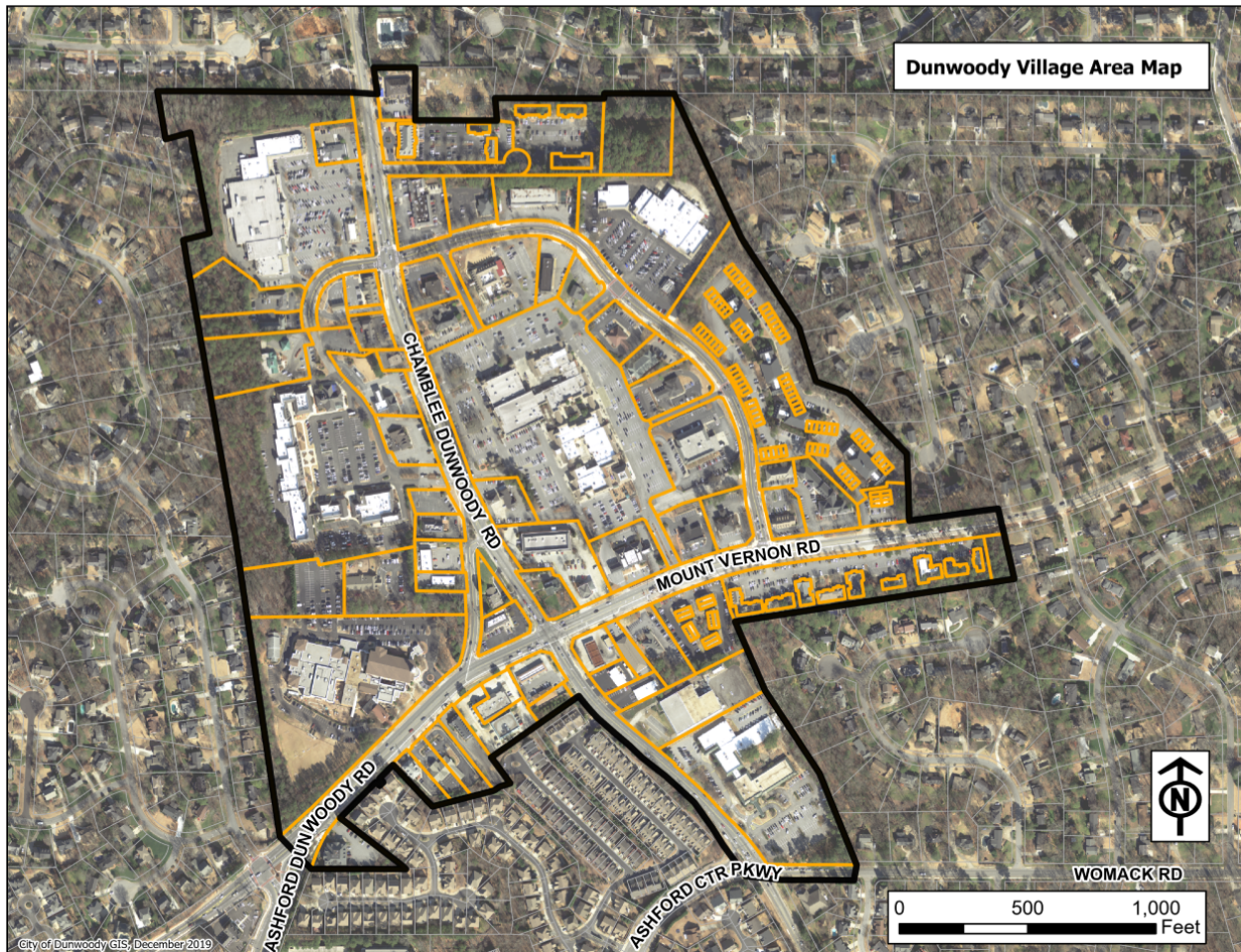


**MEMORANDUM**

To: City Council  
From: John Olson, AICP  
Date: November 30, 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 29<sup>th</sup>, 2019 and November 16<sup>th</sup>, 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:

1. 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:




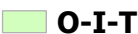






- EXHIBIT A: Proposed zoning action maps
- EXHIBIT B: Ordinance for rezoning
- EXHIBIT C: Proposed zoning parcel list
- EXHIBIT D: Official zoning map for rezoning
- EXHIBIT E: Conditions of Dunwoody Village Townhomes
- EXHIBIT F: Dunwoody Village Survey
- EXHIBIT G: Existing entitlement list

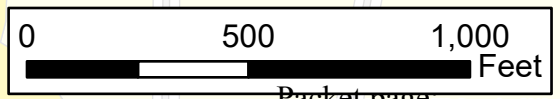
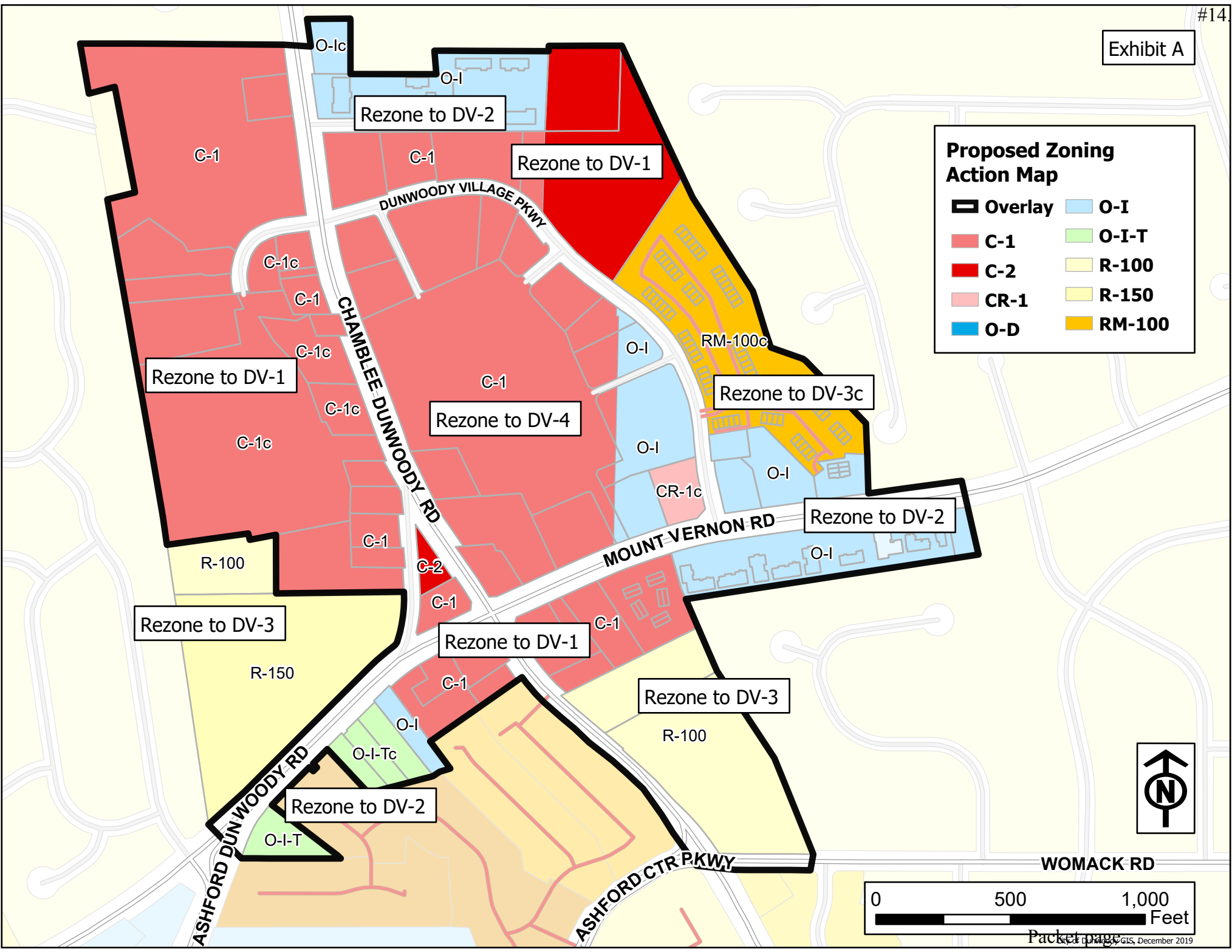
1. The subject properties, as indicated in the proposed zoning action maps Exhibit "A", and proposed zoning parcel list, Exhibit "B", are hereby rezoned to new DV districts as depicted within the Official Zoning Map for rezoning Exhibit "D"; and
2. With this rezoning action, the conditions of Dunwoody 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 F: Existing Entitlement List

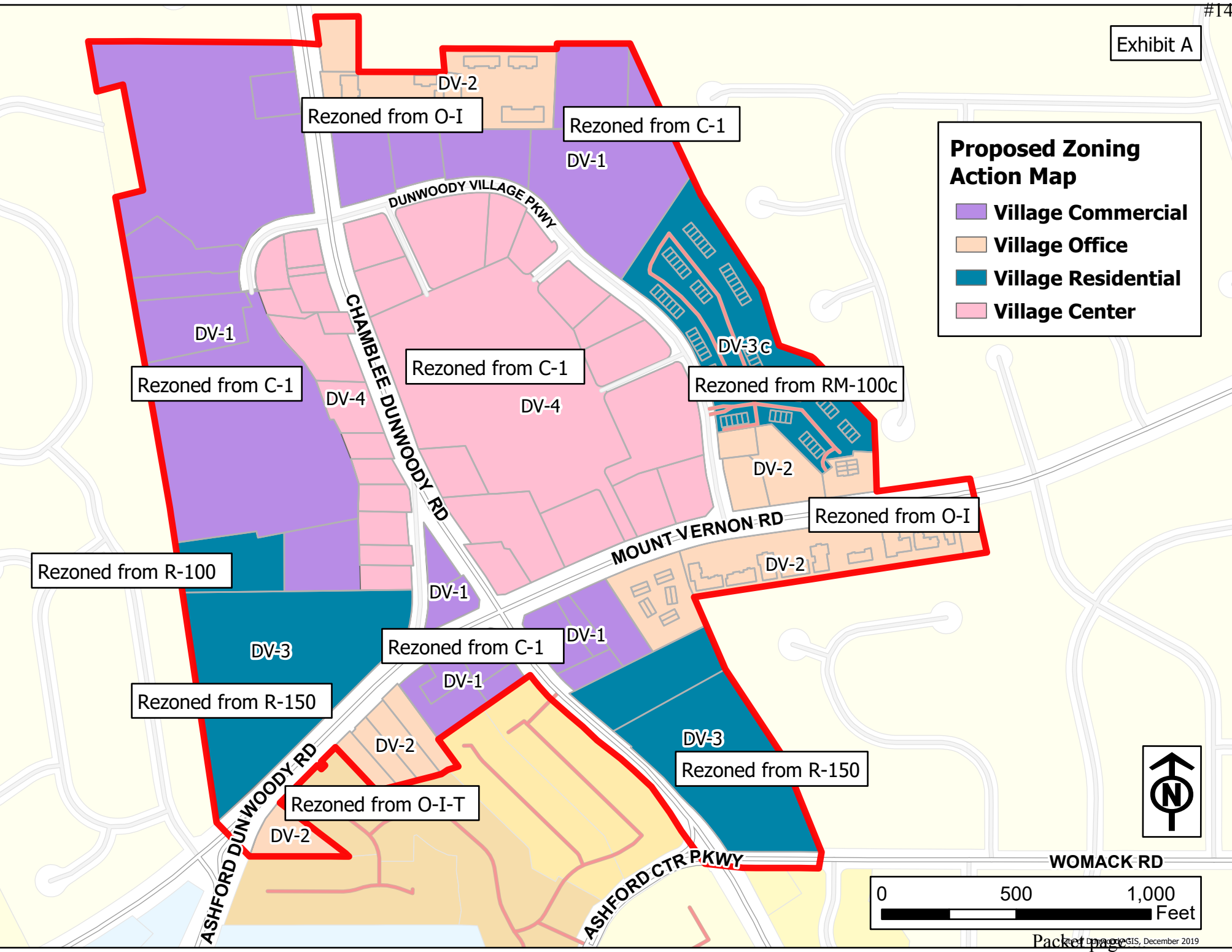
### Proposed Zoning Action Map

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



**Proposed Zoning Action Map**

- Village Commercial
- Village Office
- Village Residential
- Village Center



Rezoned from O-I

Rezoned from C-1

Rezoned from C-1

Rezoned from C-1

Rezoned from RM-100c

Rezoned from R-100

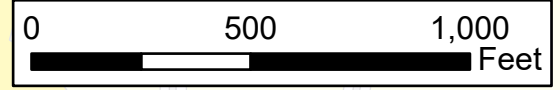
Rezoned from O-I

Rezoned from R-150

Rezoned from C-1

Rezoned from R-150

Rezoned from O-I-T



**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
- 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 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 |







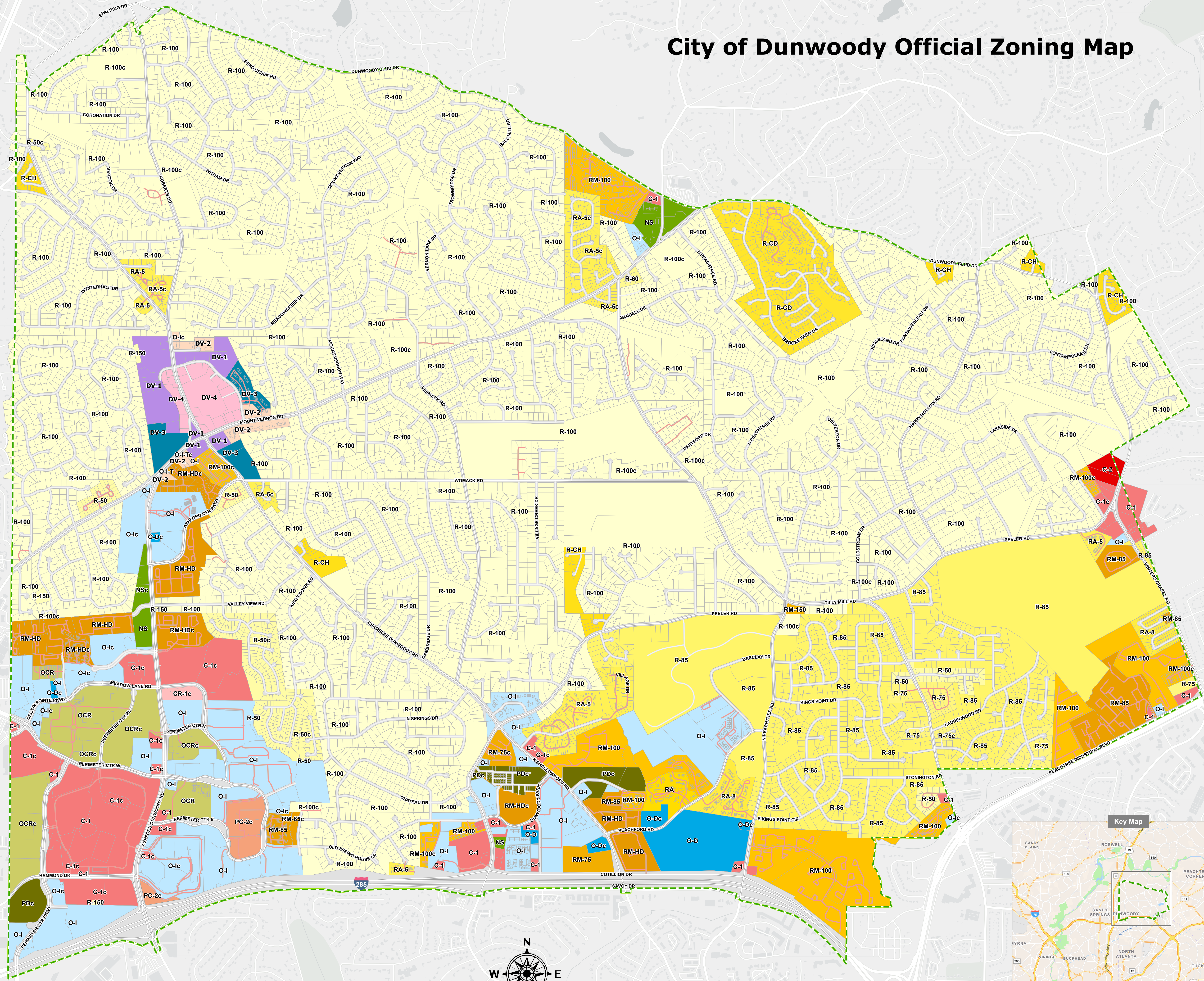






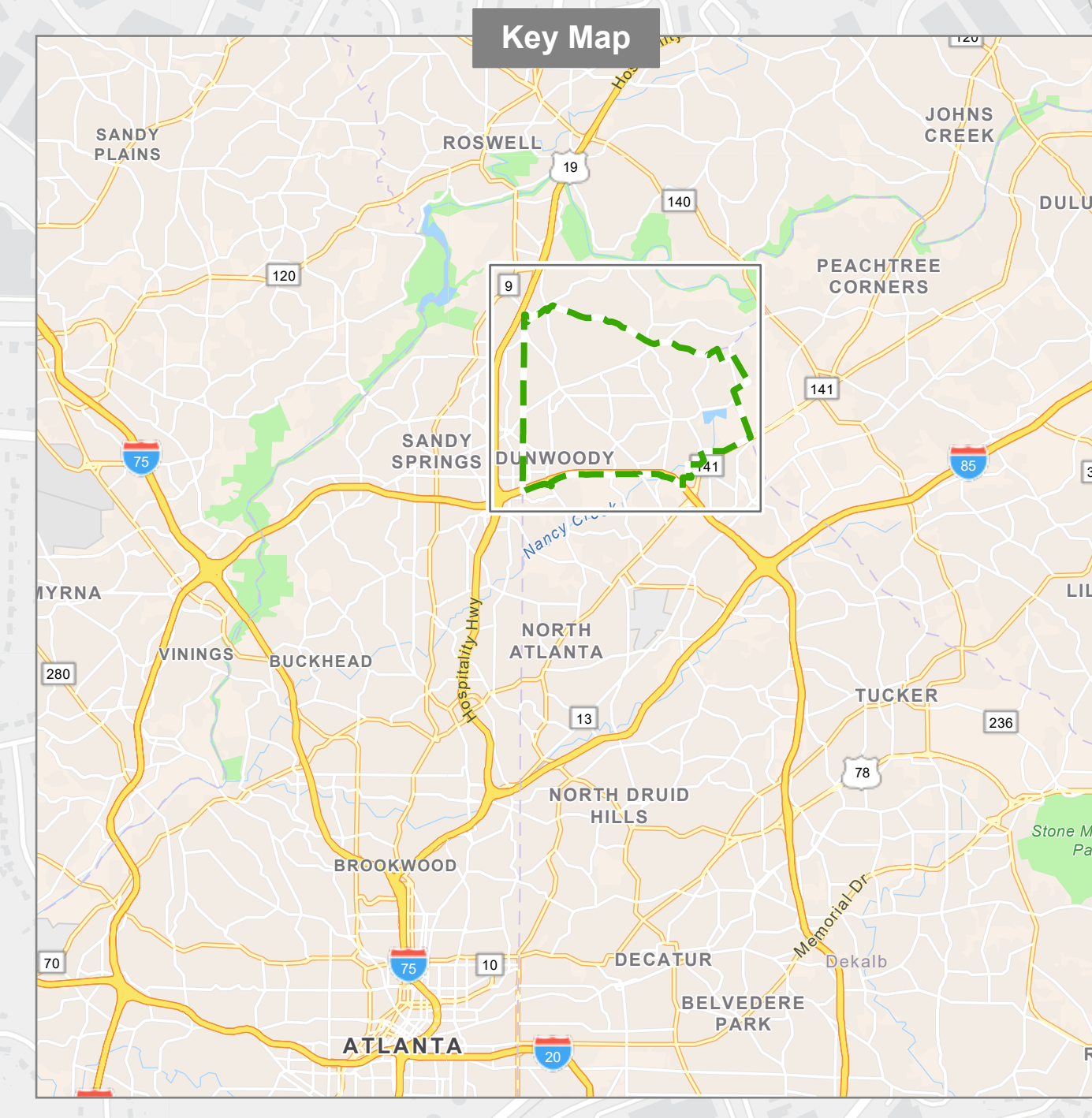
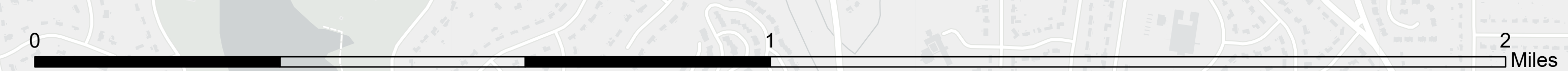
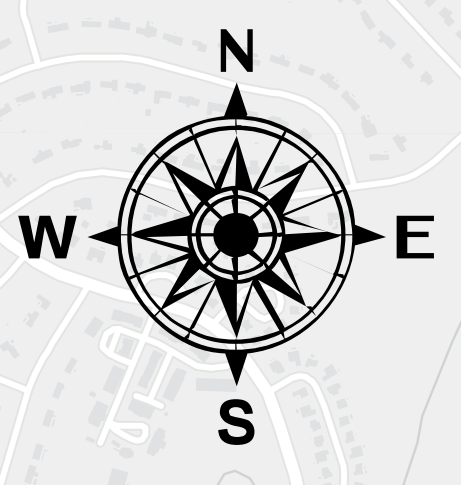


# City of Dunwoody Official Zoning Map



**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 its 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.

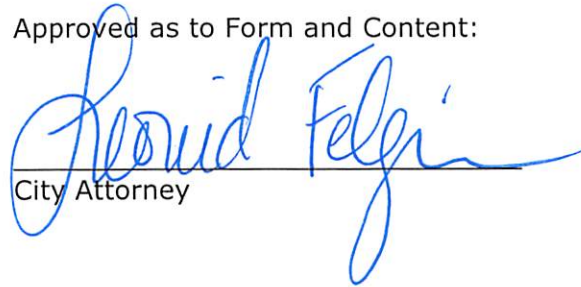
**SO ORDAINED AND EFFECTIVE**, this the 23<sup>rd</sup> day of March, 2015.

Approved by:



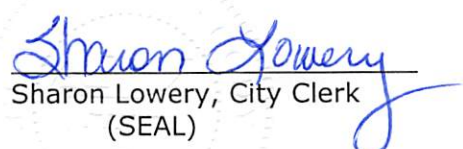
Michael G. Davis, Mayor

Approved as to Form and Content:



City Attorney

Attest:

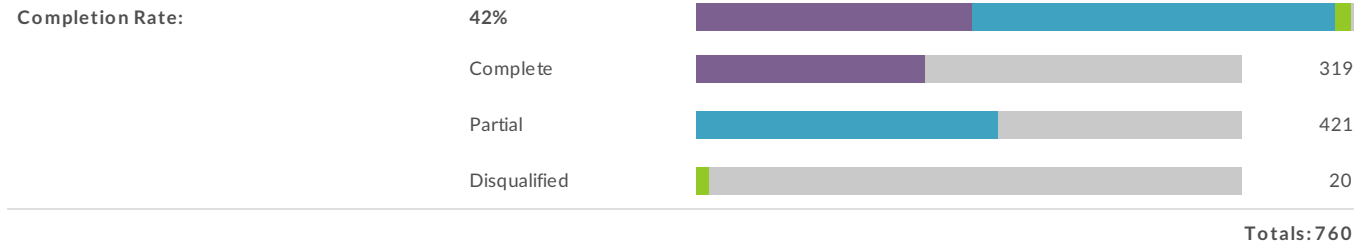


Sharon Lowery, City Clerk  
(SEAL)

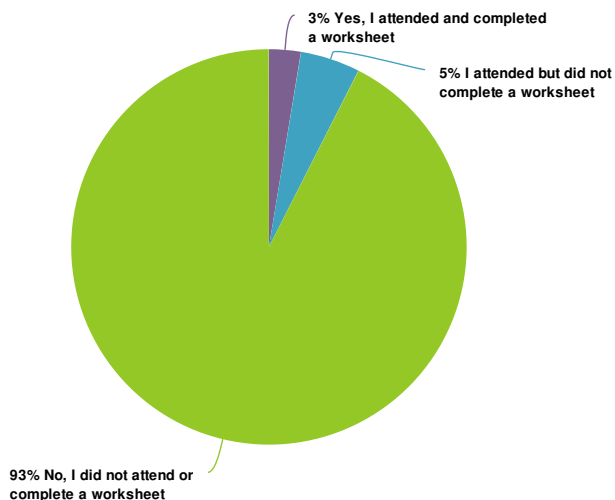


# Report for Dunwoody Village Master Plan

## Response Counts



### 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                |
|  |         | <b>Totals: 758</b> |

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

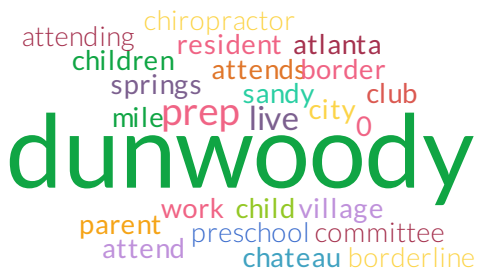
Dunwoody Resident (specify general neighborhood to the right)



Dunwoody Business Owner (specify to the right)



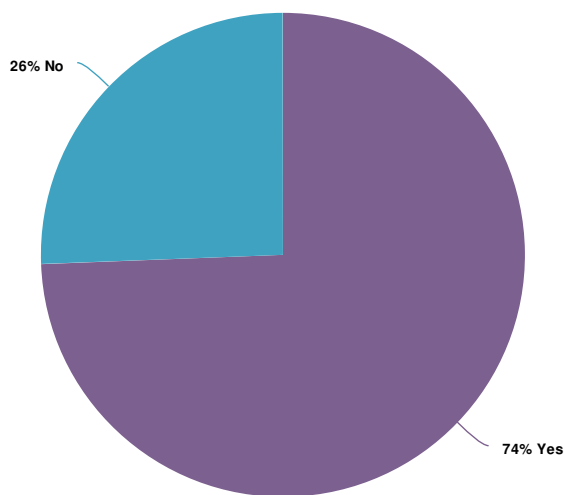
Other (specify to the right)



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

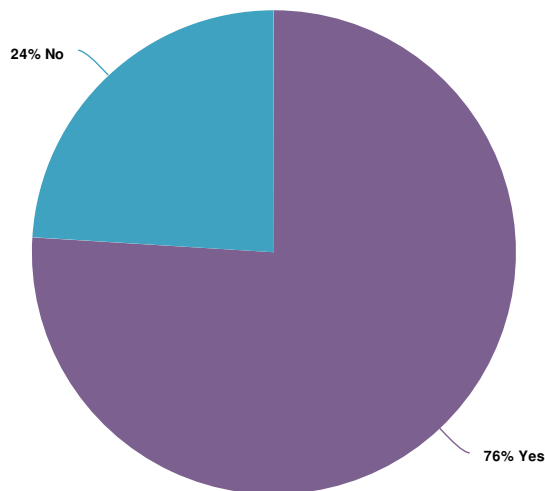


| Value | Percent | Responses   |
|-------|---------|-------------|
| Yes   | 74.4%   | 386         |
| No    | 25.6%   | 133         |
|       |         | Totals: 519 |

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.



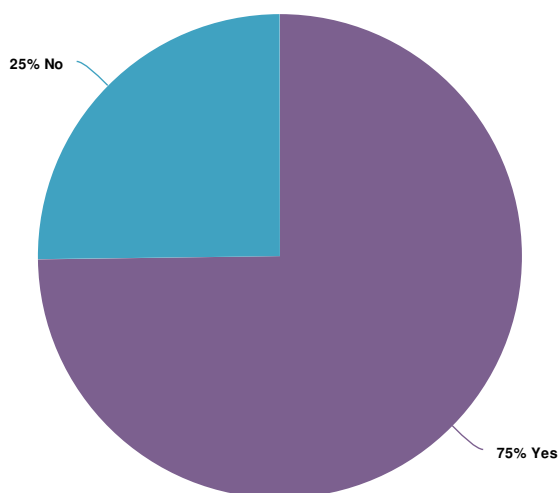
| Value | Percent | Responses |
|-------|---------|-----------|
| Yes   | 76.0%   | 351       |
| No    | 24.0%   | 111       |

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



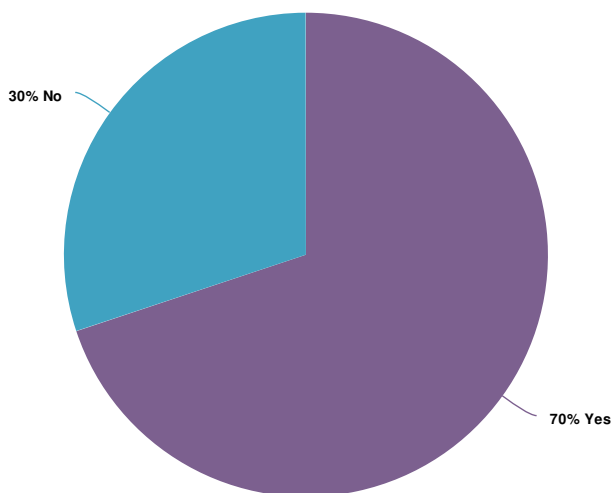
| Value | Percent | Responses |
|-------|---------|-----------|
| Yes   | 74.8%   | 324       |
| No    | 25.2%   | 109       |

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.

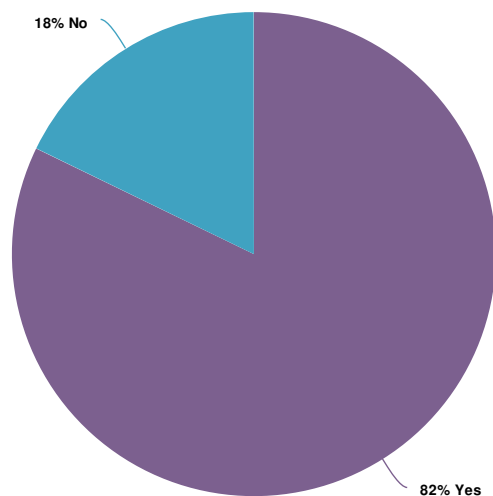


| Value | Percent | Responses   |
|-------|---------|-------------|
| Yes   | 69.9%   | 299         |
| No    | 30.1%   | 129         |
|       |         | Totals: 428 |

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



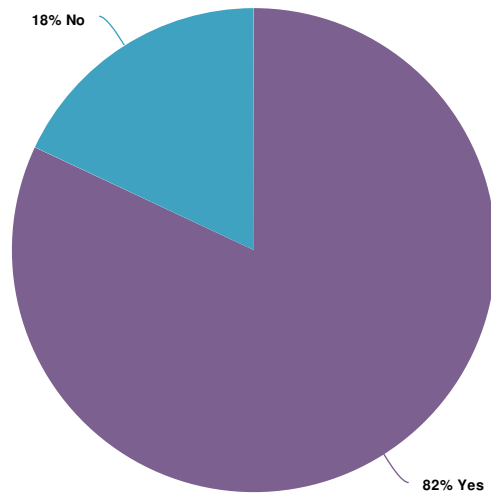
| Value | Percent | Responses |
|-------|---------|-----------|
| Yes   | 82.2%   | 332       |
| No    | 17.8%   | 72        |

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   | 82.0%   | 309       |
| No    | 18.0%   | 68        |

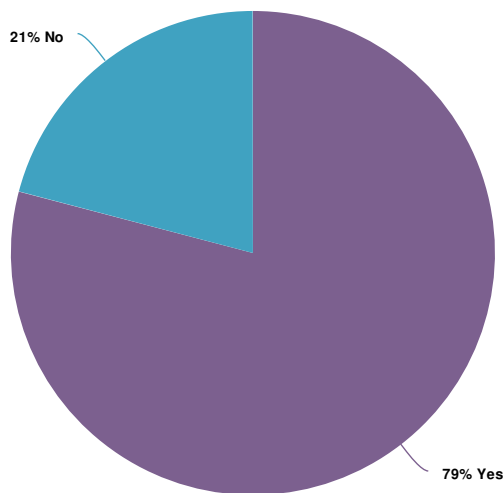
Totals: 377

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

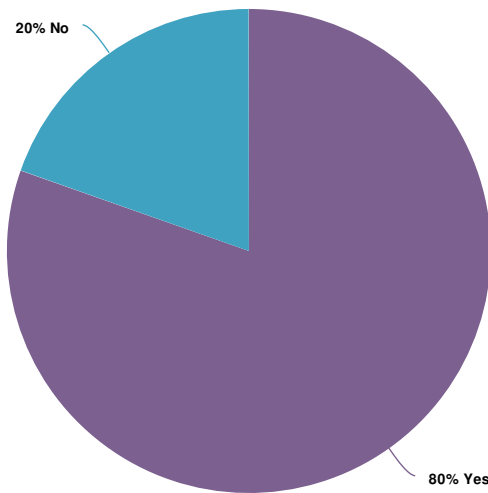


| Value       | Percent | Responses |
|-------------|---------|-----------|
| Yes         | 79.1%   | 291       |
| No          | 20.9%   | 77        |
| Totals: 368 |         |           |

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.



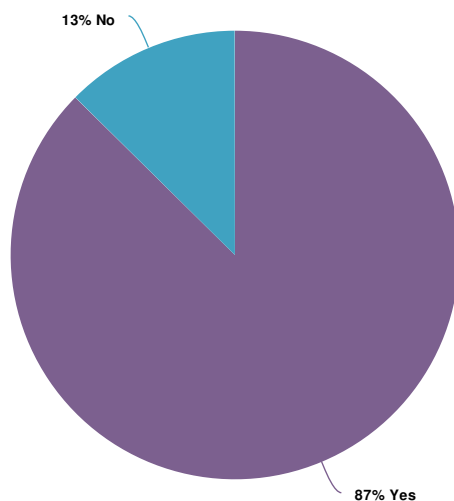
| Value | Percent | Responses |
|-------|---------|-----------|
| Yes   | 80.4%   | 295       |
| No    | 19.6%   | 72        |

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.



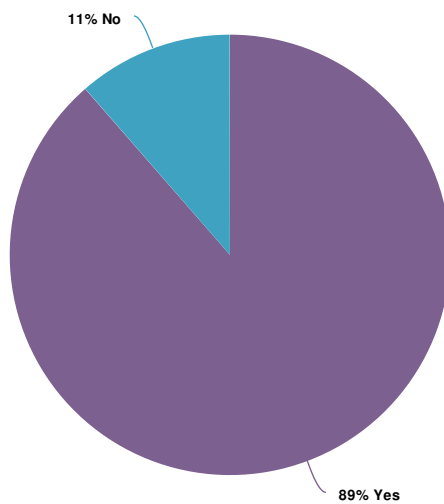
| Value | Percent | Responses |
|-------|---------|-----------|
| Yes   | 87.4%   | 327       |
| No    | 12.6%   | 47        |

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.

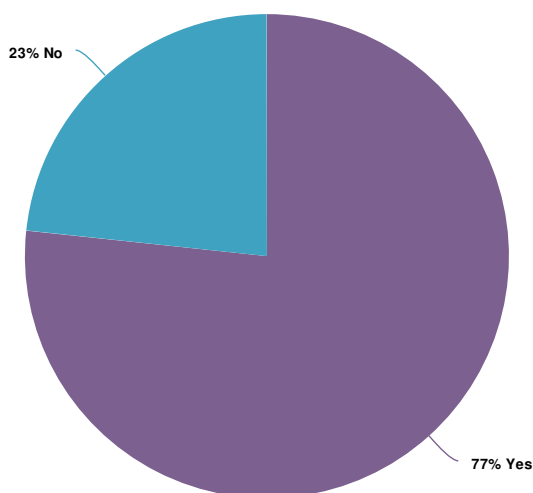


| Value | Percent | Responses   |
|-------|---------|-------------|
| Yes   | 88.6%   | 335         |
| No    | 11.4%   | 43          |
|       |         | Totals: 378 |

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



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.



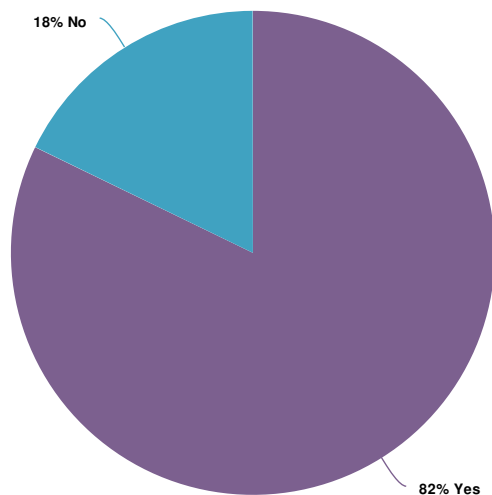
| Value | Percent | Responses |
|-------|---------|-----------|
| Yes   | 76.7%   | 286       |
| No    | 23.3%   | 87        |

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.

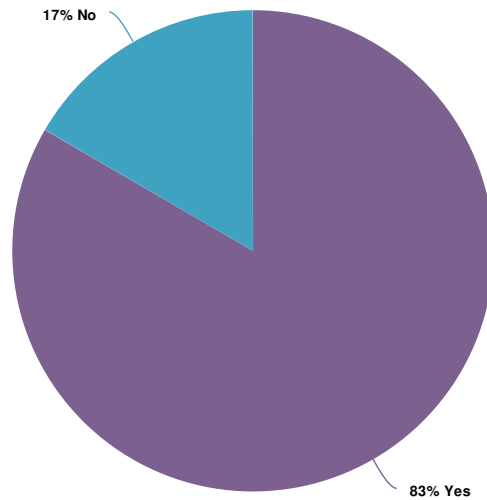


| Value | Percent | Responses   |
|-------|---------|-------------|
| Yes   | 82.2%   | 296         |
| No    | 17.8%   | 64          |
|       |         | Totals: 360 |

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



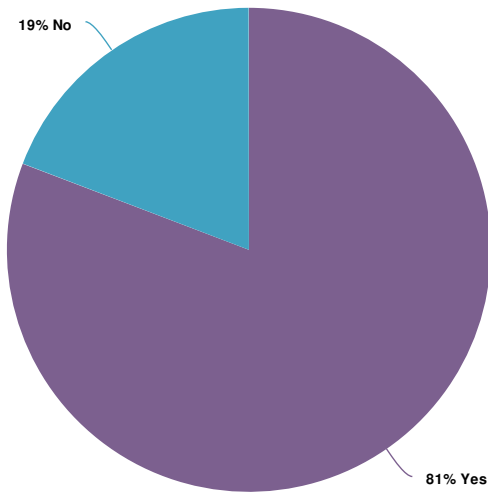
| Value | Percent | Responses |
|-------|---------|-----------|
| Yes   | 83.4%   | 302       |
| No    | 16.6%   | 60        |

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   | 80.8%   | 291       |
| No    | 19.2%   | 69        |

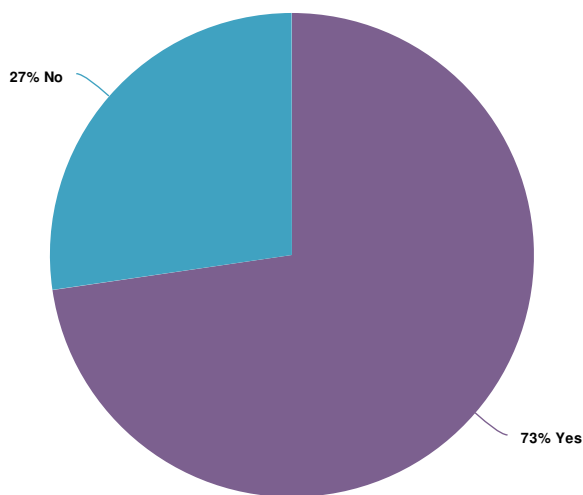
Totals: 360

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



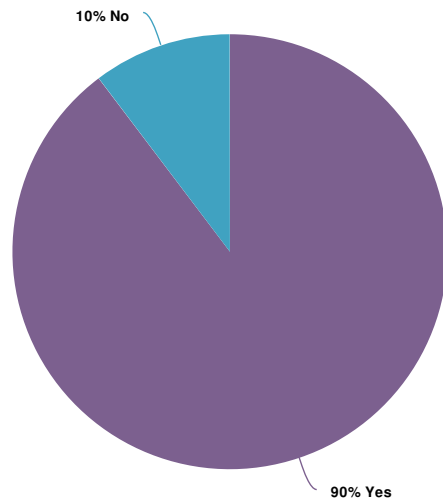
| Value | Percent | Responses |
|-------|---------|-----------|
| Yes   | 72.7%   | 261       |
| No    | 27.3%   | 98        |

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.



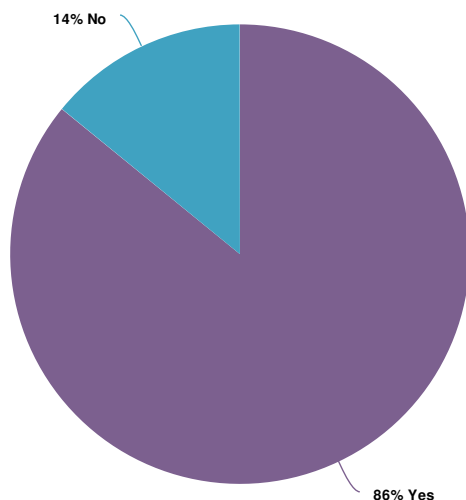
| Value | Percent | Responses |
|-------|---------|-----------|
| Yes   | 89.7%   | 323       |
| No    | 10.3%   | 37        |

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.



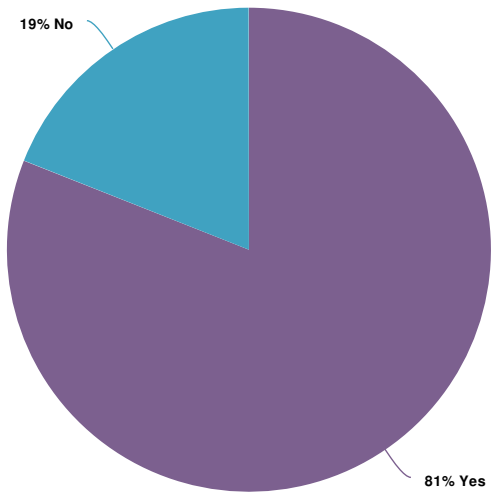
| Value | Percent | Responses |
|-------|---------|-----------|
| Yes   | 85.9%   | 310       |
| No    | 14.1%   | 51        |

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)



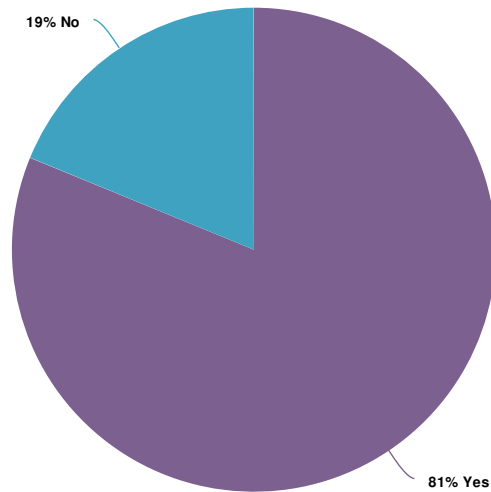
| Value | Percent | Responses |
|-------|---------|-----------|
| Yes   | 81.0%   | 278       |
| No    | 19.0%   | 65        |

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



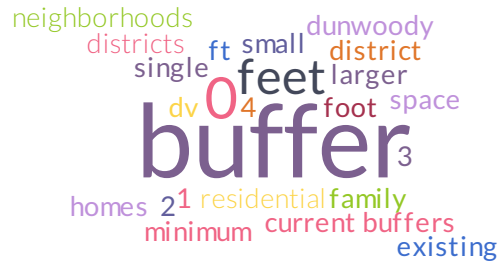
40. Do you support the proposed zoning changes for Buffers? A 20-foot buffer would be required between any DV district and any adjacent single-family residential zoning district. No buffers would be required between DV districts.



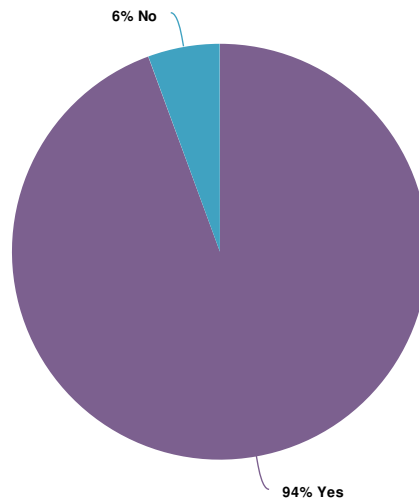
| Value | Percent | Responses |
|-------|---------|-----------|
| Yes   | 81.3%   | 286       |
| No    | 18.8%   | 66        |

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.



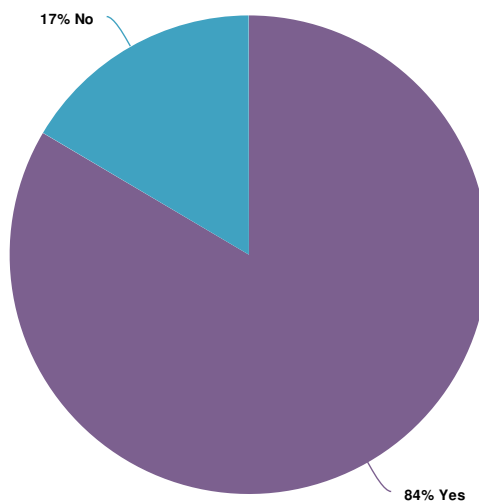
| Value | Percent | Responses |
|-------|---------|-----------|
| Yes   | 94.4%   | 335       |
| No    | 5.6%    | 20        |

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.

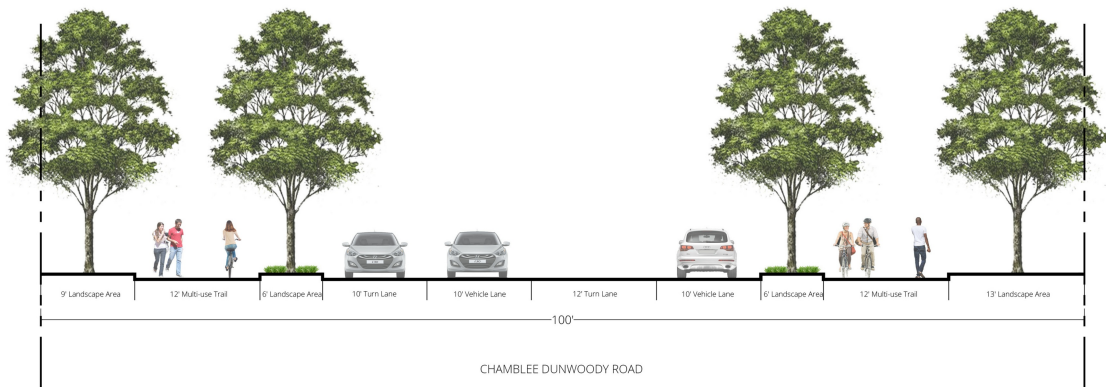


| Value | Percent | Responses   |
|-------|---------|-------------|
| Yes   | 83.5%   | 294         |
| No    | 16.5%   | 58          |
|       |         | Totals: 352 |

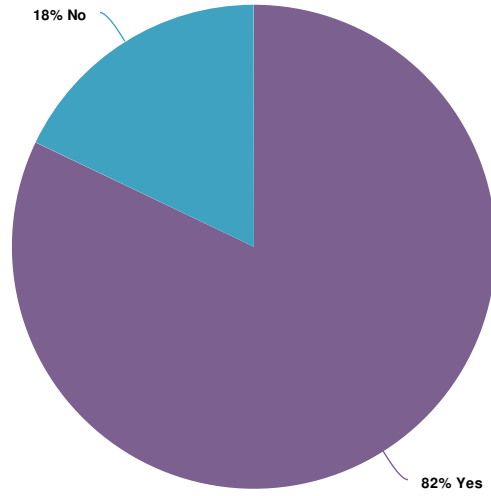
45. Do you support the proposed zoning changes for Parking Lot Buffers? Parking lots adjacent to a street would have to be screened by an evergreen hedge or 3.5 foot tall wall. - comments

pedestrian density hedges trees absolutely access buffer foot lot evergreen 1 or find lots parking 0 wall 3.5 walls feet important homes hedge driveways activities

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

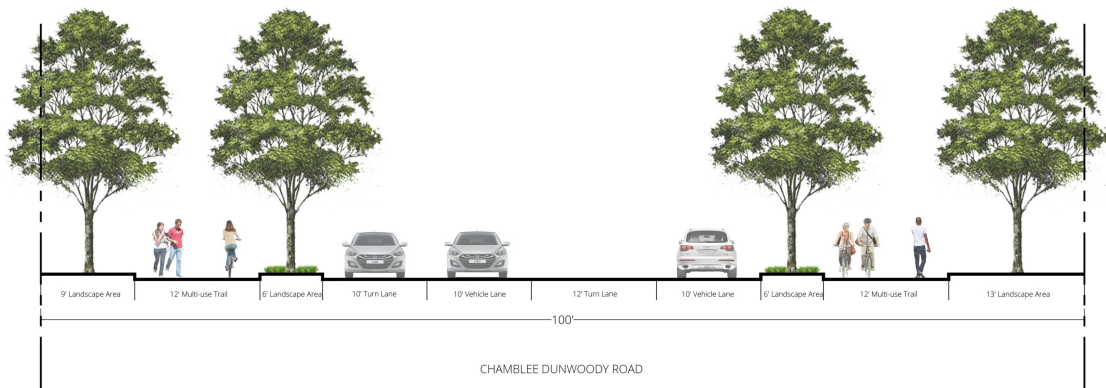






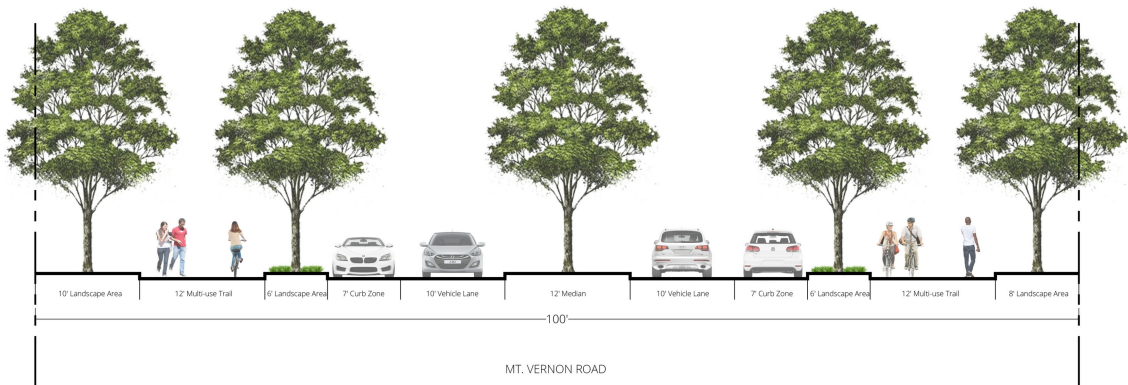
| Value | Percent | Responses   |
|-------|---------|-------------|
| Yes   | 82.1%   | 253         |
| No    | 17.9%   | 55          |
|       |         | Totals: 308 |

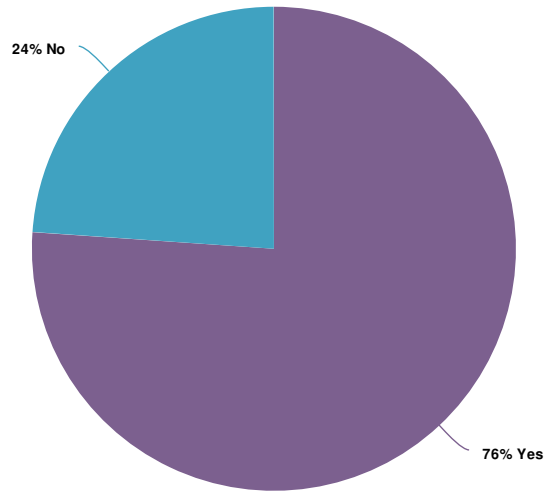
47. Do you support the proposed improvements to Chamblee Dunwoody Road? - comments



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

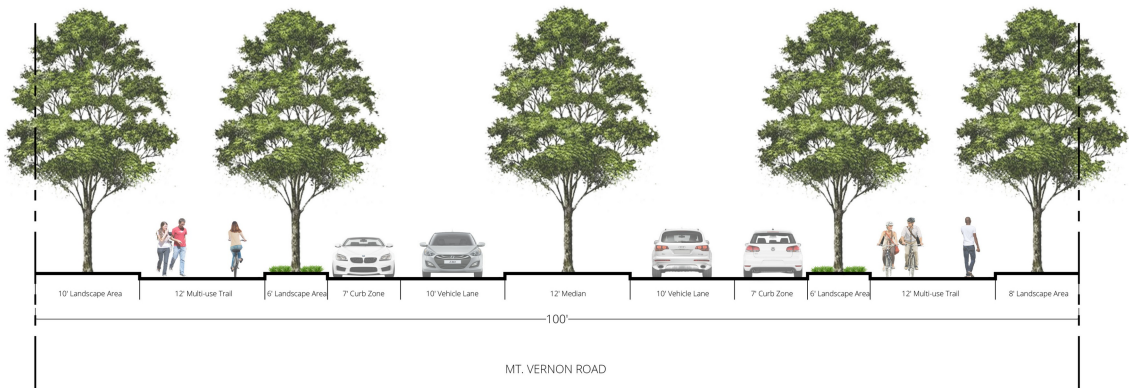
48. Do you support the proposed improvements to Mount Vernon Road?





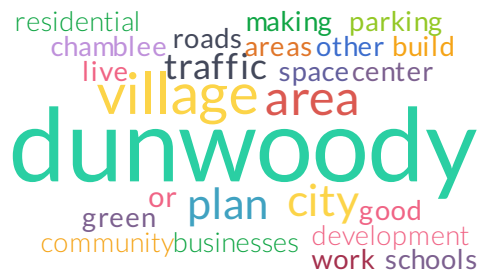
| Value | Percent | Responses   |
|-------|---------|-------------|
| Yes   | 76.1%   | 235         |
| No    | 23.9%   | 74          |
|       |         | Totals: 309 |

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

|                                    |                  |              |   |  |   |   |  |
|------------------------------------|------------------|--------------|---|--|---|---|--|
| <p>1536 Dunwoody Village Pkwy.</p> | <p>RM-100c</p>   | <p>DV-3C</p> | <p>variances for townhome development<br/><br/>Variance for state waters stream buffer yard</p> | <p>Applicant requested the following variances for the construction of a 79-unit townhome development:<br/>a.) Variance from Sec. 27-142 to reduce the rear to rear building separation from 60' to 30'<br/>b.) Variance from Sec. 27-142 to reduce the rear to side building separation from 40' to 35'<br/>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.<br/>d.) Variance from Sec. 16-78 to encroach the City's 75-foot stream buffer</p> | <p>On January 7, 2016:<br/>a.) approved w/ 1 condition<br/>b.) approved w/ 1 condition<br/>c.) approved to reduce length of all driveways to 18'<br/>d.) approved w/ 5 conditions</p> <p>ZBA approved with conditions July 22, 2009</p> | <p>RZ 16-021; SLUP 16-021</p> <p>ZBA 09-061</p>                               | <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<br/>Development shall be consistent with all exhibits of the site plan. Other conditions:<br/>easement for pedestrian passage<br/>minimum 2 foot offset<br/>different elevations required<br/>sidewalk and internal circulation drives distance requirement<br/>sidewalk width<br/>restriction on rentals to a maximum of 8 units<br/>elevators offered as an option for all non-Master on Main units<br/>elevator install in a model unit<br/>requirements for asphalt shingle roofing<br/>fencing requirements<br/>townhomes only<br/>10% master on main<br/>maximum of 6 steps<br/>all grass areas should be sodded<br/>4-sided brick townhomes<br/>installation of benches<br/>landscape buffer<br/>staff has to review typical planting detail<br/>developer and townhome association shall be required to maintain both side of the rear fence</p> |
| <p>1441 Dunwoody Village Pkwy.</p> | <p>C-1 / O-I</p> | <p>DV-4</p>  | <p>SLUP</p>   | <p>For the building of a law office:<br/>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>  | <p>27-Apr-15</p>  | <p><a href="#">Special Land Use Permits\2015\04 April\SLUP 15-041\GIS</a></p> | <p>For the building of a law office:<br/>To waive the requirements of the DVOD with the following conditions:<br/>1. The scope of work shall not exceed \$121,699.13.<br/>2. The applicant shall submit invoices to the City prior to obtaining a permit.<br/>3. The portions of the code to be waived apply to the current scope of work only.<br/>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.<br/>5. The owners makes the building more accessible to the street and sidewalk on Dunwoody Village Parkway.</p>  |

|                            |      |      |           |  |   |   |  |
|----------------------------|------|------|-----------|--|---|---|--|
| 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   | <a href="file://dunfiles/hr1/dunwoodyshare/Community%20Development/Planning%20and%20Zoning/Rezonings/2012/October/RZ%2012-102/Final%20Conditions/RZ%2012-102.pdf">file://dunfiles/hr1/dunwoodyshare/Community%20Development/Planning%20and%20Zoning/Rezonings/2012/October/RZ%2012-102/Final%20Conditions/RZ%2012-102.pdf</a> | 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, | <a href="#">Chase Bank variances</a>  | 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<br>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)<br>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.<br>1. Approval with conditions to Provide inter parcel access to private drive<br>2. No access curb cut from Chamblee Dunwoody<br>3. Variances to reduce setbacks, and parking to be considered by the ZBA.<br>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 | Rezoning to OIT for a 2-story office building                                   | approved with conditions September 25, 2001<br>Z 01 038  | <a href="#">Rezoning\DeKalb County (Pre-2009)\2001\Z 01 038\Conditions of zoning</a> | For a 2-story, 16,000 sq. ft. office building<br>Approval of OIT with conditions:<br>1. A deceleration lane is provided as indicated on the site plan if approved by Public Works.<br>2. 64 parking spaces if the square footage shown is to be approved.<br>3. Landscape plan.<br>4. Right-turn-in/right-turn-out only if approved by Public Works.<br>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) | <a href="#">Rezoning\DeKalb County</a>  | For a Fresh Market:<br>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  | <a href="#">Rezoning\DeKalb County (Pre-2009)\1985\CZ 85 083\Conditions of zoning</a> | alteration of conditions to modify buffers, parking, and right of way provisions. CZ-92005 development in Shops of Dunwoody<br>1. Williamsburg architecture.<br>2. Height maximum of 1 1/2 story.<br>3. Sign ordinance to include no neon or internally lit signs.<br>4. Access and road improvements as may be required by Public Works.<br><br>CZ-77105<br>1. 150'-200' buffer adjoining Hidden Branches per site plan. 10' buffer variance at southernmost drive per site plan.<br>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.<br>3. A 6' screening fence on west property line.<br>4. Williamsburg architecture.<br>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)   | <a href="#">Rezoning\DeKalb County (Pre-2009)\1985\CZ 85 083\Conditions of zoning</a> | alteration of conditions to modify buffers, parking, and right of way provisions. CZ-92005 development in Shops of Dunwoody<br>1. Williamsburg architecture.<br>2. Height maximum of 1 1/2 story.<br>3. Sign ordinance to include no neon or internally lit signs.<br>4. Access and road improvements as may be required by Public Works.<br><br>CZ-77105<br>1. 150'-200' buffer adjoining Hidden Branches per site plan. 10' buffer variance at southernmost drive per site plan.<br>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.<br>3. A 6' screening fence on west property line.<br>4. Williamsburg architecture.<br>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.<br>Applicant requested alteration of conditions | Approved with conditions December 14, 1993<br>Approved with conditions July 26, 1994<br>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<br>Approved November 24, 1992<br>Approved October 12, 1993<br>Approved July 26, 1994 CZ 77 105<br>Approved with conditions December 14, 1993 | <a href="#">CZ 88036 Conditions</a> | 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<br><br>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)<br/>                     50 foot buffer strip<br/>                     low intensity lighting<br/>                     Williamsburg design<br/>                     2nd floor window needs approval from closest property owner<br/>                     No exposed concrete block<br/>                     Drainage facilities in line with DeKalb Co. requirements.<br/>                     No parking or motor vehicle access of any kind shall be located to the South of buildings.<br/>                     Uses limited to business and professional offices<br/>                     redevelopment shall adhere to site plan<br/>                     height limited to two stories<br/>                     maximum of 3 curb cuts<br/>                     ROW of 50' to center line will be deeded to County, pavement widened to 24' from center line and sidewalk constructed.<br/>                     new buildings will be Williamsburg style<br/>                     parking to be front and side<br/>                     maximum floor area ration to be .25<br/>                     applicant to compensate residential owner to east for any loss based on MAI appraisal before and after rezoning.<br/>                     pedestrian easement is provided (removed in 1980)<br/>                     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.<br/>                     30' buffer variance on west line.<br/>                     1 story building with daylight basement. Parking in rear.<br/>                     Office use of existing structure, addition to meet O-I standards. Five foot porch to be added as per site plan.<br/>                     10' lot width variance.<br/>                     Front elevation to be of Williamsburg design.<br/>                     Visitor parking in minimum front yard.</p>   |