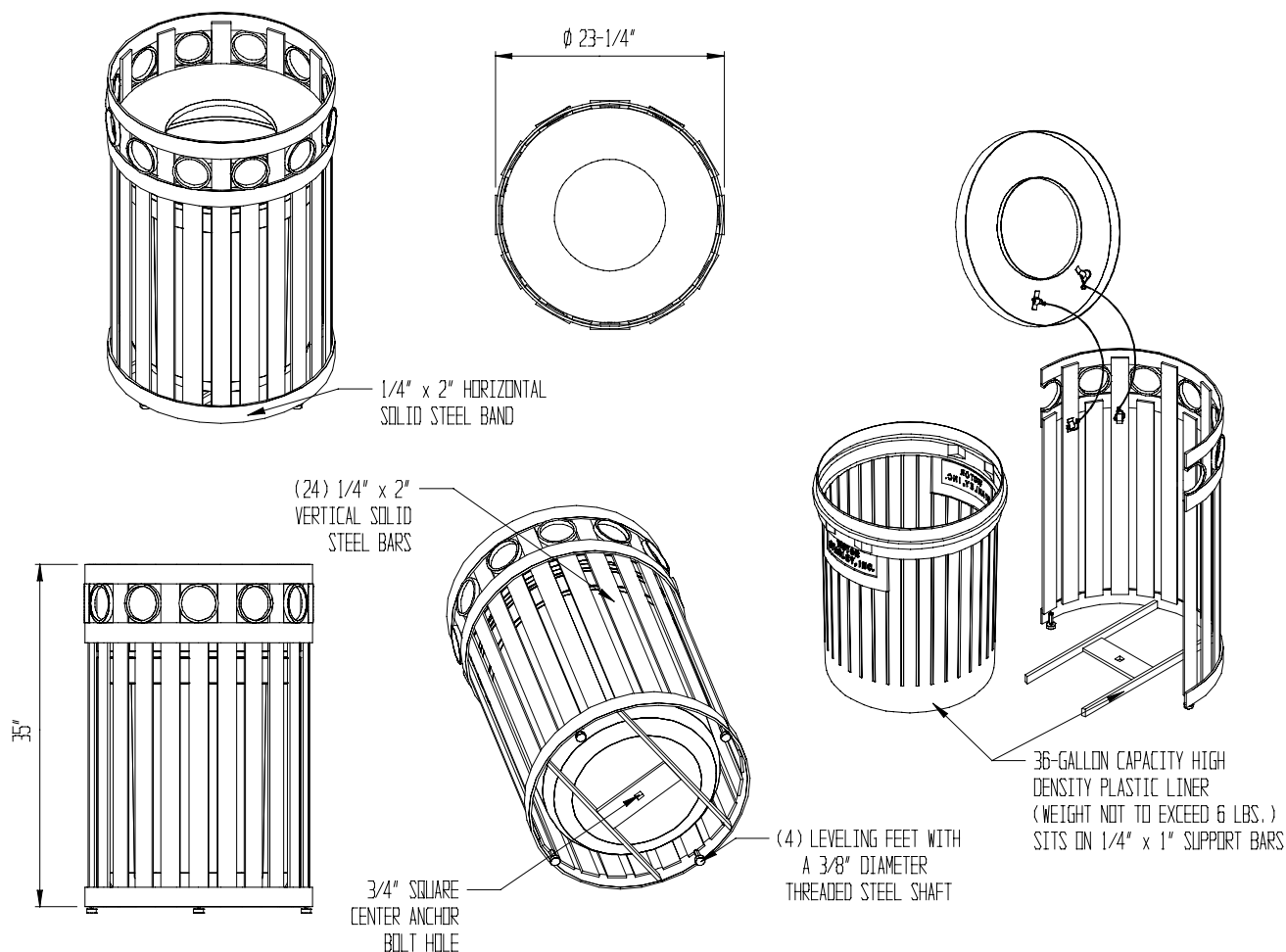
C-138

CLASSIC SERIES STANDARD BENCH WITH DUCTILE IRON END FRAMES
SHOWN: STANDARD 6-FOOT LENGTH



VICTOR STANLEY, INC.
-Manufacturers of Quality Site Furnishings since 1962-

P.O. DRAWER 330 - DUNKIRK, MD 20754 USA
 TOLL FREE: (800) 368-2573 (USA & CANADA)
 TEL (301) 855-8300 - FAX (410) 257-7579
 WEB SITE: HTTP://WWW.VICTORSTANLEY.COM



AVAILABLE OPTIONS:

POWDER COATING

10 STANDARD COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)

CUSTOM PLAQUES & DECALS

AVAILABLE WITH STEEL PLAQUES IN VARIOUS SIZES AND PRESSURE SENSITIVE VINYL OUTDOOR DECALS.

LIDS

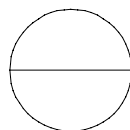
STANDARD TAPERED FORMED LID (AS SHOWN). AVAILABLE WITH OPTIONAL S-2B FORMED DOME, S-2B FORMED DOME WITH STAINLESS STEEL ASHTRAY, AND OS-32 FORMED DOME WITH SELF CLOSING DOOR.

SECURITY

LID IS SECURED WITH VINYL COATED GALVANIZED STEEL AIRCRAFT CABLE. CABLE IS LOOPED AROUND WELDED IN PLACE ATTACHMENT BRACKETS AND CRIMPED IN PLACE.

NOTES:

1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD FILM COATING. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. VICTOR STANLEY, INC., PLASTIC INNER LINERS ARE MOLDED ON TOOLING DESIGNED FOR AND OWNED BY VICTOR STANLEY, INC. THEY OFFER MAXIMUM CAPACITY AND STRENGTH WITH LIGHTWEIGHT CONSTRUCTION USING CRITICAL MOLDED RIBS, INTEGRAL HANDHOLDS, AND HIGH-STRENGTH MATERIALS. THIS MINIMIZES HANDLING DIFFICULTY AND FACILITATES EASY EMPTYING AND STORAGE WHILE AFFORDING LONG SERVICE LIFE.
5. ANCHOR BOLT NOT PROVIDED BY VICTOR STANLEY, INC.
6. FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
7. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
8. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.



FC-12

CONCOURSE SERIES

36-GALLON LITTER RECEPTACLE
 SHOWN: STANDARD TAPERED FORMED LID



VICTOR STANLEY, INC.®

-Manufacturers of Quality Site Furnishings since 1962-

1.800.368.2573 (USA & Canada)

P.O. Drawer 330, Dunkirk, Maryland, 20754 USA

301.855.8300 | Fax: 410.257.7579

sales@victorstanley.com

www.victorstanley.com

Drawn By: CLB

Rev: 05/22/2013

Layout ID: RB15

VSI Standard Band Decal

Graphics Application: The graphics will be digitally printed onto a pressure sensitive vinyl decal and applied to the top steel band of the receptacle.

Band Size: 73" x 2 1/2"

Decal Size: 36 1/2" x 2 1/4" (2 decals per band)

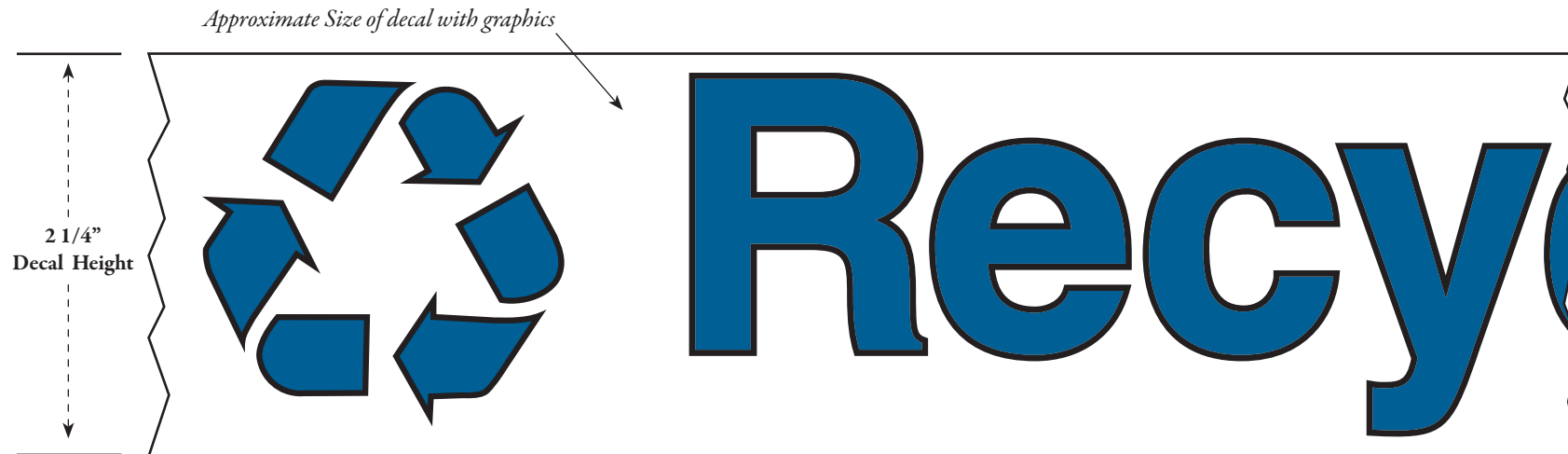
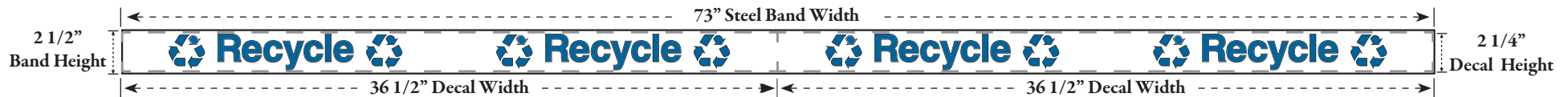
Decal Material Color: White

Image Color: Intense Blue & Black

Customer Approval

Date: ____/____/____

This option is available for the following VSI products: FC-12



Specifications are subject to change at manufacturer's discretion to ensure proper fit and/or optimum output.


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Drawn By: CLB
Rev: 05/22/2013
Layout ID: RB25

VSI Standard Band Decal

Graphics Application: The graphics will be digitally printed onto a pressure sensitive vinyl decal and applied to the top steel band of the receptacle.

Band Size: 73" x 2 1/2"

Decal Size: 36 1/2" x 2 1/4" (2 decals per band)

Decal Material Color: Clear

Image Color: White

Customer Approval

Date: ____/____/____

This option is available for the following VSI products: FC-12



Specifications are subject to change at manufacturer's discretion to ensure proper fit and/or optimum output.


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sales@victorstanley.com

www.victorstanley.com

Drawn By: CLB
Rev: 04/10/2012
Layout ID: RL30

VSI Standard Recycle Lid Decal

Graphics Application: The graphics will be digitally printed onto a pressure sensitive vinyl decal and applied to the lid.

Decal Size: 4-part decal arrangement varies depending on size of lids.

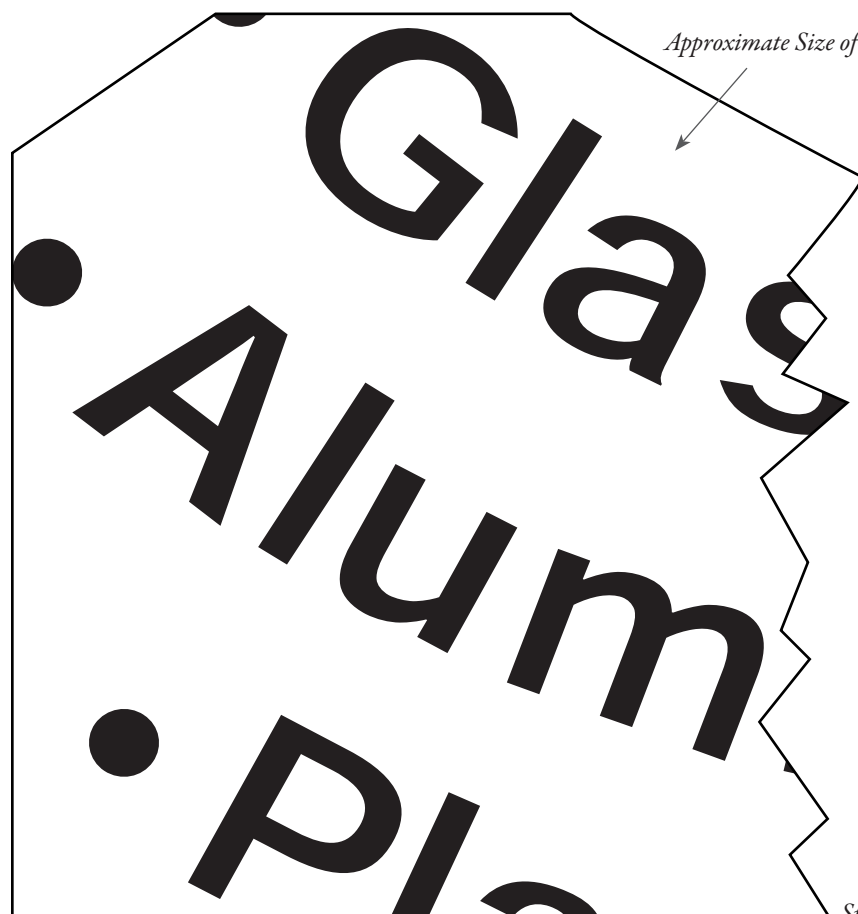
Decal Material Color: Clear

Image Color: Intense Blue & Black

This option is available for the following VSI product: S-35, SD-35, S-535, S-42, SD-42, SD-242, S-424, S-45, T-24, T-32, ES-135, ES-235, ES-335, ES-142, ES-242, ES-342, RB-24, RB-36, RB-45, PRS-36, PRS-45, FC-12, RS-12

Customer Approval

Date: ____/____/____



Specifications are subject to change at manufacturer's discretion to ensure proper fit and/or optimum output.

Packet page:...