

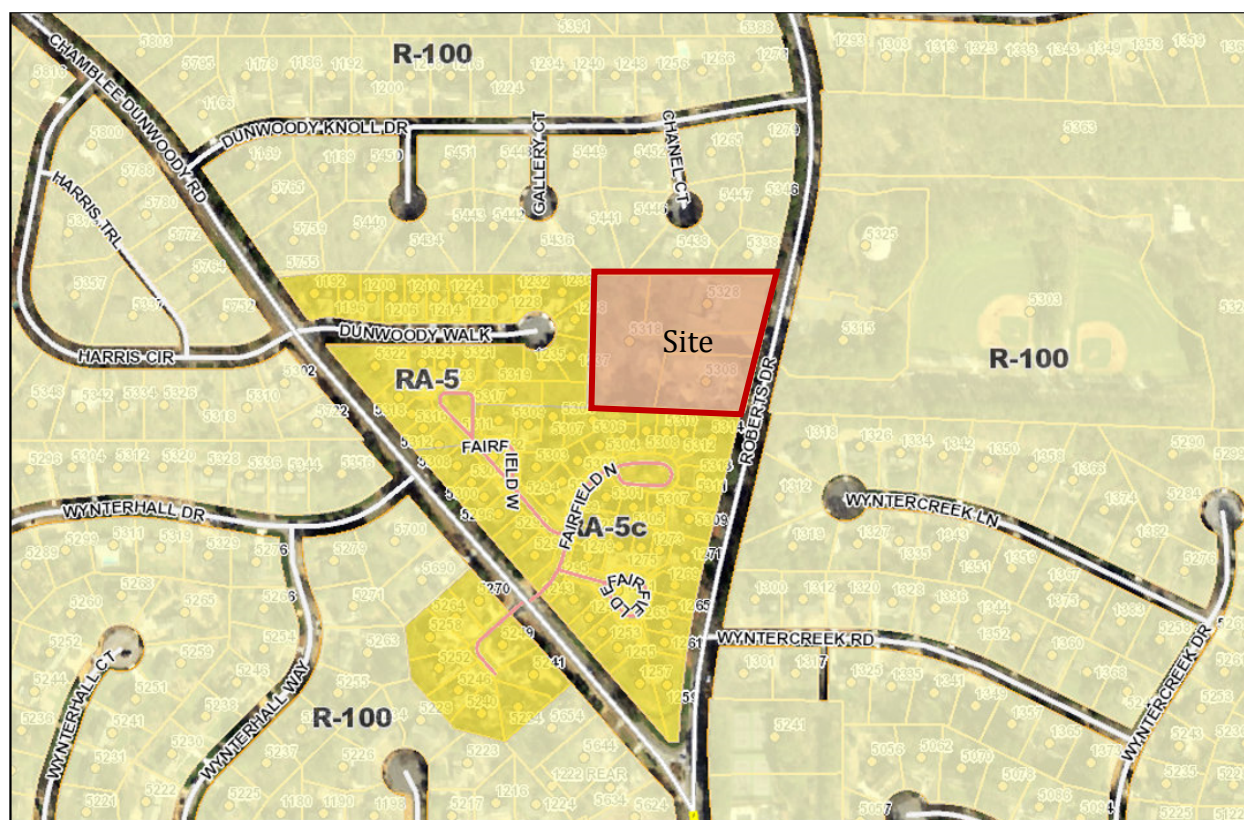
MEMORANDUM

To: City Council

From: John Olson, AICP

Date: November 9, 2020

Subject: **RZ 20-02:** Peachland Housing group seeks to rezone the properties located at 5308, 5318, and 5328 Roberts Drive from their current R-100 (Single-dwelling Residential) District zoning classification to an R-50 (Single-dwelling Residential) District.



BACKGROUND

The subject properties in question consist of three separate single-family lots, located at 5308, 5318, and 5328 Roberts Drive. According to Dunwoody's official zoning map, all three properties are zoned R-100 (Single-dwelling Residential) District, and consist of approximately 3.3 acres of land.

The applicant, Peachland Housing Group, Inc, seeks a rezoning from the R-100 (Single-dwelling Residential) District to an R-50 (Single-dwelling Residential) District. With the use, the applicant intends to redevelop the site into a 1415-lot single-family subdivision.

Of the three lots, 5318 and 5328 Roberts Drive contain ranch style homes built in the 1960's. The third house, located 5308 Roberts Drive, is known as the Swancy House. It was originally built in 1889 as a three-bedroom farmhouse house, but over the years it has been modified with new additions. 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. To make way for the new housing, the two existing houses at 5318 and 5328 will be demolished; however, the historic Swancy house will be saved and incorporated into the new subdivision.

Based on the building elevations submitted, each new home will be 1.5 stories in height and feature a variety of classical architectural designs that fit the design and feel of the Swancy house. Traditional material of the exterior will include a mix of brick, stone, and wood. In addition, the architecture is intended to promote a cottage feel with main floor living intended for empty nesters.

An applicant initiated community meeting was held on Monday, July 6, 2020. During the meeting, the applicant provided a brief presentation of the proposed site plan and provided a handout to the attendees. According to the summary report, the three main concerns that came from the meeting were screening, stormwater, and traffic.

SITE ANALYSIS

Review of the site plan indicates that the development will contain a unit density of 4.17 ~~4.47~~ units per acre, which is less than 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 Neighborhood found to the north (2.13 units per acre).

Density of Adjacent Property		
Subdivision	Zoning	Density
Dunwoody Knoll	R-100	2.13 DU/AC
Proposed Concept Plan	R-50 (Proposed)	<u>4.17</u> 4.47 DU/AC
Dunwoody Walk	RA-5	5.69 DU/AC
Fairfield Townhomes	RA-5	6.19 DU/AC

Based on the density table above, lot sizes for the concept plan will be slightly larger than 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.

From the western curblineline of Roberts Drive toward the northwestern edge of the property, the elevation gradually drops by approximately 20 feet. Looking west from Roberts Drive the site is largely visible with few trees; however, there is a concentration of mature trees found along the back property line. Just east of the rear property line there exists a 20-foot drainage easement that contains an underground storm sewer pipe that directs runoff from the Fairfield Townhomes downstream from the site. To achieve adequate spacing from units 6 thru 8, the applicant proposes to relocate the easement and associated stormwater infrastructure further west from its current location; however, the developer will need to

come to an agreement with the Fairfield homeowners to relocate the storm sewer. The runoff from the onsite areas will drain to an underground stormwater detention facility found along the northwest corner of the 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.

SURROUNDING LAND USE

Immediately south of the development lies the Fairfield townhomes, which consist of 59-units, zoned RA-5 (Single-dwelling Residential) District. 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. The proposed development is within walking distance to the Dunwoody Nature Center, the new Austin Elementary, and the restaurants and shops located within Dunwoody Village. The Dunwoody Nature Center is also found nearby, immediately north of the school site.

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

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

REVIEW AND APPROVAL CRITERIA

Chapter 27, Section 27-359 identifies criteria to be applied by the Department of Planning, the Planning Commission, and the City Council in evaluating applications for zoning changes. 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 'single-family residential' and 'aging in place appropriate uses, which is consistent with the applicant's request. Further, the proposed R-50 district is not at odds with the Comprehensive Plan, as the R-50 zoning category is called out in "FIGURE 16: Future Land Uses Table" as a supported future land use.

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, as further detailed in the site analysis above. As previously noted, adjacent and nearby properties include large lot single-family housing (zoned R-100) to the north, 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 a 14 15 single-family units at 4.17 4.47 units per acre is suitable in view of adjacent subdivisions that have higher densities.

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

Currently zoned R-100, the subject lots would support a reasonable economic use for the development of approximately six single-family homes. However, approving the site for R-50, would enhance the economic use of the site to allow up to 14 15 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). 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.

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 includes the preservation of the Swancy Farmhouse, located at 5308 Roberts Drive. According to the development proposal, each of the new houses will be built with complementary architecture with the historic house.

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 14 15 lots may cause a modest increase in traffic. However, considering the development is planned to be targeted to empty nesters, it would not appear to create a situation of excessive or burdensome use of existing streets, transportation facilities, or utilities. According to DeKalb County Schools, if the development is not age-restricted, the development would be expected to generate 9 students: 3 at Austin Elementary, 1 at Peachtree Middle School, and 1 at Dunwoody High School.

SUMMARY OF SEPTEMBER 15, 2020 PLANNING COMMISSION

Planning Commission held a public hearing regarding the case on September 15, 2020. Following discussions, Commissioner Thomas O'Brien motioned to approve the case incorporating staff conditions with the following additional recommendations:

1. The developer shall construct a storm drain under the proposed private street and dedicate to the City. The new storm drain shall be similar in nature to the existing concrete storm drain on the northern section of the property. All associated costs with the new storm drain shall be responsibility of the developer;
2. The Developer shall provide landscaping along the northern property line of the development, which will be approved by the City Arborist;
3. All landscaping along the perimeter of the development shall be installed prior to the start of construction on any new homes; and
4. The project shall not be an age restricted development.

RECOMMENDATION

Based on the findings in the review and approval criteria above, staff recommends that RZ20-02 be approved subject to the following exhibits and conditions:

EXHIBIT A: Site plan, dated revised ~~November 3~~September 9, 2020

EXHIBIT B: Landscape Plan, dated revised ~~October 5~~November 3, 2020

EXHIBIT C: Lot Coverage Calculations

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 final plat, the Owner shall dedicate sufficient right of way along Roberts Drive so that it aligns with the property to the north and south; the existing fence that will subsequently be within the public right of way on lot 5308 Roberts Drive will be grandfathered as an existing condition provided that the owner enters into a right of way encroachment agreement with the City;
3. The City, in perpetuity, shall grandfather the existing shed located at 5308 Roberts Drive as a legal non-conforming structure that will not be required to be conforming if it is remolded or renovated; however, the shed cannot be relocated or extended and shall be torn down if the house is ever demolished.
4. All on-site utilities shall be buried underground;
5. The owner shall maintain the existing sidewalk along Roberts Drive making repairs/replacement as necessary for the development of the site. A five (5) foot wide sidewalk shall be installed on one side of the private road serving the development with trees spaced adequately apart behind the back of curb per "Exhibit A";
6. No gates should be permitted at the entrance into the development;
7. There will be no requirement for an accel/decel lane on Roberts Drive in connections to the construction of an entrance to the development;

Architecture: The following shall apply to all new homes; these conditions shall not apply to the existing home currently at 5308 Roberts Drive;

8. Garage doors shall have appearance of wood doors. Garage doors constructed of metal may not be smooth or have polished metallic finish. Garage door glazing shall be limited to no greater than 25% of the garage door;
9. The following are the only materials allowed as exterior materials for the façade of the homes: brick, stone, wood, hard coat stucco, or cementitious building products in the form of traditional materials such as shake and siding;
10. No vinyl or aluminum siding shall be permitted on any façade;
11. All homes shall have a watertable detail on all sides of the home as follows:
 - a. Watertable shall be either brick, stone, or hard coat stucco.
 - b. Watertable shall be from the ground up to an approximate height equal to the first-floor finish elevation of the home so that there is no exposed foundation.
12. Windows may be constructed of wood or metal;
13. All street facing window muntin grids may be true divided light (TDL) or simulated dived light (SDL). Grills between glass (GBG) are not permitted;
14. All street facing chimneys shall originate at grade;
15. Shingles on roof must be of the architectural style. Any street facing roof with a pitch equal or less than 3/12 must be a standing steam metal or equal design;
16. All homes within the development shall contain the owner's bedroom and bathroom on the main floor.

Utilities

17. Any stormwater detention facility will be underground.
18. 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;

19. The construction of new homes, including but not limited to the building footprint, driveways, walk-ways, patios or pools on individual lots, shall not exceed 50% of the Total Area for Impervious surface as defined in Exhibit "C". For purposes of this calculation, the Total Area for Impervious surface shall be defined at the Total Acreage of the development as identified on Exhibit "C", less the area of the private streets and sidewalks divided by the total impervious area created by the construction of new homes.

Landscaping

- 19.20. Development shall have covenants that require a homeowners association wherein the landscaped entrance area, stormwater detention system, stormwater pipes, lawns, screening, street trees in the right of way, and open space are maintained 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 screening;
- 20.21. A wood fence around the three sides of property may be installed or if existing may be repaired or replaced by an 8' tall wood privacy shadow box fence.

Planning Commission

22. The developer shall construct a storm drain under the proposed private street and dedicate to the City. The new storm drain shall be similar in nature to the existing concrete storm drain on the northern section of the property. Upon dedication, all associated costs with the new storm drain shall be responsibility of the developer;

(note: This condition does not relate to the private storm water infrastructure, which serves and benefits the proposed development and is to be maintained by the HOA as noted in condition 20. The Planning Commission recommended the relocation and dedication of the storm drain line (condition #22) and the applicant has agreed to the condition as stated by the Planning Commission above. The dedication of the storm pipe under the proposed private road relates only to the relocation of the Roberts Drive storm drain line that is owned by the City and does not serve or benefit the proposed development. The Public Works Director has recommended the relocation of the line BUT requires the line to be converted to a private storm drain line although it does not serve the proposed development. While City Council discussed this matter, it remains the option of the City Council to either keep the recommendation of the Planning Commission or require the applicant to relocate the line and require the line to be converted to a private line.)

- 21.23. The Developer shall provide landscaping along the northern and western property line of the development, in general conformity with "Exhibit B" with necessary changes to meet land development requirements, zoning regulations, conditions of zoning, and city arborist recommendations with the voluntary cooperation and input of the adjacent property owner;
- 22.24. All landscaping along the perimeter of the development shall be installed prior to the start of construction on any new homes; and
- 23.25. Community should be designed to target empty nester/active adults. Play sets, basketball goals, temporary or above ground pools, and trampolines shall be prohibited in private yards as per the HOA covenants.

Attachments

- EXHIBIT A: Site plan, dated revised ~~November 3~~ September 9, 2020
- EXHIBIT B: Landscape Plan, dated revised November 3 ~~October~~ 5, 2020
- EXHIBIT C: Lot coverage calculations
- RZ20-02 Application Packet
- Dunwoody Comprehensive Plan Excerpt



LOCATION MAP
(MIS)



TYPICAL ROAD SECTION

(SCALE 1"=5')

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NORTH

30 0 30 60

Exhibit A
SITE PLAN

THE COTTAGES

DUNWOODY, DeKALB COUNTY GEORGIA

PROJECT NO.:

DATE: MAY 27, 2020, REVISED: NOVEMBER 3, 2020

SCALE: 1" = 30'

FILE NAME: DN P03.dwg

DESIGN/DRAWN: slr/sch

PROJECT INFORMATION	
PROJECT NO.:	
DATE: MAY 27, 2020, REVISED: NOVEMBER 3, 2020	
SCALE: 1" = 30'	
FILE NAME: DN P03.dwg	
DESIGN/DRAWN: slr/sch	

SITE DATA:

5308, 5318 & 5328 ROBERTS DRIVE
DUNWOODY, GA

LANDLOT: 376
18th DISTRICT

TAX MAP ID: 18 376 02 003
18 376 02 006
18 376 02 005

TOTAL ACREAGE: 3.351 AC±
EXISTING ZONING: R-100
FUTURE LAND USE: RESIDENTIAL

PROPOSED ZONING: R-50

MINIMUM LOT SIZE: 6,000 S.F.
MINIMUM LOT FRONTAGE: 50' (35' CUL DE SAC)
MAXIMUM DENSITY: 5 UNITS/ ACRE
ACTUAL DENSITY: 4.17 UNITS/ ACRE

STREET FRONT AND SIDE: 5'
GARAGE FRONT: 20' FROM SIDEWALK
OR CURB
SIDE: 5' (VARIANCE REQUESTED)
REAR INTERIOR: 20' (VARIANCE REQUESTED)
REAR EXTERIOR: 30'

MAXIMUM BUILDING LOT COVERAGE: 75% (VARIANCE REQUESTED)
MAXIMUM BUILDING HEIGHT: 35'

LOT TABLE

LOT NUMBER	LOT AREA (S.F.)	LOT FRONTAGE
1	6,915	89
2	6,000	70
3	6,001	71
4	6,003	72
5	6,270	40
6	8,477	51
7	8,886	66
8	11,292	50
9	6,410	35
10	6,558	60
11	6,573	60
12	6,356	75
13	6,982	90
14	17,257	141

APPLICANT:

PEACHLAND HOMES, INC.
2494 JETT FERRY ROAD
SUITE 202
DUNWOODY, GEORGIA 30338
CONTACT: TY WHITE (770)844-9976

NOTE:

- EXISTING STRUCTURES WILL BE REMOVED UNLESS OTHERWISE NOTED.
- TRASH PICK UP FOR THE DEVELOPMENT WILL BE RESIDENTIAL CONTAINER PICK UP AT EACH DRIVEWAY.
- REFERENCE BOUNDARY SURVEY BY 303 ENGINEERING DATED JUNE 8, 2018.
- TOPOGRAPHIC INFORMATION IS BASED UPON CITY OF DUNWOODY GIS.

LOT COVERAGE CALCULATION			
			SF
Total Land (ac to SF)	3.351	43,560	145,969.56
* Includes Roberts ROW (SF)	10.00		
Land Area (SF)	3.35	43,560	145,969.56
			SF
Less: Private Street Paving			15,903.00
Less: Private Street Sidewalk			2,902.00
Total Area for Impervious			127,164.56
Average Area, House	3,229	13	41,977
Average Area, Outdoor Living	989	13	12,857
TOTAL	4,218		54,834
Current Swaney Home:			
House and Hardscape			7,236
Mailbox kiosk			100
Common area patio			300
Total: 14 houses/outdoor		62,470.00	49.13%

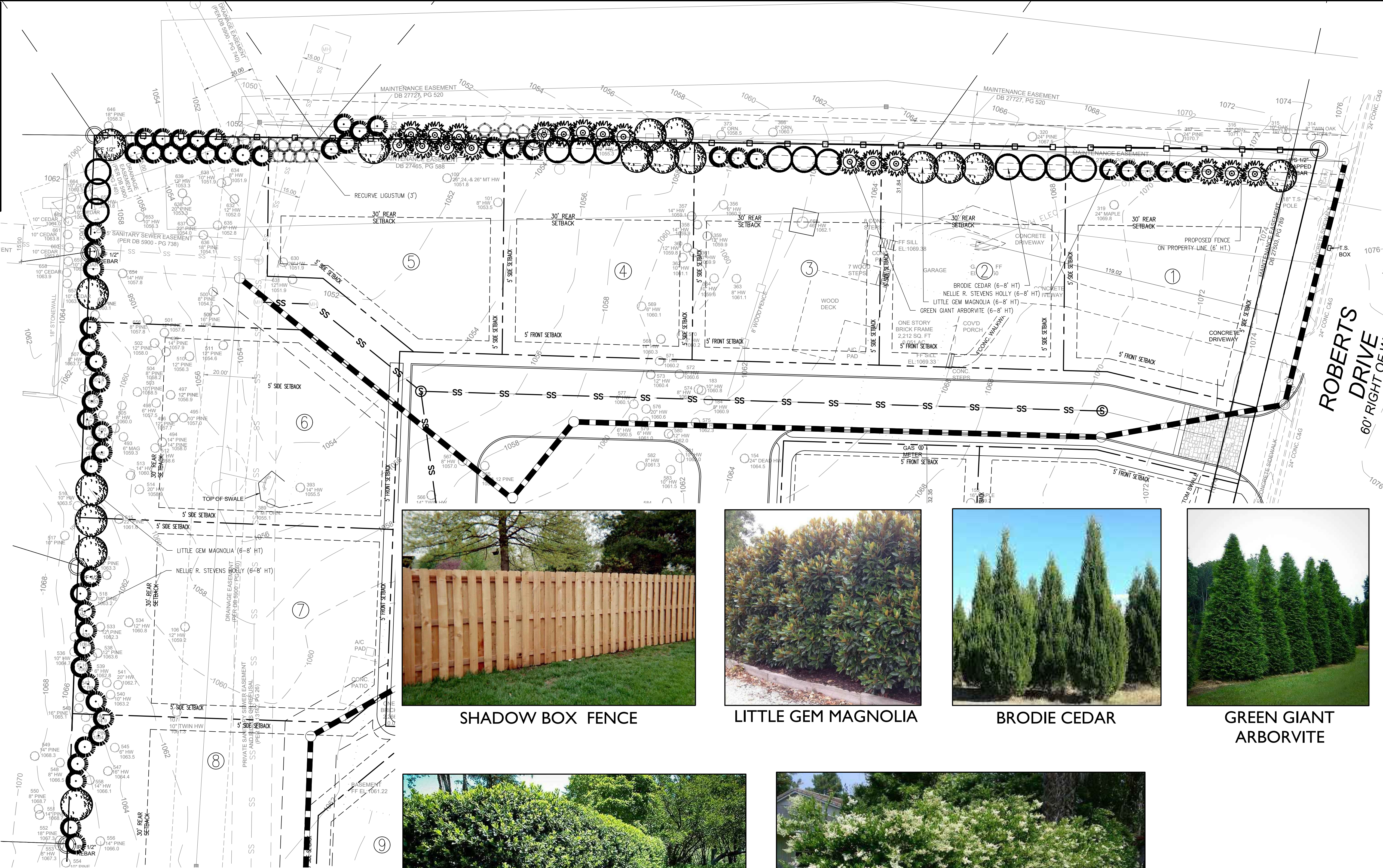
PROPERTY LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LAYING AND BEING IN LAND LOT 376 OF 18TH DISTRICT, OF DUNWOODY, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY (ROW) OF ROBERTS DRIVE AND THE EASTERN RIGHT OF WAY OF CHAMBERLAIN DUNWOODY ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG THE WESTERN RIGHT OF WAY OF ROBERTS DRIVE A DISTANCE OF 842.1 FEET TO A POINT, SAID POINT BEING ON THE SUBJECT PROPERTY CORNER AND IS THE TRUE POINT OF BEGINNING.

THENCE DEPARTING THE ROW OF ROBERTS DRIVE, N 87° 39' 45" W FOR A DISTANCE OF 221.0 FEET TO A POINT ON A LINE. THENCE, N 88° 02' 00" W FOR A DISTANCE OF 178.83 FEET TO A POINT ON A LINE. THENCE, N 02° 09' 10" E FOR A DISTANCE OF 331.24 FEET TO A POINT ON A LINE. THENCE, S 89° 25' 14" E FOR A DISTANCE OF 168.50 FEET TO A POINT ON A LINE. THENCE, S 89° 14' 08" E FOR A DISTANCE OF 300.11 FEET TO A POINT ON A LINE. SAID POINT BEING ON THE ROW OF ROBERTS DRIVE. THENCE RUNNING ALONG SAID ROW, S 13° 32' 03" W FOR A DISTANCE OF 149.23 FEET TO A POINT ON A LINE. THENCE, S 13° 07' 41" W FOR A DISTANCE OF 59.63 FEET TO A POINT ON A LINE. THENCE, S 13° 31' 03" W FOR A DISTANCE OF 141.22 FEET TO A POINT ON A LINE. SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 3.351 ACRES (145,569 SQUARE FEET)



PROPERTY LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LAYING AND BEING IN LAND LOT 376 OF 18TH DISTRICT, OF DUNWOODY, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY (ROW) OF ROBERTS DRIVE AND THE EASTERN RIGHT OF WAY OF CHARLIE DUNWOODY ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG THE WESTERN RIGHT OF WAY OF ROBERTS DRIVE A DISTANCE OF 842.2 FEET TO A POINT, SAID POINT BEING ON THE SUBJECT PROPERTY CORNER AND IS THE TRUE POINT OF BEGINNING;

THENCE DEPARTING THE ROW OF ROBERTS DRIVE, N 87° 39' 45" W FOR A DISTANCE OF 221.0 FEET TO A POINT ON A LINE. THENCE, N 88° 02' 00" W FOR A DISTANCE OF 178.8 FEET TO A POINT ON A LINE. THENCE, N 02° 09' 10" E FOR A DISTANCE OF 331.26 FEET TO A POINT ON A LINE. THENCE, S 89° 25' 14" E FOR A DISTANCE OF 168.50 FEET TO A POINT ON A LINE.

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5308, 5318 & 5328 ROBERTS DRIVE DUNWOODY, GA	
LANDLOT: 376 18 th DISTRICT	
TAX MAP ID: 18 376 02 003 18 376 02 006 18 376 02 005	
TOTAL ACREAGE: 3.351 AC± EXISTING ZONING: R-100 FUTURE LAND USE: RESIDENTIAL	
PROPOSED ZONING: R-50	
MINIMUM LOT SIZE: 6,000 S.F. MINIMUM LOT FRONTAGE: 50' (35' CUL DE SAC) MAXIMUM DENSITY: 5 UNITS/ ACRE ACTUAL DENSITY: 4.17 UNITS/ ACRE	
STREET FRONT AND SIDE: 5' GARAGE FRONT: 20' SIDE: 5' (VARIANCE REQUESTED) REAR INTERIOR: 20' (VARIANCE REQUESTED) REAR EXTERIOR: 30'	
MAXIMUM BUILDING LOT COVERAGE: 75% (VARIANCE REQUESTED) MAXIMUM BUILDING HEIGHT: 35'	
APPLICANT:	
PEACHLAND HOMES, INC. 2494 JETT FERRY ROAD SUITE 202 DUNWOODY, GEORGIA 30338 CONTACT: TY WHITE (770)844-9976	

- NOTE:**
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SHADOW BOX FENCE



LITTLE GEM MAGNOLIA



BRODIE CEDAR



GREEN GIANT ARBORVITE



NELLIE R. STEVEN HOLLY



RECURVE LIGUSTRUM

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NORTH

30 0 30 60

Exhibit B
NORTH AND WEST
BUFFER PLAN

THE COTTAGES

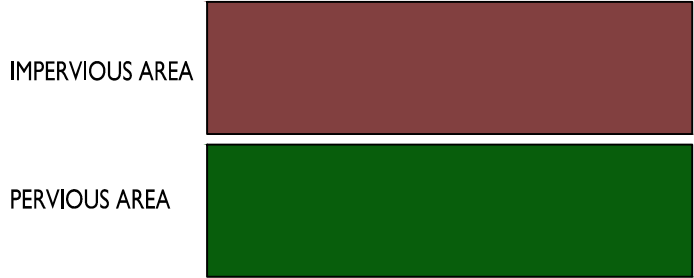
DUNWOODY, DeKALB COUNTY GEORGIA

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FILE NAME: DN P03.dwg	
DESIGN/DRAWN: slr/sch	



LOCATION MAP
(NTS)

LEGEND:



SITE DATA:

5308, 5318 & 5328 ROBERTS DRIVE
DUNWOODY, GA

LANDLOT: 376
18 th DISTRICT

TAX MAP ID: 18 376 02 003
18 376 02 006
18 376 02 005

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FUTURE LAND USE: RESIDENTIAL

PROPOSED ZONING: R-50

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MINIMUM LOT FRONTAGE: 50' (35' CUL DE SAC)
MAXIMUM DENSITY: 5 UNITS/ ACRE
ACTUAL DENSITY: 4.17 UNITS/ ACRE

SETBACKS:
STREET FRONT AND SIDE GARAGE FRONT: 5' OR 20' FROM SIDEWALK OR CURB
SIDE REAR INTERIOR: 5' (VARIANCE REQUESTED) 20' (VARIANCE REQUESTED)
REAR EXTERIOR: 30'

MAXIMUM BUILDING LOT COVERAGE: 75% (VARIANCE REQUESTED)
MAXIMUM BUILDING HEIGHT: 35'

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LOT COVERAGE CALCULATION				
				SF
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* Includes Roberts ROW (SF)	10.00			
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				SF
Less: Private Street Paving				15,903.00
Less: Private Street Sidewalk				2,902.00
Total Area for Impervious				127,164.56
Average Area, House	3,229	13		41,977
Average Area, Outdoor Living	989	13		12,857
TOTAL	4,218			54,834
Current Swancy Home:				
House and Hardscape				7,236
Mailbox kiosk				100
Common area patio				300
Total: 14 houses/outdoor				62,470.00 49.13%

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NORTH

30

0

30

60

Exhibit C

LOT COVERAGE

THE COTTAGES

DUNWOODY, DeKALB COUNTY GEORGIA

PROJECT INFORMATION	
PROJECT NO.:	
DATE: MAY 27, 2020, REVISED: NOVEMBER 3, 2020	
SCALE: 1" = 30'	
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DESIGN/DRAWN: slr/sch	

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2020-__-__

AN ORDINANCE TO AMEND THE CITY OF DUNWOODY ZONING CLASSIFICATION AND MAP FOR ZONING CONDITIONS FOR THE PARCELS LOCATED AT 5308, 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:** Peachland Housing Group, Inc, seeks a rezoning from the R-100 (Single-dwelling Residential) District to an R-50 (Single-dwelling Residential) District. in order to develop a 15-lot single-family subdivision; and
- WHEREAS:** The Property consists of Tax Parcels 18-376-002-003, 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 3.3 acres of land that is currently zoned R-100 (single-family residential); and
- WHEREAS:** The proposed development would result in a unit density of 4.47 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:** An applicant initiated community meeting was held on Monday, July 6, 2020; 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 revised November 3, 2020
EXHIBIT B: Landscape Plan, dated revised November 3, 2020
EXHIBIT C: Lot Coverage Calculations

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 final plat, the Owner shall dedicate sufficient right of way along Roberts Drive so that it aligns with the property to the north and south; the existing fence that will subsequently be within the public right of way on lot 5308 Roberts Drive will be grandfathered as an existing condition provided that the owner enters into a right of way encroachment agreement with the City;

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3. The City, in perpetuity, shall grandfather the existing shed located at 5308 Roberts Drive as a legal non-conforming structure that will not be required to be conforming if it is remolded or renovated; however, the shed cannot be relocated or extended and shall be torn down if the house is ever demolished.
4. All on-site utilities shall be buried underground;
5. The owner shall maintain the existing sidewalk along Roberts Drive making repairs/replacement as necessary for the development of the site. A five (5) foot wide sidewalk shall be installed on one side of the private road serving the development with trees spaced adequately apart behind the back of curb per "Exhibit A";
6. No gates should be permitted at the entrance into the development;
7. There will be no requirement for an accel/decel lane on Roberts Drive in connections to the construction of an entrance to the development;

Architecture: The following shall apply to all new homes; these conditions shall not apply to the existing home currently at 5308 Roberts Drive;

8. Garage doors shall have appearance of wood doors. Garage doors constructed of metal may not be smooth or have polished metallic finish. Garage door glazing shall be limited to no greater than 25% of the garage door;
9. The following are the only materials allowed as exterior materials for the façade of the homes: brick, stone, wood, hard coat stucco, or cementitious building products in the form of traditional materials such as shake and siding;
10. No vinyl or aluminum siding shall be permitted on any façade;
11. All homes shall have a watertable detail on all sides of the home as follows:
 - a. Watertable shall be either brick, stone, or hard coat stucco.
 - b. Watertable shall be from the ground up to an approximate height equal to the first-floor finish elevation of the home so that there is no exposed foundation.
12. Windows may be constructed of wood or metal;
13. All street facing window muntin grids may be true divided light (TDL) or simulated divided light (SDL). Grills between glass (GBG) are not permitted;
14. All street facing chimneys shall originate at grade;
15. Shingles on roof must be of the architectural style. Any street facing roof with a pitch equal or less than 3/12 must be a standing seam metal or equal design;
16. All homes within the development shall contain the owner's bedroom and bathroom on the main floor.

Utilities

17. Any stormwater detention facility will be underground.
18. 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;
19. The construction of new homes, including but not limited to the building footprint, driveways, walk-ways, patios or pools on individual lots, shall not exceed 50% of the Total Area for Impervious surface as defined in Exhibit "C". For purposes of this calculation, the Total Area for Impervious surface shall be defined as the Total Acreage of the development as identified on Exhibit "C", less the area of the private streets and sidewalks divided by the total impervious area created by the construction of new homes.

Landscaping

20. Development shall have covenants that require a homeowners association wherein the landscaped entrance area, lawns, screening, stormwater detention system, stormwater pipe street trees in the right of way, and open space are maintained by the homeowners

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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 screening;

21. A wood fence around the three sides of property may be installed or if existing may be repaired or replaced by an 8' tall wood privacy shadow box fence.

Planning Commission

22. The developer shall construct a storm drain under the proposed private street and dedicate to the City. The new storm drain shall be similar in nature to the existing concrete storm drain on the northern section of the property. Upon dedication, all associated costs with the new storm drain shall be responsibility of the developer;
23. The Developer shall provide landscaping along the northern and western property line of the development, in general conformity with "Exhibit B" with necessary changes to meet land development requirements, zoning regulations, conditions of zoning, and city arborist recommendations with the voluntary cooperation and input of the adjacent property owner;
24. All landscaping along the perimeter of the development shall be installed prior to the start of construction on any new homes; and
25. Community should be designed to target empty nester/active adults. Play sets, basketball goals, temporary or above ground pools, and trampolines shall be prohibited in private yards as per the HOA covenants.

SO ORDAINED AND EFFECTIVE this ____ day of _____ 2020.

Approved by:

Approved as to Form and Content

Lynn Deutsch, Mayor

City Attorney

Attest:

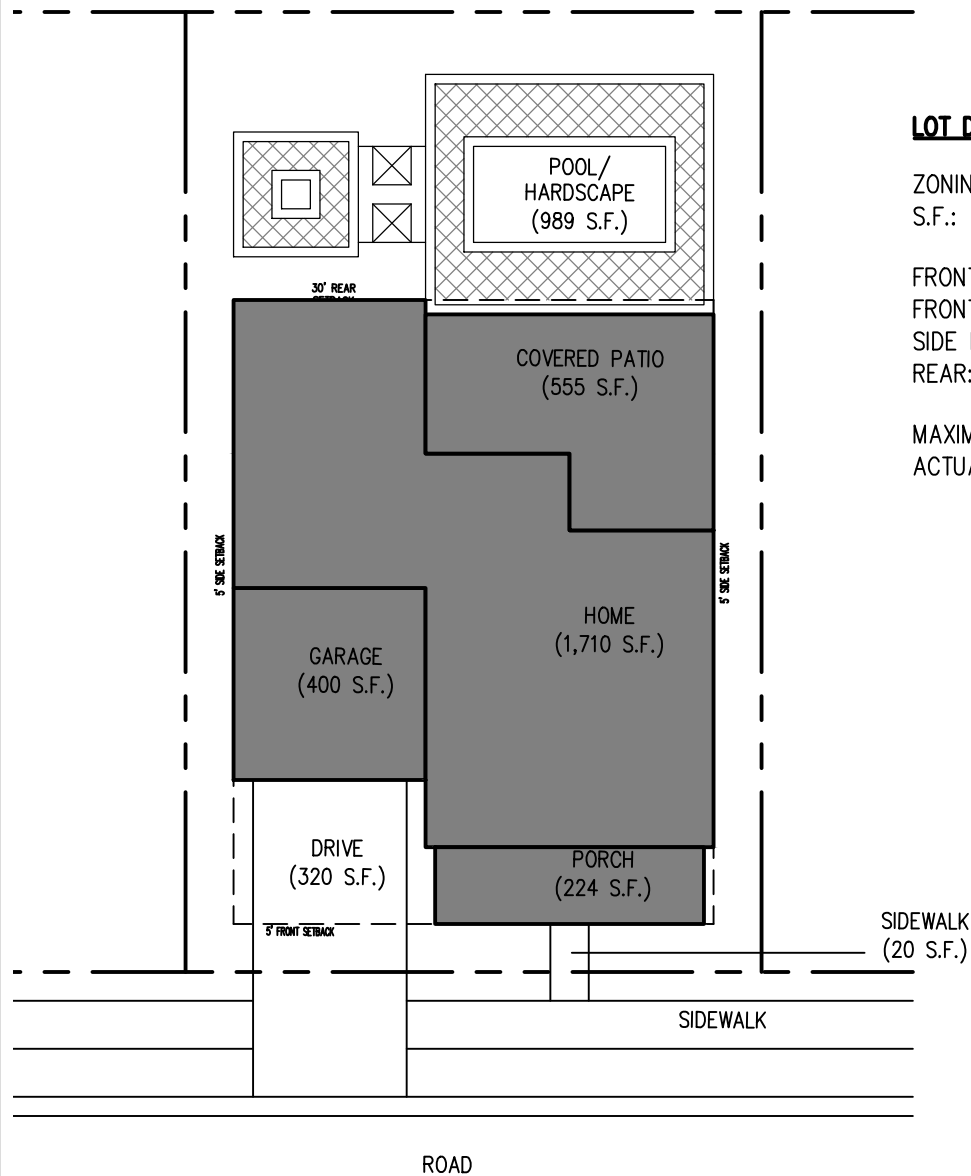
Sharon Lowery, City Clerk

SEAL

Total Development Impervious Calculations				
			Sq. Ft.	
Total land (ac to SF)	3.351	43,560	145,970	
* Includes Roberts ROW Dedication	10.00			
Less: Private Street Paving			(15,903)	
Less: Private Street Sidewalk			(2,902)	
Total Area for Development			127,165	100%
New Housing:				
Average Area, House	3,229	13	41,977	
Average Area, Outdoor Living	989	13	12,857	
Total Impervious of New Housing	4,218		54,834	
Total Impervious of Swancy House			7,236	
Mailbox kiosk			100	
Common area patio			300	
Total New Impervious Area			62,470	49.13%

LOT	AREA	Impervious	Lot Coverage	Width
1	6,915	4,218	61%	89
2	6,000	4,218	70%	70
3	6,001	4,218	70%	71
4	6,003	4,218	70%	72
5	6,270	4,218	67%	40
6	8,477	4,218	50%	51
7	8,886	4,218	47%	66
8	11,292	4,218	37%	50
9	6,410	4,218	66%	35
10	6,558	4,218	64%	60
11	6,573	4,218	64%	60
12	6,356	4,218	66%	75
13	6,982	4,218	60%	90
14	17,257	7,236	42%	141
AVERAGE	7,856			69

Regulation	SINGLE-DWELLING DISTRICTS			
	R-75	R-60	R-50	RA-5
Minimum Lot Area (sq. ft.)	10,000	8,000	6,000	6,000
Minimum Lot Frontage (ft.)	75	60	50	50
Minimum Building/Structure Setbacks (ft.)				
Front	30	30	5	5
Side, Interior	7.5	7.5	7.5	0
Rear	40	40	30	30
Maximum Lot Coverage (percent)				
Lot area <= 19,999 sq. ft.	40	40	40	50

**LOT DATA**

ZONING : R-50
 S.F.: 6,000 S.F. (60'x100')

FRONT SETBACK: 5'
 FRONT GARAGE SETBACK: 20'
 SIDE INTERIOR: 5'
 REAR: 30'

MAXIMUM LOT COVERAGE: 2,400 S.F. (40%)
 ACTUAL LOT COVERAGE: 4218 S.F. (70.3%)



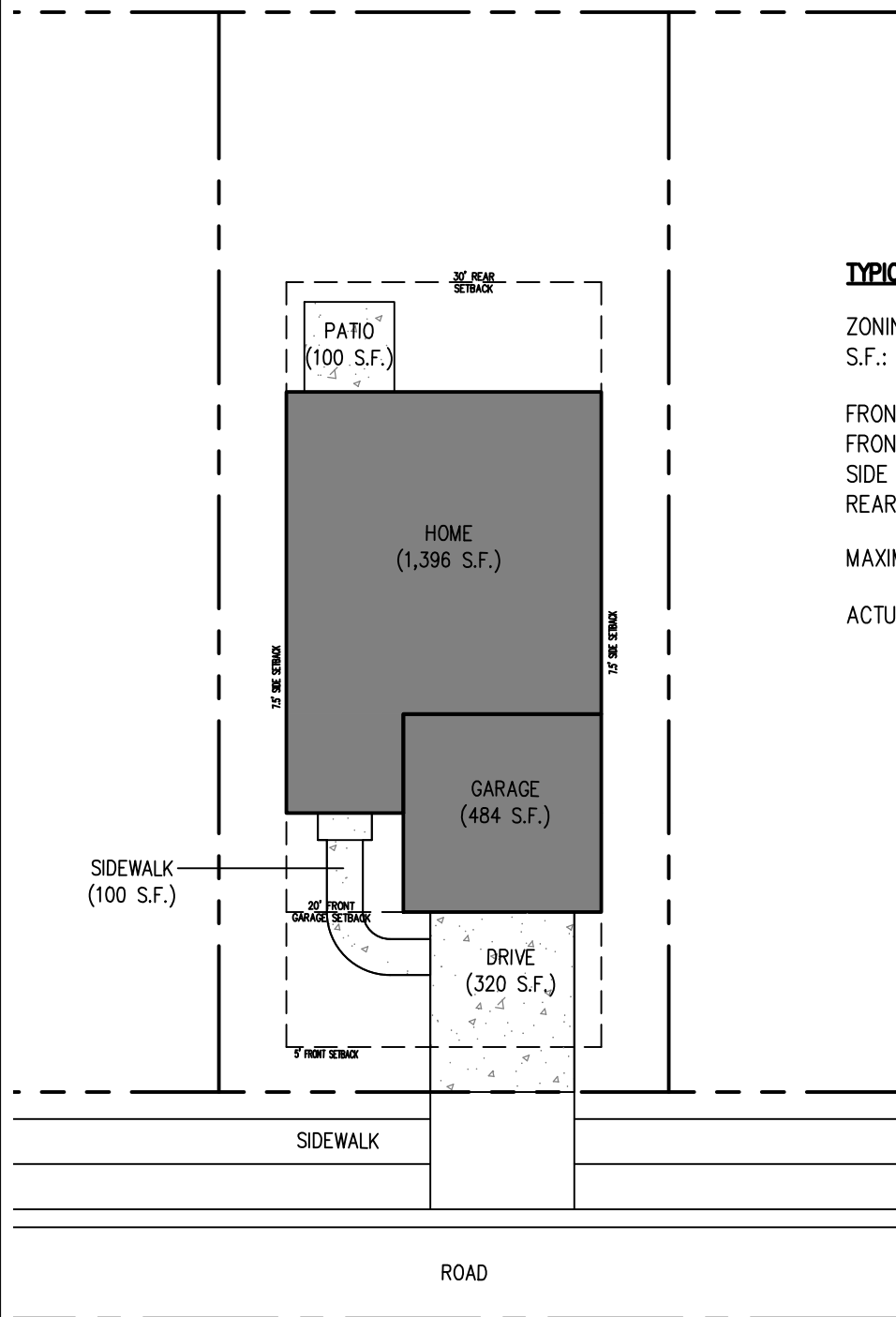
LAND PLANNING
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE

50 Warm Springs Circle
 Roswell • Georgia • 30075
 (770) 641-1942 • Fax (770) 998-6924 • www.aecall.com

CITY of DUNWOODY
 REQUESTED R-50 LOT LAYOUT



OCTOBER 27, 2020



TYPICAL LOT DATA

ZONING : R-50

S.F.: 6,000 S.F. (50'x120')

FRONT SETBACK: 5'

FRONT GARAGE SETBACK: 20'

SIDE INTERIOR: 7.5'

REAR: 30'

MAXIMUM LOT COVERAGE: 40%

(2,400 S.F.)

ACTUAL LOT COVERAGE: 40%

20 0 20



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CITY of DUNWOODY
TYPICAL R-50 LOT LAYOUT



OCTOBER 27, 2020

SUBURBAN NEIGHBORHOOD

Vision/Intent

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

Future Development

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

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

Action Items

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

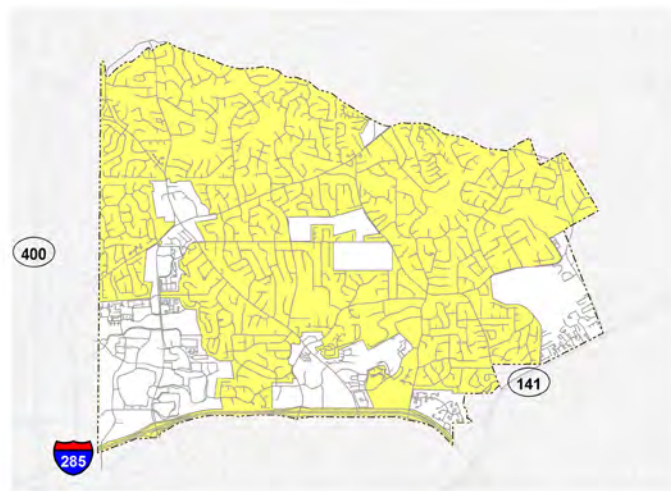


FIGURE 5: Suburban Neighborhood Character Area Map



▲ Playground in local park








▲ Single Family Home

2.5 FUTURE LAND USE

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

FIGURE 16: Future Land Uses Table

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

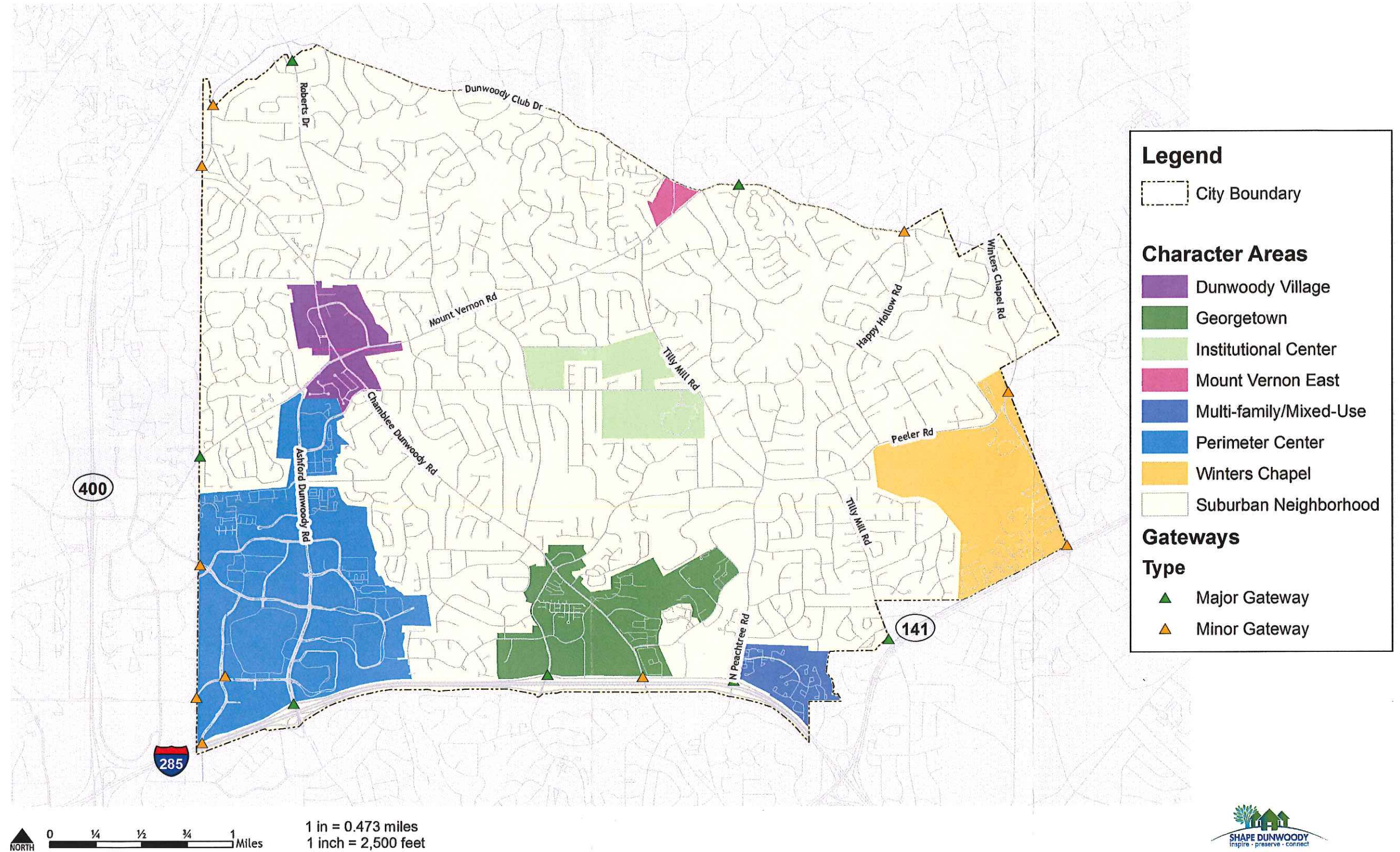


FIGURE 4: Character Areas Map

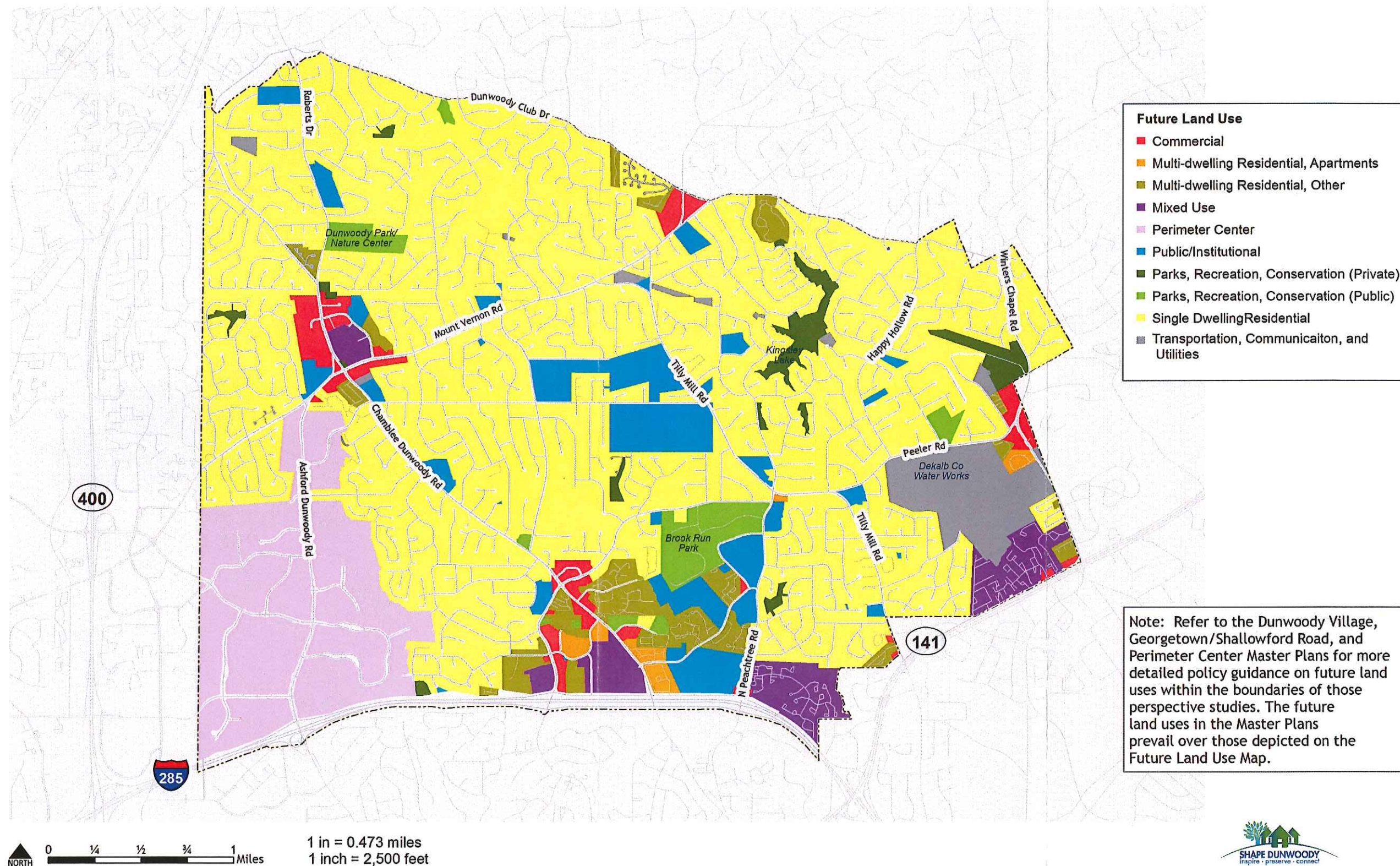


FIGURE 17: Future Land Use Map