

**MARCH 12, 2019**  
**PLANNING COMMISSION SUMMARY**

The Planning Commission of the City of Dunwoody held a Meeting on March 12, 2019 at 6:00 PM. The meeting was held in the City of Dunwoody City Hall, Dunwoody Hall, 4800 Ashford Dunwoody Road, Dunwoody, Georgia 30338. Present for the meeting were the following:

Voting Members:     Bob Dallas, Chair  
                          Thomas O'Brien, Vice Chair  
                          Jared Abram, Board Member  
                          Kirk Anders, Board Member  
                          Erika Harris, Board Member  
                          Robert Price, Board Member

Also Present:         Richard McLeod, Community Development Director  
                          John Olson, Planning Manager  
                          Ronnie Kurtz, Planner II  
                          Jeff Mueller, City Engineer

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1 Approval of Meeting Minutes from February 12, 2019 Planning Commission Meeting.

Erika Harris motioned to approve. Kirk Anders seconded.

Passed: For: 6 (Dallas, O'Brien, Abram, Anders, Harris, Price); Against: 0;  
Abstain: 0; Absent: 1 (Wagner)

D. ORGANIZATIONAL AND PROCEDURAL ITEMS

E. UNFINISHED BUSINESS

2 RZ19-01: J. Ethan Underwood, attorney for the owner, on behalf of RRR 2018, LLC, owner of 5318 and 5328 Roberts Drive, Dunwoody, GA, 30338, seeks to rezone the property from its current R-100 (Single-

dwelling Residential) District zoning classification to an R-50 (Single-dwelling Residential) District.

Robert Price motioned to open a public hearing. Thomas O'Brien seconded.

Passed: For: 6 (Dallas, O'Brien, Abram, Anders, Harris, Price); Against: 0;  
Abstain: 0; Absent: 1 (Wagner)

Robert Price motioned to approve with the following conditions:

EXHIBIT A: Site plan, dated January 31, 2019

EXHIBIT B: Landscape Plan, dated December 6, 2018

1. The site shall be developed in general conformity with "Exhibit A" and "Exhibit B", with necessary changes to meet land development requirements, zoning regulations, conditions of zoning, and city arborist recommendations;
2. Prior to the issuance of a land disturbance permit, the Owner shall dedicate sufficient right of way that it aligns with the property to the north;
3. All utilities shall be underground;
4. The owner shall provide a 8-foot sidewalk with 6-foot landscape buffer along Roberts Drive and a 5-foot wide sidewalk along the private road serving the development;
5. In compliance with the requirements of the storm water ordinance during the application for a land development permit, the applicant shall provide compliance with the predevelopment hydrologic conditions assuming a curve number of 55 or 90% of the rate of stormwater flow from the subject property at the time of zoning, whichever is greater;
6. Development shall have covenants that require a homeowners association;
7. Lawns, open space, roads and associated stormwater infrastructure shall be placed in common area for maintenance by homeowners association;
8. During the land development phase, the applicant shall work with the City Arborist and Community Development Director to save trees on the site. In the event that the site plan or landscape plan needs to be amended to save existing trees or modify plantings, the Community Development Director is authorized to approve of a revised landscape plan;
9. All units within the development shall contain a main-floor master bedroom;
10. Garage doors shall have carriage style or other decorative fixtures;
11. The following requirements shall apply regarding façade design. For purposes of calculating façade area and required building materials, windows and doors will be excluded from such calculations:
12. Exteriors of all homes constructed on the subject property must be of brick, stone, hard coat stucco, or a cement-based material such as hardi-board, with accents such as, but not limited to, copper roofing, cedar shake, a cement-based material such as hardi-board, or a combination of such materials, with such accent material not to exceed fifty percent (50%) of the facade. The overlap of any lap siding shall have a maximum reveal of seven (7) inches. There shall be no vinyl or aluminum siding.
13. Unless otherwise stated in these conditions, all homes shall include a brick and/or stone water table on all four (4) sides of each home. All water tables shall adhere to the following minimum requirements:

- a. On homes with slab elevations the water table shall cover all exposed foundations and shall be no less than eighteen (18) inches tall.
  - b. On homes with basement elevations the water table shall be no less than the height of the first floor band board and shall cover all exposed foundation walls on all sides of the home;
14. On any internal subdivision street, minimum five (5) foot sidewalks are required on one side of the street;
15. Shingles on roofs must be of the architectural style;
16. Development shall have covenants that require a homeowners association and maintenance of the landscaped entrance area, lawns, and open space by the homeowners association. Membership in the homeowners association is mandatory for owners of properties subject to these covenants;
17. All utilities shall be underground;
18. Grading of the subject property will be designed and performed so that stormwater flow during and after construction is not diverted onto adjoining properties;
19. Any stormwater detention facility will be underground. Stormwater infrastructure shall be sized to accommodate the existing stormwater flows from the upstream properties;
20. Developer acknowledges that the Haverty Property (PID: 1837602003) is currently served by sanitary sewer utilities that flow through the subject property. Development and final design of the subject property will facilitate a sanitary sewer easement to the Haverty Property and will cross the common boundary line at a location mutually agreeable to the Havertys and the developer (and their respective successors and assigns);
21. There shall be a landscape strip a minimum of ten (10) feet wide along the subject property's common boundary line with Roberts Drive, landscaped in accordance with the landscaping plan submitted with this zoning application;
22. Along the common boundary with Fairfield Subdivision, the Developer shall maintain a thirty-five (35) foot buffer, which will be undisturbed, except in areas where necessary for utility crossings. In areas of this buffer that are sparsely vegetated, the developer will install supplemental plantings approved by the City Arborist. In addition, within the portion of the buffer that is within 20 feet of the common boundary line with Fairfield Subdivision (which includes the property identified on the site plan as owned by Callaway), Fairfield Subdivision may install and maintain a six foot tall wooden fence;
23. Along the common boundary with Dunwoody Walk, the Developer shall maintain a twenty (20) foot buffer, which will be undisturbed, except in areas where necessary for utility crossings. In areas of this buffer that are sparsely vegetated, the developer will install supplemental plantings approved by the City Arborist;
24. Along the common boundary with Dunwoody Knoll, the Developer shall remove all existing pine trees and maintain a twenty-five (25) foot graded and replanted buffer, except where subject to a drainage easement. This buffer shall consist of an earthen berm that is a minimum of four (4) feet tall, planted with 2 rows of evergreen trees (planted on the north side and top of the berm) and 1 row of evergreen shrubs (planted on the south side) of the berm. The trees shall be 33.33 percent Cryptomeria, 33.33 percent Arborvitae 'Green Giant' and 33.33 percent Leyland Cypress. All trees must be a minimum of 8 ft. in height at time of planting and spaced no further apart than 12 ft. on center. The shrubs shall be selected by the City Arborist and shall be a minimum of 3 ft. in height at time of planting and spaced no further apart than 5 ft. on center. This graded

- and replanted buffer may be crossed in areas where stormwater drainage, access and utility crossings have been approved by the City;
25. All undisturbed buffers shall be identified with orange, four-foot tree-save fencing prior land-disturbance. Tree-save fencing shall remain in place until issuance of a final plat for the development;
  26. The access drive serving the proposed homes will not extend more than 8 feet south of the southernmost portion of the driveway depicted on Lot # of the Site Plan, dated January 31, 2019;
  27. The common boundary line between the Subject Property and the Haverty Property shall be identified with orange, four-foot tree-save fencing prior to land-disturbance;
  28. Along the common boundary line between the Subject Property and the Haverty Property, RRR shall install and maintain a row of trees consisting of 33.33 percent *Cryptomeria*, 33.33 percent *Arborvitae* 'Green Giant' and 33.3 percent *Leyland Cypress*. All trees must be a minimum of 8 ft. in height at time of planting and spaced no further apart than 12 ft. on center;
  29. A minimum 6-foot tall aluminum decorative fence with stacked stone or brick pillars thirty feet on center, shall be installed and maintained along the common boundary between the subject property and the Haverty Property; and
  30. An access easement shall be dedicated to the Haverty Property to allow access to the internal roads that serve the subject property.

Jared Abram seconded.

Erika Harris motioned to amend the motion with the following condition:

31. Construction may not begin before 8 AM on Saturdays.

Kirk Anders seconded.

Passed: For: 5 (Dallas, O'Brien, Anders, Harris, Price); Against: 1 (Abram); Abstain: 0; Absent: 1 (Wagner)

No Recommendation: For: 3 (Dallas, Abram, Price); Against: 3 (O'Brien, Anders, Harris); Abstain: 0; Absent: 1 (Wagner)

## F. NEW BUSINESS

### 3 Review and consideration of text amendment regarding the sign code (Chapter 20).

Robert Price motioned to approve. Erika Harris seconded.

Passed: For: 6 (Dallas, O'Brien, Abram, Anders, Harris, Price); Against: 0; Abstain: 0; Absent: 1 (Wagner)

### 4 Review and consideration of text amendment regarding the zoning code (Chapter 27).

Kirk Anders motioned to approve. Jared Abram seconded.

Passed: For: 6 (Dallas, O'Brien, Abram, Anders, Harris, Price); Against: 0;  
Abstain: 0; Absent: 1 (Wagner)

G. OTHER BUSINESS

H. PUBLIC COMMENT

I. COMMISSION COMMENT

J. ADJOURN