

**JULY 09, 2019**  
**PLANNING COMMISSION SUMMARY**

The Planning Commission of the City of Dunwoody held a Meeting on July 09, 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  
                          Ed Wagner, Board Member

Also Present:         Richard McLeod, Community Development Director  
                          John Olson, Planning Manager  
                          Tammy Hiler, Planner I

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1 Approval of Meeting Minutes from June 11, 2019 Planning Commission Meeting.

Robert Price motioned to approve. Kirk Anders seconded.

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

D. ORGANIZATIONAL AND PROCEDURAL ITEMS

E. UNFINISHED BUSINESS

F. NEW BUSINESS

2 RZ 19-02: Alex Brock, attorney for the owner, on behalf of GMC Real Estate Acquisitions, LLC, owner of 11 Ravinia Parkway, Dunwoody, GA

30346 seeks the following to rezone the property from its current OCR (Office, Commercial, Residential) District conditional zoning classification to an PC-2 (Perimeter Center) District.

Robert Price motioned to recommend approval with the following exhibits and conditions:

EXHIBIT A: Site plan, completed by Wakefield Beasley and Associates, dated June 25, 2019.

EXHIBIT B: Streetscaping Sections, completed by Site Solutions, dated June 25, 2019.

1. The owner shall develop the site in general conformity with "Exhibit A" with minor changes allowed as defined by Section 27-337(b) or necessary changes to meet conditions of zoning or land development requirements made necessary by actual field conditions at the time of development;
2. The owner shall construct the streetscaping in general conformity with "Exhibit B". Any minor variations to the streetscapes made necessary by actual field conditions at the time of development shall be subject to approval by the Public Works Director or Community Development Director;
3. Major façade materials shall include brick, stone, hard coat stucco and glass, with other high quality materials approved by the Community Development Director during the permit review process;
4. During the land development phase, the applicant shall work with the City Arborist and Community Development Director to save trees on the site as depicted on the Tree Removal Plan by Site Solutions, dated June 25, 2019. 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;
5. All loading facilities and trash/recycling enclosure(s) must be screened from a standing view six (6) feet above ground from public rights-of-way by landscaping and a solid brick wall at least six feet in height or the height of the dumpster;
6. All mechanical equipment (e.g., air conditioning, heating, cooling, ventilation, exhaust and similar equipment) shall be roof mounted and screened in all directions by walls or parapets or will be enclosed in opaque structures to hide the mechanical equipment from a standing view six (6) feet above ground from public right-of-way within 100 feet;
7. Within the Ravinia Parkway right-of-way along the northern border of the site, the owner shall plant a row of single-stemmed hardwood trees a minimum 4 inch caliber at intervals on average of no more than 50 feet. In circumstances where the spacing requirement cannot be met due to driveways and other improvements, the city arborist may approve alternate spacing;
8. All utilities servicing the site shall be underground with the exception of required aboveground elements, such as transformers and cable boxes;
9. Prior to permitting, the Owner shall enter into a mutually agreed upon Development Agreement to preserve a corridor for the future westside connector road including locating and designing site foundations such that the road can be constructed underground, and to provide for construction and maintenance easements for the roadway, subject to the Owner's approval of the location and size of any easements;
10. The ground sign at the corner of I-285 and Ashford Dunwoody Road shall be designed into or no more than three (3) feet on top of the retaining wall that will

rise above the intersection, but such signage shall not count against each buildings allowable wall signage; there shall be no free standing ground signs along the corner of Ashford Dunwoody Road and Ravinia Parkway;

11. Any stormwater detention facility located outside of the northern panhandle of the site shall be underground;
12. As part of the development, Owner shall work with the city toward making reasonable improvements to the Ashford Dunwoody pedestrian crossing on the north side of the Hammond Drive intersection and any other traffic signal timing issue improvements recommended by the traffic study as approved by the city;
13. Separate ownership of parts of the subject property and/or conveyance of part of the subject property to different owners shall not create non-conforming uses or lots and shall not require any variances. The newly created property lines which arise from these conveyances are not required to observe setback, buffer or other zoning requirements, except as may be required by life and safety codes; and
14. The allowed building signage shall be in general conformance, in size and number, with those shown on the building elevations by Wakefield Beasley, dated June 25, 2019.
15. Add No parking minimum requirement.
16. Add Pedestrian crossing facilities from Ravinia Road.
17. Removing some of the proposed parking to allow programmable space in front of the four retail locations.

Jared Abram seconded.

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

G. OTHER BUSINESS

H. PUBLIC COMMENT

I. COMMISSION COMMENT

J. ADJOURN