

**AMENDMENT
APPLICATION**

4800 Ashford Dunwoody Road | Dunwoody, GA 30338
Phone: (678) 382-6800 | Fax: (770) 396-4828

Applicant Information:

Company Name: JSJ Perimeter LLC
 Contact Name: John DiGiovanni
 Address: 2221 Peachtree Road, Suite D-338, Atlanta GA 30309
 Phone: 404-229-7271 Fax: _____ Email: johnd@tmgatl.com
 Pre-application conference date (required): _____

Owner Information: Check here if same as applicant

Owner's Name: _____
 Owner's Address: _____
 Phone: _____ Fax: _____ Email: _____

Property Information:

Property Address: 84 Perimeter Center East Parcel ID: 1834701013 & 1834701021
 Current Zoning Classification: _____ & 1834701028
 Requested Zoning Classification: Remove zoning condition #17 #25, #26 and Exhibit "E"

Applicant Affidavit:

I hereby certify that to the best of my knowledge, this amendment 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 by 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: _____
 Applicant's Signature:  Date: 7/1/2024

Notary:

Sworn to and subscribed before me this _____ Day of July, 2024
 Notary Public: Mary E. Hemans
 Signature: Mary E Hemans
 My Commission Expires: August 2024



Property Owner(s) Notarized Certification

Community Development

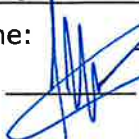
4800 Ashford Dunwoody Road | Dunwoody, GA 30338

Phone: (678) 382-6800 | Fax: (770) 396-4828

I hereby certify that to the best of my knowledge, this amendment 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 by 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 (If Applicable):

Owner Name: JSJ Perimeter LLC

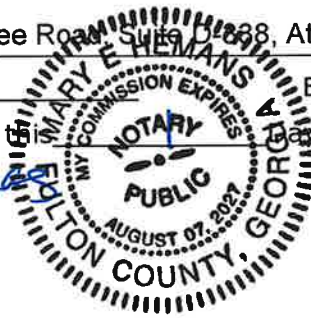
Signature:  Date: 7/01/2024

Address: 2221 Peachtree Road, Suite D, 30309, Atlanta GA 30309

Phone: 404-229-7271 Fax: _____ Email: Johnd@tmgatl.com

Sworn to and subscribed before me this _____ Day of July, 2024

Notary Public: Mary E Hemans



Property Owner (If Applicable):

Owner Name: _____

Signature: _____ Date: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

Sworn to and subscribed before me this _____ Day of _____, 20_____

Notary Public: _____

Property Owner (If Applicable):

Owner Name: _____

Signature: _____ Date: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

Sworn to and subscribed before me this _____ Day of _____, 20_____

Notary Public: _____

Campaign Disclosure Ordinance



Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338

Phone: (678) 382-6800 | Fax: (770) 396-4828

Campaign Disclosure Ordinance

Please read the law and complete the Campaign Disclosure Statement on the following page if you are requesting an amendment.

GA Citation/Title

GA Code 36-67A-3, Disclosure of campaign contributions

*38069 Code, 36-67A-3

CODE OF GEORGIA TITLE 36. LOCAL GOVERNMENT PROVISIONS APPLICABLE TO COUNTIES AND MUNICIPAL CORPORATIONS CHAPTER 67A. CONFLICT OF INTEREST IN ZONING ACTIONS
(Current through 2000 General Assembly)

36-67A-3 Disclosure of campaign contributions.

- a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
 - 1) The name and official position of the local government official to whom the campaign contribution was made; and
 - 2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority respective local government showing:
 - 1) The name and official position of the local government official to whom the campaign contribution was made; and
 - 2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government of any of its agencies on the rezoning application.

(Code 1981, 36-67A-3, enacted by Ga. L. 1986, p. 1269, 1; Ga. L. 1991, p. 1365, 1; Ga. L. 1993, p. 91, 36.)

Official Code of Georgia Annotated Copyright 1982 – 2000 State of Georgia.

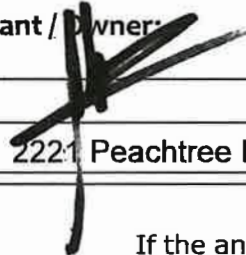


Campaign Disclosure Statement

Community Development
4800 Ashford Dunwoody Road | Dunwoody, GA 30338
Phone: (678) 382-6800 | Fax: (770) 396-4828

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Dunwoody City Council or a member of the City of Dunwoody Planning Commission? YES NO

Applicant / Owner:

Signature:  Date: 7-01-2024
Address: 2221 Peachtree Road, Suite D-338, Atlanta GA 30309

If the answer above is yes, please complete the following section:

Date	Government Official	Official Position	Description	Amount

(11) - Letter of Intent

Explanation for zoning change - JSJ Perimeter LLC

- Name of Project: 84 Perimeter Center
- Current zoning: PC-2
- Total acreage of the project 2.87+/- acres
 - Parcel ID#
 - 18 347 01 013
 - 18 347 01 021
 - 18 347 01 028

- Explanation of intent of application:
 - Due to current general market conditions, the applicant is requesting the removal of zoning condition #17,#25,#26 and Exhibit "E" (shown below & attached) as part of the current zoning approved on July 10,2023. The current financial and general market conditions are not conducive to an age restricted project thereby creating a hardship in the ability of the applicant to meet the zoning conditions. Additionally in order to meet economic financial realities, the applicant request the elimination of Zoning condition #17 to allow for market rate high-rise product in order to achieve higher density and best use.

17. The age-restricted rental building shall not exceed 14 stories in height;

25. The applicant shall comply with the requirements of Subpart E – Housing for Older Persons of Title 24 - Housing and Urban Development. Subtitle B - Regulations Relating to Housing and Urban Development. CHAPTER I - OFFICE OF ASSISTANT SECRETARY FOR EQUAL OPPORTUNITY, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. SUBCHAPTER A - FAIR HOUSING. PART 100 - DISCRIMINATORY CONDUCT UNDER THE FAIR HOUSING ACT, as amended, and as cited on "Exhibit E".

26. The applicant shall forward the results of its verification of occupancy, as required by §100.307 of "Exhibit E", to the Community Development Director one year after receiving a Certificate of Occupancy and every two years after that.

➤ Exhibit "E" attached.

Zoning Criteria / Statement of Justification

- a. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan; Page 6 of 13. **The requested proposal / deletion of #17,#25,#26 and Exhibit "E" of the approved zoning condition will not affect the conformity to the comprehensive plan. The plan remains in compliance.**
- b. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties; **Yes...there will be no change to the currently approved uses.**
- c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **Current PC-2 zoning applies.**
- d. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **No...the removal of condition #17,#25,#26 and Exhibit "E" will have no adverse effect to nearby properties.**
- e. Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal; **Current economic conditions have severely impacted the financing of the project. Conditions #17,#25,#26 and Exhibit "E" establishing height limitations and age restriction severely impact the applicants ability to develop the property. Such age restriction and height limitations severely limit available financing and thereby creates an insurmountable hardship.**
- f. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources; **There will be no impact or adverse effects on historic buildings, sites, districts, or archaeological resources.**
- g. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. **No...the removal of condition #25 will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

Exhibit "E"

Code of Federal Regulations

Title 24 - Housing and Urban Development

Volume: 1

Date: 2017-04-01

Original Date: 2017-04-01

Title: Subpart E - Housing for Older Persons

Context: Title 24 - Housing and Urban Development. Subtitle B - Regulations Relating to Housing and Urban Development. CHAPTER I - OFFICE OF ASSISTANT SECRETARY FOR EQUAL OPPORTUNITY, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. SUBCHAPTER A - FAIR HOUSING. PART 100 - DISCRIMINATORY CONDUCT UNDER THE FAIR HOUSING ACT.

§ 100.304 Housing for persons who are 55 years of age or older.

(a) The provisions regarding familial status in this part shall not apply to housing intended and operated for persons 55 years of age or older. Housing qualifies for this exemption if:

(1) The alleged violation occurred before December 28, 1995 and the housing community or facility complied with the HUD regulations in effect at the time of the alleged violation; or

(2) The alleged violation occurred on or after December 28, 1995 and the housing community or facility complies with:

(i) Section 807(b)(2)(C) (42 U.S.C. 3607(b)) of the Fair Housing Act as amended; and

(ii) 24 CFR 100.305, 100.306, and 100.307.

(b) For purposes of this subpart, *housing facility or community* means any dwelling or group of dwelling units governed by a common set of rules, regulations or restrictions. A portion or portions of a single building shall not constitute a housing facility or community. Examples of a housing facility or community include, but are not limited to:

(1) A condominium association;

(2) A cooperative;

(3) A property governed by a homeowners' or resident association;

(4) A municipally zoned area;

(5) A leased property under common private ownership;

(6) A mobile home park; and

(7) A manufactured housing community.

(c) For purposes of this subpart, *older person* means a person 55 years of age or older.

[64 FR 16329, Apr. 2, 1999]

§ 100.305 80 percent occupancy.

(a) In order for a housing facility or community to qualify as housing for older persons under § 100.304, at least 80 percent of its occupied units must be occupied by at least one person 55 years of age or older.

(b) For purposes of this subpart, *occupied unit* means:

(1) A dwelling unit that is actually occupied by one or more persons on the date that the exemption is claimed; or

(2) A temporarily vacant unit, if the primary occupant has resided in the unit during the past year and intends to return on a periodic basis.

(c) For purposes of this subpart, *occupied by at least one person 55 years of age or older* means that on the date the exemption for housing designed for persons who are 55 years of age or older is claimed:

(1) At least one occupant of the dwelling unit is 55 years of age or older; or

(2) If the dwelling unit is temporarily vacant, at least one of the occupants immediately prior to the date on which the unit was temporarily vacated was 55 years of age or older.

(d) Newly constructed housing for first occupancy after March 12, 1989 need not comply with the requirements of this section until at least 25 percent of the units are occupied. For purposes of this section, newly constructed housing includes a facility or community that has been wholly unoccupied for at least 90 days prior to re-occupancy due to renovation or rehabilitation.

(e) Housing satisfies the requirements of this section even though:

(1) On September 13, 1988, under 80 percent of the occupied units in the housing facility or community were occupied by at least one person 55 years of age or older, provided that at least 80 percent of the units occupied by new occupants after September 13, 1988 are occupied by at least one person 55 years of age or older.

(2) There are unoccupied units, provided that at least 80 percent of the occupied units are occupied by at least one person 55 years of age or older.

(3) There are units occupied by employees of the housing facility or community (and family members residing in the same unit) who are under 55 years of age, provided the employees perform substantial duties related to the management or maintenance of the facility or community.

(4) There are units occupied by persons who are necessary to provide a reasonable accommodation to disabled residents as required by § 100.204 and who are under the age of 55.

(5) For a period expiring one year from the effective date of this final regulation, there are insufficient units occupied by at least one person 55 years of age or older, but the housing facility or community, at the time the exemption is asserted:

(i) Has reserved all unoccupied units for occupancy by at least one person 55 years of age or older until at least 80 percent of the units are occupied by at least one person who is 55 years of age or older; and

(ii) Meets the requirements of §§ 100.304, 100.306, and 100.307.

(f) For purposes of the transition provision described in § 100.305(e)(5), a housing facility or community may not evict, refuse to renew leases, or otherwise penalize families with children who reside in the facility or community in order to achieve occupancy of at least 80 percent of the occupied units by at least one person 55 years of age or older.

(g) Where application of the 80 percent rule results in a fraction of a unit, that unit shall be considered to be included in the units that must be occupied by at least one person 55 years of age or older.

(h) Each housing facility or community may determine the age restriction, if any, for units that are not occupied by at least one person 55 years of age or older, so long as the housing facility or community complies with the provisions of § 100.306.

[64 FR 16329, Apr. 2, 1999]

§ 100.306 Intent to operate as housing designed for persons who are 55 years of age or older.

(a) In order for a housing facility or community to qualify as housing designed for persons who are 55 years of age or older, it must publish and adhere to policies and procedures that demonstrate its intent to operate as housing for persons 55 years of age or older. The following factors, among others, are considered relevant in determining whether the housing facility or community has complied with this requirement:

(1) The manner in which the housing facility or community is described to prospective residents;

(2) Any advertising designed to attract prospective residents;

(3) Lease provisions;

(4) Written rules, regulations, covenants, deed or other restrictions;

(5) The maintenance and consistent application of relevant procedures;

(6) Actual practices of the housing facility or community; and

(7) Public posting in common areas of statements describing the facility or community as housing for persons 55 years of age or older.

(b) Phrases such as "adult living", "adult community", or similar statements in any written advertisement or prospectus are not consistent with the intent that the housing facility or community intends to operate as housing for persons 55 years of age or older.

(c) If there is language in deed or other community or facility documents which is inconsistent with the intent to provide housing for persons who are 55 years of age or older housing, HUD shall consider documented evidence of a good faith attempt to remove such language in determining whether the housing facility or community complies with the requirements of this section in conjunction with other evidence of intent.

(d) A housing facility or community may allow occupancy by families with children as long as it meets the requirements of §§ 100.305 and 100.306(a). (Approved by the Office of Management and Budget under control number 2529-0046)

[64 FR 16330, Apr. 2, 1999]

§ 100.307 Verification of occupancy.

(a) In order for a housing facility or community to qualify as housing for persons 55 years of age or older, it must be able to produce, in response to a complaint filed under this title, verification of compliance with § 100.305 through reliable surveys and affidavits.

(b) A facility or community shall, within 180 days of the effective date of this rule, develop procedures for routinely determining the occupancy of each unit, including the identification of whether at least one occupant of each unit is 55 years of age or older. Such procedures may be part of a normal leasing or purchasing arrangement.

(c) The procedures described in paragraph (b) of this section must provide for regular updates, through surveys or other means, of the initial information supplied by the occupants of the housing facility or community. Such updates must take place at least once every two years. A survey may include information regarding whether any units are occupied by persons described in paragraphs (e)(1), (e)(3), and (e)(4) of § 100.305.

(d) Any of the following documents are considered reliable documentation of the age of the occupants of the housing facility or community:

(1) Driver's license;

(2) Birth certificate;

(3) Passport;

(4) Immigration card;

(5) Military identification;

(6) Any other state, local, national, or international official documents containing a birth date of comparable reliability; or

(7) A certification in a lease, application, affidavit, or other document signed by any member of the household age 18 or older asserting that at least one person in the unit is 55 years of age or older.

(e) A facility or community shall consider any one of the forms of verification identified above as adequate for verification of age, provided that it contains specific information about current age or date of birth.

(f) The housing facility or community must establish and maintain appropriate policies to require that occupants comply with the age verification procedures required by this section.

(g) If the occupants of a particular dwelling unit refuse to comply with the age verification procedures, the housing facility or community may, if it has sufficient evidence, consider the unit to be occupied by at least one person 55 years of age or older. Such evidence may include:

(1) Government records or documents, such as a local household census;

(2) Prior forms or applications; or

(3) A statement from an individual who has personal knowledge of the age of the occupants. The individual's statement must set forth the basis for such knowledge and be signed under the penalty of perjury.

(h) Surveys and verification procedures which comply with the requirements of this section shall be admissible in administrative and judicial proceedings for the purpose of verifying occupancy.

(i) A summary of occupancy surveys shall be available for inspection upon reasonable notice and request by any person. (Approved by the Office of Management and Budget under control number 2529-0046)

[64 FR 16330, Apr. 2, 1999]

§ 100.308 Good faith defense against civil money damages.

(a) A person shall not be held personally liable for monetary damages for discriminating on the basis of familial status, if the person acted with the good faith belief that the housing facility or community qualified for a housing for older persons exemption under this subpart.

(b)(1) A person claiming the good faith belief defense must have actual knowledge that the housing facility or community has, through an authorized representative, asserted in writing that it qualifies for a housing for older persons exemption.

(2) Before the date on which the discrimination is claimed to have occurred, a community or facility, through its authorized representatives, must certify, in writing and under oath or affirmation, to the person subsequently claiming the defense that it complies with the requirements for such an exemption as housing for persons 55 years of age or older in order for such person to claim the defense.

(3) For purposes of this section, an authorized representative of a housing facility or community means the individual, committee, management company, owner, or other entity having the responsibility for adherence to the requirements established by this subpart.

(4) For purposes of this section, a person means a natural person.

(5) A person shall not be entitled to the good faith defense if the person has actual knowledge that the housing facility or community does not, or will not, qualify as housing for persons 55 years of age or older. Such a person will be ineligible for the good faith defense regardless of whether the person received the written assurance described in paragraph (b) of this section.

[64 FR 16330, Apr. 2, 1999]



4800 Ashford Dunwoody Road
Dunwoody, Georgia 30338
dunwoodyga.gov | 678-382-6700

July 11, 2023

JSJ Perimeter LLC
John DiGiovanni
2221 Peachtree Road ST D-338
Atlanta, GA, 30309

RE: RZ23-02 & SLUP 23-03 – Rezoning and Special Land Use Permit for
84 Perimeter Center East

Mr. DiGiovanni:

This letter serves to inform you that the Mayor and City Council approved the request to modify the zoning and special land use permit conditions of cases RZ 20-03 & SLUP 20-02, for the subject cases RZ 23-02 and SLUP 23-03 at their July 10, 2023 meeting. As noted in the meeting date of record, the application was approved subject to the following exhibits and conditions:

- EXHIBIT A: Site plans, completed by Phillips Architecture, dated February 17, 2021.
- EXHIBIT B: Streetscaping Sections, completed by Phillips Architecture, dated February 17, 2021.
- EXHIBIT C: Open Space Diagram, completed by Phillips Architecture, dated February 17, 2021.
- EXHIBIT D: Bldg. B Elevations (RA-4.1), completed by Phillips Architecture, dated February 17, 2021.
- EXHIBIT E: HUD Housing for Older Persons Regulations.

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 and Community Development Director;

-

Lynn Deutsch Mayor
Eric Linton ICMA-CM City Manager
Sharon Lowery CMC City Clerk

Catherine Lautenbacher City Council Post 1
Rob Price City Council Post 2
Tom Lambert City Council Post 3

Stacey Harris City Council Post 4
Joe Seconder City Council Post 5
John Heneghan City Council Post 6

3. Major façade materials shall include natural brick, natural stone and natural wood, hard coat stucco and glass, natural brick veneer or stone veneer materials and other high quality materials approved by the Community Development Director during the permit review process;
4. Stamped brick and cultured stone, manufactured stone, or other imitation materials shall be prohibited. Synthetic EIFS may be used only as accents for cornices or other minor decorative elements;
5. Maximum impervious plus semi-pervious cover shall be 78% and include pedestrian or plaza areas, as shown on "Exhibit C";
6. No monument sign shall be constructed along the Ashford Dunwoody Road frontage. As an alternative, the owner is allowed one sign with a sign area up to 120 square feet attached to the building. The design of such signage shall be incorporated into the design of the building as approved by the Community Development Director during the site plan review process. Other building signage will be allowed in accordance with Section 20-57;
7. All trash/recycling enclosure(s) must be screened from view of public rights-of-way by landscaping and a solid masonry wall at least eight feet in height;
8. Prior to certificate of occupancy, the owner shall pay a sum into the tree bank for the replacement density balance of trees removed, as determined by the tree ordinance and City Arborist;
9. All utilities servicing the site shall be underground with the exception of required above-ground elements, such as transformers and cable boxes;
10. 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 view from public right-of-way within 200 feet;
11. Prior to the issuance of certificates of occupancy, the Owner will convey to the City right-of-way to incorporate the sidewalk, bike lane, and landscape buffers along Ashford Dunwoody Road and Perimeter Center East;
12. Prior to the issuance of certificates of occupancy, the Owner will convey an easement on the eastern portion of the development sufficient to accommodate two travel lanes and two bicycle lanes as shown on Exhibit A to connect to adjacent property to the south. For the vehicular component, it will be responsibility of others to connect to this public easement outside of the property lines of the development. For the bicycle component, the Owner shall complete the physical connection to the adjacent property to the South prior to the issuance of certificates of occupancy unless the property owner of the adjacent property objects in writing.
13. There shall be no left turn lane into the western most driveway from Perimeter Center East into the development. Access at this driveway shall be restricted to right in and right out turns only;
14. The owner will contribute up to \$20,000 to extend the southbound turn lane for left turns from Ashford Dunwoody Road on to Perimeter Center East;
15. The uses on the site shall be limited to eating and drinking establishments, brokerage services, office, medical facilities, retail sales, lodging, personal improvement, office, non-

- traditional bank without a drive-thru such as a banking café, credit union, savings and loans, and laundry drop-off and pick-up service;
16. A crosswalk and pedestrian refuge shall be provided across Perimeter Center East on the northeastern corner of the property pursuant to approval of the Public Works Director;
 17. The age-restricted rental building shall not exceed 14 stories in height;
 18. Parking deck openings that face the apartment building to the east shall be shielded with landscaping and/or an architectural mesh, grille, screening or other cladding component that enhances the architectural character of the structure. The final design of the parking deck shall be subject to approval of the Community Development Director; and
 19. The completed architectural design shall be substantially similar to "Exhibit D" and meet the requirements of the PC-2 District. Where both conflict, the requirements of the PC-2 district shall govern. The drawings shall be submitted by the Community Development Director to City Council for feedback prior to the issuance of a building permit.
 20. Both residential and commercial uses are allowed at the street-facing ground floor level for a horizontal length of 100 feet from the eastern façade of the multi-family buildings. The street-facing ground level of the remainder of the building shall contain active uses for a minimum depth of 10 feet. Such active uses may include, but shall not be limited to, retail space, restaurants or other food sales, building leasing areas, resident lounges, lobbies, fitness centers, cycle training and cycle maintenance areas, live-work units, and residential stoops.
 21. Ground-level retail spaces along Ashford-Dunwoody Road and Perimeter Center East shall have public entrances from the sidewalk that are kept open during business hours.
 22. Balconies at the residential units shall have a minimum depth of 5 feet from the exterior wall.
 23. The roof plaza above the retail spaces shall be open to the public during business hours.
 24. The Applicant shall provide manufacturer's specifications for the pervious paver systems that conform with the site's soil percolation characteristics and the chosen engineered base and engineered sub-base. An engineer who is GA Stormwater certified (GSWCC) will provide a letter at permitting testifying that, based on the manufacturer's specifications, the chosen engineered base and engineered sub-base, the proposed pervious paver systems and similar improvements counted towards the semi-pervious cover has sufficient water permeability and is recommended for the site's soil percolation characteristics.
 25. The applicant shall comply with the requirements of Subpart E – Housing for Older Persons of Title 24 - Housing and Urban Development. Subtitle B - Regulations Relating to Housing and Urban Development. CHAPTER I - OFFICE OF ASSISTANT SECRETARY FOR EQUAL OPPORTUNITY, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. SUBCHAPTER A - FAIR HOUSING. PART 100 - DISCRIMINATORY CONDUCT UNDER THE FAIR HOUSING ACT, as amended, and as cited on "Exhibit E".
 26. The applicant shall forward the results of its verification of occupancy, as required by §100.307 of "Exhibit E", to the Community Development Director one year after receiving a Certificate of Occupancy and every two years after that.



4800 Ashford Dunwoody Road
Dunwoody, Georgia 30338
dunwoodyga.gov | 678-382-6700

Should you have any questions, please contact me at (678) 382-6757.

Sincerely,

A handwritten signature in blue ink that reads "Madalyn Smith".

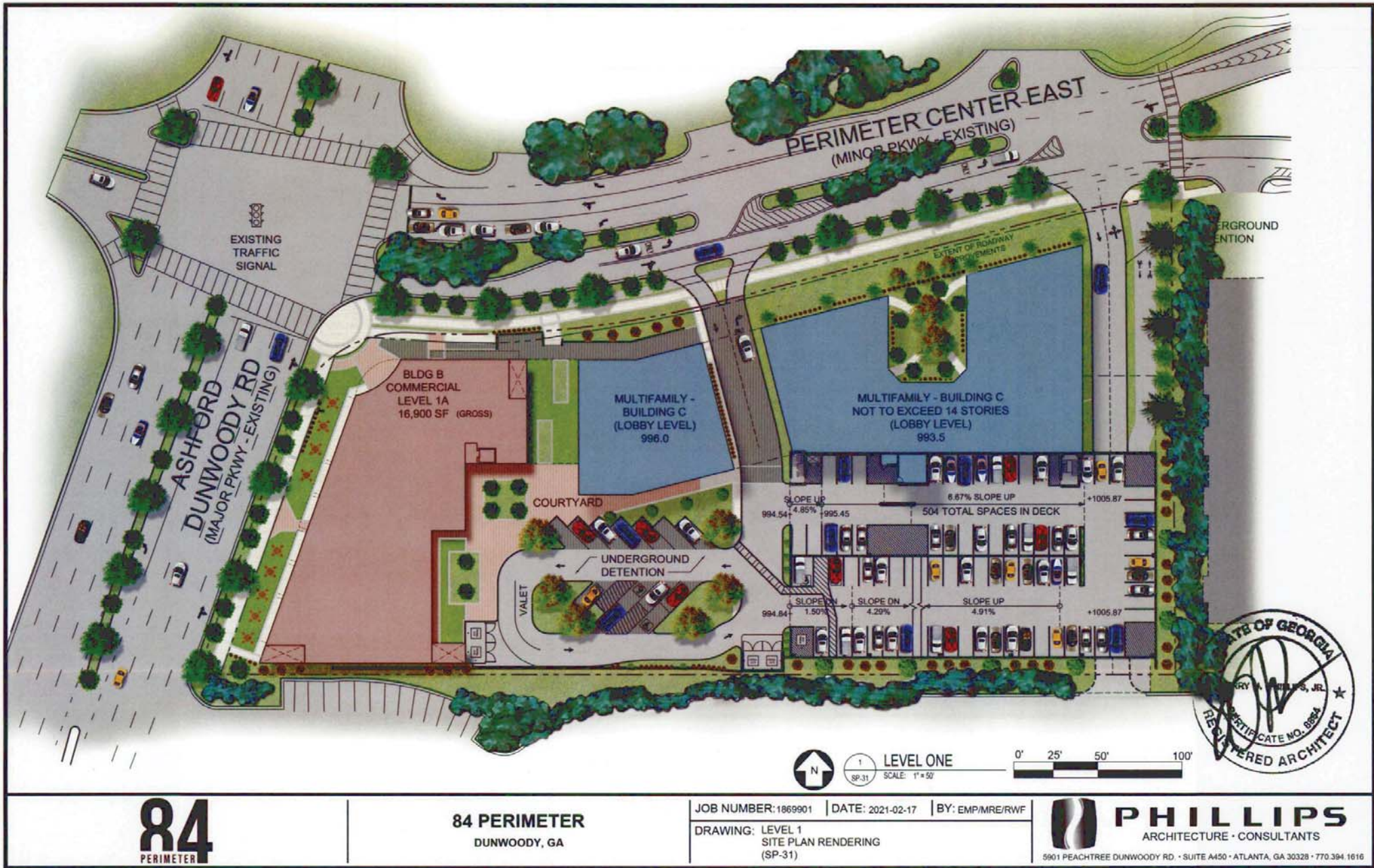
Madalyn Smith
Senior Planner
City of Dunwoody, Georgia

-
Lynn Deutsch Mayor
Eric Linton ICMA-CM City Manager
Sharon Lowery CMC City Clerk

Catherine Lautenbacher City Council Post 1
Rob Price City Council Post 2
Tom Lambert City Council Post 3

Stacey Harris City Council Post 4
Joe Seconder City Council Post 5
John Heneghan City Council Post 6

Exhibit A - site plan



84
PERIMETER

84 PERIMETER
DUNWOODY, GA

JOB NUMBER: 1869901 | DATE: 2021-02-17 | BY: EMP/MRE/RWF
DRAWING: LEVEL 1
SITE PLAN RENDERING
(SP-31)

PHILLIPS
ARCHITECTURE • CONSULTANTS
5901 PEACHTREE DUNWOODY RD. • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616



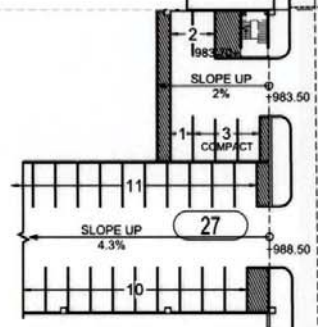
EXISTING
TRAFFIC
SIGNAL

PERIMETER CENTER EAST
(MINOR PKWY - EXISTING)

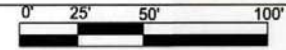
EXTENT OF ROADWAY
IMPROVEMENTS

MULTIFAMILY - BUILDING C
ABOVE
(LOBBY LEVEL)
993.5

ASHFORD
DUNWOODY RD
(MAJOR PKWY - EXISTING)



BASEMENT LEVEL
SCALE: 1" = 50'



84
PERIMETER

84 PERIMETER
DUNWOODY, GA

JOB NUMBER: 1869901 | DATE: 2021-02-17 | BY: EMP/RWF
DRAWING: LEVEL 0 AT GRADE W/ PERIMETER CENTER EAST
MULTIFAMILY CONCEPT SKETCH
(SP-31)



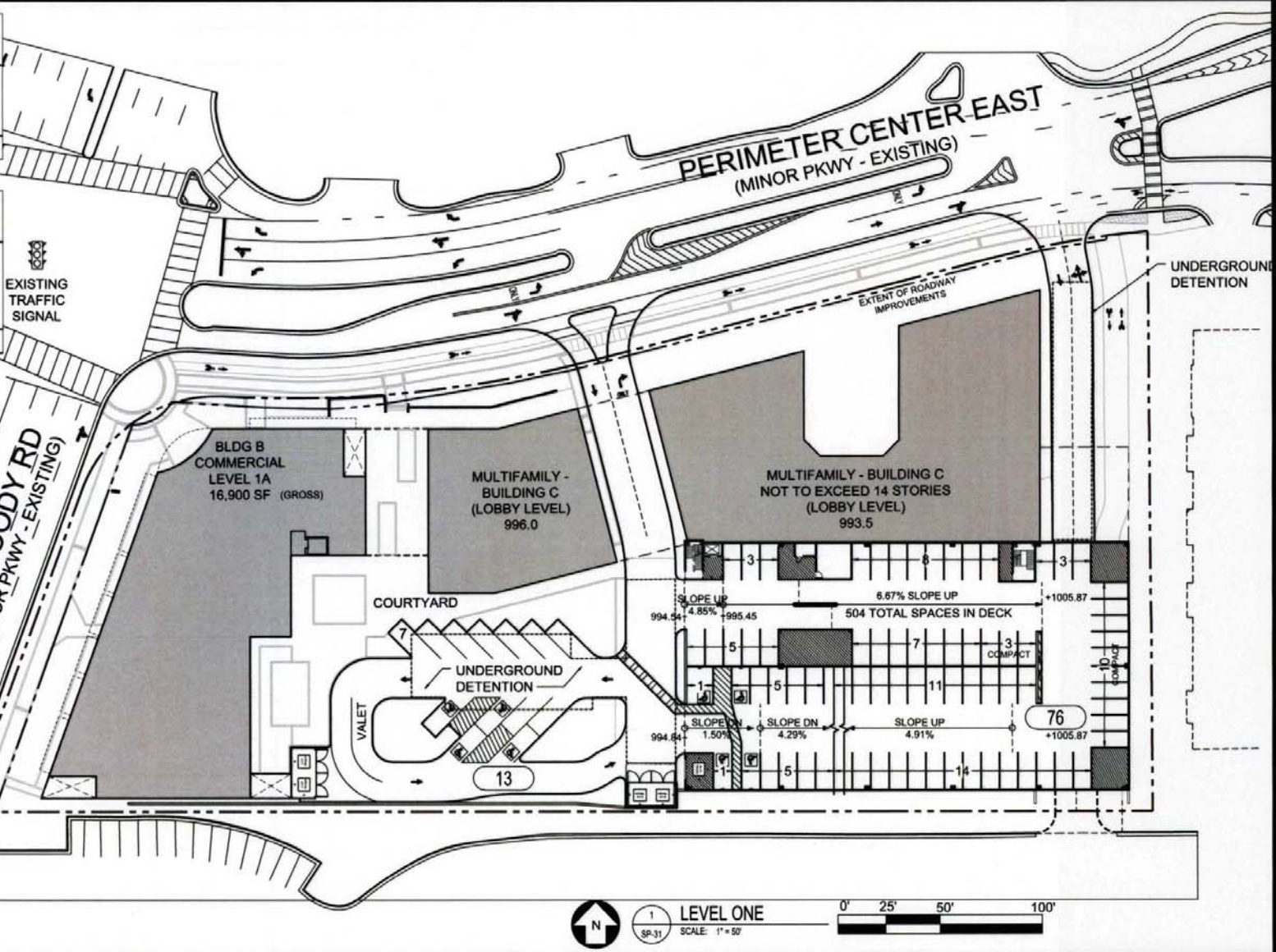
PHILLIPS
ARCHITECTURE - CONSULTANTS

5901 PEACHTREE DUNWOODY RD. • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616

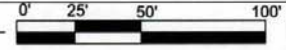
BUILDING SUMMARY (GROSS)	GROSS AREA
BLDG B - LEVEL 1	16,900 SF
BLDG B - LEVEL 2	13,210 SF
BLDG B - LEVEL 3	10,348 SF
TOTAL BUILDING AREA	40,458 SF

BUILDING SUMMARY	
COMMERCIAL (GROSS AREA)	40,458 SF
MULTIFAMILY (NOT TO EXCEED)	225 UNITS

PARKING SUMMARY	
TOTAL PARKING PROVIDED	504 SPACES



1 LEVEL ONE
SP-31 SCALE: 1" = 50'



84
PERIMETER

84 PERIMETER
DUNWOODY, GA

JOB NUMBER: 1869901 | DATE: 2021-02-17 | BY: EMP/MRE/RWF
DRAWING: LEVEL 1 MULTIFAMILY CONCEPT SKETCH (SP-31)

PHILLIPS
ARCHITECTURE • CONSULTANTS
5901 PEACHTREE DUNWOODY RD. • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616



EXISTING
TRAFFIC
SIGNAL

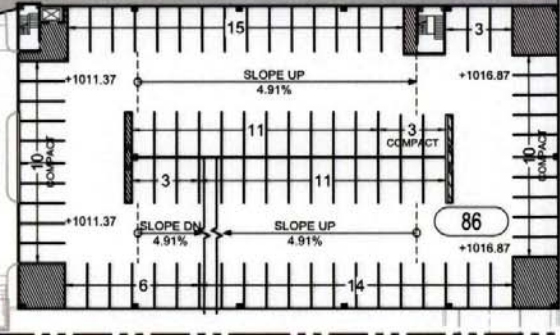
ASHFORD
DUNWOODY RD
(MAJOR PKWY - EXISTING)

BLDG B
COMMERCIAL
LEVEL 2
13,210 SF (GROSS)

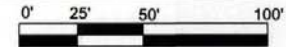
ROOF PLAZA
5,370 SF

PERIMETER CENTER EAST
(MINOR PKWY - EXISTING)

MULTIFAMILY - BUILDING C
NOT TO EXCEED 14 STORIES



1 LEVEL TWO
SP-31 SCALE: 1" = 50'



84
PERIMETER

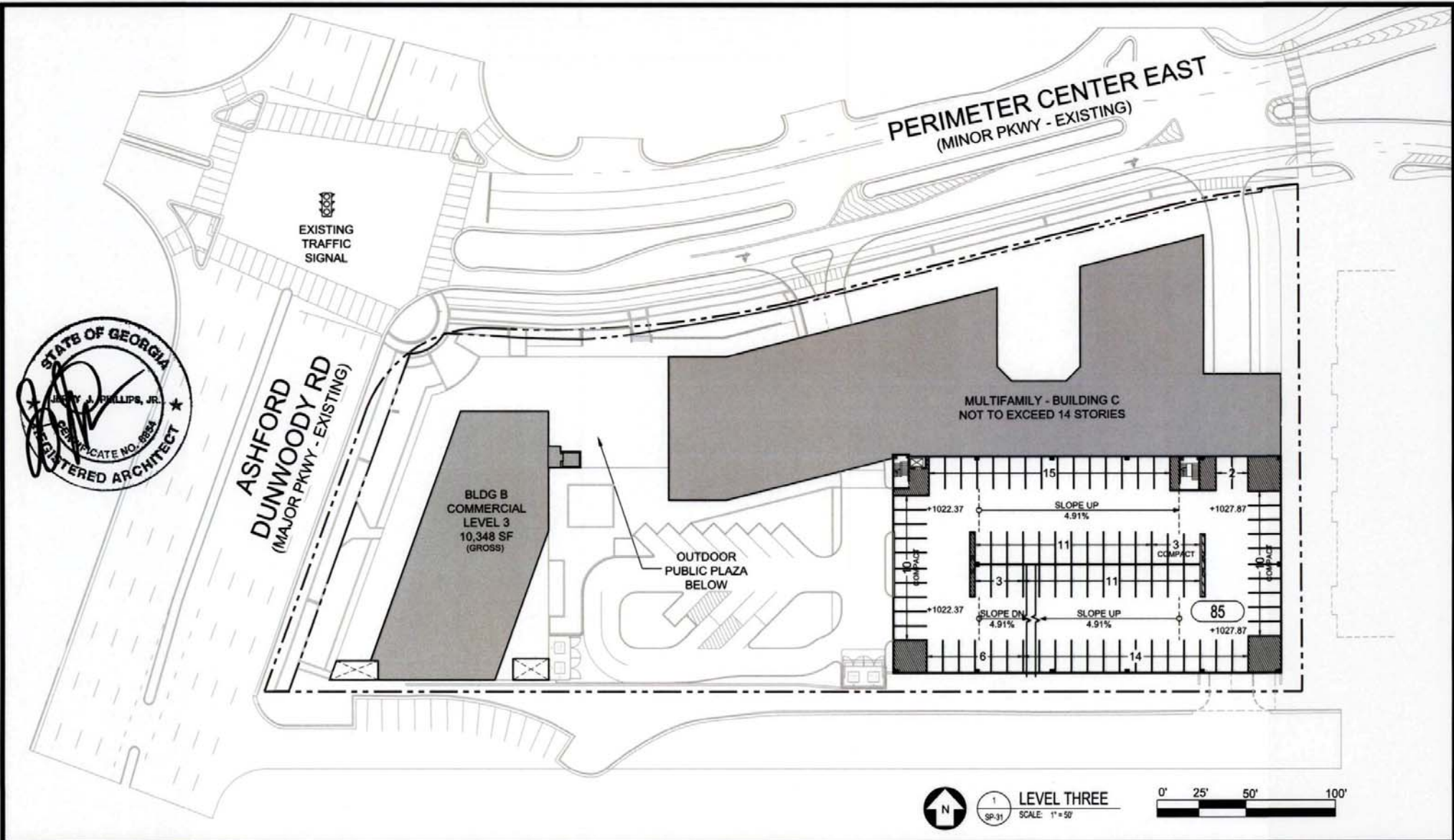
84 PERIMETER
DUNWOODY, GA

JOB NUMBER: 1869901 | DATE: 2021-02-17 | BY: EMP/MRE/RWF
DRAWING: LEVEL 2
MULTIFAMILY CONCEPT SKETCH
(SP-31)



PHILLIPS
ARCHITECTURE · CONSULTANTS

5901 PEACHTREE DUNWOODY RD. · SUITE A450 · ATLANTA, GA 30328 · 770.394.1618



**ASHFORD
DUNWOODY RD**
(MAJOR PKWY - EXISTING)

PERIMETER CENTER EAST
(MINOR PKWY - EXISTING)

EXISTING
TRAFFIC
SIGNAL

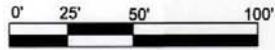
BLDG B
COMMERCIAL
LEVEL 3
10,348 SF
(GROSS)

MULTIFAMILY - BUILDING C
NOT TO EXCEED 14 STORIES

OUTDOOR
PUBLIC PLAZA
BELOW



LEVEL THREE
SCALE: 1" = 50'

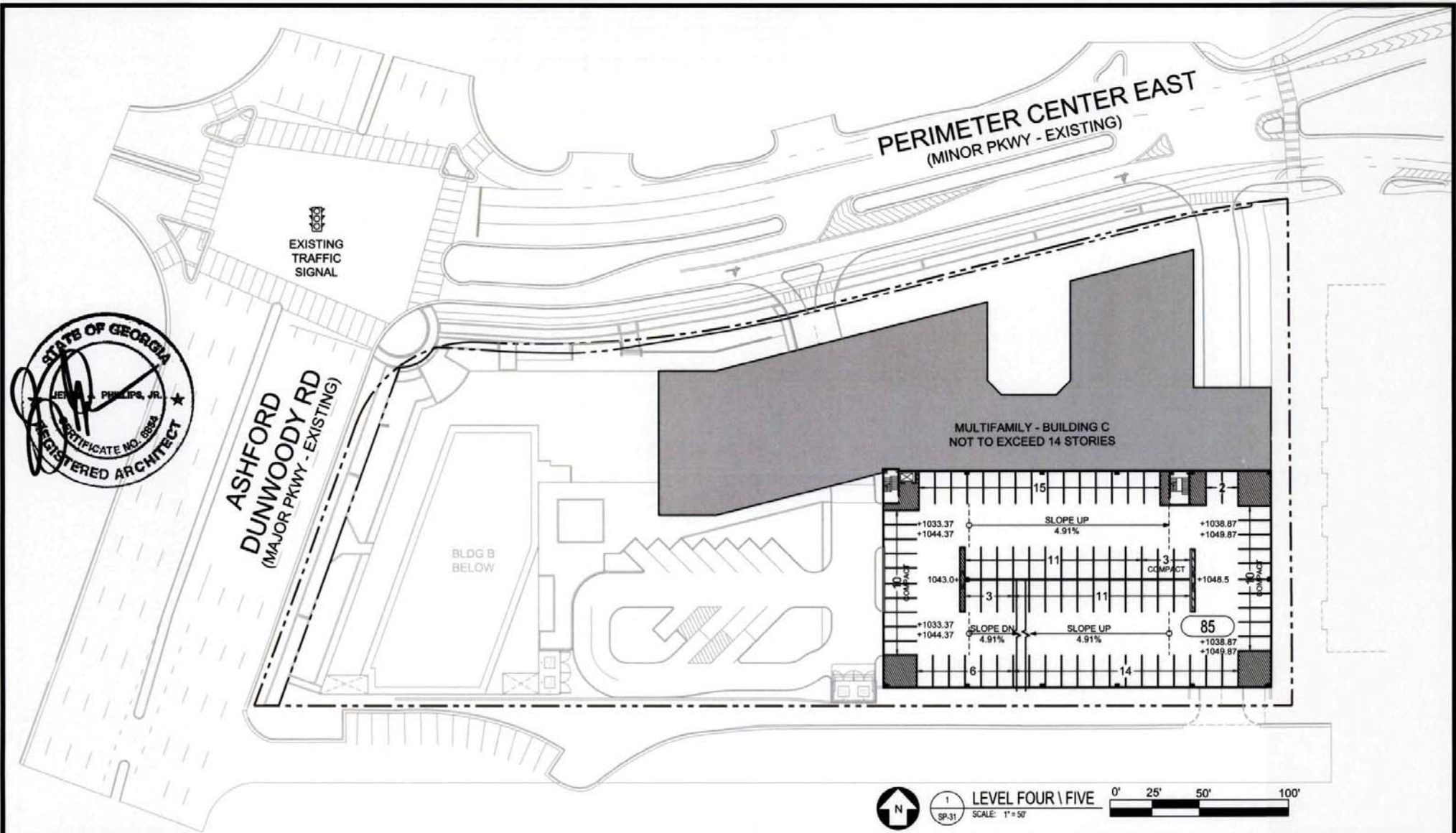


84
PERIMETER

84 PERIMETER
DUNWOODY, GA

JOB NUMBER: 1869901 | DATE: 2021-02-17 | BY: EMP/MRE/RWF
DRAWING: LEVEL 3
MULTIFAMILY CONCEPT SKETCH
(SP-31)

PHILLIPS
ARCHITECTURE • CONSULTANTS
5901 PEACHTREE DUNWOODY RD. • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616



EXISTING
TRAFFIC
SIGNAL

PERIMETER CENTER EAST
(MINOR PKWY - EXISTING)

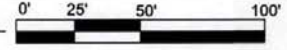
ASHFORD
DUNWOODY RD
(MAJOR PKWY - EXISTING)

MULTIFAMILY - BUILDING C
NOT TO EXCEED 14 STORIES

BLDG B
BELOW



LEVEL FOUR | FIVE
SCALE: 1" = 50'



84
PERIMETER

84 PERIMETER
DUNWOODY, GA

JOB NUMBER: 1869901 | DATE: 2021-02-17 | BY: EMP/MRE/RWF
DRAWING: LEVEL 4 & 5
MULTIFAMILY CONCEPT SKETCH
(SP-31)

PHILLIPS
ARCHITECTURE • CONSULTANTS
5901 PEACHTREE DUNWOODY RD. • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616



EXISTING TRAFFIC SIGNAL

ASHFORD DUNWOODY RD (MAJOR PKWY - EXISTING)

PERIMETER CENTER EAST (MINOR PKWY - EXISTING)

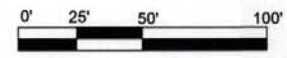
BLDG B BELOW

MULTIFAMILY - BUILDING C NOT TO EXCEED 14 STORIES

AMENITY PLAZA



1 MULTI-FAMILY PODIUM LEVEL
SP-31 SCALE: 1" = 50'



84 PERIMETER

84 PERIMETER
DUNWOODY, GA

JOB NUMBER: 1869901 | DATE: 2021-02-17 | BY: EMP/MRE/RWF
DRAWING: MULTIFAMILY PODIUM LEVEL (SP-31)

PHILLIPS
ARCHITECTURE • CONSULTANTS
5901 PEACHTREE DUNWOODY RD. • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616

EXHIBIT A

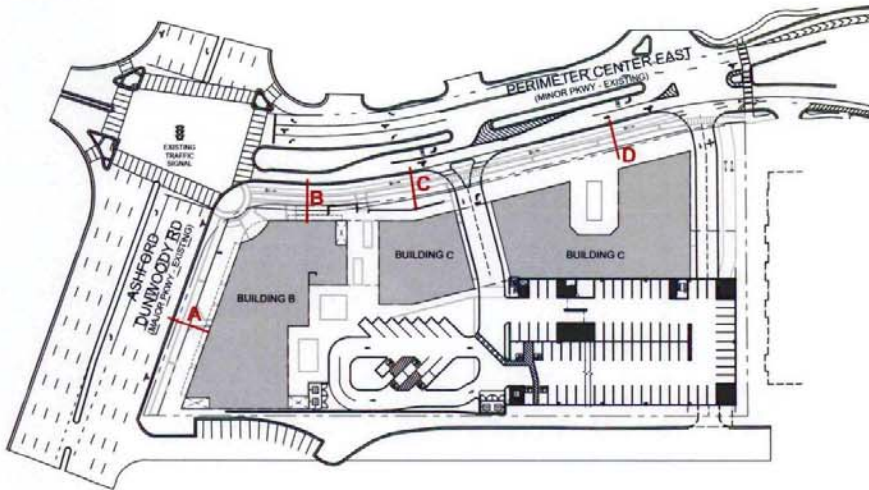
DESCRIPTION OF THE LEASED LAND

ALL THAT TRACT OR PARCEL OF LAND lying and being in land Lot 347, 18th District, DeKalb County, Georgia and being more particularly described as follows:

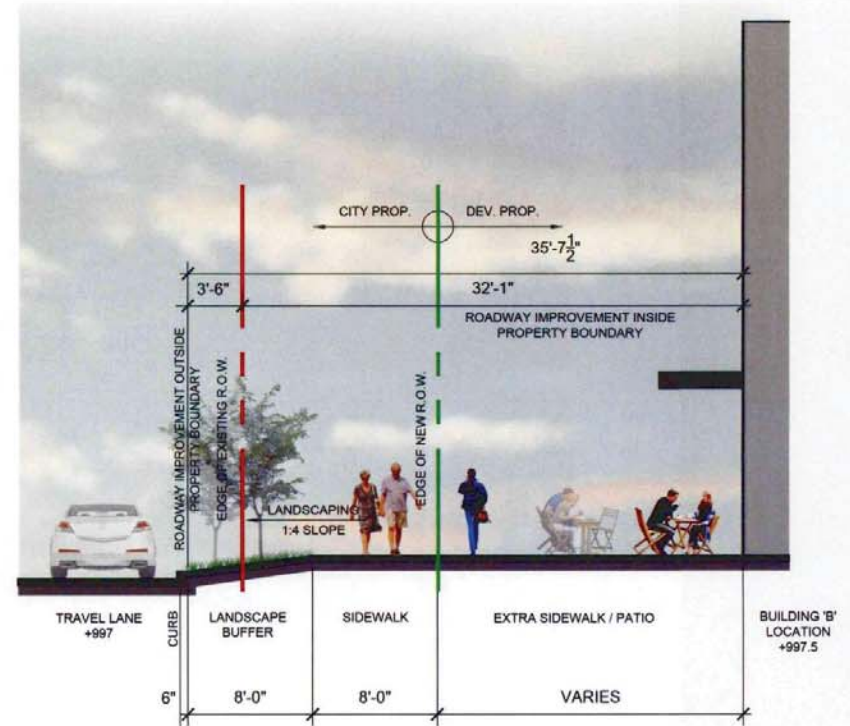
BEGINNING at the intersection of the easterly Right-of-Way Line of Ashford Dunwoody Road (having an apparent 120' Right-of-Way width) and the southerly Right-of-Way Line of Perimeter Center East (having an apparent variable Right-of-Way width); thence, leaving the said POINT OF BEGINNING as thus established and running with the aforesaid Right-of-Way Line of Perimeter Center East

1. 89.42 feet along the arc of a curve deflecting to the right having a radius of 70.00 feet and a chord bearing and distance of North 57°28'01" East, 83.46 feet to a point thence,
2. 170.90 feet along the arc of a curve deflecting to the left, having a radius of 595.95 feet and a chord bearing and distance of North 85°53'52" East, 170.31 feet to a PK Nail Found; thence,
3. North 77°07'17" East, 10.35 feet to a PK Nail Found; thence,
4. North 76°37'17" East, 203.35 feet to a point; thence,
5. 76.24 feet along the arc of a curve deflecting to the right, having a radius of 454.47 feet and a chord bearing and distance of North 81°25'47" East, 76.15 feet to a point; thence, leaving the aforesaid Right-of-Way Line of Perimeter Center East
6. South 00°30'14" West, 283.88 feet to a 1/2 inch rebar found; thence,
7. North 89°02'06" West, 580.50 feet to a point on the aforesaid Right-of-Way of Ashford Dunwoody Road; thence, running with the said Right-of-Way Line of Ashford Dunwoody Road
8. North 20°49'21" East, 167.24 feet to the POINT OF BEGINNING

Said parcel containing 124,819 square feet or 2.8654 acres of land, more or less, as shown on that certain ALTA/NSPS Land Title & Topographic Survey for JSJ Perimeter, LLC, Bay Point Capital Partners II, LP & First American Title Insurance Company, prepared by TerraMark Land Surveying, Inc., bearing the seal and certification of Paul B. Cannon, Georgia Registered Land Surveyor No. 2928 dated May 30, 2019.



1 KEY SITE PLAN
 SP-31 SCALE: N.T.S.



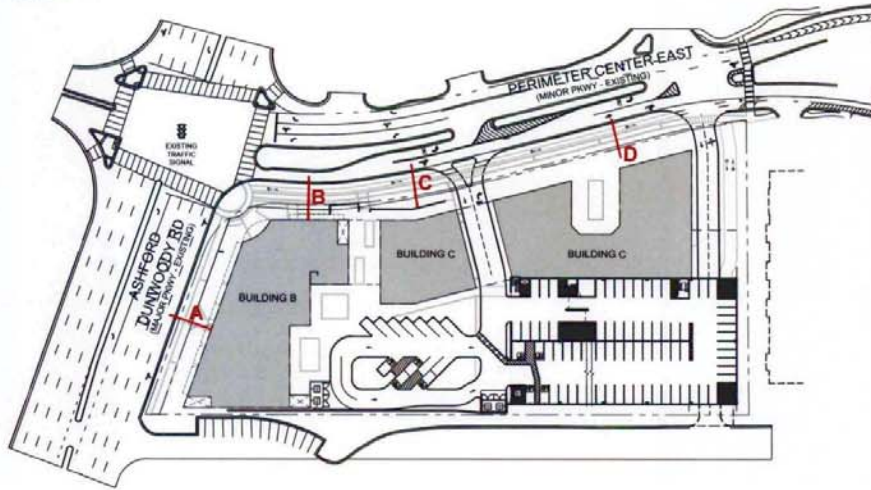
2 STREETScape SECTION 'A'
 SP-31 SCALE: 1/8" = 1'-0"

84
 PERIMETER

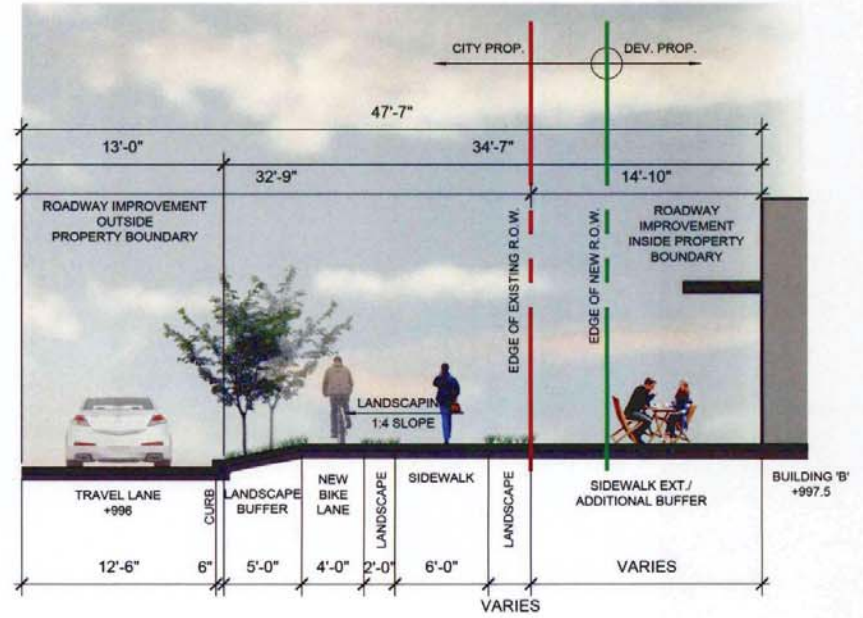
84 PERIMETER
 DUNWOODY, GA

JOB NUMBER: 1869901 | DATE: 2021-02-17 | BY: EMP/RWF
 DRAWING: STREETScape SECTION 'A'

PHILLIPS
 ARCHITECTURE • CONSULTANTS
 5901 PEACHTREE DUNWOODY RD. • SUITE A450 • ATLANTA, GA 30328 • 770.394.1618



1 KEY SITE PLAN
 SP-31 SCALE: N.T.S.



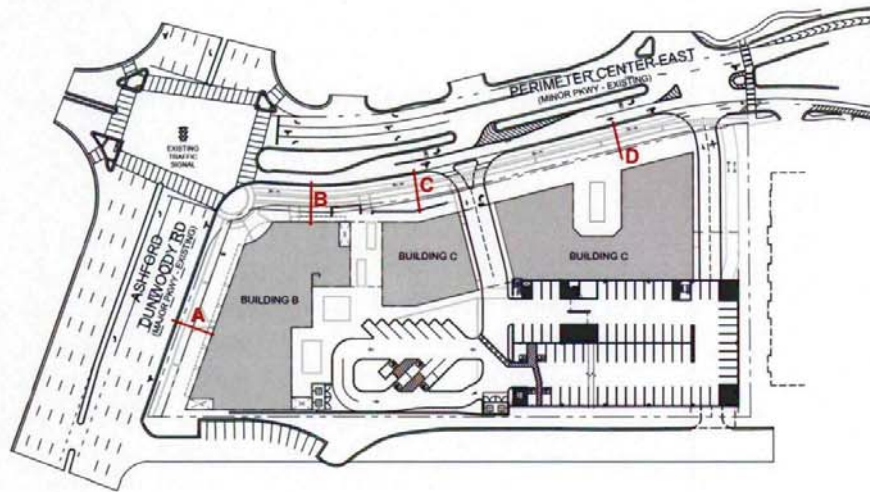
2 STREETScape SECTION 'B'
 SP-31 SCALE: 1/8" = 1'-0"

84
 PERIMETER

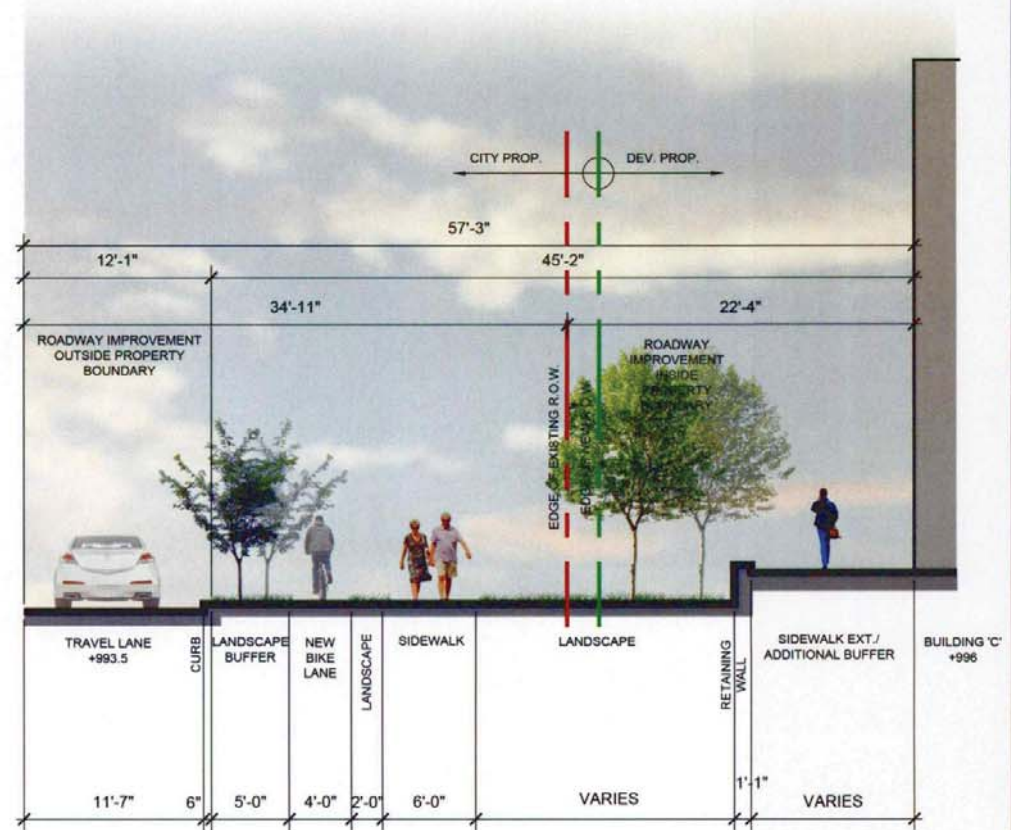
84 PERIMETER
 DUNWOODY, GA

JOB NUMBER: 1869901 | DATE: 2021-02-17 | BY: EMP/RWF
 DRAWING: STREETScape SECTION 'B'

PHILLIPS
 ARCHITECTURE • CONSULTANTS
 5901 PEACHTREE DUNWOODY RD. • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616



1 KEY SITE PLAN
SCALE: N.T.S.



2 STREETScape SECTION 'C'
SCALE: 1/8" = 1'-0"

84
PERIMETER

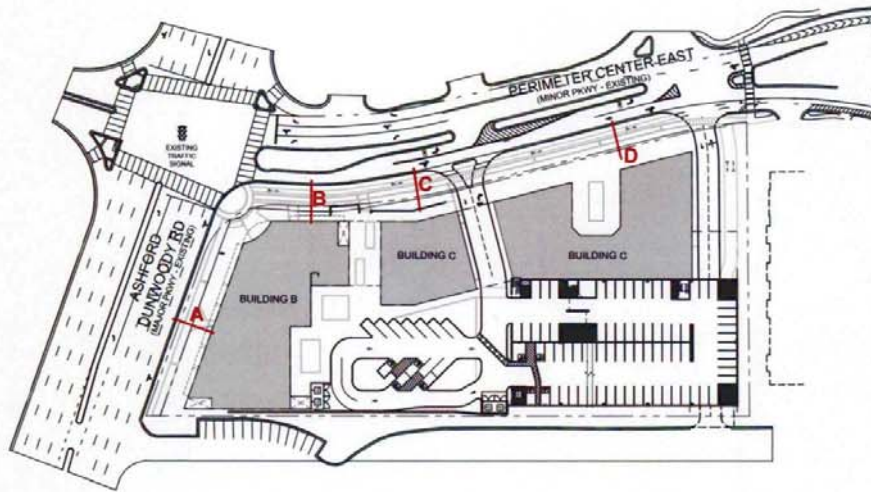
84 PERIMETER
DUNWOODY, GA

JOB NUMBER: 1869901 | DATE: 2021-02-17 | BY: EMP/RWF
DRAWING: STREETScape SECTION 'C'

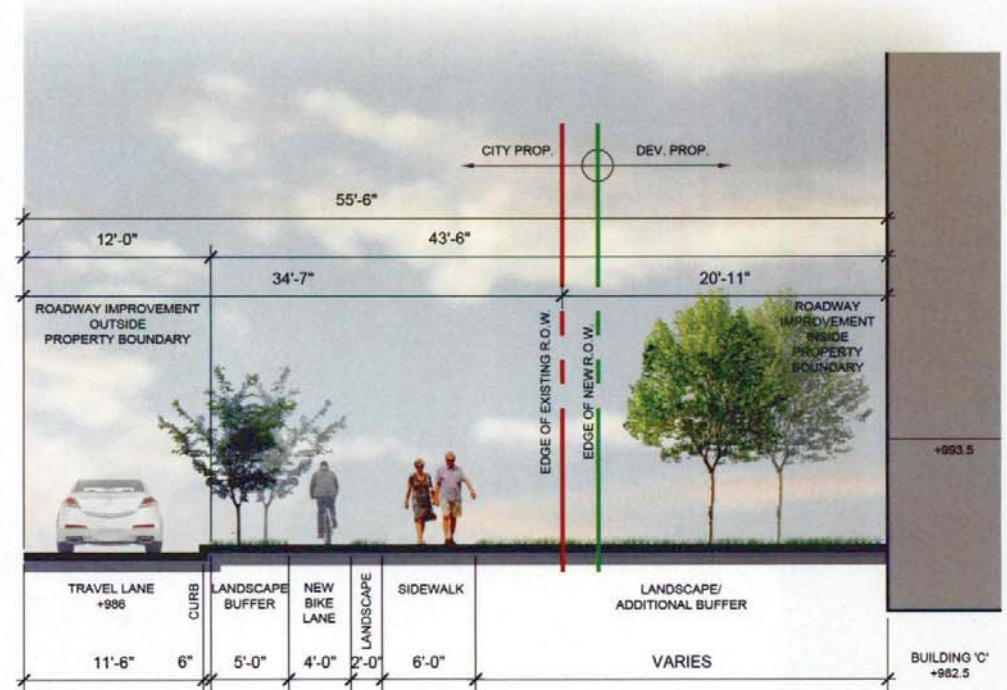


PHILLIPS
ARCHITECTURE • CONSULTANTS

5901 PEACHTREE DUNWOODY RD. • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616



1 KEY SITE PLAN
 SP-31 SCALE: N.T.S. [UPDATED 10/05/20]



2 STREETScape SECTION 'D'
 SP-31 SCALE: 1/8" = 1'-0"

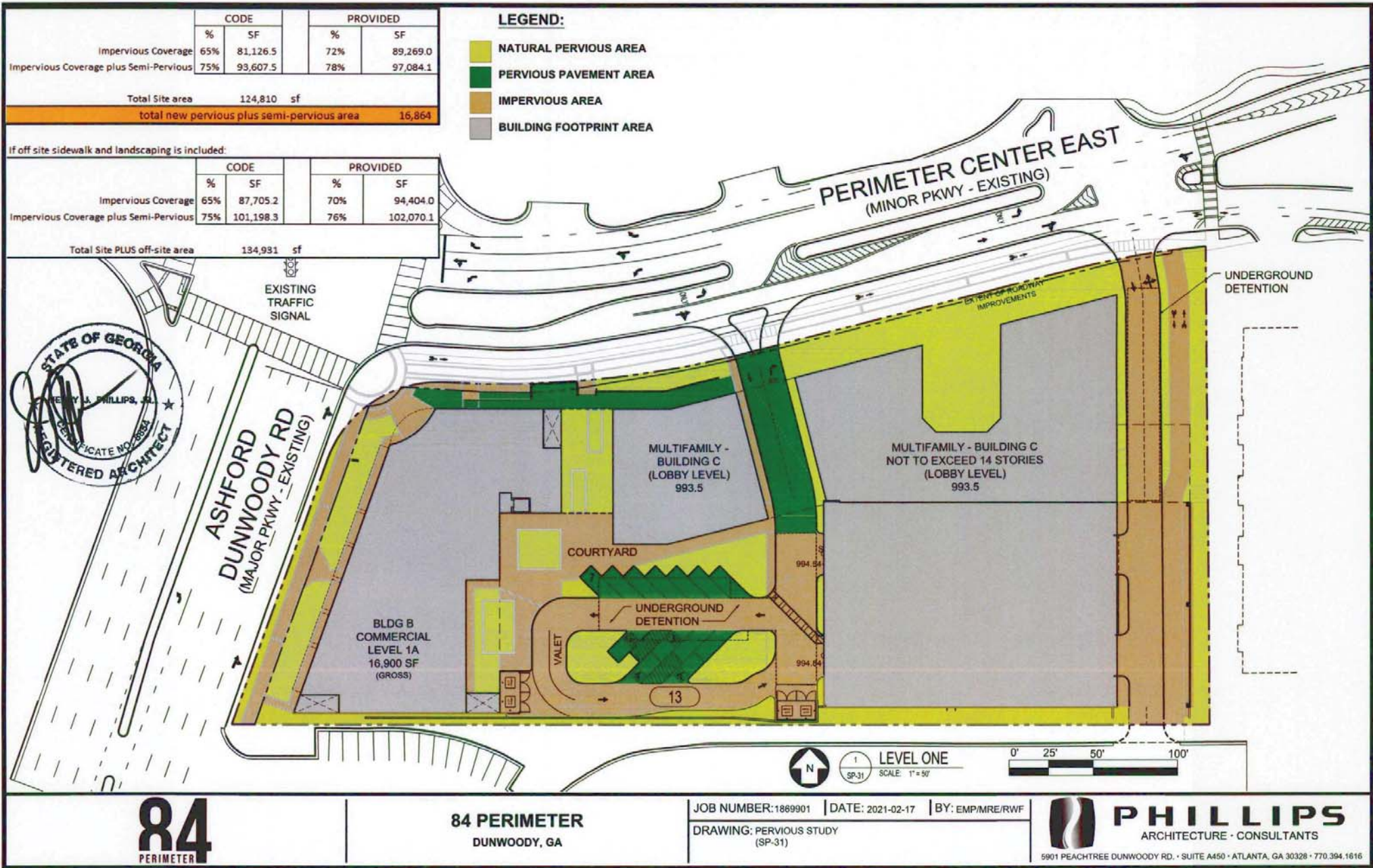
84
PERIMETER

84 PERIMETER
DUNWOODY, GA

JOB NUMBER: 1869901 | DATE: 2021-02-17 | BY: EMP/RWF
 DRAWING: STREETScape SECTION 'D'

PHILLIPS
ARCHITECTURE · CONSULTANTS
 5901 PEACHTREE DUNWOODY RD. · SUITE A450 · ATLANTA, GA 30328 · 770.394.1616

Exhibit C - open space



	CODE		PROVIDED	
	%	SF	%	SF
Impervious Coverage	65%	81,126.5	72%	89,269.0
Impervious Coverage plus Semi-Pervious	75%	93,607.5	78%	97,084.1
Total Site area 124,810 sf				
total new pervious plus semi-pervious area 16,864				

- LEGEND:**
- NATURAL PERVIOUS AREA
 - PERVIOUS PAVEMENT AREA
 - IMPERVIOUS AREA
 - BUILDING FOOTPRINT AREA

If off site sidewalk and landscaping is included:

	CODE		PROVIDED	
	%	SF	%	SF
Impervious Coverage	65%	87,705.2	70%	94,404.0
Impervious Coverage plus Semi-Pervious	75%	101,198.3	76%	102,070.1
Total Site PLUS off-site area 134,931 sf				



84
PERIMETER

84 PERIMETER
DUNWOODY, GA

JOB NUMBER: 1869901 | DATE: 2021-02-17 | BY: EMP/MRE/RWF
DRAWING: PERVIOUS STUDY (SP-31)

PHILLIPS
ARCHITECTURE - CONSULTANTS
5901 PEACHTREE DUNWOODY RD. • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616

Exhibit D - elevations



PHILLIPS
CONSULTANT

SCALE _____

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION

This document is the property of Phillips Perimeter, PC and is loaned on the understanding that it will be used only for the project in which it was prepared. It shall not be used for any other project without the written consent of Phillips Perimeter, PC.

PROJECT _____

84
PERIMETER
DUNWOODY, GA

CLIENT

84
PERIMETER

PHILLIPS JOB NUMBER 1089001

ISSUE DATE 02/17/21

DRAWN BY/checked BY EMP/RF

DRAWING TITLE

BLDG. B ELEVATIONS

SHEET NUMBER

RA-4.1

5901 PEACHTREE DUNWOODY RD
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328

PRELIMINARY (SUBJECT TO CHANGE)



WEST ELEVATION - ASHFORD DUNWOODY RD. FACADE
SCALE: 3/8" = 1'-0"



NORTH ELEVATION - PERIMETER CENTER EAST FACADE
SCALE: 3/8" = 1'-0"



3D VIEW A - INTERSECTION VIEW
SCALE



3D VIEW B - COURTYARD VIEW
SCALE



3D VIEW C - ASHFORD DUNWOODY ROAD VIEW
SCALE