

(RECEIVED)
8-9-16
JD

SPECIAL LAND USE PERMIT APPLICATION

Dunwoody

Smart people - Smart city

41 Perimeter Center East | Dunwoody, GA 30346
Phone: (678) 382-6800 | Fax: (770) 396-4828

*** Applicant Information:**

Company Name:	<u>Crim & Associates</u>				
Contact Name:	<u>c/o Laurel David, Esq., The Galloway Law Group, LLC</u>				
Address:	<u>3500 Lenox Road NE, Suite 760, Atlanta, GA 30326</u>				
Phone:	<u>404-965-3680</u>	Fax:	<u>404-965-3670</u>	Email:	<u>laurel@glawgp.com</u>
Pre-application conference date (required):	<u>July 21, 2016</u>				

*** Owner Information:** Check here if same as applicant

Owner's Name:	<u>Petroleum Realty I, LLC, attn: Scott Fitzgerald</u>				
Owner's Address:	<u>801 Arthur Godfrey Road, Suite 600, Miami Beach, FL 33140</u>				
Phone:	<u>305-779-8914</u>	Fax:	<u>305-779-8975</u>	Email:	<u>sfitzgerald@terranovacorp.com</u>

*** Property Information:**

Property Address:	<u>5419 Chamblee Dunwoody Road</u>	Parcel ID:	<u>18 366 05 009</u>
Zoning Classification:	<u>C-1</u>		
Requested Use of the Property:	<u>A new building of approximately 5,800 SF for restaurant/retail uses</u>		

*** Applicant Affidavit:**

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

Applicant's Name: Robert C. Crim, Jr., for Crim & Associates

Applicant's Signature: [Signature] Date: 8/3/16

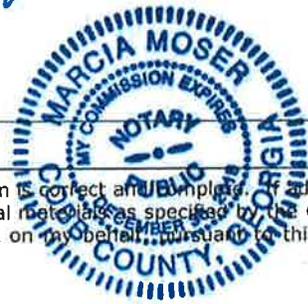
*** Notary:**

Sworn to and subscribed before me this 3rd Day of August, 2016

Notary Public: MARCIA MOSER

Signature: [Signature]

My Commission Expires: December 30, 2018



*** Owner Affidavit:**

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

Property Owner's Name: Petroleum Realty I, LLC

Property Owner's Signature: [Signature] Date: 7/29/16

Scott Fitzgerald

*** Notary:**

Sworn to and subscribed before me this 29 Day of July, 2016

Notary Public: Bonnie Lopata

Signature: [Signature]

My Commission Expires: 9/27/18



BONNIE LOPATA
MY COMMISSION # FF 143302
EXPIRES: September 27, 2018
Bonded Thru Budget Notary Services

**THIRD AMENDMENT
TO APPLICATION FOR SPECIAL LAND USE PERMITS
CITY OF DUNWOODY, GEORGIA**

IN RE:)
)
Crim & Associates)
)
Applicant,)
)
For the property located at)
5419 Chamblee Dunwoody Road)
Dunwoody, Georgia 30338)

COMES NOW the Applicant and respectfully requests that the above-referenced Application be amended as follows:

By incorporating to the Application the enclosed Letter of Intent, to replace the Letter of Intent that was filed on August 9, 2016.

WHEREFORE, the Applicant respectfully requests that the City of Dunwoody accept this Third Amendment; that the Application be amended in accordance with this Third Amendment; and that the Applicant have such other and further relief as is just and proper under the circumstances.

Accordingly, the Applicant respectfully requests that the Mayor and City Council of the City of Dunwoody grant the Special Land Use Permits as requested.

Respectfully submitted,

THE GALLOWAY LAW GROUP, LLC



Laurel A. David
Jordan Edwards
Attorneys for the Applicant

3500 Lenox Road NE, Suite 760
Atlanta, Georgia 30326
(404) 965-3680

**LETTER OF INTENT
CITY OF DUNWOODY**

Crim & Associates (the “Applicant”) requests four Special Land Use Permits (SLUP) on behalf of the Owner to allow the development of a 5,800-square foot retail/restaurant use at 5419 Chamblee Dunwoody Road within the Dunwoody Village Overlay zoning district (the “Property”). Specifically, the Applicant requests a SLUP for twenty-seven (27) parking spaces, exceeding by thirteen (13) the maximum number of parking spaces established by Section 27-97(g)(1) of the Code of the City of Dunwoody, Georgia; a second SLUP to construct non-90-degree corners, Sec. 27-97(e)(3)(e), at the restaurant’s northwest corner, nearest the intersection of Chamblee Dunwoody Road and Mount Vernon Road; a third SLUP to allow the landscape strip to be of varied width less than six (6) feet along Mount Vernon Road in order to maintain a twelve (12) wide sidewalk, Sec. 27-97(i)(1); and a fourth SLUP to construct a building with an apparent exterior floor-to-floor height of fourteen (14) feet, Sec. 27-97(e)(3)(c). Each of these SLUPs would be consistent with the review and approval criteria set forth in Sec. 27-359, as described below. Accordingly, the Applicant respectfully asks that the Mayor and City Council of the City of Dunwoody grant the SLUPs as requested.

I. SLUP allowing twenty-seven (27) parking spaces is consistent with the criteria set forth in Section 27-359 of the Code of the City of Dunwoody.

(1) The proposed use is consistent with the policies of the Comprehensive Plan. The City has designated the Property to the Dunwoody Village character area. This character area expressly calls for community retail, boutique retail, and dining attractions that will support the “village green” concept envisioned for the area. 2015-2035 Comprehensive Plan at 18. Additionally, the Future Land Use Map categorizes the Property as Commercial, Id. at 31, and the Dunwoody Village Master Plan similarly classifies it as Neighborhood & Convenience Retail. Dunwoody Village Master Plan at 28. The proposed retail/restaurant use is thoroughly consistent with these community planning designations. To adequately serve the public, the Applicant seeks to provide for the vehicular and pedestrian circulation capacity that the proposed retail/restaurant use will require.

(2) The proposed use complies with the requirements of the Zoning Ordinance. The Property is zoned to the C-1 Local Commercial zoning district. “Restaurants” and “other

eating or drinking establishments” are uses permitted as of right in the C-1 district, as are “retail sales of goods produced on the premises” and “other retail sales.” Sec. 27-72. While the Zoning Ordinance requires properties zoned C-1 to provide 6.67 spaces per 1,000 square feet for restaurant uses and 4 spaces per 1,000 square feet for retail uses (in this case 39 and 23 spaces, respectively, for the proposed 5,800-square foot building), Sec. 27-202, the Dunwoody Village Overlay regulations cap parking in the overlay area at 3 spaces per 1,000 square feet, or seventeen (17) in this case. Several potential tenants that are reputable fast-casual restaurant companies have insisted to the Applicant that three (3) spaces per 1,000 square feet would be an insufficient supply, prompting the present SLUP request. The Applicant did attempt to obtain shared parking agreements with adjacent property owners, but was ultimately not successful.

(3) The proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district. The Property measures 0.518 acres (22,564.1 square feet). As shown on the Site Plan filed with this application, the Property’s area is large enough for the proposed building, parking, refuse facility, and landscaping.

(4) The proposed use is compatible with adjacent properties and land uses, including consideration of:

(a) Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated by the proposed use.

As a non-intensive commercial use, the proposed restaurant/retail use is unlikely to generate noise, smoke, odor, dust or vibration that would burden the majority of the Property’s neighbors. On the contrary, nearby uses are either comparably non-intense, such as the fast-casual restaurant located some fifty (50) feet east along Mount Vernon Road, or are more intense, such as the tire and automotive service facility adjoining the Property to the south and the gas station across Chamblee Dunwoody Road to the west.

(b) Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use. The proposed retail/restaurant use is expected to keep hours typical of the industry. As such, it will not operate at hours very early in the morning or very late at night. The additional thirteen (13) parking spaces are therefore unlikely to adversely affect adjacent properties and land uses.

- (c) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.** The envisioned restaurant/retail use entails operations conducted almost entirely within the proposed building's interior. Consequently, the manner of operations occurring at the Property is unlikely to have an adverse impact on adjoining uses.
- (d) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use.** As a restaurant/retail use, the number of vehicles entering or exiting the Property is not expected to rise to a level that would congest nearby traffic corridors, even with thirteen (13) additional parking spaces. Moreover, if the use is a restaurant its hours of operation at the Property would likely be at lunch or in the evening, rather than during the morning and afternoon rush hours. For these reasons the proposed use will not generate traffic that would burden adjoining land uses.
- (e) **Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.** As shown on the Site Plan, the proposed building is appropriate for the Property, which has an area just over one-half acre. The proposed building and the requested additional parking would be similar in size, scale, and massing to adjacent and nearby lots and buildings.
- (f) **Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.** The Applicant is unaware of any such resources located at the Property.
- (5) **Public services, public facilities and utilities—including motorized and nonmotorized transportation facilities—are adequate to serve the proposed use.** The existing utilities supply, roadway capacity, and available public services are sufficient to meet the needs of the proposed development.
- (6) **Adequate means of ingress and egress are proposed, particularly in reference to nonmotorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access.** The Property is a corner lot. As shown on the Site Plan, the Applicant proposes points of ingress and egress on both Mount Vernon Road and Chamblee Dunwoody Road. This arrangement provides optimal motorized traffic circulation while still meeting the parking needs of the proposed use. To ensure

nonmotorized traffic safety and convenience, sidewalks will be provided along both street frontages, as well as architecturally differentiated pedestrian crosswalks within the vehicular circulation areas.

- (7) **Adequate provision has been made for refuse and service areas.** As the Site Plan demonstrates, a screened refuse and service area is included at the Property's southeastern corner.
- (8) **The proposed building as a result of its proposed height will not create a negative shadow impact on any adjoining lot or building.** The building will be constructed at the northwestern corner of the Property, closest to the intersection of Mount Vernon Road and Chamblee Dunwoody Road, putting the greatest possible distance between it and existing neighboring structures. As such, the Applicant does not expect the proposed building's height or location to create a negative shadow impact on an adjoining lot or building.

II. SLUP allowing non-90-degree corners at the restaurant's northwest corner is consistent with the criteria set forth in Section 27-359 of the Code of the City of Dunwoody.

- (1) **The proposed use is consistent with the policies of the Comprehensive Plan.** The Applicant is requesting a SLUP that will allow the proposed building's northwest corner, which is nearest the intersection of Mount Vernon Road and Chamblee Dunwoody Road, to feature a fifth building face twenty-five (25) feet in length. This face will provide the building's front entryway and meet the adjoining walls at 45-degree angles. This design preserves the building's rectilinear form while orienting the development to the Property's corner-lot location by effectively fronting the building to the entire intersection, rather than to a single street. It also accounts for past right-of-way dedications made to enlarge the street intersection that had the additional effect of rounding off the Property's northwest corner. The proposed design matches the new shape of the Property without affecting the proposed use, which remains consistent with the Comprehensive Plan.
- (2) **The proposed use complies with the requirements of the Zoning Ordinance.** The Property is zoned to the C-1 Local Commercial zoning district, which permits retail and restaurant uses. While the C-1 zoning district does not require buildings to have right-angle corners, the Dunwoody Village Overlay District, in which the Property is located, prohibits non-90-degree angles. Sec. 27-97(e)(3)(e). However, the proposed building, with its two

45-degree angles, has been designed in the Colonial and Williamsburg architectural styles that the overlay district encourages.

- (3) **The proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district.** The Property measures 0.518 acres (22,564.1 square feet). As shown on the Site Plan filed with this application, the Property's area is large enough for the proposed building, parking, refuse facility, and landscaping.
- (4) **The proposed use is compatible with adjacent properties and land uses, including consideration of:**
- (a) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated by the proposed use.** The mitered northwest corner of the proposed building will not affect the Property's proposed non-intensive commercial use, which is unlikely to generate noise, smoke, odor, dust or vibration that would burden the majority of the Property's neighbors.
- (b) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.** The mitered northwest corner of the proposed building will not affect the Property's proposed retail/restaurant use, which is expected to keep hours typical of the industry.
- (c) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.** The mitered northwest corner of the proposed building will make the Property more marketable to a range of retail/restaurant uses. These types of uses entail operations conducted almost entirely within the proposed building's interior and are unlikely to have an adverse impact on adjoining uses.
- (d) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use.** As a restaurant/retail use, the number of vehicles entering or exiting the Property is not expected to rise to a level that would congest nearby traffic corridors, and the mitered northwest corner of the building will not affect traffic generation.
- (e) **Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and**

massing of adjacent and nearby lots and buildings. The size, scale, and massing of the proposed building is comparable to that of adjacent and nearby lots and buildings.

- (f) **Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.** The Applicant is unaware of any such resources located at the Property.
- (5) **Public services, public facilities and utilities—including motorized and nonmotorized transportation facilities—are adequate to serve the proposed use.** The existing utilities supply, roadway capacity, and available public services are sufficient to meet the needs of the proposed development.
- (6) **Adequate means of ingress and egress are proposed, particularly in reference to nonmotorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access.** As shown on the Site Plan, the Applicant proposes points of ingress and egress on both Mount Vernon Road and Chamblee Dunwoody Road. The mitered northwest corner of the building articulates with the two ingress/egress points to optimize motorized traffic circulation while still meeting the parking needs of the proposed use.
- (7) **Adequate provision has been made for refuse and service areas.** As the Site Plan demonstrates, a screened refuse and service area will be provided at the Property's southeastern corner.
- (8) **The proposed building as a result of its proposed height will not create a negative shadow impact on any adjoining lot or building.** The building will be constructed at the northwestern corner of the Property, and the mitered northwest corner will not affect the building's height. As such, the Applicant does not expect the proposed building's height or location to create a negative shadow impact on an adjoining lot or building.

III.SLUP allowing a landscape strip of varying width along Mount Vernon Road is consistent with the criteria set forth in Section 27-359 of the Code of the City of Dunwoody.

- (1) **The proposed use is consistent with the policies of the Comprehensive Plan.** The Applicant's request that the City allow a landscape strip of variable width along Mount Vernon Road comes as the result of right-of-way dedications formerly made at this site. The Mount Vernon Road right-of-way is now no longer wide enough to provide the entire six (6)

foot wide landscape strip and twelve (12) foot wide sidewalk that Sec. 27-97(i)(1) requires. To comply with the Ordinance to the greatest extent possible, the Applicant proposes to reduce the width of the landscape strip along Mount Vernon Road to 4.5 feet at its narrowest point (as shown on the Site Plan), in order to provide a twelve (12) wide sidewalk.

(2) The proposed use complies with the requirements of the Zoning Ordinance. The Property is zoned to the C-1 Local Commercial zoning district, which allows retail and restaurant uses. While this zoning district does not control the width of streetscape requirements, the Dunwoody Village Overlay District, in which the Property is located, requires a six (6) foot wide landscape strip and a twelve (12) foot wide sidewalk along all abutting streets. Sec. 27-97(i)(1). The Applicant proposes to reduce the landscape strip by a maximum of 1.5 feet.

(3) The proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district. As shown on the Site Plan filed with this application, the Property's area is large enough for the proposed building, parking, refuse facility, and landscaping. The dimensions of the Mount Vernon Road right-of-way, however, are not adequate to build the entire width of the streetscape requirements along the Property's entire frontage of that street, prompting this SLUP request.

(4) The proposed use is compatible with adjacent properties and land uses, including consideration of:

(a) Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated by the proposed use.

The reduced sidewalk width will not affect the Property's proposed non-intensive commercial use, which is unlikely to generate noise, smoke, odor, dust or vibration.

(b) Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use. The reduced sidewalk width will not affect the Property's proposed retail/restaurant use, which is expected to keep hours typical of the industry.

(c) Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use. The reduced landscape strip width will not affect the Property's proposed retail/restaurant use.

- (d) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use.** The proposed use will not generate traffic that would burden adjoining land uses.
- (e) **Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.** As shown on the Site Plan, the proposed building is appropriate for the Property and is comparable to nearby one-story commercial buildings.
- (f) **Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.** The Applicant is unaware of any such resources located at the Property.
- (5) **Public services, public facilities and utilities—including motorized and nonmotorized transportation facilities—are adequate to serve the proposed use.** The existing utilities supply, roadway capacity, and available public services are sufficient to meet the needs of the proposed development, which is of similar scale to nearby structures and uses.
- (6) **Adequate means of ingress and egress are proposed, particularly in reference to nonmotorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access.** The reduced width of the landscape strip will not affect ingress or egress for motorized traffic and will enable the Applicant to provide a sidewalk of the required width to provide sufficient and convenient pedestrian access.
- (7) **Adequate provision has been made for refuse and service areas.** As the Site Plan demonstrates, a screened refuse and service area is included at the Property's southeastern corner.
- (8) **The proposed building as a result of its proposed height will not create a negative shadow impact on any adjoining lot or building.** The reduced landscape strip width will not affect the building's height, which is not expected to create a negative shadow impact on an adjoining lot or building.

IV. SLUP allowing an apparent exterior floor-to-floor height of fourteen (14) feet is consistent with the criteria set forth in Section 27-359 of the Code of the City of Dunwoody.

- (1) The proposed use is consistent with the policies of the Comprehensive Plan.** The Applicant seeks to construct a building with a ground floor that is fourteen (14) feet tall. Although there will be no second story, the apparent exterior floor-to-floor height would exceed the twelve (12) foot maximum established by Sec. 27-97(e)(3)(c). The additional two feet of height would provide greater natural light to the future tenant's patrons by allowing for the installation of larger windows. It would also enable the Applicant to install sufficient mechanical systems to service the retail/restaurant use. This increased height does not affect the proposal's consistency with the Comprehensive Plan.
- (2) The proposed use complies with the requirements of the Zoning Ordinance.** The Property is zoned to the C-1 Local Commercial zoning district, which allows retail and restaurant uses. While this zoning district does not control building story height, the Dunwoody Village Overlay District, in which the Property is located, limits the apparent external floor-to-floor height to twelve (12) feet. Sec. 27-97(e)(3)(c). However, the proposed development has been designed in the Colonial and Williamsburg architectural styles.
- (3) The proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district.** As shown on the Site Plan filed with this application, the Property's area is large enough for the proposed building, parking, refuse facility, and landscaping.
- (4) The proposed use is compatible with adjacent properties and land uses, including consideration of:**

 - (a) Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated by the proposed use.** The increased apparent external floor-to-floor height facilitates the Property's proposed non-intensive commercial use, which is unlikely to generate the noise, smoke, odor, dust or vibration that would annoy the majority of the Property's neighbors.
 - (b) Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.** The increased apparent external floor-to-floor height will facilitate the Property's proposed retail/restaurant use, which is expected to keep hours typical of the industry.

- (c) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.** The increased apparent external floor-to-floor height will facilitate the Property's proposed retail/restaurant use. This type of use entails operations conducted almost entirely within the proposed building's interior and are unlikely to have an adverse impact on adjoining uses.
- (d) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use.** As a restaurant/retail use, the number of vehicles entering or exiting the Property is not expected to rise to a level that would congest nearby traffic corridors, and increased apparent external floor-to-floor height will not affect traffic generation.
- (e) **Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.** The proposed building is comparable in size, scale, and massing to the nearby one-story commercial buildings, even with the additional two (2) feet of apparent external floor-to-floor height.
- (f) **Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.** The Applicant is unaware of any such resources located at the Property.
- (5) **Public services, public facilities and utilities—including motorized and nonmotorized transportation facilities—are adequate to serve the proposed use.** The existing utilities supply, roadway capacity, and available public services are sufficient to meet the needs of the proposed development.
- (6) **Adequate means of ingress and egress are proposed, particularly in reference to nonmotorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access.** As shown on the Site Plan, the Applicant proposes points of ingress and egress, as well as sidewalks, on both Mount Vernon Road and Chamblee Dunwoody Road.
- (7) **Adequate provision has been made for refuse and service areas.** As the Site Plan demonstrates, a screened refuse and service area is included at the Property's southeastern corner.
- (8) **The proposed building as a result of its proposed height will not create a negative shadow impact on any adjoining lot or building.** The additional two feet of apparent

external floor-to-floor height will increase the overall height of the building. However, the building will be constructed at the northwestern corner of the Property, closest to the intersection of Mount Vernon Road and Chamblee Dunwoody Road, putting the greatest possible distance between it and existing neighboring structures. As such, the Applicant does not expect the proposed building's height or location to create a negative shadow impact on an adjoining lot or building.

Because these SLUPs would be consistent with the review and approval criteria set forth in Section 27-359 of the Code of the City of Dunwoody, the Applicant asks that the Mayor and City Council of the City of Dunwoody grant the SLUPs as requested.

Sincerely,

THE GALLOWAY LAW GROUP, LLC

By: 

Laurel A. David, Esq.
Attorney for the Applicant

3500 Lenox Road, NE
Suite 760
Atlanta, Georgia 30326
(404) 965-3680

**LETTER OF INTENT
CITY OF DUNWOODY**

Crim & Associates (the “Applicant”) requests four Special Land Use Permits (SLUP) on behalf of the Owner to allow the development of a 5,800-square foot retail/restaurant use at 5419 Chamblee Dunwoody Road within the Dunwoody Village Overlay zoning district (the “Property”). Specifically, the Applicant requests a SLUP for twenty-seven (27) parking spaces, exceeding by thirteen (13) the maximum number of parking spaces established by Section 27-97(g)(1) of the Code of the City of Dunwoody, Georgia; a second SLUP to construct non-90-degree corners, Sec. 27-97(e)(3)(e), at the restaurant’s northwest corner, nearest the intersection of Chamblee Dunwoody Road and Mount Vernon Road; a third SLUP to allow the landscape strip to be of varied width less than six (6) feet along Mount Vernon Road in order to maintain a twelve (12) wide sidewalk, Sec. 27-97(i)(1); and a fourth SLUP to construct a building with an apparent exterior floor-to-floor height of fourteen (14) feet, Sec. 27-97(e)(3)(c). Each of these SLUPs would be consistent with the review and approval criteria set forth in Sec. 27-359, as described below. Accordingly, the Applicant respectfully asks that the Mayor and City Council of the City of Dunwoody grant the SLUPs as requested.

I. SLUP allowing twenty-seven (27) parking spaces is consistent with the criteria set forth in Section 27-359 of the Code of the City of Dunwoody.

(1) The proposed use is consistent with the policies of the Comprehensive Plan. The City has designated the Property to the Dunwoody Village character area. This character area expressly calls for community retail, boutique retail, and dining attractions that will support the “village green” concept envisioned for the area. 2015-2035 Comprehensive Plan at 18. Additionally, the Future Land Use Map categorizes the Property as Commercial, Id. at 31, and the Dunwoody Village Master Plan similarly classifies it as Neighborhood & Convenience Retail. Dunwoody Village Master Plan at 28. The proposed retail/restaurant use is thoroughly consistent with these community planning designations. To adequately serve the public, the Applicant seeks to provide for the vehicular and pedestrian circulation capacity that the proposed retail/restaurant use will require.

(2) The proposed use complies with the requirements of the Zoning Ordinance. The Property is zoned to the C-1 Local Commercial zoning district. “Restaurants” and “other

eating or drinking establishments” are uses permitted as of right in the C-1 district, as are “retail sales of goods produced on the premises” and “other retail sales.” Sec. 27-72. While the Zoning Ordinance requires properties zoned C-1 to provide 6.67 spaces per 1,000 square feet for restaurant uses and 4 spaces per 1,000 square feet for retail uses (in this case 39 and 23 spaces, respectively, for the proposed 5,800-square foot building), Sec. 27-202, the Dunwoody Village Overlay regulations cap parking in the overlay area at 3 spaces per 1,000 square feet, or seventeen (17) in this case. Several potential tenants that are reputable fast-casual restaurant companies have insisted to the Applicant that three (3) spaces per 1,000 square feet would be an insufficient supply, prompting the present SLUP request. The Applicant did attempt to obtain shared parking agreements with adjacent property owners, but was ultimately not successful.

(3) The proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district. The Property measures 0.518 acres (22,564.1 square feet). As shown on the Site Plan filed with this application, the Property’s area is large enough for the proposed building, parking, refuse facility, and landscaping.

(4) The proposed use is compatible with adjacent properties and land uses, including consideration of:

(a) Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated by the proposed use.

As a non-intensive commercial use, the proposed restaurant/retail use is unlikely to generate noise, smoke, odor, dust or vibration that would burden the majority of the Property’s neighbors. On the contrary, nearby uses are either comparably non-intense, such as the fast-casual restaurant located some fifty (50) feet east along Mount Vernon Road, or are more intense, such as the tire and automotive service facility adjoining the Property to the south and the gas station across Chamblee Dunwoody Road to the west.

(b) Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use. The proposed retail/restaurant use is expected to keep hours typical of the industry. As such, it will not operate at hours very early in the morning or very late at night. The additional thirteen (13) parking spaces are therefore unlikely to adversely affect adjacent properties and land uses.

- (c) Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.** The envisioned restaurant/retail use entails operations conducted almost entirely within the proposed building's interior. Consequently, the manner of operations occurring at the Property is unlikely to have an adverse impact on adjoining uses.
- (d) Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use.** As a restaurant/retail use, the number of vehicles entering or exiting the Property is not expected to rise to a level that would congest nearby traffic corridors, even with thirteen (13) additional parking spaces. Moreover, if the use is a restaurant its hours of operation at the Property would likely be at lunch or in the evening, rather than during the morning and afternoon rush hours. For these reasons the proposed use will not generate traffic that would burden adjoining land uses.
- (e) Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.** As shown on the Site Plan, the proposed building is appropriate for the Property, which has an area just over one-half acre. The proposed building and the requested additional parking would be similar in size, scale, and massing to adjacent and nearby lots and buildings.
- (f) Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.** The Applicant is unaware of any such resources located at the Property.
- (5) Public services, public facilities and utilities—including motorized and nonmotorized transportation facilities—are adequate to serve the proposed use.** The existing utilities supply, roadway capacity, and available public services are sufficient to meet the needs of the proposed development.
- (6) Adequate means of ingress and egress are proposed, particularly in reference to nonmotorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access.** The Property is a corner lot. As shown on the Site Plan, the Applicant proposes points of ingress and egress on both Mount Vernon Road and Chamblee Dunwoody Road. This arrangement provides optimal motorized traffic circulation while still meeting the parking needs of the proposed use. To ensure

nonmotorized traffic safety and convenience, sidewalks will be provided along both street frontages, as well as architecturally differentiated pedestrian crosswalks within the vehicular circulation areas.

- (7) **Adequate provision has been made for refuse and service areas.** As the Site Plan demonstrates, a screened refuse and service area is included at the Property's southeastern corner.
- (8) **The proposed building as a result of its proposed height will not create a negative shadow impact on any adjoining lot or building.** The building will be constructed at the northwestern corner of the Property, closest to the intersection of Mount Vernon Road and Chamblee Dunwoody Road, putting the greatest possible distance between it and existing neighboring structures. As such, the Applicant does not expect the proposed building's height or location to create a negative shadow impact on an adjoining lot or building.

II. SLUP allowing non-90-degree corners at the restaurant's northwest corner is consistent with the criteria set forth in Section 27-359 of the Code of the City of Dunwoody.

- (1) **The proposed use is consistent with the policies of the Comprehensive Plan.** The Applicant is requesting a SLUP that will allow the proposed building's northwest corner, which is nearest the intersection of Mount Vernon Road and Chamblee Dunwoody Road, to feature a fifth building face twenty-five (25) feet in length. This face will provide the building's front entryway and meet the adjoining walls at 45-degree angles. This design preserves the building's rectilinear form while orienting the development to the Property's corner-lot location by effectively fronting the building to the entire intersection, rather than to a single street. It also accounts for past right-of-way dedications made to enlarge the street intersection that had the additional effect of rounding off the Property's northwest corner. The proposed design matches the new shape of the Property without affecting the proposed use, which remains consistent with the Comprehensive Plan.
- (2) **The proposed use complies with the requirements of the Zoning Ordinance.** The Property is zoned to the C-1 Local Commercial zoning district, which permits retail and restaurant uses. While the C-1 zoning district does not require buildings to have right-angle corners, the Dunwoody Village Overlay District, in which the Property is located, prohibits non-90-degree angles. Sec. 27-97(e)(3)(e). However, the proposed building, with its two

45-degree angles, has been designed in the Colonial and Williamsburg architectural styles that the overlay district encourages.

- (3) **The proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district.** The Property measures 0.518 acres (22,564.1 square feet). As shown on the Site Plan filed with this application, the Property's area is large enough for the proposed building, parking, refuse facility, and landscaping.
- (4) **The proposed use is compatible with adjacent properties and land uses, including consideration of:**
- (a) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated by the proposed use.** The mitered northwest corner of the proposed building will not affect the Property's proposed non-intensive commercial use, which is unlikely to generate noise, smoke, odor, dust or vibration that would burden the majority of the Property's neighbors.
 - (b) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.** The mitered northwest corner of the proposed building will not affect the Property's proposed retail/restaurant use, which is expected to keep hours typical of the industry.
 - (c) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.** The mitered northwest corner of the proposed building will make the Property more marketable to a range of retail/restaurant uses. These types of uses entail operations conducted almost entirely within the proposed building's interior and are unlikely to have an adverse impact on adjoining uses.
 - (d) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use.** As a restaurant/retail use, the number of vehicles entering or exiting the Property is not expected to rise to a level that would congest nearby traffic corridors, and the mitered northwest corner of the building will not affect traffic generation.
 - (e) **Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and**

massing of adjacent and nearby lots and buildings. The size, scale, and massing of the proposed building is comparable to that of adjacent and nearby lots and buildings.

- (f) Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.** The Applicant is unaware of any such resources located at the Property.
- (5) Public services, public facilities and utilities—including motorized and nonmotorized transportation facilities—are adequate to serve the proposed use.** The existing utilities supply, roadway capacity, and available public services are sufficient to meet the needs of the proposed development.
- (6) Adequate means of ingress and egress are proposed, particularly in reference to nonmotorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access.** As shown on the Site Plan, the Applicant proposes points of ingress and egress on both Mount Vernon Road and Chamblee Dunwoody Road. The mitered northwest corner of the building articulates with the two ingress/egress points to optimize motorized traffic circulation while still meeting the parking needs of the proposed use.
- (7) Adequate provision has been made for refuse and service areas.** As the Site Plan demonstrates, a screened refuse and service area will be provided at the Property's southeastern corner.
- (8) The proposed building as a result of its proposed height will not create a negative shadow impact on any adjoining lot or building.** The building will be constructed at the northwestern corner of the Property, and the mitered northwest corner will not affect the building's height. As such, the Applicant does not expect the proposed building's height or location to create a negative shadow impact on an adjoining lot or building.

III.SLUP allowing a landscape strip of varying width along Mount Vernon Road is consistent with the criteria set forth in Section 27-359 of the Code of the City of Dunwoody.

- (1) The proposed use is consistent with the policies of the Comprehensive Plan.** The Applicant's request that the City allow a landscape strip of variable width along Mount Vernon Road comes as the result of right-of-way dedications formerly made at this site. The Mount Vernon Road right-of-way is now no longer wide enough to provide the entire six (6)

foot wide landscape strip and twelve (12) foot wide sidewalk that Sec. 27-97(i)(1) requires. To comply with the Ordinance to the greatest extent possible, the Applicant proposes to reduce the width of the landscape strip along Mount Vernon Road to 4.5 feet at its narrowest point (as shown on the Site Plan), in order to provide a twelve (12) wide sidewalk.

- (2) The proposed use complies with the requirements of the Zoning Ordinance.** The Property is zoned to the C-1 Local Commercial zoning district, which allows retail and restaurant uses. While this zoning district does not control the width of streetscape requirements, the Dunwoody Village Overlay District, in which the Property is located, requires a six (6) foot wide landscape strip and a twelve (12) foot wide sidewalk along all abutting streets. Sec. 27-97(i)(1). The Applicant proposes to reduce the landscape strip by a maximum of 1.5 feet.
- (3) The proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district.** As shown on the Site Plan filed with this application, the Property's area is large enough for the proposed building, parking, refuse facility, and landscaping. The dimensions of the Mount Vernon Road right-of-way, however, are not adequate to build the entire width of the streetscape requirements along the Property's entire frontage of that street, prompting this SLUP request.
- (4) The proposed use is compatible with adjacent properties and land uses, including consideration of:**

 - (a) Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated by the proposed use.** The reduced sidewalk width will not affect the Property's proposed non-intensive commercial use, which is unlikely to generate noise, smoke, odor, dust or vibration.
 - (b) Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.** The reduced sidewalk width will not affect the Property's proposed retail/restaurant use, which is expected to keep hours typical of the industry.
 - (c) Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.** The reduced landscape strip width will not affect the Property's proposed retail/restaurant use.

- (d) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use.** The proposed use will not generate traffic that would burden adjoining land uses.
- (e) **Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.** As shown on the Site Plan, the proposed building is appropriate for the Property and is comparable to nearby one-story commercial buildings.
- (f) **Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.** The Applicant is unaware of any such resources located at the Property.
- (5) **Public services, public facilities and utilities—including motorized and nonmotorized transportation facilities—are adequate to serve the proposed use.** The existing utilities supply, roadway capacity, and available public services are sufficient to meet the needs of the proposed development, which is of similar scale to nearby structures and uses.
- (6) **Adequate means of ingress and egress are proposed, particularly in reference to nonmotorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access.** The reduced width of the landscape strip will not affect ingress or egress for motorized traffic and will enable the Applicant to provide a sidewalk of the required width to provide sufficient and convenient pedestrian access.
- (7) **Adequate provision has been made for refuse and service areas.** As the Site Plan demonstrates, a screened refuse and service area is included at the Property's southeastern corner.
- (8) **The proposed building as a result of its proposed height will not create a negative shadow impact on any adjoining lot or building.** The reduced landscape strip width will not affect the building's height, which is not expected to create a negative shadow impact on an adjoining lot or building.

IV. SLUP allowing an apparent exterior floor-to-floor height of fourteen (14) feet is consistent with the criteria set forth in Section 27-359 of the Code of the City of Dunwoody.

- (1) **The proposed use is consistent with the policies of the Comprehensive Plan.** The Applicant seeks to construct a building with a ground floor that is fourteen (14) feet tall. Although there will be no second story, the apparent exterior floor-to-floor height would exceed the twelve (12) foot maximum established by Sec. 27-97(e)(3)(c). The additional two feet of height would provide greater natural light to the future tenant's patrons by allowing for the installation of larger windows. It would also enable the Applicant to install sufficient mechanical systems to service the retail/restaurant use. This increased height does not affect the proposal's consistency with the Comprehensive Plan.
- (2) **The proposed use complies with the requirements of the Zoning Ordinance.** The Property is zoned to the C-1 Local Commercial zoning district, which allows retail and restaurant uses. While this zoning district does not control building story height, the Dunwoody Village Overlay District, in which the Property is located, limits the apparent external floor-to-floor height to twelve (12) feet. Sec. 27-97(e)(3)(c). However, the proposed development has been designed in the Colonial and Williamsburg architectural styles.
- (3) **The proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district.** As shown on the Site Plan filed with this application, the Property's area is large enough for the proposed building, parking, refuse facility, and landscaping.
- (4) **The proposed use is compatible with adjacent properties and land uses, including consideration of:**
 - (a) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated by the proposed use.** The increased apparent external floor-to-floor height facilitates the Property's proposed non-intensive commercial use, which is unlikely to generate the noise, smoke, odor, dust or vibration that would annoy the majority of the Property's neighbors.
 - (b) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.** The increased apparent external floor-to-floor height will facilitate the Property's proposed retail/restaurant use, which is expected to keep hours typical of the industry.

- (c) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.** The increased apparent external floor-to-floor height will facilitate the Property's proposed retail/restaurant use. This type of use entails operations conducted almost entirely within the proposed building's interior and are unlikely to have an adverse impact on adjoining uses.
- (d) **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use.** As a restaurant/retail use, the number of vehicles entering or exiting the Property is not expected to rise to a level that would congest nearby traffic corridors, and increased apparent external floor-to-floor height will not affect traffic generation.
- (e) **Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.** The proposed building is comparable in size, scale, and massing to the nearby one-story commercial buildings, even with the additional two (2) feet of apparent external floor-to-floor height.
- (f) **Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.** The Applicant is unaware of any such resources located at the Property.
- (5) **Public services, public facilities and utilities—including motorized and nonmotorized transportation facilities—are adequate to serve the proposed use.** The existing utilities supply, roadway capacity, and available public services are sufficient to meet the needs of the proposed development.
- (6) **Adequate means of ingress and egress are proposed, particularly in reference to nonmotorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access.** As shown on the Site Plan, the Applicant proposes points of ingress and egress, as well as sidewalks, on both Mount Vernon Road and Chamblee Dunwoody Road.
- (7) **Adequate provision has been made for refuse and service areas.** As the Site Plan demonstrates, a screened refuse and service area is included at the Property's southeastern corner.
- (8) **The proposed building as a result of its proposed height will not create a negative shadow impact on any adjoining lot or building.** The additional two feet of apparent

external floor-to-floor height will increase the overall height of the building. However, the building will be constructed at the northwestern corner of the Property, closest to the intersection of Mount Vernon Road and Chamblee Dunwoody Road, putting the greatest possible distance between it and existing neighboring structures. As such, the Applicant does not expect the proposed building's height or location to create a negative shadow impact on an adjoining lot or building.

Because these SLUPs would be consistent with the review and approval criteria set forth in Section 27-359 of the Code of the City of Dunwoody, the Applicant asks that the Mayor and City Council of the City of Dunwoody grant the SLUPs as requested.

Sincerely,

THE GALLOWAY LAW GROUP, LLC

By: 

Laurel A. David, Esq.

Attorney for the Applicant

3500 Lenox Road, NE
Suite 760
Atlanta, Georgia 30326
(404) 965-3680

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 366 of the 18th District of DeKalb County, Georgia and being more particularly described as follows:

Beginning at a concrete monument found on the southeasterly right of way of Mount Vernon Road (50 feet southeasterly of the centerline) a distance of 19.03 feet northeasterly of the intersection of the north-easterly right of way of Chamblee-Dunwoody Road (50 feet northeasterly of the centerline) if said rights of way were extended to form a single angle between them; proceed thence North $64^{\circ}08'00''$ East along the southeasterly right of way of Mount Vernon Road a distance of 130.97 feet to an iron pin placed; thence South $29^{\circ}20'38''$ East a distance of 152.24 feet to an iron pin placed; thence South $64^{\circ}05'34''$ West a distance of 150.00 feet to an iron pin placed on the northeasterly right of way of Chamblee-Dunwoody Road; thence North $29^{\circ}20'28''$ West along said right of way of Chamblee-Dunwoody Road a distance of 128.35 feet to an iron pin placed (being 24.00 feet southeasterly of the previously stated extended right of way with Mount Vernon Road); thence North $10^{\circ}23'58''$ East a distance of 29.71 feet to the point of beginning.

Said improved parcel contains 0.5183 acres (22,575 S.F.) more or less, and is 5419 Chamblee-Dunwoody Road under the present numbering system of DeKalb County, Georgia.

**NEIGHBOR COMMUNICATIONS SUMMARY REPORT
CITY OF DUNWOODY**

Crim & Associates' (the "Applicant's") public participation meeting was held for the proposed SLUP applications for 5419 Chamblee Dunwoody Road on August 3, 2016, at 7:00 p.m. at the Dunwoody Library, located at 5339 Chamblee Dunwoody Road, Dunwoody, Georgia 30338. The Applicant submits this Neighbor Communications Summary Report pursuant Section 27-306(d) of the Code of the City of Dunwoody, Georgia.

The Applicant compiled a list of owners of all residentially zoned property within 1,000 feet using the City of Dunwoody's Global Information System. On July 11, 2016, the Applicant sent a letter by first class mail to each identified owner inviting him or her to an Applicant-Initiated Meeting. See Exhibit A – Certificates of Mailing, copy; Exhibit B – Letter of Notice. Additionally, the Applicant caused to be published on July 13, 2016, public notice of the Applicant-Initiated Meeting by advertisement in the Dunwoody Crier. See Exhibit C – Published Notice. Approximately ten (10) people attended the Applicant-Initiated Meeting. See Exhibit D – Sign-In Sheet for Applicant-Initiated Meeting. The meeting was informal and lasted about 45 minutes.

After a presentation of the proposed use, site plan, and renderings by the Applicant, attendees were invited to provide feedback on the proposal. A list of issues raised and responses follows:

1. Who will be the tenant in the building?

Response: the Applicant indicated that it is marketing the building for either retail or restaurant uses. However, currently the most interested responses are from restaurant users, hence the need for increased parking.

2. Concern was expressed over traffic movements entering and exiting the site, particularly at Mt. Vernon Road.

Response: There is currently a turn lane on Mt. Vernon that would enable drivers to turn left into the site. Applicant agreed that a left turn out of the site could be problematic, particularly if the driver intended to turn right onto Chamblee-Dunwoody Road. However, the Applicant noted that the proposed right turn-in/right

turn-out access on Chamblee-Dunwoody Road would provide more convenient access to Chamblee-Dunwoody Road.

3. What is the lot coverage on the site? The site plan looks like it is all pavement or buildings.

Response: the lot coverage is approximately 80%. The Applicant indicated on the landscaped plan the grassed areas and proposed plantings. The Applicant will prepare a site plan colored to show grassy areas for future presentations.

4. Will the roof as depicted on the architectural renderings screen mechanical systems on the roof?

Response: Yes, the roof will look like a solid structure from the exterior but will actually have a parapet to screen mechanical systems from view.

5. Can outdoor seating be put in the sidewalk? A 12-foot sidewalk seems very wide.

Response: The 12-foot sidewalk width is a requirement of the Overlay District, but Applicant will check with the Community Development Department to see if outdoor seating is a possibility. The Applicant has since confirmed with the City Planner that no outdoor seating is allowed in the 12-foot sidewalk.

In addition to the Applicant-Initiated Meeting, the Applicant will also present at the August meeting of the Dunwoody Homeowners' Association to seek additional input.

Sincerely,

THE GALLOWAY LAW GROUP, LLC

By: 

Laurel A. David, Esq.
Attorney for the Applicant

3500 Lenox Road, NE
Suite 760
Atlanta, Georgia 30326
(404) 965-3680

Exhibit A – Certificates of Mailing, copy

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DUFFEY PATRICK T & DUFFEY CONSTANCE J	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1304 DUNWOODY CV DUNWOODY GA 30338 IM JOHN & IM JUNG AH 1308 DUNWOODY CV ATLANTA GA 30338 ASHWORTH HOMEOWNERS ASSO 1750 FOUNDERS PKWY ALPHARETTA GA 30009 JELLEMA CALVIN P 1251 DUNWOODY CV DUNWOODY GA 30338 WHITE CATHERINE A & ROGERS JOEL S 1247 DUNWOODY CV DUNWOODY GA 30338 COFFEE SHERRI D 1243 DUNWOODY CV DUNWOODY GA 30338					

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1239 DUNWOODY CV DUNWOODY GA 30338 1228 DUNWOODY COVE LLC 225 MIZNER BLVD NE BOCA RATON FL 33432 DAVIS SAM J 1232 DUNWOODY CV DUNWOODY GA 30338 VISCONTI JOHN 1236 DUNWOODY CV DUNWOODY GA 30338 SAREEN SHRUTI & MATTO ANKUR 1240 DUNWOODY CV DUNWOODY GA 30338 YATES MICHAEL R 1244 DUNWOODY CV DUNWOODY GA 30338					

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CANNON JOSEPH E JR 1248 DUNWOODY CV DUNWOODY GA 30338 COHN DAVID ADAM & COHN AMY LYNN STARR 1252 DUNWOODY CV DUNWOODY GA 30338 CARR F PATRICK 1256 DUNWOODY CV DUNWOODY GA 30338 MATTHEWS JAMES & MATTHEWS AMY 1260 DUNWOODY CV DUNWOODY GA 30338 MCCLELLAN CARL E & MCCLELLAN VALERIE P 1264 DUNWOODY CV DUNWOODY GA 30338 JOHNSON MARK E 1268 DUNWOODY CV DUNWOODY GA 30338	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift



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2	1276 DUNWOODY CV DUNWOODY GA 30338 MCLARTY JOHN					
3	1280 DUNWOODY CV DUNWOODY GA 30338 CHAVEZ KAREN S					
4	1284 DUNWOODY CV DUNWOODY GA 30338 GROVE RICHARD D & CARDENAS MONICA J					
5	1288 DUNWOODY CV DUNWOODY GA 30338 ALKONIS JENNIFER DENISE					
6	1292 DUNWOODY CV ATLANTA GA 30338					



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2	1306 VILLAGE TERRACE CT DUNWOODY GA 30338 SMITH REBECCA S
3	1310 VILLAGE TERRACE CT DUNWOODY GA 30338 MCCLARY MITCHELL T
4	1314 VILLAGE TERRACE CT DUNWOODY GA 30338 TSUBOKAWA NORIO & TSUBOKAWA TAKAKO
5	1201 VILLAGE TERRACE CT DUNWOODY GA 30338 BELLSOUTH PO BOX 182333 COLUMBUS OH 43218
6	

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1	CITY OF DUNWOODY 41 PERIMETER CTR E DUNWOODY GA 30346 GAUDET RICHARD B & NUNN JUDITH A
2	4151 CHESTNUT RIDGE DR DUNWOODY GA 30338 ALYEA FRED N & ALYEA CHARLOTTE
3	4170 CHESTNUT RIDGE DR DUNWOODY GA 30338 SOLOMON DARRELL
4	4162 CHESTNUT RIDGE DR DUNWOODY GA 30338 SYRIBEYS PHILIP JOHN & SYRIBEYS FLOREDIA LAUREN
5	4154 CHESTNUT RIDGE DR DUNWOODY GA 30338 TALLENT MICHAEL WARREN & TALLENT SUSAN BRYANT
6	1408 JOBERRY CT DUNWOODY GA 30338

Postage	Fee	Special Handling	Parcel Airlift

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	Postmaster, per (name of receiving employee)			
USPS® Tracking Number Firm-specific Identifier	HILL JOSEPH 1400 JOBERRY CT DUNWOODY GA 30338 MARKOU CHRISTOS & MAKAROUNI SPIRIDOULA	Postage	Special Handling	Parcel A/R/LT
1	1407 JOBERRY CT DUNWOODY GA 30338 JACKSON CHRISTINE S & JACKSON MICHAEL E			
2	4142 CHESTNUT RIDGE DR DUNWOODY GA 30338 LAVIN MICHAEL K			
3	4134 CHESTNUT RIDGE DR DUNWOODY GA 30338 STINNETT ROBERT JR			
4	4126 CHESTNUT RIDGE DR DUNWOODY GA 30338 BROADWELL MARTIN M JR & BROADWELL MARY			
5	4118 CHESTNUT RIDGE DR DUNWOODY GA 30338			
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	Postmaster, per (name of receiving employee)			
USPS® Tracking Number Firm-specific Identifier	C Q DUNWOODY VILLAGE COURT LLC 1532 DUNWOODY VILLAGE PKWY DUNWOODY GA 30338 MALONE THOMAS	Postage	Special Handling	Parcel A/R/LT
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2	1299 DUNWOODY CV DUNWOODY GA 30338 COKER CYNTHIA L			
3	1295 DUNWOODY CV DUNWOODY GA 30338 SHANBHAG SAVITHA R & SHANBHAG RAMDAS V			
4	1291 DUNWOODY CV DUNWOODY GA 30338 PALM JOHN & PALM LISA			
5	1289 DUNWOODY CV ATLANTA GA 30338			
6				



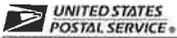
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USPS® Tracking Number Firm-specific Identifier	DWYER KAREN M *** 1285 DUNWOODY CV DUNWOODY GA 30338 MCGILLIVRAY CATHERINE & MCGILLIVRAY DAVID	Postage	Fee	Special Handling	Parcel Airlift		
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2	1281 DUNWOODY CV ATLANTA GA 30338 DALESSANDRO MICHAEL						
3	1277 DUNWOODY CV ATLANTA GA 30338 VEDALA SUNDARAM K & VEDALA UMA						
4	1273 DUNWOODY CV DUNWOODY GA 30338 SPOUSE JOEL D & SPOUSE ANNETTE						
5	1267 DUNWOODY CV DUNWOODY GA 30338 JONES EMILY ANN						
6	1263 DUNWOODY CV DUNWOODY GA 30338						



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USPS® Tracking Number Firm-specific Identifier	EICHOLZ RICHARD M 1259 DUNWOODY CV DUNWOODY GA 30338 DUNCAN KIMBERLY	Postage	Fee	Special Handling	Parcel Airlift		
1							
2	1255 DUNWOODY CV DUNWOODY GA 30338 DONALD R AND NORMA J BARDILL & BARDILL JOYCE G						
3	3022 FERMANAGH DR TALLAHASSEE FL 32309 GOPALAKRISHNAN VIJAY & SHARMA MANJUSHA						
4	1300 DUNWOODY CV DUNWOODY GA 30338 EDMONDS PHYLLIS JANETTE TRSTE & EDMONDS PHYLLIS J REV LIV TRST						
5	1250 VILLAGE TERRACE CT DUNWOODY GA 30338 MULLEE THOMAS P & MULLEE BEVERLY A						
6	1254 VILLAGE TERRACE CT DUNWOODY GA 30338						



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1	TISHER JIM W & TISHER DEBORAH L 1258 VILLAGE TERRACE CT DUNWOODY GA 30338			
2	COSTA RONALD B SR & COSTA MARY L 1266 VILLAGE TERRACE CT DUNWOODY GA 30338			
3	KERNAN JOHN & KERMAN BETH 1270 VILLAGE TERRACE CT DUNWOODY GA 30338			
4	STAPPLER ELIZABETH FERRAN 1274 VILLAGE TERRACE CT DUNWOODY GA 30338			
5	CYPRESS INVESTMENTS LLC 1521 CONCORD PIKE WILMINGTON DE 19803			
6	MORENO GUILLERMO E & BENTON MELINDA H 920 WESTPARK DR CELEBRATION FL 34747			



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2	WRIGHT LYNN E 1290 VILLAGE TERRACE CT DUNWOODY GA 30338			
3	KIM TAE HION 1294 VILLAGE TERRACE CT DUNWOODY GA 30338			
4	SACERDOTI MARIO & BUSATO- GUTIERREZ MARIA G 1298 VILLAGE TERRACE CT DUNWOODY GA 30338			
5	KOLANY THERESA M 1269 VILLAGE TERRACE CT DUNWOODY GA 30338			
6	FLEISHER JODI R 1265 VILLAGE TERRACE CT ATLANTA GA 30338			



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USPS® Tracking Number Firm-specific Identifier	GREENBERG WAYNE N & GREENBERG LEE R	Postage	Fee	Special Handling	Parcel Airtel	
1	1471 EASTHAM DR DUNWOODY GA 30338					
2	DSOUZA DOLPHIE & DSOUZA ANITA 1468 EASTHAM DR DUNWOODY GA 30338					
3	KHAN SHAMSUL A & KHAN NAIMA 4951 VILLAGE TERRACE DR DUNWOODY GA 30338					
4	CORBITT JAMES B & CORBITT MARY 1318 VILLAGE TERRACE CT ATLANTA GA 30338					
5	MARINKOVIC ALEXANDER & MARINKOVIC NATASHA 4937 VILLAGE TERRACE DR					
6	DOCTOR DAVID R & VELZEN-DOCTOR SUE ELLEN VAN 4962 VILLAGE TERRACE DR DUNWOODY GA 30338					



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USPS® Tracking Number Firm-specific Identifier	THE SIANG TIK	Postage	Fee	Special Handling	Parcel Airtel	
1	1234 DUNWOODY VILLAGE DR DUNWOODY GA 30338					
2	CLEMENTS ERNEST J & CLEMENTS NAN- YOUNG P 1206 DUNWOODY VILLAGE DR DUNWOODY GA 30338					
3	ARENAS OSCAR E 4975 VILLAGE TERRACE DR DUNWOODY GA 30338					
4	GARCIA CARLOS R & LONG SHERRY N 4993 VILLAGE TERRACE DR DUNWOODY GA 30338					
5	WALLACE STEPHEN & WALLACE MARIA 1475 EASTHAM DR DUNWOODY GA 30338					
6	ASOR YANIV & ASOR ESTER 4969 VILLAGE TERRACE DR ATLANTA GA 30338					



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USPS® Tracking Number Firm-specific Identifier	UNDERWOOD JOANN R	Postage	Fee	Special Handling	Parcel Air/Rt	
1	1323 VILLAGE TERRACE CT DUNWOODY GA 30338 DICKMAN JANIS Y					
2	1322 VILLAGE TERRACE CT DUNWOODY GA 30338 OZKAYNAK ANIL & OZKAYNAK HATICE ZEYNEP					
3	4950 VILLAGE TERRACE DR DUNWOODY GA 30338 LYSZKOWICZ JACEK E & LYSZKOWICZ JANINA L					
4	4968 VILLAGE TERRACE DR DUNWOODY GA 30338 PHILLIPS NEIL H					
5	1230 DUNWOODY VILLAGE DR DUNWOODY GA 30338 DUNWOODY UNITED METHODIST					
6	1548 MOUNT VERNON RD DUNWOODY GA 30338					



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USPS® Tracking Number Firm-specific Identifier	FLETCHER RUSSELL T & FLETCHER KIMBERLY E	Postage	Fee	Special Handling	Parcel Air/Rt	
1	4981 VILLAGE TERRACE DR DUNWOODY GA 30338 KWAN LI CHEN & LIM TAI KENG					
2	4999 VILLAGE TERRACE DR DUNWOODY GA 30338 MANGUM WAYNE B & MANGUM DIANA Z					
3	4017 NORTHLAKE CREEK DR TUCKER GA 30084 BLAKE LAURA LEE & VANVELZEN CORNELIUS W					
4	4961 VILLAGE TERRACE DR DUNWOODY GA 30338 ZHAO YI & LI NAIQI					
5	1319 VILLAGE TERRACE CT ATLANTA GA 30338 KISTNER WAYNE R					
6	1332 DUNWOODY VILLAGE WAY DUNWOODY GA 30338					



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PANDEY AMRITA
4956 VILLAGE TERRACE DR
ATLANTA GA 30338
SHEARER KATELYN SHERYL
1235 DUNWOODY VILLAGE DR
DUNWOODY GA 30338
RIKHTER JANET
4971 DUNWOODY TERRACE CV
DUNWOODY GA 30338
DUNWOODY UNITED METHODIST
1548 MOUNT VERNON RD
DUNWOODY GA 30338
KIM WAN M & KIM CHRISTINE
4987 VILLAGE TERRACE DR
DUNWOODY GA 30338
WHEELER JOHN THOMAS & OWENS
MARGARET S
5003 VILLAGE TERRACE DR
DUNWOODY GA 30338

Postage	Fee	Special Handling	Parcel Airlift



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SEDOR JULIA C
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DUNWOODY GA 30338
SMITH ELEANOR
1257 VILLAGE TERRACE CT
DUNWOODY GA 30338
MONTGOMERY JOSEPH R III &
MONTGOMERY EVELYN M
1253 VILLAGE TERRACE CT
DUNWOODY GA 30338
VILLARAN ROKOVICH DANITZA
1245 VILLAGE TERRACE CT
DUNWOODY GA 30338
HARTIGAN PATRICIA A
1241 VILLAGE TERRACE CT
DUNWOODY GA 30338
KLOPPENBURG JANICE
1237 VILLAGE TERRACE CT
DUNWOODY GA 30338

Postage	Fee	Special Handling	Parcel Airlift



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USPS® Tracking Number Firm-specific Identifier	STORY SHIRLEY ZENT	Postage	Fee	Special Handling	Parcel Airtt	
1	1233 VILLAGE TERRACE CT DUNWOODY GA 30338 WHITE JAMES FISHER & WHITE SUSAN GARDNER					
2	1229 VILLAGE TERRACE CT DUNWOODY GA 30338 BEAMON MARIA C					
3	PO BOX 1311 WOODSTOCK GA 30188 PRIDE JEAN W					
4	1221 VILLAGE TERRACE CT DUNWOODY GA 30338 RRE NO 2 LLC					
5	1217 VILLAGE TERRACE CT DUNWOODY GA 30338 GROVELL SHAUNA C					
6	1213 VILLAGE TERRACE CT DUNWOODY GA 30338					



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USPS® Tracking Number Firm-specific Identifier	JOHNSON HOUSTON R & JOHNSON LINDA E	Postage	Fee	Special Handling	Parcel Airtt	
1	1209 VILLAGE TERRACE CT DUNWOODY GA 30338 NEALE LOUISE J					
2	1207 VILLAGE TERRACE CT DUNWOODY GA 30338 THOMPkins FRANCES W					
3	1205 VILLAGE TERRACE CT DUNWOODY GA 30338 HELFMAN JENNIFER					
4	1203 VILLAGE TERRACE CT DUNWOODY GA 30338 BARNES ANTHONY C					
5	5007 VILLAGE TERRACE DR DUNWOODY GA 30338 MARSHALL JEFF & GENERES HEATHER					
6	5000 VILLAGE TERRACE DR DUNWOODY GA 30338					



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1	SEYHAN UMIT 3179 FLOWERS RD S ATLANTA GA 30341			
2	CHAN SIOW DING & XIE LIN 4978 VILLAGE TERRACE DR DUNWOODY GA 30338			
3	KAILAR RAJASHEKAR & KAILAR ROOPAR 4984 DUNWOODY TERRACE CV DUNWOODY GA 30338			
4	DICKERSON JAMES E & DICKERSON GERRI B 4990 DUNWOODY TERRACE CV DUNWOODY GA 30338			
5	CRANGLE CHARLES 4996 DUNWOODY TERRACE CV DUNWOODY GA 30338			
6	UMASHANKAR KUDARAGUNDI B & LINGEGOWDA SUNITHA 5002 DUNWOODY TERRACE CV DUNWOODY GA 30338			



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1	SIM JAY H 5006 DUNWOODY TERRACE CV DUNWOODY GA 30338			
2	HOFFMANN GEORGE F JR & HOFFMANN PRISCILA UBACH M 5010 DUNWOODY TERRACE CV DUNWOODY GA 30338			
3	HOPKINSON PETER & HOPKINSON THERESA 5009 DUNWOODY TERRACE CV DUNWOODY GA 30338			
4	BUCHER VALERIE F 5005 DUNWOODY TERRACE CV DUNWOODY GA 30338			
5	RIDDICK BENJAMIN & SOUTHERN MARY 5001 DUNWOODY TERRACE CV DUNWOODY GA 30338			
6	LAZAREK ALLYSON C 4995 DUNWOODY TERRACE CV DUNWOODY GA 30338			



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1	ASHWORTH HOMEOWNERS ASSO 1465 NORTHSIDE DR NW ATLANTA GA 30318 HUFF CHRISTOPHER M		
2	PO BOX 76913 ATLANTA GA 30358 GRAY STACY C		
3	1242 VILLAGE TERRACE CT DUNWOODY GA 30338 MAZUREK RONALD & MAZUREK CAROLE		
4	1246 VILLAGE TERRACE CT DUNWOODY GA 30338		
5			
6			

Exhibit B – Letter of Notice

**THE
GALLOWAY
LAW GROUP**

July 11, 2016

**INFORMATION MEETING FOR PROPERTY LOCATED AT
5419 CHAMBLEE DUNWOODY ROAD,
DUNWOODY, GEORGIA**

We are notifying all nearby property owners of a proposed Special Land Use Permit to allow variations to the Dunwoody Village Overlay District requirements to allow the development of a new retail/restaurant building at 5419 Chamblee Dunwoody Road. The property is zoned C-1 Local Commercial and is the current site of a vacated automobile fueling station.

A public information meeting will take place on August 3, 2016, from 7:00 p.m. to 8:00 p.m. to discuss this proposal. This meeting will be held at the Dunwoody Library, located at 5339 Chamblee Dunwoody Road, Dunwoody, Georgia 30338 (please enter through the Library's main entrance). Please feel free to attend this meeting should you have any questions regarding the proposed Special Land Use Permit. If you are unable to attend but would like to obtain information, please contact Laurel David at (404) 965-3680.

Sincerely,

THE GALLOWAY LAW GROUP, LLC

Exhibit C – Published Notice

OBITUARY

Kenneth Hedley Brockschmidt passed away peacefully on June 24, 2016.

He was born on Aug. 8, 1927 to Fayme Hedley and Elmer J. Brockschmidt in St. Louis, Mo.

He was an Eagle Scout and a member of the TKE fraternity at Washington University in St. Louis, where he graduated in 1950. He served in the U.S. Navy and finished his service at the rank of LTJG.

Brockschmidt married Jean Grill in 1952 in Saginaw, Mich. They began their 59 years together in Sheboygan, Wis. Life then took them to Clarendon Hills, Ill.

He earned an MBA from the University of Chicago in 1968. They then moved to Dunwoody where he worked for Georgia Pacific's, Chemical Division from 1969 until retirement.

This early passion was sailing and in later life became a tireless



Kenneth Brockschmidt

volunteer and lovingly cared for his wife Jean until she passed in 2011.

He is predeceased by his sister Betty Griffin and brother John. He is survived by his brother Don and wife Rosemary in St. Louis, his daughter Ann in New York City, and his son Paul in Atlanta.

A memorial service will be held at Brookdale Big Creek in Roswell on Saturday, July 23 at 2 p.m.

No flowers please. Donations to Dunwoody Nature Center and the Alzheimer's Foundation. Arrangements by Advantage Funeral Home Lilburn 770-923-2940.

Public Notice

There will be a public information meeting on August 3, 2016, from 7:00 p.m. to 8:00 p.m. to discuss a proposed Special Land Use Permit to allow variations to the Dunwoody Village Overlay District requirements to allow the development of a new retail/restaurant building. This meeting will be held at the Dunwoody Library, located at 5339 Chamblee Dunwoody Road, Dunwoody, Georgia 30338 (please enter through the Library's main entrance).

DHA's Dunwoody Food Truck Thursdays

@ BROOK RUN PARK

July 14
5 pm-dark

Sponsor:
Dunwoody Crier

Musical Guest:
INMA Tribe

Craft Beer:
Moondog Growlers

Dinner Trucks:
Angelfire BBQ
Cape Pies
Fry Guy
Perhaps a Wrap
Mix'd Up
Nana G's
Speakcheesy
Tex's Tacos

Dessert Vendors:
King of Pops
Not as Famous
DaddyO's Irish Ice Cream

Marcus Center offers dance to children with disabilities

The Marcus Jewish Community Center of Atlanta (MJCCA) announces the launch of a new class for children with physical and mental disabilities, ages 3 – 10, called Dance is for Everyone, Sundays from Aug. 14 - Dec. 18. All dance classes will take place in the Dance Studio at the MJCCA at 5342 Tilly Mill Road, Dunwoody.

"Dance is for everyone and every child should be given the opportunity to participate in a dance class and feel good about themselves and their bodies," said Erin Lesure, MJCCA's Director of Dance. "The ultimate goal of this class is to help these children build confidence and self-esteem through dance."

The classes will be held from 9:30-10:30 a.m. for 3 to 5-year-olds and 10:30-11:30 a.m.

for 6 to 10-year-olds.

"We are starting with two classes and class sizes will be small," said Lesure. "Our volunteers will be working closely with class participants so parents can remain worry-free and relax as they enjoy watching their children learn how to dance," she adds. Volunteers are trained by physical therapists and special educators.

The MJCCA offers a wide array of dance classes for every skill level and interest. From toddlers to middle-schoolers, participants in our dance classes learn self-discipline and build strength and coordination, while developing grace and self-confidence as they enjoy the creative expression of movement. Private and group lessons are available to take dancers from beginner to the most advanced levels.

Council, from page 1

"I believe that renovating the theater would enhance the cultural components of life for all the citizens of Dunwoody, not just students at the college," wrote Lyons.

Jay Kaiman, Executive Director of the Marcus Foundation, shared his and Bernie Marcus' support of saving the building. In his letter, Kaiman wrote that sometimes buildings that have great potential are abandoned only to discover later that it was a lost asset.

"We ask that you take a serious look at the potential of Brook Run Center and how it impacts building a stronger green space" wrote Kaiman. "Mr. Marcus and our organization think it is worth saving and investing in going forward

as a center of gathering and culture."

Monsignor Hugh Marren of All Saints Catholic Church also supported saving the building and called the possibilities breathtaking. The Brook Run Park is a little larger than the Vatican state, wrote Marren, who realized after coming to Dunwoody that the city does not have a cultural center.

"Every town and city ought to be able to tell its own story, its history, its uniqueness and role in the larger society," wrote Marren. "Only a cultural center is able to do this."

Council members were also expected to hear about progress city staff has made in securing a firm to provide a second legal opinion regarding membership on city boards. In June during a closed executive session meeting, council members voted to support a policy that would disallow Dunwoody Homeowners' Association members to also be members of city boards. After a quick backlash, council members suspended their decision.

Two firms submitted proposals and the City Manager Eric Linton is reviewing the proposals.

Trust us with your move Call us for a consultation

The McCarty Group
770-713-7690
MoveWithMcCarty.com

A cancer diagnosis is difficult. Fortunately, Georgia's #1 Cancer Care is near you.

Find a location near you at emoryhealthcare.org/cancercare.

Find Winship at:
Emory Johns Creek Hospital
Emory Saint Joseph's Hospital
Emory University Hospital
Emory University Hospital Midtown

EMORY WINSHIP CANCER INSTITUTE
A Cancer Center Designated by the National Cancer Institute

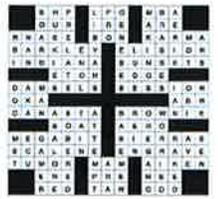
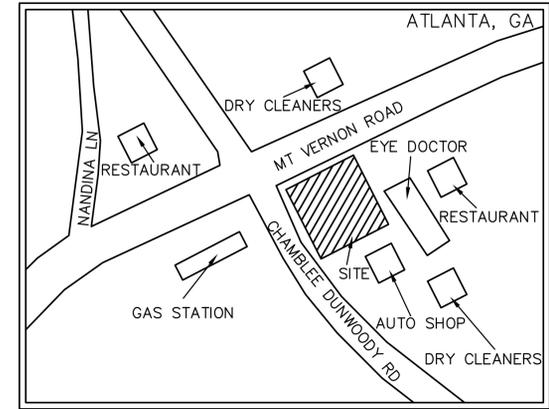
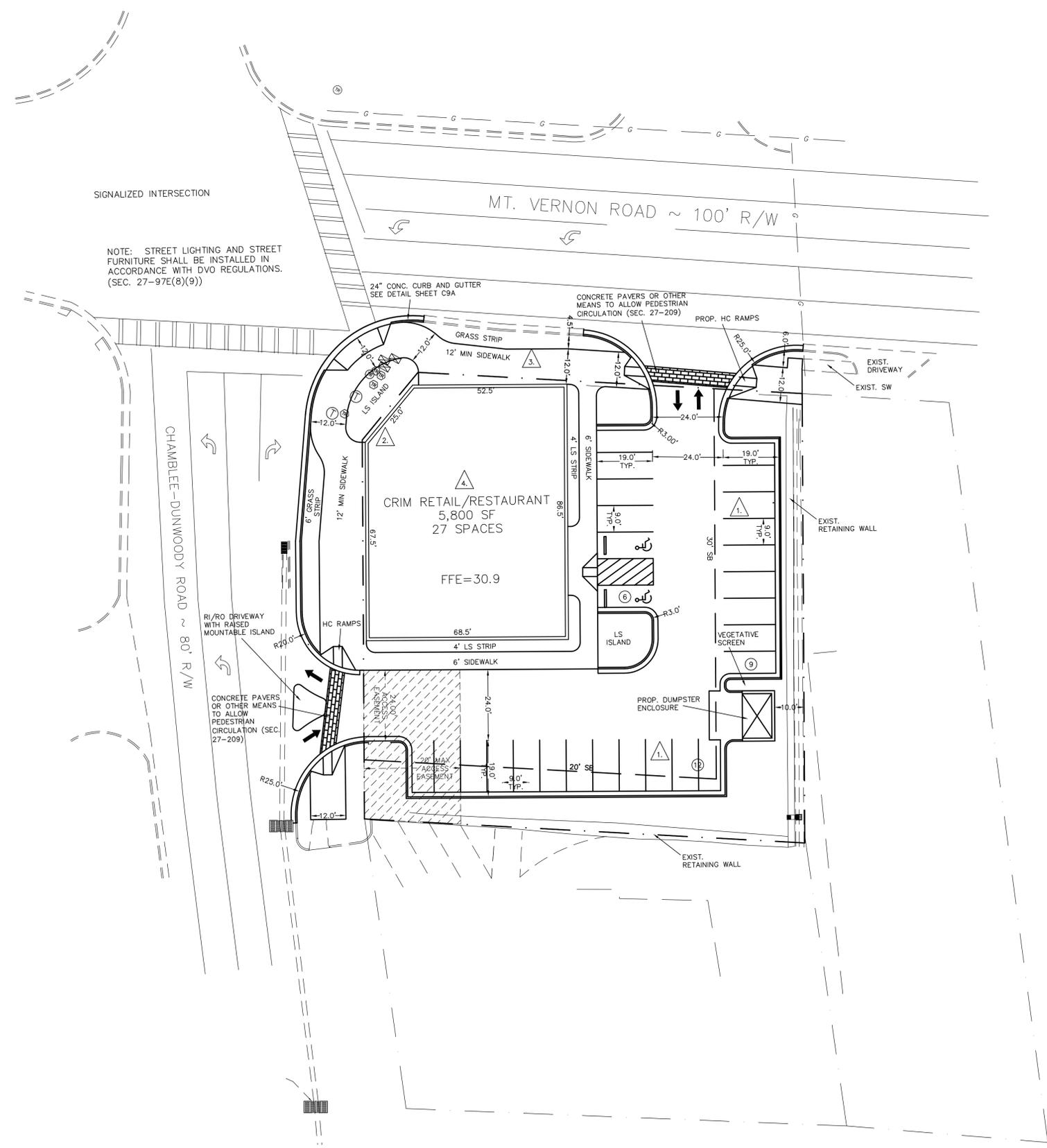
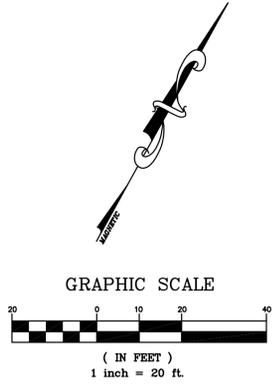


Exhibit D - Sign-In Sheet for Applicant-Initiated Meeting

Sign-In Sheet
 Applicant-Initiated Meeting
 For Property located at
 54119 Chamblee Dunwoody Road
 Crim & Associates, Applicant
 Aug. 3, 2016, 7:00 p.m.
 Dunwoody Library
 5339 Chamblee Dunwoody Road

<u>Name</u>	<u>Address</u>	<u>Email</u>
John Korman	1270 Lakes Tower Ct	JKORMAN@OUTLOOK.COM
ROBERT WITTENSTEIN	1146 BORDEN CT	ROBERT@MINDSPRING.COM
Mike D'Alessandro	1277 Dunwoody Cove	MWCAULIT@COMCAST.NET
Mary Cahill	1318 Village Square Ct	PiebarK@bellsouth.net
Pat Gibson	4804 Leeds Ct.	
Jack Eubank	" "	
Jack Harte	" "	
JIM CORBITT	5067 VERNON OAKS DR	JBCORBITT@COMCAST.NET
CHERYL SUMMERS	1318 VILLAGE TERRACE CT	
	TILLY MILL RD	

EXISTING	DESCRIPTION	PROPOSED
	TRAFFIC SIGNAL	
	DROP INLET	
	CATCH BASIN	
	STORM SEWER LINE	
	STORM SEWER MH	
	HANDICAPPED SPACE	
	TRAFFIC DIRECTION	
	EDGE OF PAVEMENT	
	CONCRETE CURB AND GUTTER	
	CONCRETE HEADER CURB	



VICINITY MAP
NOT TO SCALE

SITE SUMMARY
 USE: RETAIL
 SITE AREA: 0.518 ACRES
 BUILDING AREA: 5,800 SF
 PARKING ALLOWED: 14 SPACES (3 SP/1,000 SF)
 PARKING PROPOSED: 27 SPACES

PARKING TO BE A MAXIMUM OF 10/1,000 SF FOR RESTAURANT TO INCLUDE ALL OUTDOOR DINING, AND 5/1000 FOR RETAIL USES. IN NO EVENT SHALL THE TOTAL NUMBER OF SPACES ON THE SITE EXCEED 35 SPACES.

BUILDING SIZE MAY VARY DEPENDING UPON FINAL TENANT MIX (NOT TO EXCEED 5,800 SF).

- SLUP REQUESTS**
1. ALLOW PARKING TO EXCEED MAX ALLOWED (SEC.27-97g(1)).
 2. ALLOW NON-90° BUILDING WALLS (SEC.27-97E(3)e).
 3. ALLOW VARIED WIDTH LANDSCAPE STRIP ALONG MT. VERNON TO BE LESS THAN 6' AT ANY POINT ALONG ITS LENGTH. ALLOW VARIED WIDTH SIDEWALK AT INTERSECTION TO BE LESS THAN 12'. (SEC.27-97(i)(1)).
 4. ALLOW BLDG. EXTERNAL FLOOR-TO-FLOOR HEIGHT TO EXCEED 12' (SEC. 27-97(e)(3)(c)).

REVISIONS
11-03-16

SDG ENGINEERING
 P.O. BOX 680963
 MARIETTA, GEORGIA 30068-0017
 678-560-4161

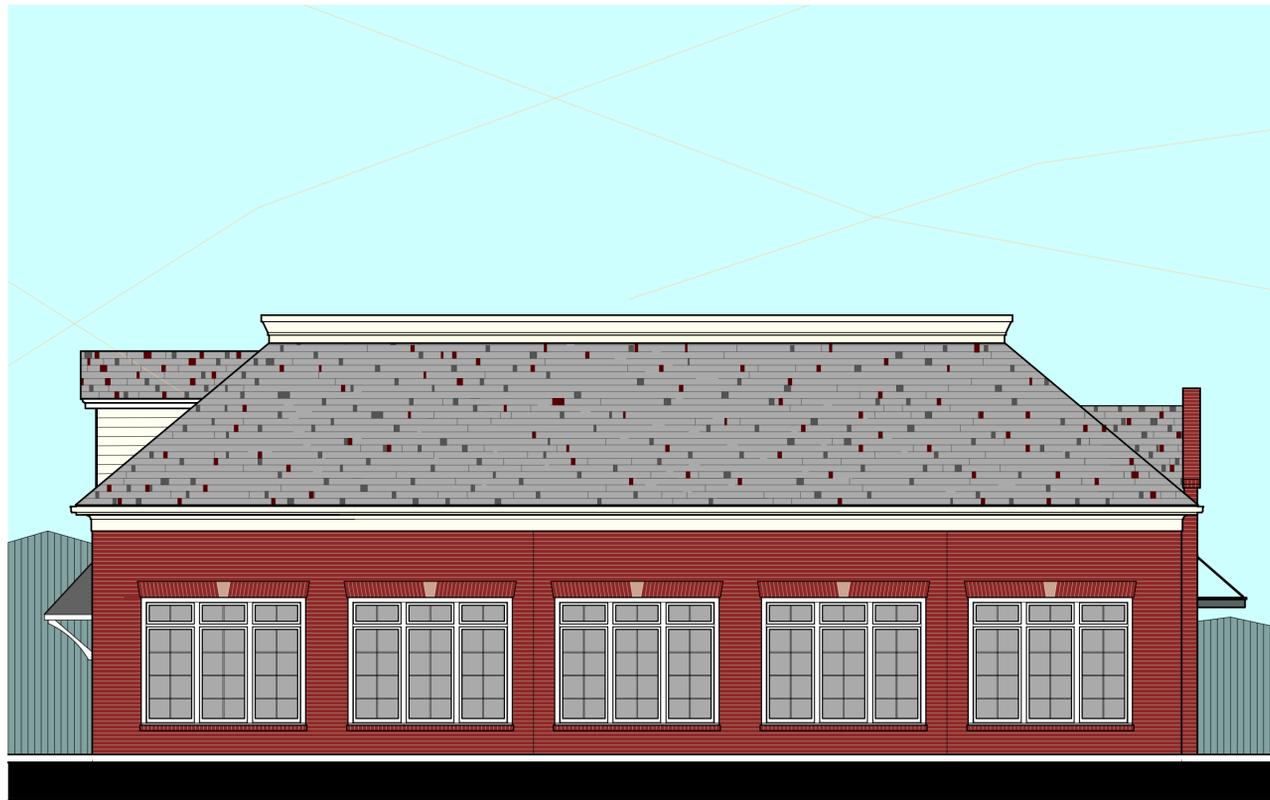
GSWCC LEVEL II CERTIFICATION
 NO. 03427

CRIM & ASSOCIATES
 210 SANDY SPRINGS PL.
 ATLANTA, GA 30328
 404-256-2960

PROJECT TITLE
 CRIM RETAIL/RESTAURANT
 CHAMBLEE-DUNWOODY ROAD
 LAND LOT 366, 18TH DISTRICT
 DEKALB COUNTY, GA

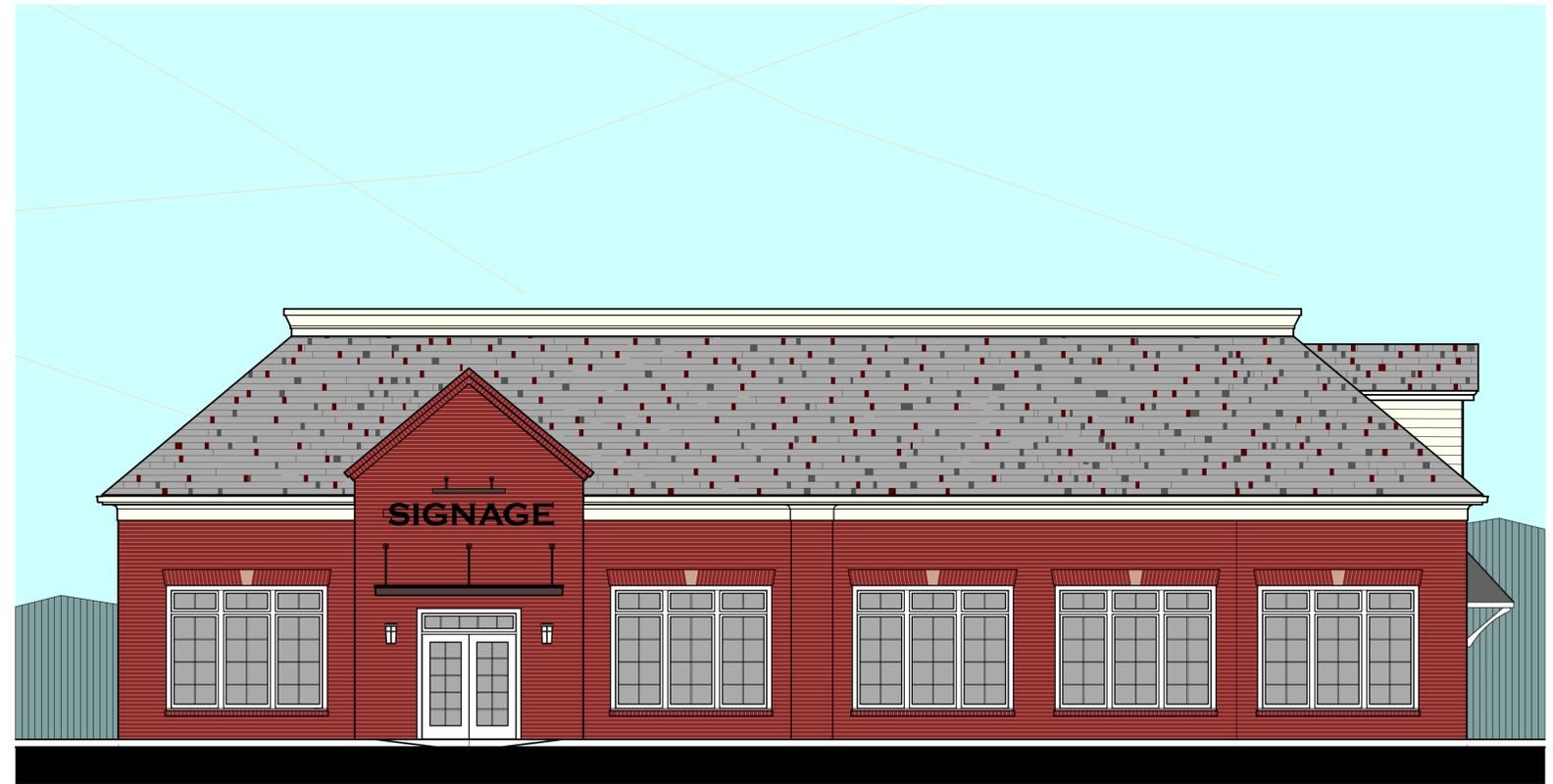
DATE	08-05-16
PROJECT NO.	
DRAWN BY	JDR
SCALE	1"=20'
DRAWING TITLE	

SITE PLAN



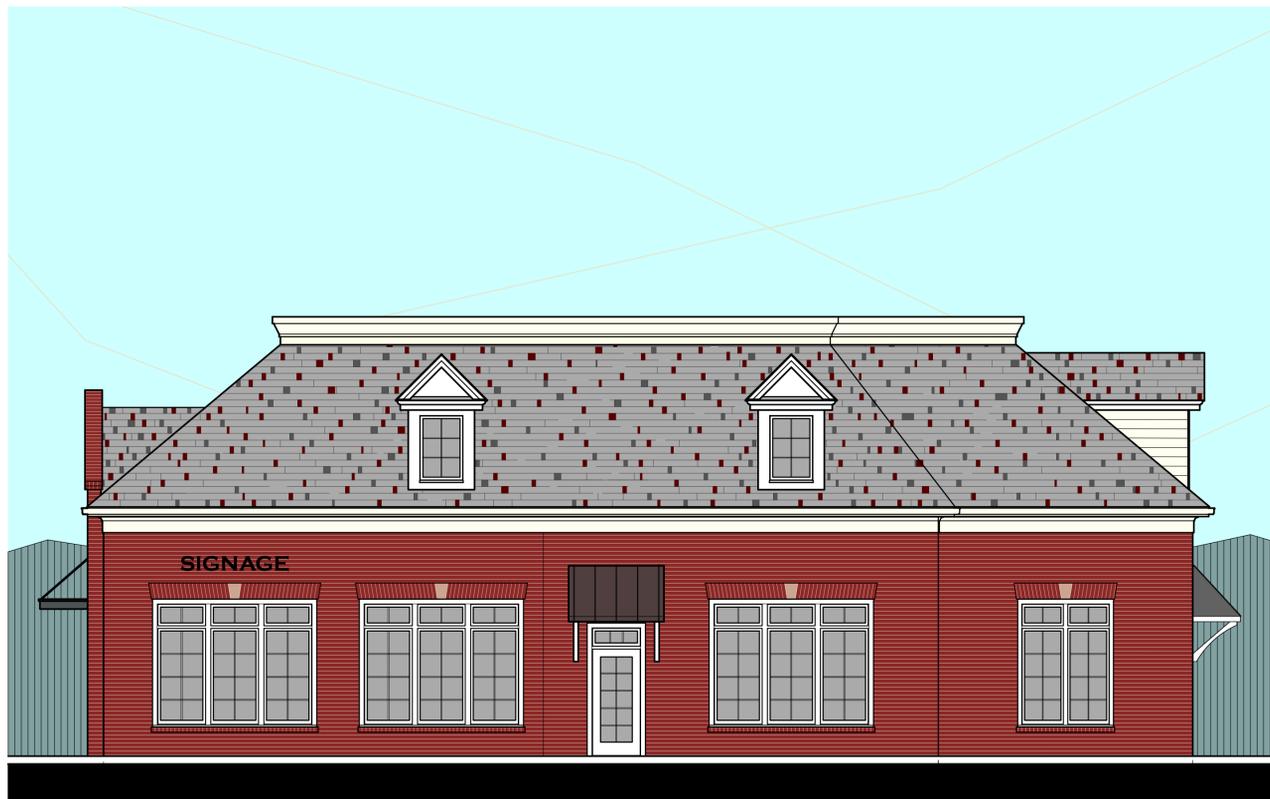
68'-6"

PROPOSED SOUTH PARKING ELEVATION- 5419 CHAMBLEE-DUNWOODY ROAD.
3/16"=1'- 0" FOR CRIM & ASSOCIATES 10/27/16



86'-6"

PROPOSED EAST PARKING ELEVATION- 5419 CHAMBLEE-DUNWOODY ROAD.
3/16"=1'- 0"



52'-6"

16'-0"

PROPOSED NORTH (MT. VERNON RD.) ELEVATION- 5419 CHAMBLEE-DUNWOODY ROAD.
3/16"=1'- 0"



19'-0"

67'-6"

PROPOSED WEST (CHAMBLEE-DUNWOODY RD.) ELEVATION- 5419 CHAMBLEE-DUNWOODY ROAD.
3/16"=1'- 0"

ATLANTIC CAPITAL BANK
ATLANTA, GA 30305

3356

64-2102/0611

THE GALLOWAY LAW GROUP LLC
3500 LENOX ROAD N.E. SUITE 760
ATLANTA, GA 30326

Aug 9, 2016

PAY TO THE
ORDER OF

City of Dunwoody

\$ 770.00

Seven hundred seventy dollars and $\frac{ND}{100}$

DOLLARS

MEMO Crim & Associates - SLUP Application Fee

Laurel Darnell

AUTHORIZED SIGNATURE

⑈003356⑈ ⑆061121025⑆ 1500163934⑈

RECEIVED
08/10/16

Steve Fook

COMMUNITY DEVELOPMENT DIRECTOR - Steve Fook

CITY OF DUNWOODY
(678) 382-6700

REC#: 00104736 8/15/2016 11:57 AM
OPER: NW TERM: 009
REF#: 3356
PAID BY: THE GALLOWAY LA GROUP LLC



P+Z

Date: 8/15/2016

TRAN: 203.0000 Planning & Zoning
SLUP 2016-508
INV #28684
Planning & Zoning F 770.00CR

Project Title: SLU P16-101

Amount: \$770.00

w Group ID # 22343
w Group ID # 22343

Date: 8/15/2016
By: arussell

TENDERED: 770.00 CHECK
APPLIED: 770.00-
CHANGE: 0.00

WWW.DUNWOODYGA.GOV



Date: 8/15/2016

Project Number: SLUP 2016-508
Address:
Applicant: Laurel David - The Galloway Law Group ID # 22343
Contractor: Laurel David - The Galloway Law Group ID # 22343
Paid By: The Galloway Law Group LLC
Payment Type: Check

Project Title: SLU P16-101

Amount: \$770.00

Date: 8/15/2016
By: arussell

Invoice #: 28684



Date: 8/15/2016

Project Number: SLUP 2016-508
Address:
Applicant: Laurel David - The Galloway Law Group ID # 22343
Contractor: Laurel David - The Galloway Law Group ID # 22343
Paid By: The Galloway Law Group LLC
Payment Type: Check

Project Title: SLU P16-101

Amount: \$770.00

Date: 8/15/2016
By: arussell