

THE CARRIBEAN GROUP

1606 Rochelle Court

Dunwoody, Georgia 30338



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Executive Summary

The Carribbean Group is proud to offer 1606 Rochelle Court in Dunwoody, Georgia for sale. This 3.07 acre site is located one quarter mile outside I-285 off of Chamblee-Dunwoody Road in DeKalb County Georgia.

The site is currently zoned R-100 "Single Family Residential" by DeKalb County. Possible uses under this zoning accommodate a myriad of home building opportunities from an estate lot to 4 or 5 million dollar homes. In the area surrounding the property are two established subdivisions with private swim tennis. The immediate area includes Perimeter Mall, the Ravinia Complex, and much more. This area of north metro Atlanta Georgia is a highly sought after area for young and older families that are looking for a community that is very stable. Historically Dunwoody has increased in value and amenities. Currently there are many sites of teardowns and pop-ups throughout the area. With high-end amenities including; Starbucks, Whole Foods Market, Macys, Nordstrom, Casa Brazil, Super Target, Dunwoody Country Club, and many more. This area is placed to continue to prosper and grow.



Property Details

**1606 Rochelle Court
Dunwoody, GA 30338**

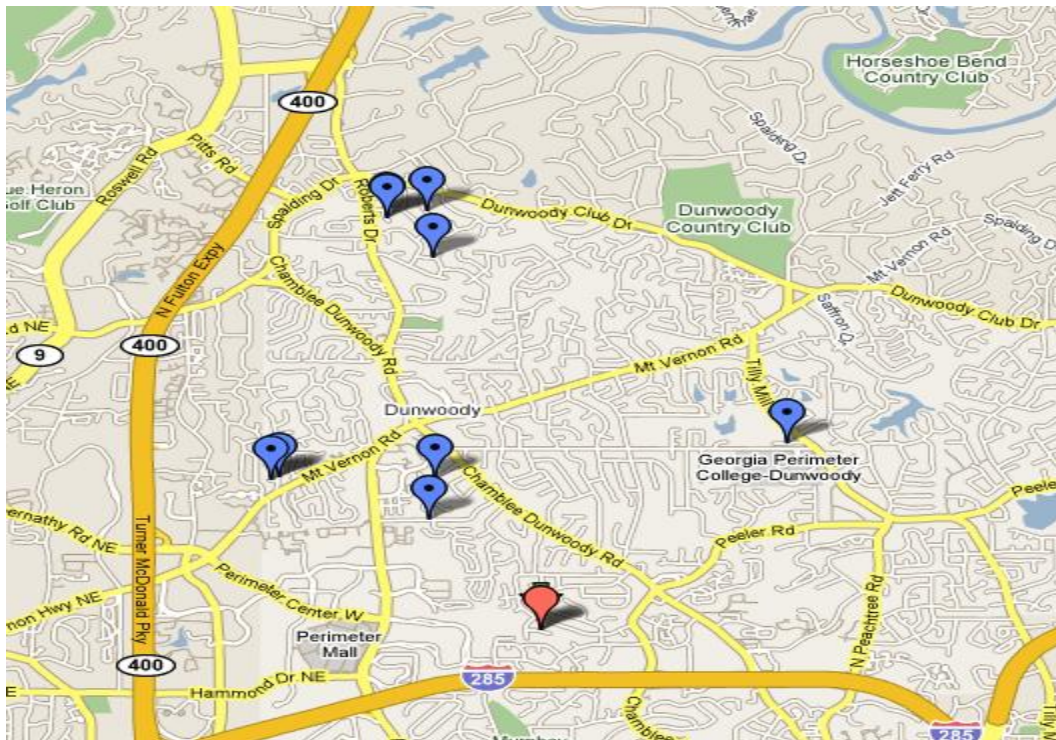
Location/ County	DeKalb County
Property Type	R-100 Zoned Land
Legal Description	Land Lot 346 of the 18 th District of DeKalb County, Georgia, being known and designated as Lot 27 in Block "D" of Unit Four of Chateau Woods Subdivision. 1606 Rochelle Court
Parcel Size	Approximately 3.07 Acres (133,730 square feet)
Existing Improvements	One teardown house
Site Dimensions	45' X 289' X 437' X 113' X 67' X 20' X 68' X 350' X 255'
Zoning	R-100
Street Frontage	45' on Rochelle Court and 20' on Georgetown Way
Telephone	Bellsouth
Electric	Georgia Power
Water/ Sewer	DeKalb County
Gas	Atlanta Gas Light
County Taxes (2006)	\$1,055.00
Price	\$1,500,000.00
Price per square foot	\$11.22 per square foot
Price per acre	\$488,600.00



Recent Sales Analyst on Proposed Usage

This report is based on what could be built on the current land as per DeKalb County zoning of R-100. All properties are in the 30338 zip code and range ½ to 1 acre in land size. The first column is the address, second is the price paid by the builder for the land, and the third is the sales price or listing price of the new home.

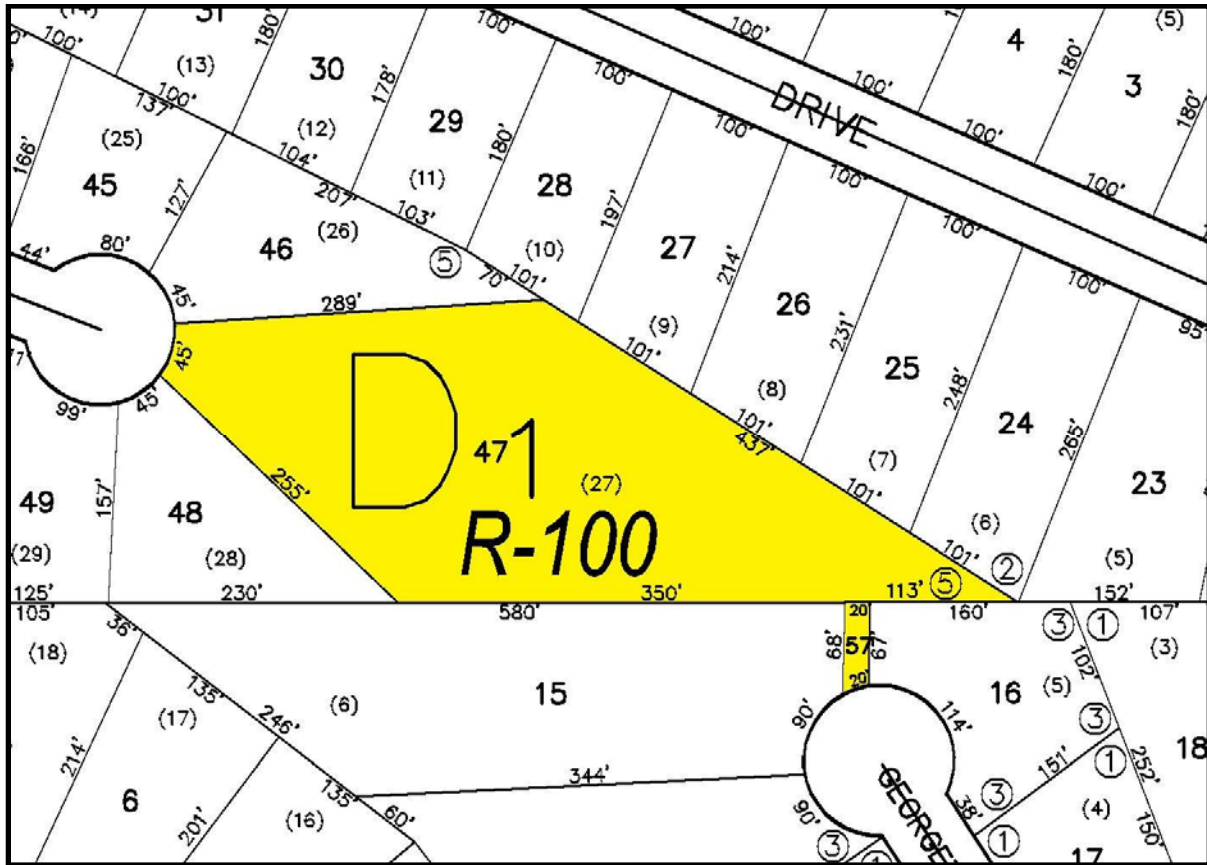
Address	Status	Purchase Price	Sales Price
4872 Hidden Branches Drive	Active	\$365,000.00	\$1,250,000.00
1016 Hidden Branches Drive	Active	\$389,000.00	\$1,195,000.00
5638 Mill Glen Court	Active	\$490,000.00	\$1,050,000.00
5684 Mill Trace Drive	Active	\$343,000.00	\$1,050,000.00
2133 Dunwoody Glen	Active	\$300,000.00	\$949,000.00
1347 Valley View Road	Active	\$285,100.00	\$929,900.00
5628 Mill Glen Court	Sold	\$332,000.00	\$1,052,900.00
1332 Martina Drive	Sold	\$300,000.00	\$996,900.00
1337 Manget Way	Sold	\$230,000.00	\$1,089,900.00
Averages		\$337,122.22	\$1,062,622.22





Maps & Photos

Assessor Map



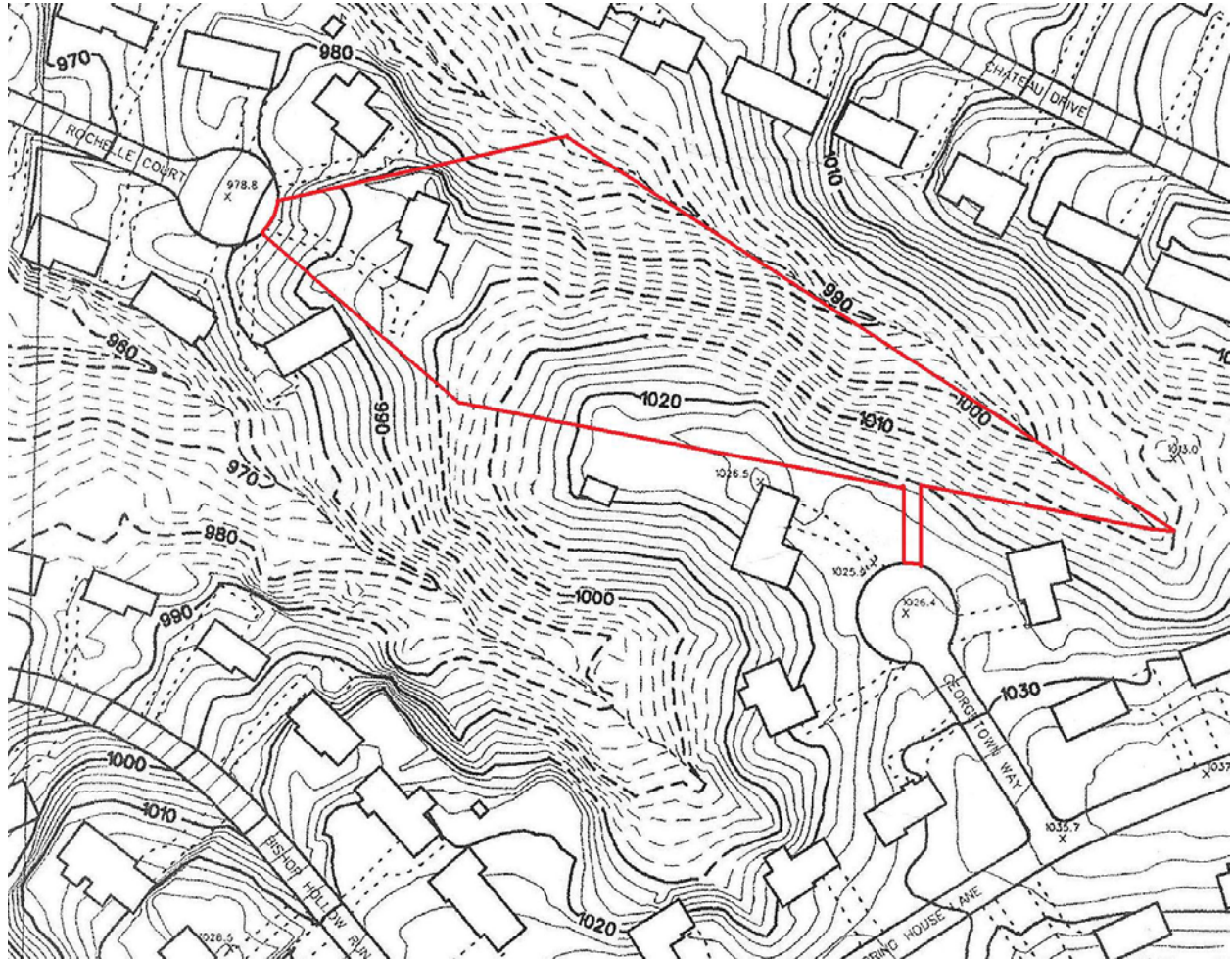


Ariel View





Topographic





Community Characteristics

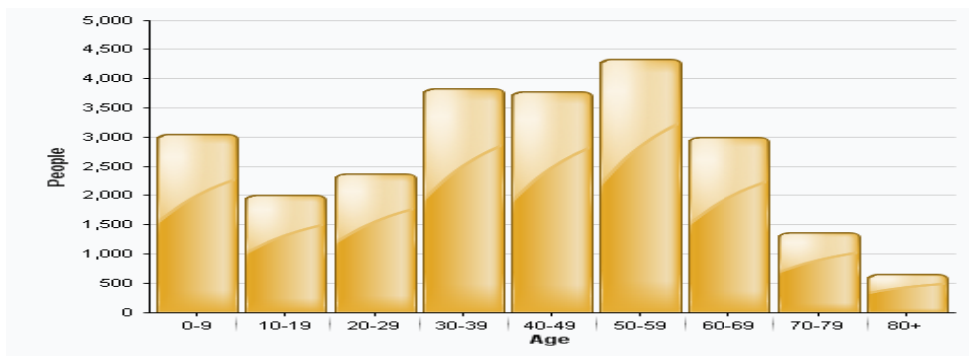
These distinctive characteristics represent factors which have a strong influence on this community. Factors are considered "distinctive" if this community falls into the top 25% for these characteristics nationally.

	30338
Characteristics	<ul style="list-style-type: none"> Nearby Military Facility(ies) Influenced by Local Colleges Mostly Single Family Dwellings
Closest Airport	THE WILLIAM B HARTSFIELD ATLANTA INTL(22 miles)
Closest 2 Year College	INTERACTIVE COLL OF TECH(4 miles)
Closest 4 Year College	AMER INTERCONTINENTAL UNIV(2 miles)
Closest Major Sports Team	Atlanta Falcons(14 miles)

Population

	30338	Georgia
Population	24,430	9,134,254
Population Density (people/mile)	2,446	156
Population Growth (since 2000)	2%	12%
Male	11,939	4,525,750
Female	12,491	4,608,557
Median Age	41.41	33.33

Age Distribution

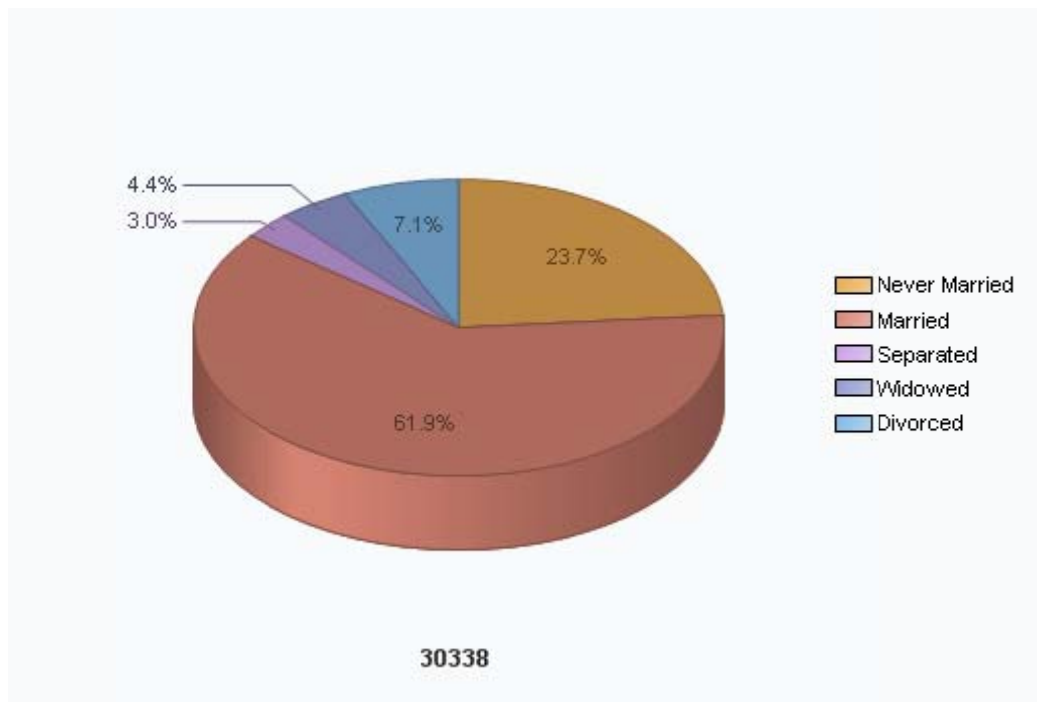




Household

	30338	Georgia
Number of Households	10,288	3,305,835
Average Household Size	2.35	2.68
Household: With Children	2,730	1,265,163
Household: With no Children	7,559	2,040,672
Household: Family	6,432	2,265,354
Household: Non-Family	3,856	1,040,481
Total Dwelling Units	12,353	3,856,649

Marital Status

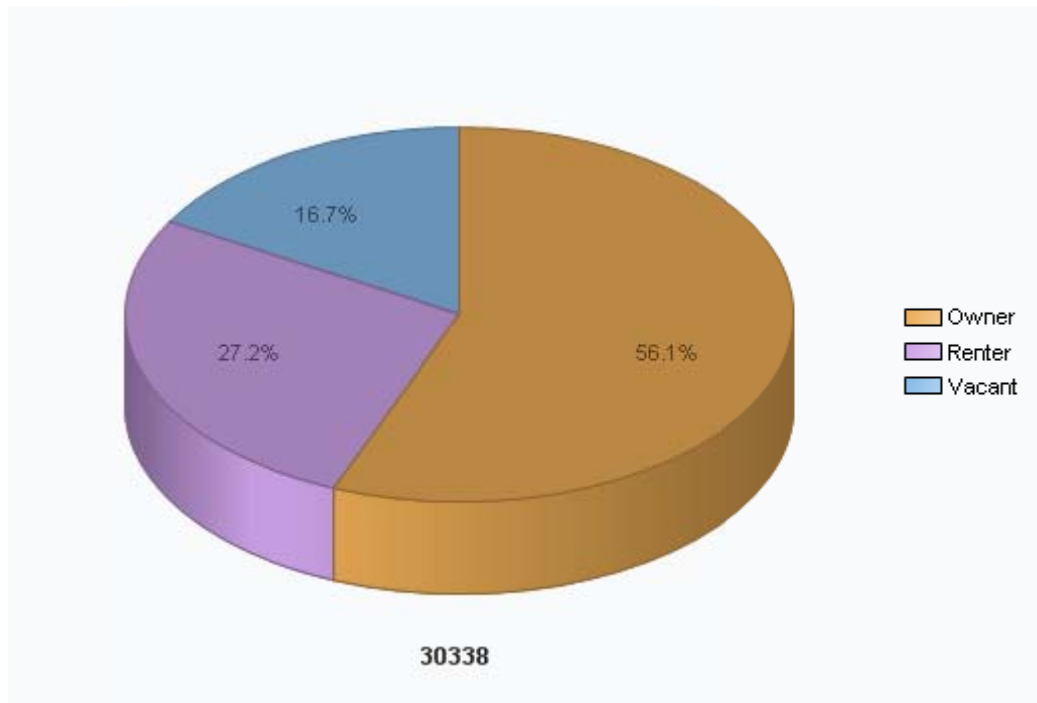




Housing

	30338	Georgia
Median Home Price	\$358,000	N/A
In Current Residence 5+ Years	39%	33%
Annual Residential Turnover	20%	18%
Median Years in Residence	3.73	3.18
Median Dwelling Age	21	20

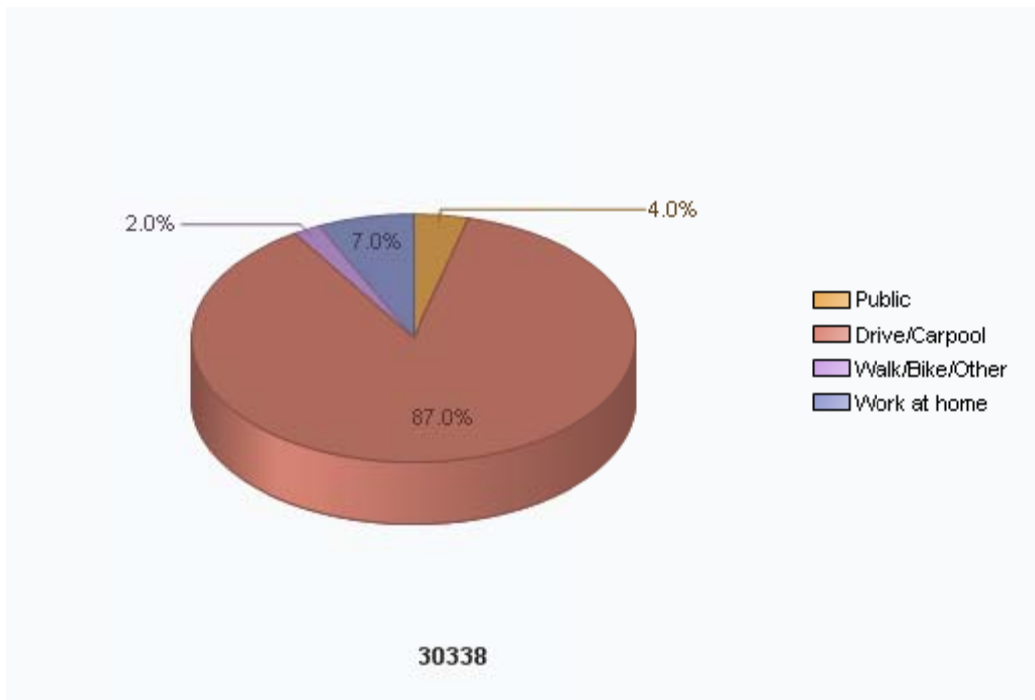
Housing Type





Transportation

Travel to Work

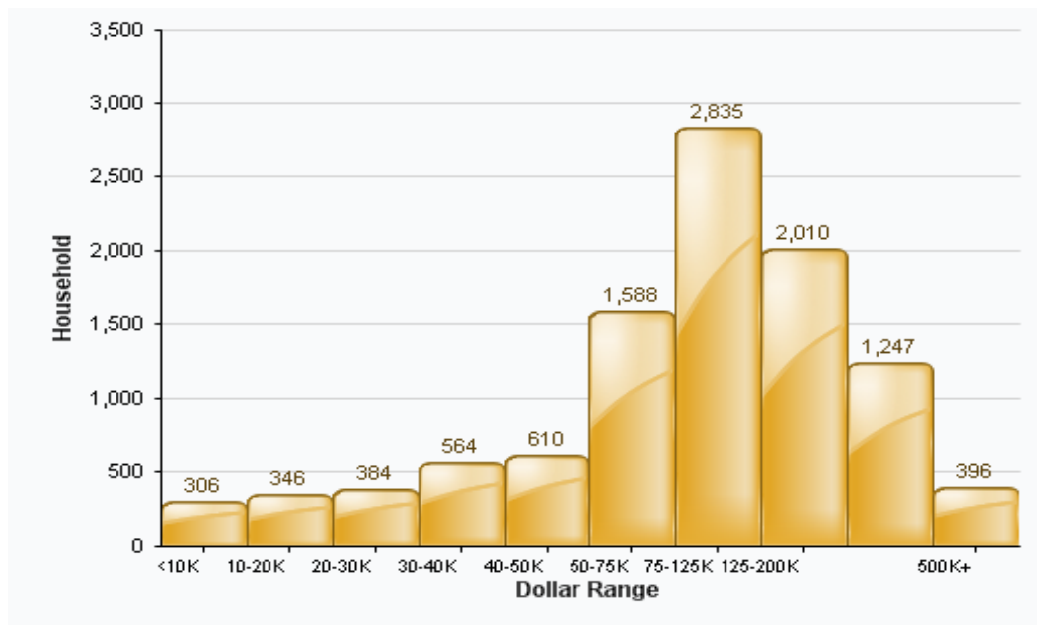




Income

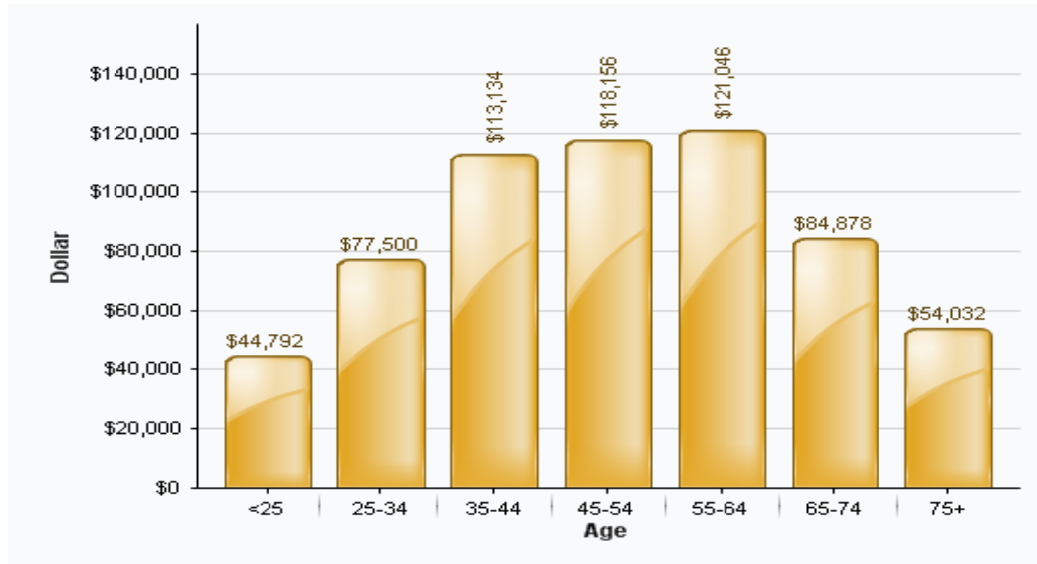
	30338	Georgia
Median Household Income	\$99,839	\$49,494
Average Household Income	\$128,132	\$63,821
Average Income Change (since 2000)	14%	16%
Per Capita Income	\$54,587	\$23,776
Sales Tax Rate	8%	4%
Sales Tax Type	PL	ST
Median Disposable Income	\$76,638	\$41,970

Household Income by Dollar Range



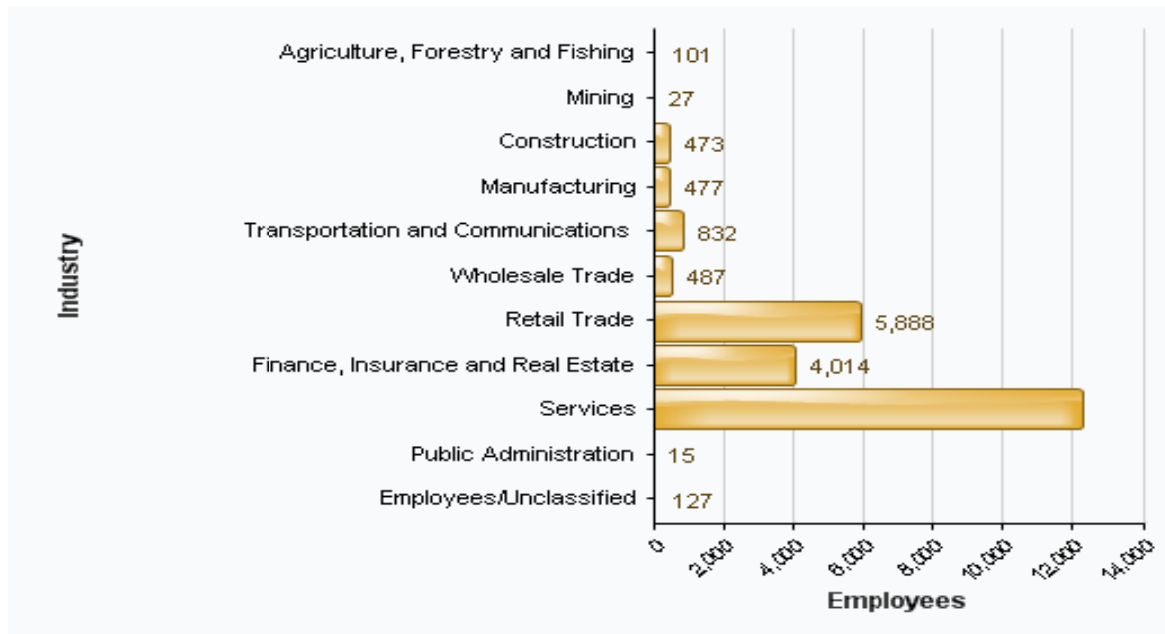


Median Income by Age



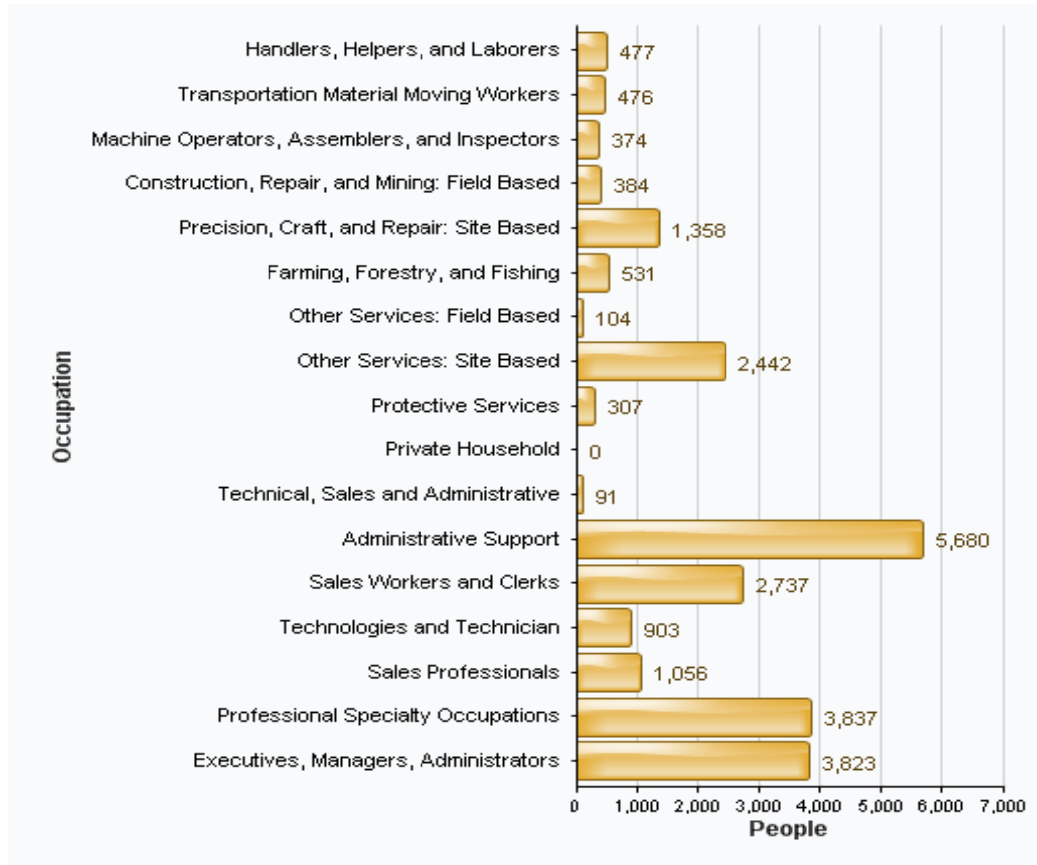
Employment

Employment by Industry





Employment by Occupation

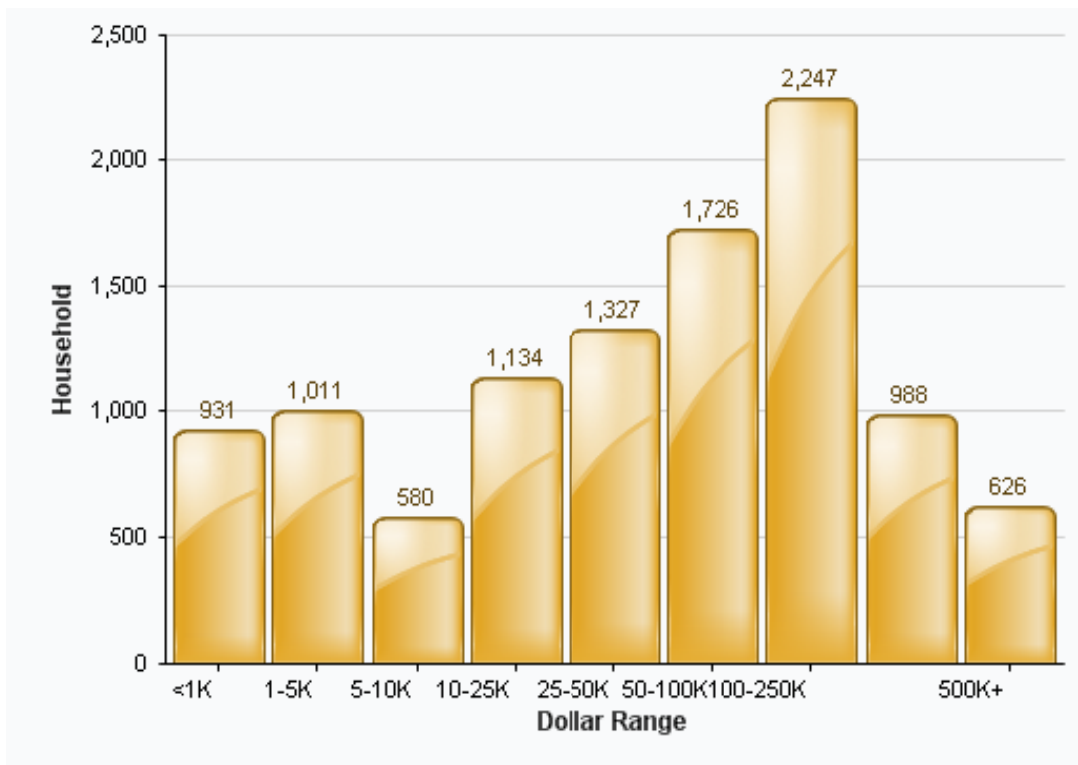




Net Worth

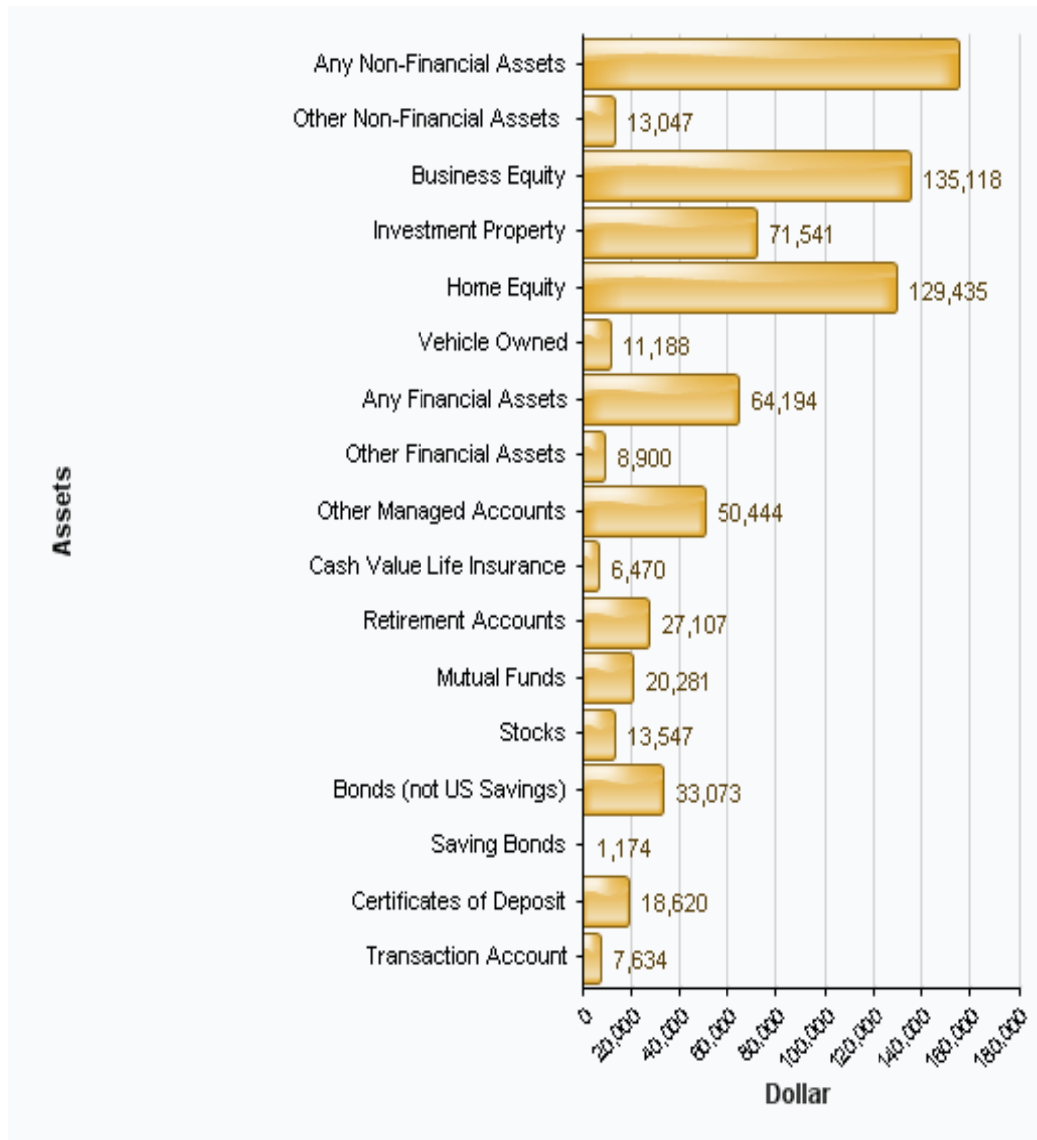
	30338	Georgia
Median Household Net Worth	\$58,749	\$40,991
Average Household Net Worth	\$184,058	\$139,083
Median Home Price	\$358,000	N/A

Household Net Worth by Dollar Range



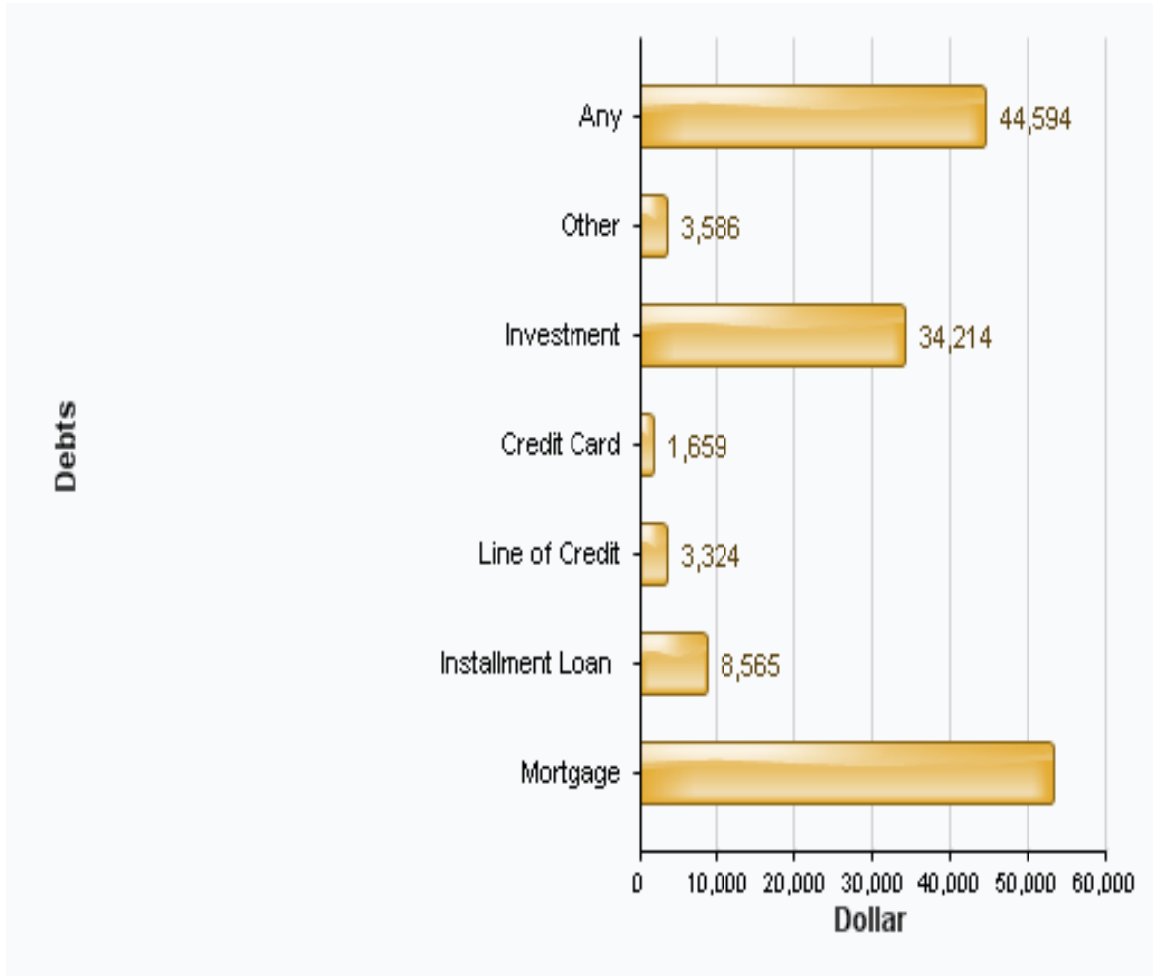


Median Value of Assets





Median Value of Debts

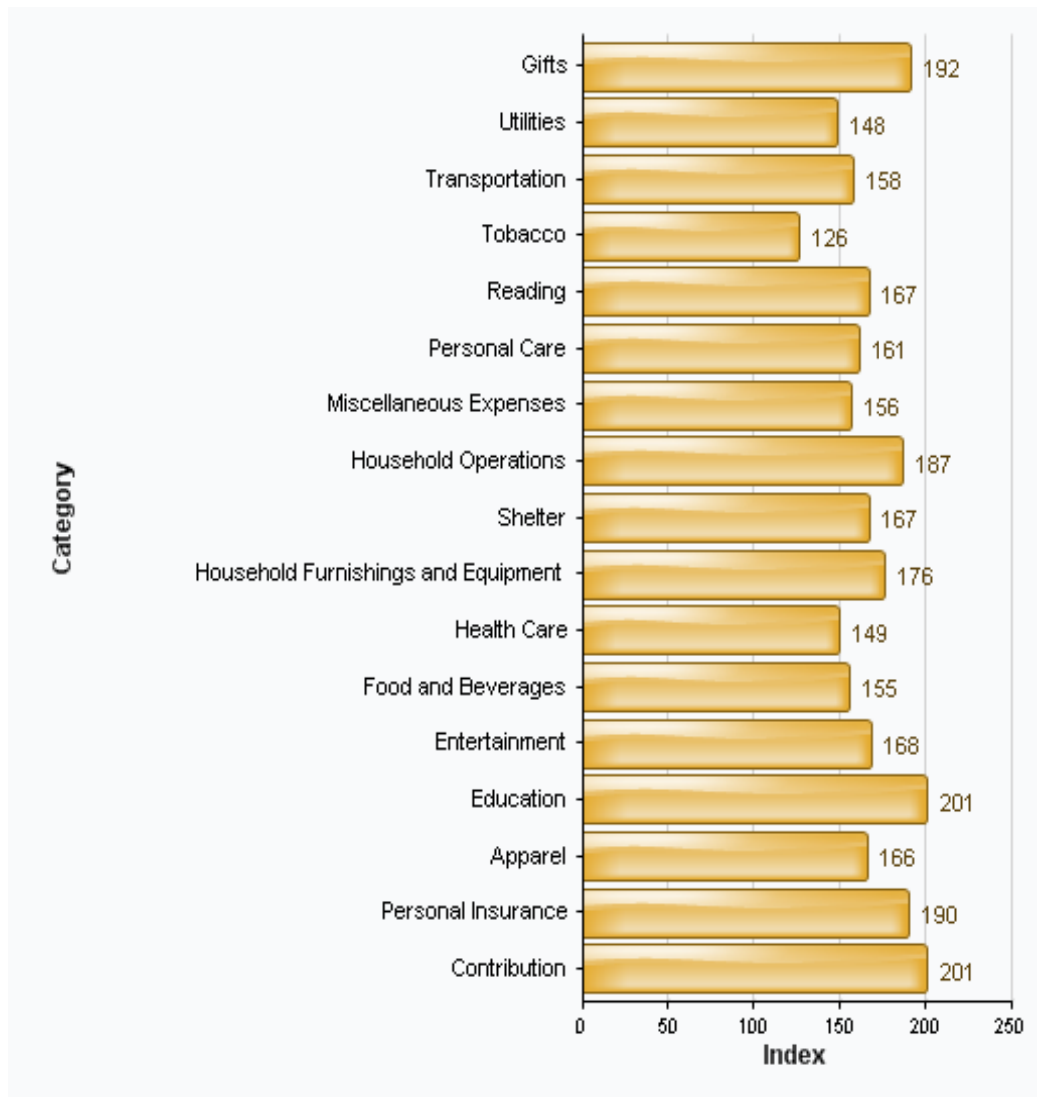




Cost of Living

	30338	Georgia
Average Total Household Expenditure	\$83,643	\$51,057
Household Expenditure Index (100=National Average)	164	100

Cost of Living Index
(100=National Average)

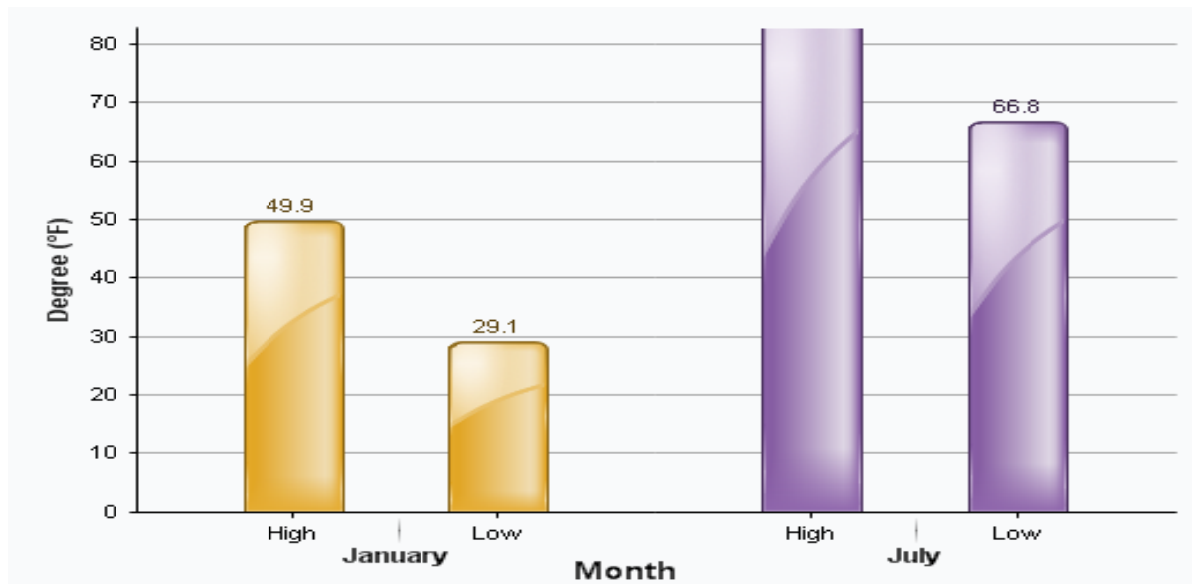




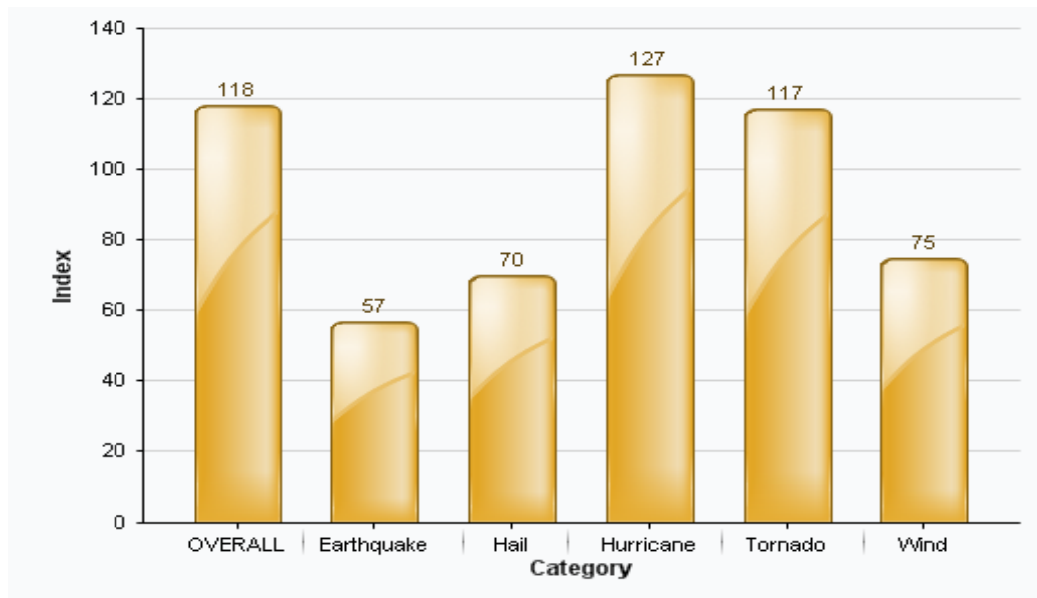
Climate

	30338	Georgia
Annual Precipitation (inches)	51.82	50.36

Average Temperature (°F)



Weather Index (100 = National Average)





Five Mile Radius of Amenities:

This list represents amenities in the surrounding community within a five mile radius. Not mentioned in this list also within five miles are Perimeter Mall, Dunwoody MARTA Rail Station, Home Depot Expo Center, Best Buys, and much more. The area surrounding Perimeter Mall is growing at a tremendous rate and high level of amenities are being built every month. The Ravinia Complex is close by with the Ravinia Club and tenants such as Dale Carnegie of Georgia and some of the top private practices in Atlanta.

Grocers (18)

name	address	distance
Sabra International Market	1420 Dunwoody Village Pkwy	0.88 Mi
Publix Super Markets	5550 Chamblee Dunwoody Rd	1.14 Mi
Kroger	4498 Chamblee Dunwoody Rd	1.58 Mi
Kroger	4498 Chamblee Dunwoody Rd	1.58 Mi
Big H International Incorporated	4301 N Shallowford Rd	2.00 Mi
la Raza Supermarket	4448 Tilly Mill Rd	2.41 Mi
Publix Super Markets	1100 Hammond Dr NE	2.61 Mi
Wayfield Foods	5025 Winters Chapel Rd	2.70 Mi
Quick Pick Foodmart	7355 Roswell Rd NE	2.76 Mi
Cosmos Sandwich Shop	6195 Barfield Rd NE	2.76 Mi
Gaonav Noel	7277 Roswell Rd NE	2.84 Mi
Publix Super Markets	7525 Roswell Rd	2.93 Mi
Kroger	8331 Roswell Rd	3.18 Mi
Tomato Japanese Grocery	7124 Peachtree Industrial	3.24 Mi



	Blvd	
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Food Markets (26)

name	address	distance
Outrageous Cakes		0.34 Mi
Panera Bread	1625 Mount Vernon Rd	0.90 Mi
Dunkin Donuts	1594 Mount Vernon Rd	0.94 Mi
Wright Gourmet Shoppe	5482 Chamblee Dunwoody Rd	1.01 Mi
Smoothie King	5561 Chamblee Dunwoody Rd	1.08 Mi
Atlantis Natural Foods & Cafe	2488 Mount Vernon Rd	1.34 Mi
Panera Bread	4531 Olde Perimeter Way	1.56 Mi
Maggiemoos	4476 Chamblee Dunwoody Rd	1.58 Mi
Apple Snacks Incorporated	7050 Hunters Branch Dr NE	1.82 Mi
Teavana	4400 Ashford Dunwoody Rd NE	1.85 Mi
Great American Cookie Company	4400 Ashford Dunwoody Rd NE	1.85 Mi
Aunti Annes Pretzels	4400 Ashford Dunwoody Rd NE	1.85 Mi
Pentaqua LLC Dr	1101 Coronation Dr	2.00 Mi
Shaklee Products	2430 Mary Briggs Ct	2.02 Mi
Schokolad Chocolate Factory	1100 Hammond Dr NE	2.61 Mi
Planet Smoothie	1100 Hammond Dr NE	2.61 Mi
Gnc	1100 Hammond Dr NE	2.61 Mi
Einstein	1100 Hammond Dr NE	2.61 Mi
Concourse Coffee Station	5 Concourse Pkwy NE	2.76 Mi
Unforgettable Cheesecake		2.92 Mi
Reliv Independent Distributor		2.92 Mi
Foxies Refreshment Services	3915 Green Industrial Way	2.96 Mi
Aunt Saras Cookies Incorporated	3790 Green Industrial Way	3.08 Mi
Dunkin Donuts	8290 Roswell Rd	3.12 Mi
E 48th Street N Bakery	6901 Peachtree Industrial Blvd	3.14 Mi



Beer & Ale Stores (15)

name	address	distance
Dvine Wine Bar & Shop	5486 Chamblee Dunwoody Rd	0.98 Mi
Perimeter Bottle Shop	4719 Ashford Dunwoody Rd	1.41 Mi
Northridge Bottle Shop	8333 Roswell Rd	3.18 Mi
Roswell Hightower Liquor Store	8529 Roswell Rd	3.43 Mi
Parmans Wine & Sprits	6623 Roswell Rd NE	3.59 Mi
Spalding Wine & Spirits	7748 Spalding Dr	3.69 Mi
Apex Wine Cellars & Racking of Al	6689 Peachtree Industrial Blvd	3.78 Mi
Cambridge Package Store	2036 Johnson Ferry Rd NE	3.82 Mi
The Wine Store	8455 Holcomb Bridge Rd	3.95 Mi
Brothers Package Holcomb Center	2880 Holcomb Bridge Rd	3.96 Mi
Jax Fine Wine & Spirits	5901 Roswell Rd NE	4.04 Mi
Five Seasons Brewing	5600 Roswell Rd NE	4.30 Mi
North River Bottle Shop	8889 Roswell Rd	4.34 Mi
Wine Lover	220 Sandy Springs Cir NW	4.48 Mi
Chamblee Package Store	2511 Chamblee Tucker Rd	4.48 Mi

Department Stores (9)

name	address	distance
Wal Mart	4725 Ashford Dunwoody Rd	1.40 Mi
Dillard's	4500 Ashford Dunwoody Rd NE	1.66 Mi
Sports Moments & Memories	4400 Ashford Dunwoody Rd NE	1.85 Mi
Lange Perimeter	4400 Ashford Dunwoody Rd NE	1.85 Mi
Casa Brazil	8610 Roswell Rd	3.72 Mi
Ross Dress for Less	5932 Roswell Rd NE	3.97 Mi
Sears Roebuck & Company		4.08 Mi
Nordstrom Plumbing Services	3847 Maryland Dr	4.26 Mi



Casa Brazil	1590 Holcomb Bridge Rd	5.00 Mi
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Pharmacies (13)

name	address	distance
Walgreens	5511A Chamblee Dunwoody Rd	1.06 Mi
Eckerd Drugs	4621 N Shallowford Rd	1.28 Mi
Eckerd Drugs	1100 Hammond Dr NE	2.61 Mi
Walgreens	7350 Roswell Rd NE	2.77 Mi
Walgreens	7350 Roswell Rd NE	2.77 Mi
Wender & Roberts Drugs	7306 Roswell Rd NE	2.80 Mi
Concord Pharmacy	5555 Peachtree Dunwoody Rd NE	3.37 Mi
Health for Life Pharmacy	860 Johnson Ferry Rd NE	3.52 Mi
Eckerd Drugs	6010 Sandy Springs Cir NE	4.18 Mi
Eckerd Drugs	6014 Sandy Springs Cir NE	4.18 Mi
Walgreens	180 Allen Rd NE	4.24 Mi
Eckerd Drugs	2350 Holcomb Bridge Rd	4.30 Mi
Sunshine Sundries	2385 Chamblee Tucker Rd	4.34 Mi
Bj S Pharmacy	6344 Cash Ct	4.49 Mi

Hospitals (8)

name	address	distance
Jewish Family & Career Services	4549 Chamblee Dunwoody Rd	1.42 Mi
Curry Toni G LCSW	4546 Barclay Dr	1.60 Mi
Peachford Hospital	2151 Peachford Rd	1.71 Mi
Saint Josephs Hospital	5665 Peachtree Dunwoody Rd NE	3.15 Mi
Saint Josephs Wound Healing & Hyperbaric	5665 Peachtree Dunwoody Rd NE	3.15 Mi
Childrens Healthcare of Atlanta	1001 Johnson Ferry Rd NE	3.25 Mi
Blood & Marrow Transplant Group of Georgia	960 Johnson Ferry Rd NE	3.36 Mi



Lakeland Centres Atlanta	7001 Peachtree Industrial Blvd	3.50 Mi
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Clinics (8)

name	address	distance
Immune Recovery Foundation	4685 Chamblee Dunwoody Rd	1.12 Mi
Dunlop Anne MD	11 Dunwoody Park	1.41 Mi
Immune Recovery Foundation	4480 N Shallowford Rd	1.58 Mi
Healthcare Technologies Internabntional	1050 Crown Pointe Pkwy	1.86 Mi
Passage Health Care	1117 Perimeter Ctr W	2.10 Mi
Lifesigns Physical Examination Center	10 Glenlake Pkwy NE	2.58 Mi
Nippon Clinic Atlanta	933 Johnson Ferry Rd NE	3.34 Mi
North Atlanta Endoscopy Center	5555 Peachtree Dunwoody Rd NE	3.37 Mi
Ann Penman Laser Therapy	6690 Roswell Rd NE	3.43 Mi

Banks (29)

name	address	distance
Corporate America Family Credit Union	115 Perimeter Center PI NE	1.79 Mi
National Credit Union Association	7000 Central Pkwy NE	2.17 Mi
Caltech Trading International	7125 Happy Hollow Rd	2.35 Mi
Addison Avenue Fcu	20 Perimeter Summit Blvd NE	2.52 Mi
Credit Union Auto Finder	6789 Peachtree Industrial Blvd	3.05 Mi
Credit Union Auto Finder	6251 Crooked Creek Rd	4.45 Mi
Washington Mutual	6601 Roswell Rd NE	3.62 Mi
Wachovia Bank	1660 Mount Vernon Rd	0.81 Mi
BB & T	1636 Mount Vernon Rd	0.88 Mi
Centura Financial Centers	1585 Lake Cv	0.91 Mi



BB & T	5529 Chamblee Dunwoody Rd	1.06 Mi
Centura Financial Centers	1300 Dunwoody Village Pkwy	1.10 Mi
Skylight Corporation	72 Perimeter Center Pl NE	1.40 Mi
Suntrust Bank	4525 Chamblee Dunwoody Rd	1.49 Mi
Citicorp	123 Perimeter Ctr W	1.71 Mi
Centura Financial Centers	125 Perimeter Ctr W	1.71 Mi
Suntrust Bank	121 Perimeter Ctr W	1.72 Mi
Bank of America	1 Perimeter Ctr E	2.44 Mi
Hamilton Reynolds	6871 Glenlake Pkwy NE	2.62 Mi
Ironstone Bank	3871 N Peachtree Rd	3.00 Mi
Suntrust Bank	993 Johnson Ferry Rd NE	3.31 Mi
Flagstar	5607 Glenridge Dr NE	3.51 Mi
Ironstone Bank	325 Mount Vernon Hwy NE	3.66 Mi
First Intercontinental Bank	5593 Buford Hwy NE	3.84 Mi
Metro City Bank	5441 Buford Hwy NE	3.85 Mi
Bank of America	6075 Roswell Rd NE	3.85 Mi
Csc Pinnacle Group	1010 Huntcliff	3.87 Mi
Center Bank	3042 Oakcliff Rd	3.93 Mi
Ironstone Bank	8479 Holcomb Bridge Rd	3.94 Mi
Fidelity Bank	3500 Holcomb Bridge Rd	4.28 Mi

Churches (30)

name	address	distance
St Lukes Presbyterian Church	1978 Mount Vernon Rd	0.40 Mi
Atlanta North Seventh Day Adventist	5123 Chamblee Dunwoody Rd	0.67 Mi
Calvary Assembly of God	5067 Chamblee Dunwoody Rd	0.68 Mi
Dunwoody United Methodist Church	1548 Mount Vernon Rd	1.09 Mi
All Saints Catholic Church	2443 Mount Vernon Rd	1.28 Mi
Dunwoody Baptist Church	1445 Mount Vernon Rd	1.35 Mi
Kingswood United Methodist Church	5015 Tilly Mill Rd	1.39 Mi
Evangelism by Fire Ministries	2029 Pernoshal Ct	1.41 Mi
Vineyard Christian Fellowship Atl	2 Dunwoody Park	1.44 Mi
St Barnabas Anglican Church	4795 N Peachtree Rd	1.51 Mi
Atlanta Church of Christ	24 Perimeter Ctr E	1.56 Mi



Dunwoody Community Church	2250 Dunwoody Club Dr	1.76 Mi
The Korean Holiness Church of Atlanta	4955 Happy Hollow Rd	1.87 Mi
Sandy Springs United Methodist Church	85 Mount Vernon Cir	1.98 Mi
Saint James United Methodist Church	4400 N Peachtree Rd	1.98 Mi
First Baptist Church of Atlanta	4400 N Peachtree Rd	1.98 Mi
Cross & Crown Lutheran Church Elca	4276 Chamblee Dunwoody Rd	2.04 Mi
World Fellowship Christian Center	7901 Roberts Dr	2.19 Mi
Chamblee First United Methodist Church	4147 Chamblee Dunwoody Rd	2.24 Mi
Shinnyo En USA	2245 Perimeter Park Dr	2.34 Mi
Buckhead America	50 Glenlake Pkwy NE	2.46 Mi
The Church of Jesus Christ of Latter-Day Saints	6450 Barfield Rd NE	2.62 Mi
St Jude The Apostle	7171 Glenridge Dr NE	2.65 Mi
Winters Chapel United Methodist Church	5105 Winters Chapel Rd	2.75 Mi
Zion Full Gospel World Ministry	4091 Carver Dr	2.76 Mi
Hope of David Mess Ianic Fellowship		2.92 Mi
Church At Chapel Hill		2.92 Mi
North Springs United Methodist Church & Preschool	7770 Roswell Rd	2.97 Mi
Crossroads International	6801 Peachtree Industrial Blvd	2.98 Mi
Northside Independent Methodist Church	590 Mount Vernon Hwy NE	3.09 Mi

Mosques (2)

name	address	distance
Rameshori Buddhist Center Nort	130 Allen Rd NE	4.29 Mi
Atlanta Center for Zen and The Arts	292 S Atlanta St	4.98 Mi

Synagogues (3)

name	address	distance
Congregation Bnai Torah	700 Mount Vernon Hwy NE	2.73 Mi



Shalom Bharim	110 Brantley Rd	3.07 Mi
Chabad Lubavitch of Georgia	5065 High Point Rd NE	4.55 Mi

Golf Courses (1)

name	address	distance
Deer Valley Golf Driving Range	8015 Holcomb Bridge Rd	3.74 Mi

Health Clubs (21)

name	address	distance
Beauty by Nature	1707 Mount Vernon Rd	0.78 Mi
Lifestyle Improvements Incorporated	5300 Chamblee Dunwoody Rd	0.80 Mi
Formwell Personal Training	5064 Nandina Ln	1.00 Mi
Dunwoody Body Works	2480 Jett Ferry Rd	1.31 Mi
Life Fit	1745 Old Spring House Ln	1.45 Mi
American Karate The Dojo	4478 Chamblee Dunwoody Rd	1.57 Mi
la Fitness	1155 Mount Vernon Hwy	1.74 Mi
Perimeter Summit Health Club	4000 Summit Blvd	2.12 Mi
Beauty Secrets Day Spa	1155 Hammond Dr NE	2.45 Mi
Derma Lux	6111 Peachtree Dunwoody Rd NE	2.48 Mi
Concourse Athletic Club	8 Concourse Pkwy NE	2.77 Mi
Bad Kitty Climbing Gym		2.92 Mi
Ocean Spa	7855 Roswell Rd	2.97 Mi
Aloha Spa & Tanning	350 Northridge Rd	3.09 Mi
World Gym	1401 S Johnson Ferry Rd NE	3.28 Mi
Asha and Academy of Somatic Healing Arts	7094 Peachtree Industrial Blvd	3.32 Mi
Sonz	6681 Roswell Rd NE	3.44 Mi
Cosmos Fitness	8610 Roswell Rd	3.66 Mi



Skinucation	290 Hilderbrand Dr NE	3.74 Mi
Maya Billard Incorporated	5803 Buford Hwy NE	3.84 Mi
Alicias Arch Complete	284 Hammond Dr NE	3.86 Mi

Museums (11)

name	address	distance
Spruill Center Gallery	4681 Ashford Dunwoody Rd	1.43 Mi
Thomas Kinkade Gallery	4400 Ashford Dunwoody Rd NE	1.85 Mi
Art Delite LLC	3115 Gateway Dr	3.58 Mi
C & K Art Collection	212 Marray Dr	3.60 Mi
Prospect Gallery	280 Hammond Dr NE	3.87 Mi
Bowman & White Art Gallery	6305 Spalding Dr	3.93 Mi
Artrages Gallery Incorporated	6035 Sandy Springs Cir NE	4.15 Mi
Twin Brothers African Art Gallery	155 Hammond Dr NE	4.19 Mi
English Art Galleries	2662 Holcomb Bridge Rd	4.26 Mi
Lovett Gallery	5325 Roswell Rd NE	4.70 Mi
Ketcham Ray Art Investors	540 Forestdale Dr NE	4.74 Mi

Cafes (31)

name	address	distance
Ashford Cafe	100 Ashford Ctr N	1.17 Mi
Common Ground Cafe	2482 Jett Ferry Rd	1.32 Mi
Caspian Cafe I Incorporated	303 Perimeter Ctr N	1.50 Mi
Perimeter Cafe	41 Perimeter Ctr E	1.57 Mi
Gorins Cafe & Grill	1155 Mount Vernon Hwy	1.74 Mi
Cafe Intermezzo	4505 Ashford Dunwoody Rd NE	1.83 Mi
Crown Pointe Cafe	1040 Crown Pointe Pkwy	1.84 Mi
Bourbon Street Cafe	4400 Ashford Dunwoody Rd NE	1.85 Mi
Masters Cafe	3 Ravinia Dr	2.00 Mi



Cafe 211	211 Perimeter Center Pkwy NE	2.02 Mi
Cafe 1117	1117 Perimeter Ctr W	2.10 Mi
Lakeview Cafe	10 Glenlake Pkwy NE	2.58 Mi
The Cafe At Glenlake	1 Glenlake Pkwy NE	2.60 Mi
A R D M Summit Cafe 2	2002 Summit Blvd	2.88 Mi
Morgan Falls Cafe	7840 Roswell Rd	2.97 Mi
Whisk Cafe	5885 Glenridge Dr NE	3.24 Mi
Cafe 400	1100 Johnson Ferry Rd NE	3.26 Mi
Cafe 400	400 Northridge Pkwy	3.27 Mi
Cafe 135	600 Morgan Falls Rd	3.29 Mi
Cj Cafe	5825 Glenridge Dr NE	3.29 Mi
Cafe Two Thousand	960 Johnson Ferry Rd NE	3.36 Mi
Cafe D	5775 Glenridge Dr NE	3.36 Mi
Tick Tock Cafe LLC	5555 Peachtree Dunwoody Rd NE	3.37 Mi
Cafe de Paris	1100 Johnson Ferry Rd NE	3.37 Mi
Bonappett Cafe	100 Glenridge Point Pkwy NE	3.46 Mi
Bengal Cafe	5505 Peachtree Dunwoody Rd NE	3.49 Mi
Three Dollar Cafe	8595 Roswell Rd	3.55 Mi
Centurum le Cafe	780 Johnson Ferry Rd NE	3.62 Mi
Clays Sports Cafe	6518 Roswell Rd NE	3.63 Mi
Glenridge Cafe	5565 Glenridge Connector NE	3.64 Mi
Cafe Glenridge	5600 Glenridge Dr NE	3.73 Mi

Bars (13)

name	address	distance
Dunwoody Tavern		0.34 Mi
The Derby Food & Spirits	1155 Hammond Dr NE	2.45 Mi
Barnacles Seafood Oysters & Sports	6365 Peachtree Industrial Blvd	2.59 Mi
L T Magooss Bar & Grill	5025 Winters Chapel Rd	2.70 Mi
Carnaval Bar & Lounge	7270 Roswell Rd NE	2.82 Mi
Ia Movida Sports Bar	6600 Roswell Rd NE	3.62 Mi
The Punch Line	280 Hilderbrand Dr NE	3.77 Mi
Roosters Barnyard Etc	5805 Buford Hwy NE	3.84 Mi
el Mustachio Bar & Grill	5303 Buford Hwy NE	3.94 Mi
Grape At Sandy Springs	227 Sandy Springs Cir NE	3.97 Mi
Insommia Incorporated	5920 Roswell Rd NE	3.99 Mi



Violet Piano Bar and Restaurant	3466 Holcomb Bridge Rd	4.30 Mi
Coronet	5275 Roswell Rd NE	4.80 Mi

Restaurants (31)

name	address	distance
Bellinis Pasta & Pizza	5525 Chamblee Dunwoody Rd	1.07 Mi
Chopsticks Chinese and Thai Cuisine	4639 N Shallowford Rd	1.24 Mi
Romano's Macaroni Grill	4788 Ashford Dunwoody Rd	1.30 Mi
E 48th Street Market Italian Food Specialties	2462 Jett Ferry Rd	1.31 Mi
China Garden	2462 Jett Ferry Rd	1.31 Mi
Chili's Grill & Bar	4784 Ashford Dunwoody Rd	1.34 Mi
Smokey Bone's Barbeque & Grill	4764 Ashford Dunwoody Rd	1.38 Mi
PF Chang's China Bistro	500 Ashwood Pkwy	1.39 Mi
Brio Tuscan Grille	700 Ashwood Pkwy	1.40 Mi
Flemings Prime Steakhouse	4520 Olde Perimeter Way	1.41 Mi
Los Rancheros Mexican Restaurant	2090 Dunwoody Club Dr	1.43 Mi
Lucky China	4524 Chamblee Dunwoody Rd	1.52 Mi
Outback Steakhouse	1220 Ashford Xing	1.56 Mi
Garcials Mexican Restaurant	4514 Chamblee Dunwoody Rd	1.56 Mi
Carrabba's Italian Grill	1210 Ashford Xing	1.56 Mi
Milano Pizza & Subs	4498 Chamblee Dunwoody Rd	1.58 Mi
Max & Ermas Restaurants	1155 Mount Vernon Hwy	1.74 Mi
Happy Sumo	1155 Mount Vernon Hwy	1.74 Mi
Chick-fil-A	1145 Mount Vernon Hwy	1.74 Mi
Applebee's	130 Perimeter Center PI NE	1.77 Mi
Alexanders Restaurant	1030 Crown Pointe Pkwy	1.81 Mi
Houlihan's	4505 Ashford Dunwoody Rd NE	1.83 Mi
Sakura Japan	4400 Ashford Dunwoody Rd NE	1.85 Mi
Panda Express	4400 Ashford Dunwoody Rd NE	1.85 Mi
Maggiano's Little Italy	4400 Ashford Dunwoody Rd NE	1.85 Mi



Chick-fil-A	4400 Ashford Dunwoody Rd NE	1.85 Mi
la Botana Tex Mex Restaurant	2071 Savoy Dr	1.91 Mi
Papa John's Pizza	2151 Savoy Dr	1.98 Mi
Bombay Grill Incorporated	2165 Savoy Dr	1.99 Mi

Public School Information

Chesnut Elementary

Overview

Chesnut Charter School was established in 1968 to meet the needs of the Peachtree/Dunwoody community. It is located just outside Interstate 285, and next door to Peachtree Charter Middle School. In the 2000-2001 school year, Chesnut began operating as a Charter School with an emphasis on basic skills. Curriculum will be enhanced with technological additions and improvements. Our charter gives Chesnut the flexibility to challenge and develop each student to his/her full potential.

School Goals

At Chesnut School, we are committed to educating the whole child. We are developing young people who are enthusiastic, knowledgeable, well-rounded, physically active and thoughtful. Chesnut students become honorable and contributing citizens who are motivated to achieve their highest potential.

Unique Assets

- Chesnut School has implemented phonics, enrichment, and technology programs in addition to its regular curriculum.
- The school has a strong and involved PTA, which has enabled us to provide many advantages for our students.
- Parents volunteer to help out at the school, and serve on Charter Action Teams.

Awards and Recognitions

Chesnut students participate in Student Council, Chess Club, Junior Beta Club, Geography Bee, Spelling Bee, Reading Bowl, Technology Fair, Social Studies Fair, Reflections, and many other activities.



Peachtree Middle

Overview

Peachtree Charter Middle School encourage intellectual curiosity, student responsibility, respect for self and others, and has a commitment to the future by including innovative teaching strategies and techniques as well as high standards in our curriculum in order that our children become the very best. Peachtree embraces a diverse population, and an attitude of teamwork is fostered. Peachtree Charter Middle School is fully accredited by the Southern Association of Colleges and Schools.

School Goals

As a vital part of the Dunwoody community, Peachtree Charter Middle School is committed to creating a quality educational climate for our students. We:

- Encourage each student to reach his or her maximum academic, social, emotional, and physical developmental level.
- Utilize foundation curriculum focused on individual learning styles, Multiple Intelligence strategies, and advanced technologies.
- Inspire and motivate our students to be productive and responsible young adults.

All these principles will be fostered by the highest standards of discipline.

Unique Assets

- Peachtree Charter Middle School emphasizes core academics, music, and world languages Instructionally.
- Peachtree Charter Middle seeks to integrate multiple intelligences into every aspect of the curriculum.
- Our Special Education department is actively involved in the Special Olympics on a statewide level and sponsors a club, Special Friends, which collaborates with regular education students.

Through our charter we have added many curricular and technological updates:

- Three complete portable computer labs complete with a projection device and a printer.
- Four presentation stations with laptop, interactive white board, projection device, digital camera, and DVD/VCR combination units.
- New grammar and vocabulary books were purchased, as well as manipulative Reading Labs that encourage word recognition, spelling, vocabulary, and comprehension.



Awards & Recognitions

Peachtree was named a Charter School by the DeKalb Board of Education and the Georgia State Board of Education.

Dunwoody High

Overview

Dunwoody High School is a comprehensive public senior high school, which was built in 1972. Dunwoody's twenty-eight acre campus is located in suburban north DeKalb County.

Dunwoody High School (DHS) is proud to continue a tradition of academic excellence in developing productive citizens within and beyond the local boundaries of the Dunwoody community. As *PREMIER* DeKalb moves from good to great, Dunwoody High School works collectively with all stakeholders to improve student performance and close the gap in achievement.

Dunwoody seeks to maintain a collaborative relationship among our faculty, staff, students, parents, community, and all other stakeholders; we recognize this relationship as vital to a successful future. In addition, all stakeholders strive to create dynamic leaders with the ability and capability of shaping society into a better tomorrow.

Dunwoody High School students consistently score higher than the local, state, and national averages on the SAT and Georgia High School Graduation tests. Dunwoody High School offers students the opportunity to participate in numerous athletic and extracurricular activities.

The student/teacher ratio at Dunwoody High School is 21/1. The faculty consists of 69 classroom teachers, 19 special education instructors, three counselors, one graduation coach, five administrators, two media specialists, three security officers, and 28 additional staff members. All teachers and support personnel are fully certificated in their areas of instruction and/or services. Fifty-three staff members, or 78%, hold graduate level degrees. The Dunwoody PTSO is extremely active in supporting Dunwoody High School. Eight to ten parent volunteers visit Dunwoody High each week to donate time and resources to help the administrative staff, the students, and all of our teachers.

Mission

We will educate the young men and women who pass through these doors as lifelong learners, efficient workers and productive citizens, appreciative and tolerant of diversity in a rapidly changing society. We promise a safe, orderly, structured and supportive environment wherein we shall recognize, accept and adapt to individual needs and differences. Finally, we shall promote among our students a sense of community, of service, and of harmony, which they will take with them into their future – the future of our nation.



Unique Assets

Academy of Finance is a two-year program in which students gain specialized preparation in the field of finance while completing their normal course curriculum. Students practice real world activities while preparing marketing plans for products and competing in financial competitions. Business partners from the community visit the class and work with the students to prepare them for their future. Each year, the academy students visit the New York Mercantile Exchange, the Stock Exchange, and an investment bank to get an up close and personal experience on how the world's largest financial center operates.

The mission of the Mass Communications Academy is to offer Dunwoody High School students the opportunity to build an educational foundation for a future in the communications industry. The program will introduce the students to all facets of the journalism industry (broadcast journalism, print journalism, and speech). Students will receive hands-on training in video production with the use of our two AVID editing systems and will have the chance to work on interview techniques and newspaper layout. Each year, the academy students visit NBC in New York to see first hand how one of the world's largest broadcasting companies operates.

Awards & Recognitions

- Top 10% 2006-2007 honor graduates had a minimum of 3.83 GPA.
- Seventeen to nineteen AP offerings at DHS.
- Band program - Consistent superior and excellent ratings at Georgia Music Educators Association Large Group Performance Evaluation for Concert Band and Marching Competition. Six students were selected to perform in the 2006 Georgia Music Educators Association All State Band (more than any other DeKalb school). Five students were selected to perform in the 2007 Georgia Music Educators Association All State Band (more than any other DeKalb school). Eighteen students were selected to perform in the 2006 Georgia Music Educators Association District IV Honor Band. Seventeen students were selected to perform in the 2007 Georgia Music Educators Association District IV Honor Band.
- Orchestra - Orchestra Festival 2006: The two orchestra groups (Dunwoody String Orchestra and Dunwoody Symphony String Orchestra) both received the highest rating, supreme rating. DHS students include three members of the school year "Atlanta Symphony Youth Orchestra," four members of the school year "DeKalb Symphony Youth Orchestra," one member of the All State Orchestra, and one member of the Metropolitan Youth Symphony Orchestra (MYSO). Orchestra received superior ratings at both the District IV GMEA Orchestra Festival and the Festival of Champions in Panama City, Florida.
- Academy of Finance - Georgia Pacific Marketing Award
- Scholars Bowl Varsity and Junior Varsity State Champions in Division III.
- Air Force – The Air Force Junior ROTC program was established at DHS in 1994 and has won six National Championships in drill, color guard, and honor guard. The program has been awarded Honor Unit/Commanders Unit every time eligible. Cadets have been offered over six million dollars in scholarship money. Eleven cadets have received appointments to military academies.
- Two students were selected as Georgia semifinalist scholarship recipients in the Young Epidemiology Scholars (YES) Competition.
- A Dunwoody Student scored 2400 on the SAT in May 2007.
- The yearbook staff received the Walsworth Gallery of Excellence Award for the design of the 2007 yearbook.
- Columbia Scholastic Press Association presented the Bronze Award to the yearbook staff.
- The Express newspaper was ranked "Excellent" by the Georgia Scholastic Press Association.
- Student author was published in Elder and Leemaar Publishing Company's "Authors of Tomorrow."
- The Academy of Mass Communications received first place in the Atlanta Film Festival for the documentary on New York.
- Two students were selected by Turner Broadcasting System to announce "Great American Moments in History" public service announcements during the 2007 Atlanta Braves season.
- A student won the Junior Achievement of Atlanta "Shadow a D.J. Contest," which provides a radio station summer internship and an opportunity to host a radio show.



- Back-to-Back State Champions in Basketball.
- 5AAA State Baseball Champions.
- 5AAA Girls Tennis First Runner-up in State Tournament.
- State championships in Girls' Track, Football, and Fast Pitch Softball.
- State Level Tournament appearances in Swimming and Diving, Volleyball, and Tennis.
- Regional Championships in Tennis, Cross-Country, Soccer, Golf, and Track.
- DeKalb School Counselors Association Administrator of the Year is Dunwoody Principal Stacy Stepney.
- Georgia FBLA Administrator of the Year is Dunwoody Principal Stacy Stepney.

	Chesnut Elementary School	Dunwoody High School	Peachtree Middle School
Student Proficiency on State Tests - 2006			
Reading/English Language Arts Proficiency (%)	88.3	93.9	86.5
Math Proficiency (%)	92.2	93.3	74.7
Reading and Math Proficiency (RaMP) (%)	90.3	93.6	80.5
Reading/ELA Proficiency by Subgroup (%) - 2006			
All Students	88.3	93.9	86.5
White	96.8	100.0	96.4
Black	79.7	94.8	84.8
Hispanic	80.6	71.4	61.0
Asian/Pacific Islander	93.3	89.3	100.0
American Indian/Alaska Native	n.a.	n.a.	n.a.
Multi-Racial	n.a.	n.a.	92.3
Female	85.1	93.8	90.6
Male	91.2	93.9	82.5
Economically Disadvantaged	75.0	81.1	68.7
Non-Disadvantaged	94.8	97.6	94.6
English Language Learners	74.1	45.8	42.0
Non-English Language Learners	90.5	97.7	90.3
Students with Disabilities	91.7	87.0	73.3
Non-Disabled Students	88.8	94.4	88.2



Migrant	n.a.	n.a.	n.a.
Non-Migrant	88.3	93.9	86.5

Math Proficiency by Subgroup (%) - 2006

All Students	92.2	93.3	74.7
White	97.9	100.0	92.2
Black	89.2	92.2	64.6
Hispanic	85.4	69.4	44.7
Asian/Pacific Islander	100.0	100.0	98.0
American Indian/Alaska Native	n.a.	n.a.	n.a.
Multi-Racial	n.a.	n.a.	50.0
Female	90.2	91.5	77.0
Male	94.1	95.1	72.5
Economically Disadvantaged	83.5	81.1	53.6
Non-Disadvantaged	96.5	96.9	84.3
English Language Learners	86.5	62.5	33.7
Non-English Language Learners	93.2	95.7	79.2
Students with Disabilities	75.0	79.2	56.0
Non-Disabled Students	94.8	94.4	77.0
Migrant	n.a.	n.a.	n.a.
Non-Migrant	92.2	93.3	74.7

College Prep - 2005

ACT - Average Score	n.a.	21.6	n.a.
ACT - Participation Rate (%)	n.a.	31.5	n.a.
SAT Reasoning Test - Average Score	n.a.	1,067	n.a.
SAT Reasoning Test - Participation Rate (%)	n.a.	79.9	n.a.
PSAT/NMSQT - Average Score	n.a.	144	n.a.
PSAT/NMSQT - Participation Rate (%)	n.a.	94.9	n.a.
AP - Scores 3 or Above (%)	n.a.	69.0	n.a.
AP - Participation Rate (%)	n.a.	40.1	n.a.

Classroom Profile - 2005

Students Per Teacher	14.5	16.3	13.6
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Enrollment (%) - 2006			
Enrollment (#)	569	1,310	1,058
White	38.0	45.0	44.4
Black	27.6	33.5	28.9
Hispanic	15.5	12.1	18.5
Asian/Pacific Islander	9.7	7.1	4.9
American Indian/Alaska Native	0.4	0.2	0.0
Multi-Racial	9.0	2.1	3.2
Economically Disadvantaged	30.4	23.5	31.7
English Language Learners	12.0	7.3	9.8
Students with Disabilities	9.1	10.2	12.5

NCLB Information - 2006			
Is this school making Adequate Yearly Progress (AYP)?	Yes	Yes	No

School Facts			
Address	4576 North Peachtree Road	5035 Vermack Road	4664 North Peachtree Road
City or Town	Dunwoody	Dunwoody	Atlanta
County	De Kalb	De Kalb	De Kalb
District	Dekalb County	Dekalb County	Dekalb County
Telephone Number	(678)676-7102	(678)874-8502	(678)676-7702
Urban Status	Urban Fringe of a Large City	Urban Fringe of a Large City	Urban Fringe of a Large City
Grade Levels Served	PreK-5	9-12	6-8



R-100 Zoning Permitted Use

These are the normal Residential “R-100” zoning provisions.

Sec. 27-141. Scope of provisions.

The provisions contained within this section are the regulations of the R-100 (Single-family Residential) District.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-142. Statement of purpose and intent.

The purpose and intent of the board of commissioners in establishing the R-100 (Single-family Residential) District is as follows:

- (a) To provide for the protection of neighborhoods within the county where lots have a minimum area of fifteen thousand (15,000) square feet;
- (b) To provide for infill development in neighborhoods having fifteen thousand (15,000) square foot lots in a manner compatible with existing development;
- (c) To assure that the uses and structures authorized in the R-100 (Single-family Residential) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-143. Principal uses and structures.

The following principal uses of land and structures shall be authorized in the R-100 (Single-family Residential) District:

- (a) Detached single-family dwelling.
- (b) Personal care home, family.
- (c) Personal care home, registered.
- (d) Agriculture uses as follows:
 - (1) Keeping of pigeons (see section 5-17).
 - (2) Livestock.
 - (3) Riding stable.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-144. Accessory uses, buildings and structures.

Accessory uses, buildings and structures shall be located within the rear yard. Accessory buildings and structures shall not exceed twenty (20) feet in height or the height of the principal structure, whichever is less, and shall comply with the requirements of section 27-731. The following accessory uses of land and buildings and structures shall be authorized in the R-100 (Single-family Residential) District:

- (a) Accessory uses and buildings and structures incidental to any authorized principal use, including the following and similar uses:
 - (1) Garages for parking of automobiles.
 - (2) Storage buildings.
 - (3) Swimming pools.
 - (4) Tennis courts and other play and recreation areas.



(b) Signs in accordance with the provisions of this chapter and Chapter 21.
(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-145. Special permits.

The following uses and structures shall be authorized only by permits of the type indicated:

- (a) Special administrative permit from director of public works:
 - (1) Home occupation involving no customer contact and no employee other than a person residing on the premises.
 - (b) Special exception permit from the zoning board of appeals:
 - (1) Utility structure necessary for the transmission or distribution of service.
 - (c) Special land use permit from board of commissioners:
 - (1) Adult day care facility.
 - (2) Amateur radio service antenna exceeding seventy (70) feet.
 - (3) Cemetery, columbarium, or mausoleum.
 - (4) Child day care facility.
 - (5) Convent or monastery.
 - (6) Home occupation involving any customer contact.
 - (7) Home stay bed and breakfast residence.
 - (8) Neighborhood recreation club.
 - (9) Place of worship.
 - (10) Private elementary, middle and high school.
- (Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-146. Lot width; lot area; setbacks.

The following requirements shall apply to all lots and structures in the R-100 (Single-family Residential) District:

- (a) *Lot width:* All lots shall have at least one hundred (100) feet of frontage as measured along the public street frontage, except that lots fronting on the cul-de-sac of a street shall have at least thirty-five (35) feet of frontage as measured along the public street and shall have at least one hundred (100) feet of frontage as measured at the required front yard building setback line.
 - (b) *Minimum lot area:* Fifteen thousand (15,000) square feet.
 - (c) *Minimum yard adjacent to public street:*
 - (1) *From major thoroughfares:* Fifty (50) feet.
 - (2) *From minor thoroughfares:* Forty (40) feet.
 - (3) *From collector streets:* Thirty-five (35) feet.
 - (4) *From other streets:* Thirty-five (35) feet.
 - (d) *Interior side yard setbacks:* Ten (10) feet.
 - (e) *Rear yard:* Forty (40) feet.
- (Ord. No. 99-11, Pt. 1, 4-13-99; Ord. No. 99-43, § IV, 8-24-99)

Sec. 27-147. Height of buildings and structures.

No building or structure shall exceed a height of thirty-five (35) feet.
(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-148. Floor area of dwelling.

The floor area of each dwelling shall be no less than two thousand (2,000) square feet.



(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-149. Lot coverage.

The lot coverage of each lot shall not exceed thirty-five (35) percent.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-150. Off-street parking requirement.

Off-street parking requirements for uses and structures authorized and permitted in the R-100 (Single-family Residential) District are as follows:

- (a) *Detached single-family dwelling*: Four (4) spaces.
- (b) *Personal care home, family*: Four (4) spaces.
- (c) *Personal care home, registered*: Four (4) spaces.
- (d) *Adult day care facility*: Four (4) spaces.
- (e) *Child day care facility*: Four (4) spaces.
- (f) *Convent or monastery*: One (1) space for each two hundred (200) square feet of floor area within the principal structure.
- (g) *Neighborhood recreation club*: One (1) space for each five (5) club members but in no case less than ten (10) spaces.
- (h) *Place of worship*: One (1) space for each three (3) seats in the largest assembly room used for public worship, or, where fixed seats are not utilized, one (1) space for each twenty-five (25) square feet of floor space in the largest assembly room used for public worship.
- (i) *Private elementary, middle and high school*:
 - (1) *Elementary and middle school*: Two (2) spaces for each classroom.
 - (2) *High school*: Five (5) spaces for each classroom.
- (j) *Other uses*: One (1) space for each two hundred (200) square feet of floor area within the principal structure.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-151. Landscaping requirement.

Each lot shall provide and shall maintain trees and plant material as is required in Chapter 14.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-152. Noise limitations.

All uses authorized and permitted within this district shall operate in compliance with the noise limitation requirements contained in section 27-762 of this chapter.

(Ord. No. 14-02, Pt. 1(III), 12-20-01; Ord. No. 20-02, Pt. I, 4-9-02)

Secs. 27-153--27-160. Reserved