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# MEMORANDUM

**To:** Mayor and City Council

**From:** Jennifer Peterson, Community Development Director

**Date:** April 20, 2009

**Subject:** **Comprehensive Plan – Community Assessment & Participation Plan**

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City staff and the consultant team present to Council for discussion the Community Assessment and Community Participation Plan. These two documents are required by the State as the preliminary steps necessary to begin the public outreach and policy drafting of the Comprehensive Plan.

The Community Assessment is a data document that gives the existing conditions and statistics of the City. The State requires that this step be a staff level effort created for the purpose of creative a "real world" framework to then begin public discussion of the future vision and goals. Staff presents this document tonight for discussion, but would like to caution Council that some of the data is still be refined and will be further developed between now and the public hearing on May 26th. The document Council will receive for the May 26th meeting will be a final draft.

The Community Participation Plan is the document that outlines how we will conduct our public outreach.

Both of these items are presented to Council for discussion. A public hearing will occur on May 26th at which time Council will vote on a resolution to transmit the documents to the State for review and acceptance.

City of Dunwoody ■ Comprehensive Plan

# Community Assessment

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# COMMUNITY ASSESSMENT

## INTRODUCTION AND OVERVIEW OF PLANNING PROCESS

The City of Dunwoody has begun the process of creating its first Comprehensive Plan. The Community Development Department leads this effort, but the process will coordinate policy across city departments. A team of consultants facilitates in engaging the community and preparing the components comprising the Comprehensive Plan. Once completed and adopted, the document will serve as a source for key city data and a strategic plan guiding city officials and staff concerning the future development of the city.

The Comprehensive Planning effort contemplates the **2009 - 2030 planning period**, and is undertaken per the Rules of the Georgia Department of Community Affairs (DCA), O.C.G.A. Chapter 110-12-1, effective May 1, 2005. It asserts a long-range vision and commits the city to a short term action plan.

DCA rules state the format of the Comprehensive Planning process consists of three distinct components as follows:

**Community Assessment**: Summary of existing conditions with supporting data

**Community Participation**: Program for providing public input opportunities

**Community Agenda**: Policy goals and strategies for plan implementation

**The Community Assessment** provides an analysis of existing conditions, issues, and trends facing the City of Dunwoody and reports detailed data in a Technical Addendum to support key findings. Furthermore, the Assessment identifies unique opportunities and advantages the community has at its disposal. These elements are combined to inform a strategic plan for the municipality over the 20 year Comprehensive Plan horizon. The Assessment contains this Executive Summary, which presents salient data, and is supplemented by an attached Technical Appendix which includes the full data analysis for existing conditions. As a base-line resource from which community members can draw during the development of that Community Agenda, the Community Assessment helps communicate the City's profile. A primary component of the Assessment is the **Character Area** map (categorizing areas of the City and their respective character type), from which a future development map will be derived during the creation of the Community Agenda. Additionally, a map identifying **Special Areas of Attention**, along with a series of Cultural Resource, Natural Resource, Community Facilities and Transportation maps help to graphically visualize the infrastructure, institutional and natural

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features of the Dunwoody. The Community Assessment should serve government officials and the public as a concise reference document.

**The Community Participation Program** details what measures a local government will undertake in order to ensure that community members can participate in the creation of an Agenda for future planning. This **Community Agenda is the heart of the Comprehensive Plan**; it articulates the **community vision** for a 20 year planning period and provides the policy that guides land-use decision making. It also specifies the strategies by which the community intends to pursue its vision, with a five-year action plan detailing implementation of goals and policies.

## ORGANIZATION OF COMMUNITY ASSESSMENT

This document contains four (4) substantive sections that incorporate DCA requirements:

**Section I** presents a summary profile of the City, based on a comprehensive review of existing City regulations, adopted plans, site analysis and the tables, graphs and data sources documented in an attached **Technical Addendum of Data**.

**Section II** presents potential **Issues and Opportunities** that the community may wish to address during the planning process; this list is generated from a an assessment of the addendum data, existing official documents, field observations, and the Quality Community Objectives survey.

**Section III** analyzes **existing development patterns** and areas of the City that require special attention. This section presents an Existing Land Use map that also delineates **potential "character areas."** DCA uses the concept of **Character Areas** as a tool for categorizing the city's built and natural environment by development type and future potential. A map and discussion of **Areas of Special Attention** supplements the geographical analysis of the city by identifying areas that deserve special attention – whether to preserve or create special features, and/or to remedy problematic conditions. Areas are specific to the local context, and thus the special attention they receive during the formulation of the Community Agenda will vary in form. The community may recommend action such as sub-area planning, investment, regulations, or some other appropriate measure. This section will provide a foundation for preparing the **Future Development Map** during the Community Agenda.

**Section IV** discusses how the "**Quality Community Objectives**," as formulated by DCA policy, were used to prepare Sections I and II. This section serves essentially as a policy reference for residents and decision makers.

## CITY OF DUNWOODY PLANNING ENVIRONMENT

Since its incorporation on December 1, 2008, the City has established procedures and review boards to assist in the development process. To provide continuity in land management services as it transitioned from county governance, the City adopted the City of Dunwoody Interim Comprehensive Plan 2025 and Future Land Use Map in January 2009. These documents were developed and adopted by DeKalb County in 2006.

A local Zoning Ordinance, adopted December 18, 2008 which included Chapter 27 (Zoning) and related Chapters 14 (Land Development) and 21 (Signs) was adopted on December 18, 2008. The Official Zoning Map was also adopted and approved on the same date. The City of Dunwoody made minor modifications to these documents, as needed, to meet the immediate needs of the new citizenry and the newly formed government. However, the City will use this inaugural Comprehensive Planning process to provide the policy directive necessary to undertake more substantive re-writing of its zoning, design and development regulations.

While DCA requires that, at a minimum, jurisdictions update their Comprehensive Plan every ten years, local governments may conduct major or minor amendments at any time. If changing conditions render an adopted Future Development Map untenable or inappropriate as a policy guide, an amendment would be needed to modify the map per the evolved policy context.

### Established Boards and Commissions

**The Dunwoody Planning Commission: Established January 26, 2009**
The purpose of this board is to serve as a recommending body to the Mayor and City Council for the purpose of upholding and implementing the vision and objectives as outlined in the Comprehensive Plan and accompanying regulatory ordinances such as Zoning and Land Subdivision Regulations of the city.

**The Board of Zoning Appeals: Established January 26, 2009**
This board is a decision making board, in that any appeal to their decisions shall be made to the Superior Court of Georgia. Their purpose is to decide on cases requesting variances and/or code interpretations on the regulatory ordinances of the city including but not limited to: Zoning Ordinance, Land Subdivision Regulations, and the Land Development Regulations. Further, the board hears cases requesting an appeal to a staff interpretation and/or decision on the above referenced ordinances. Other ordinances adopted in the future that include regulatory requirements that affect building and development may come under the purview of this Board.

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**Community Council**
The Community Council serves as a recommending board to the Planning Commission and the Mayor and City Council. The members of this group are appointed by Council. Their main goal is to review rezoning, special land use request and land use amendments. The members of this group are charged with relaying information to their neighborhood organizations and associated interested parties.

**Sustainability Commission**
The Sustainability Commission's mission is to harness the individual and collective abilities of our citizens, businesses, institutions and government in order to create a more sustainable city that meets the needs today and tomorrow of our *specific* community in relation to a changing world. In addition this group intends to assist the City of Dunwoody in its pursuit of Atlanta Regional Commission Green Community certification.

**Ethics Board**
**Section in Progress**

**Development Authority**
**Section in Progress**

**Construction and Appeals Board**
This appeals board has been established but not yet staffed because of the professional requirements associated with this board which is not operational.

## Future Boards and Commissions to be Established

The City has identified its intent to establish the following boards to assist in the planning and development process in the City of Dunwoody. The time frame to establish each is not specified. As the City continues to develop other boards and commissions may be identified as specific needs are identified.

**Design Review Board**
The purpose of this board will be to serve as a recommending body to the Mayor and City Council for the purpose of hearing cases that pertains to the adopted architectural standards, themes, and elements of the city including streetscape and landscape.

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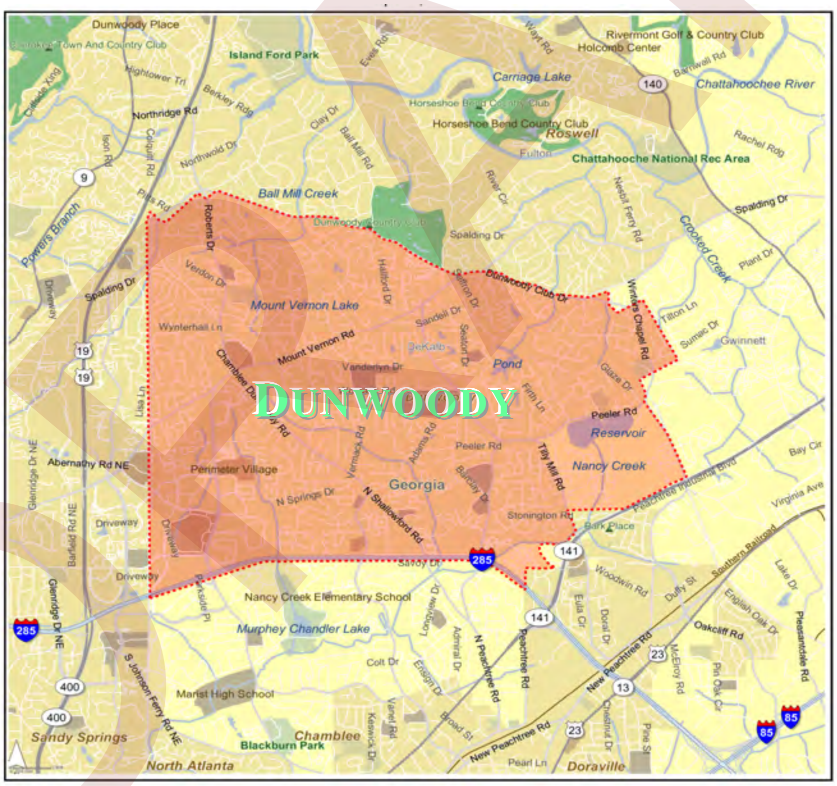
## 1. CITY PROFILE

### History and Background

Dunwoody became a city at midnight on December 1, 2008 following a community lead movement to incorporate the City. Located in northern DeKalb County, west of Norcross and east of Sandy Springs, the City of Dunwoody is bordered to the north by Dunwoody Country Club and to the south by Interstate 285. Although not formally recognized as a City, the residents in this area have always identified themselves as living in "Dunwoody", with a unique history separate from unincorporated DeKalb County. Recent "Dunwoody" residents have a history of community involvement from the establishment of the Dunwoody Home Owner's Association in 1969/1970 to the eventual preservation of the Cheek-Spruill House in 1998 (in the heart of Dunwoody), which local residents raised well over $200,000 to purchase the property and negotiated with the developer to save the house and surrounding outbuildings.




This area was originally inhabited by Cherokee tribe of the Creek Indian Confederation. The Chattahoochee River made the area and ideal place to live was the largest and busiest trading center. The area was identified by the indigenous population as the "standing peach tree" or the "pitch tree". The site was marked by a peach tree planted here before 1813. Other trails and roads in the area received their names from this population. By 1820 Cherokee farms

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dotted the area around the Chattahoochee. It was at this time that white settlers began to arrive. In 1814, Andrew Jackson and his militia broke the power of the Creeks at the battle of Horseshoe Bend in east central Alabama. The Creeks then gave up a huge tract of land from part of which Georgia formed five counties (Monroe, Dooly, Houston, Fayette, and Henry) in1822. In 1823, the legislators took portions if Fayette and Henry to form DeKalb County, with Decatur being the County seat. In 1853 the 17th District was moved from DeKalb into Fulton County. Georgia was the only state which used the lottery system to distribute land ceded from the Indians. In 1821, Elias Redfeilds was granted land lot #377 which would eventually become part of the estate of Stephen T. Spruill. This land also passed through the hands of C. A. Dunwoody, in 1862.

Until the coming of the railroad in 1881 records show that there was a Methodist Church, primitive Baptist Church (Ebeneezer), a Prebyterian Church, two schools, a millinery shop, a laboratory which sold medicines, a cotton gin and corn flour mill, two general stores, a post office and two doctors. Chief exports where farm produce and lumber.

Charles Alexander Dunwoody (Dunwoody namesake, 1828-1905) was the son of John Dunwoody (also spelled Dunwody) who was one of the founders of the mills in Roswell. The Dunwoody family moved to Roswell in 1839. Charles owned a copy which manufactured shoes in Roswell. In 1853 the Roswell Manufaturing Company had two cotton mills and employed about 300 people. It was the largest cotton factory complex in North Georgia. Barrington King authorized a committee to investigate building a railroad to transport mill products to Atlanta, 18 miles away. Because of the need for the mill products a for the Civil War a charter was secured by the State of Georgia in 1863 to build the railroad. Both Charles Dunwoody and James King (son of Barrington) were members of the Roswell Guards and Roswell Batallion, respectively.

They returned to the Roswell area after much damage by fire had been done. Mayor Charles Dunwoody decided to build a new home in the vicinity of Chamblee-Dunwoody Road and Spalding Drive. The railroad construction resumed and was in business September 1, 1881. The line would run between the Air-Line Railroad and the Chattahoochee River and would be 9.8 miles long. The Roswell railroad tied into the Air-line at Roswell Junction which is now Chamblee. After leaving the junction, the next stop was five miles away at a place called Dunwoody Station, across the street from the present day Burger King. The railroad carried produce from Dunwoody and fabric from the mills in Roswell. In 1903 the narrow gauge track was replaced with standard modern and was called "The Dinkey" or "Old Buck" Dunwoody developed as a crossroads community (Chamblee-Dunwoody, Mt. Vernon and Nandina Road) with the establishment of the railroad which continued to operate until 1921. During this time president Theodore Roosevelt rode through Dunwoody on October 20, 1905 during his Presidential Tour of the South on his way to his boyhood home, Bulloch Hall, in Roswell.

Many other "crossroads" communities ceased to exist after the railroad days but Dunwoody continued to flourish. The Spruill family owned a large amount of land in the area and sold a portion of their property for the construction of Perimeter Mall (1971) and surrounding commercial. In this area you can find a testament to the founding fathers and land owners visible in a cemetery preserved behind commercial buildings, the Stephen Martin/ Spruill Cemetery at the corner of Hammond Drive and Ash-ford Dunwoody Road.

## Population and Housing

Because Dunwoody is a new city, there does not exist years of data organized by city boundary; sources rely upon the 2000 Census data organized by "block" and "tract" as the base data from which to derive city estimates and projections[1].

The estimated 2008 population is **43,322**. According to Census data, the population of the area now comprising the City of Dunwoody was **38,698** in 2000. This represents a 27% increase in growth since 1990 when the same area had a population of 30,575.

Based on growth trends, the projected population for the city by **2030** is approximately **53,000**. While the actual population will be higher or lower depending on development decisions, as a significantly built out city, the available acreage for new and re-development will not likely lead to much higher population by 2030. DeKalb County's projected 2025 population is 894,416.

In 2008 an estimated **5,848 are 65 years** an older, which constitutes 13.5% of the total community; this proportion is projected to increase to **23% by 2030**, with 12,193 people in this age bracket.

**Dunwoody Snapshot**:

43,000 people, of which 20% are under 18 and 13.5% are 65 or older (2008)

Households earn a median income of $98,648 in (2008)

73% White, 10% Asian, 12% Hispanic and 9% African-American estimated (2008)

In 2000, 40% held Bachelor's and 21% held Master's degrees

52% units occupied by home owners; 36% by renters (2008)

$354,054 estimated 2008 median home value (2008)

| Dunwoody Population: 2000-2030 | | | | | |
|---|---|---|---|---|---|
| 2000 (Census) | 2008 | 2013 | 2020 | 2025 | 2030 |
| 38,698 | 43,322 | 46,795 | 49,465 | 51,323 | 53,019 |

Source: ESRI Business Analyst Online, Projections by Pond & Company from 2020 to 2030 based on ARC analysis of Woods and Poole 2008

[1] Different methods will yield slightly different results; see the Technical Addendum for a detailed description of the methods used in the Community Assessment.

Approximately three-quarters of Dunwoody's population are white. This is more typical of North Fulton demographics, where in 2000, 83% were white, than of DeKalb County where 36% were white. Following regional trends, however, the city is slowly diversifying. The greatest increase in change between 2000 and 2008 is occurring in the Hispanic and Asian households, increasing as a percent of total from 9% to 12% and from 8% to 10%, respectively. African-Americans increased only a fraction from 8.2% of the total population to 8.9% in 2008.

Dunwoody residents are wealthy and well-educated, compared to the state and region as a whole. The median income per household in 2008 is estimated at $98,648, compared to $76,756 in 2000. At that time the Atlanta MSA median income was $39,453 (1999) and for DeKalb, $49,117 (2000). The city boasts a population where 40% obtained Bachelor's degrees and 21% hold Master's, proportions shared by nearby Johns Creek.

| **Dunwoody Median Household Income 2000 – 2013** | | | | |
|---|---|---|---|---|
| | | 2000 | 2008 | 2013 |
| | | $76,756 | $98,648 | $116,008 |
| **DeKalb County, State of Georgia: Projected Median Household Income** | | | | |
| Jurisdiction | 1990 | 2000 | 2005 (estimate) | 2010 (projection) |
| DeKalb County | $35,721 | $49,117 | $53,560 | $59,251 |
| Georgia | $29,021 | $42,433 | $49,502 | $54,344 |

Still, Dunwoody does experience some poverty within the community. There is approximately **2,000 people living below the poverty** threshold, and of these, 400 are under the age of 18. The Census defines poverty based upon several factors related to family size, type, the yearly inflation level and several other variables; hence it changes each year. For reference, a family of four, with two children and earning $20,393 was considered at the poverty line.

Furthermore, although data suggests that home owners account for nearly 60% of all the occupied dwelling units, some of them - 16% - are actually considered "cost burdened" because they spend either more than 1/3 of their income on housing. Around 5% are spending more than half of their income on housing, an indication of severe cost burden.

Renters in Dunwoody are struggling more; 30% of all those who rent spend more than one-third of their income on rent. 16% of all renters are spending **more than half of their income** on rent.

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## Economic Development

Although the land use mix suggests only a 16% of Dunwoody's land use dedicated to commercial and institutional activity, the City's tax base benefits from the intensity of commercial and office use. The City concentrates high paying professions and enjoys a diverse economic base; the industry sector of **Professional, Science and Technology provides 19% of all employment** in 2008. Retail follows at 12% of all employment, with Administration/Waste Management and Food Services both at 11% each. ARC forecast data suggests that the city will reach around 50,000 in employment numbers by the year 2030, based on employment growth trends.

Dunwoody's highly educated labor force are overwhelmingly classified as **white collar, with 90%** of the nearly 22,000 work force participants. Dunwoody's residents appear strategically located as far as commuter patterns are concerned; around 40% work within DeKalb County and 60% outside of it, most residents (74%) drive 34 minutes or less to work. 34% have drive less than 20 minutes to their place of employment.

See the following page for a map of employment concentration.

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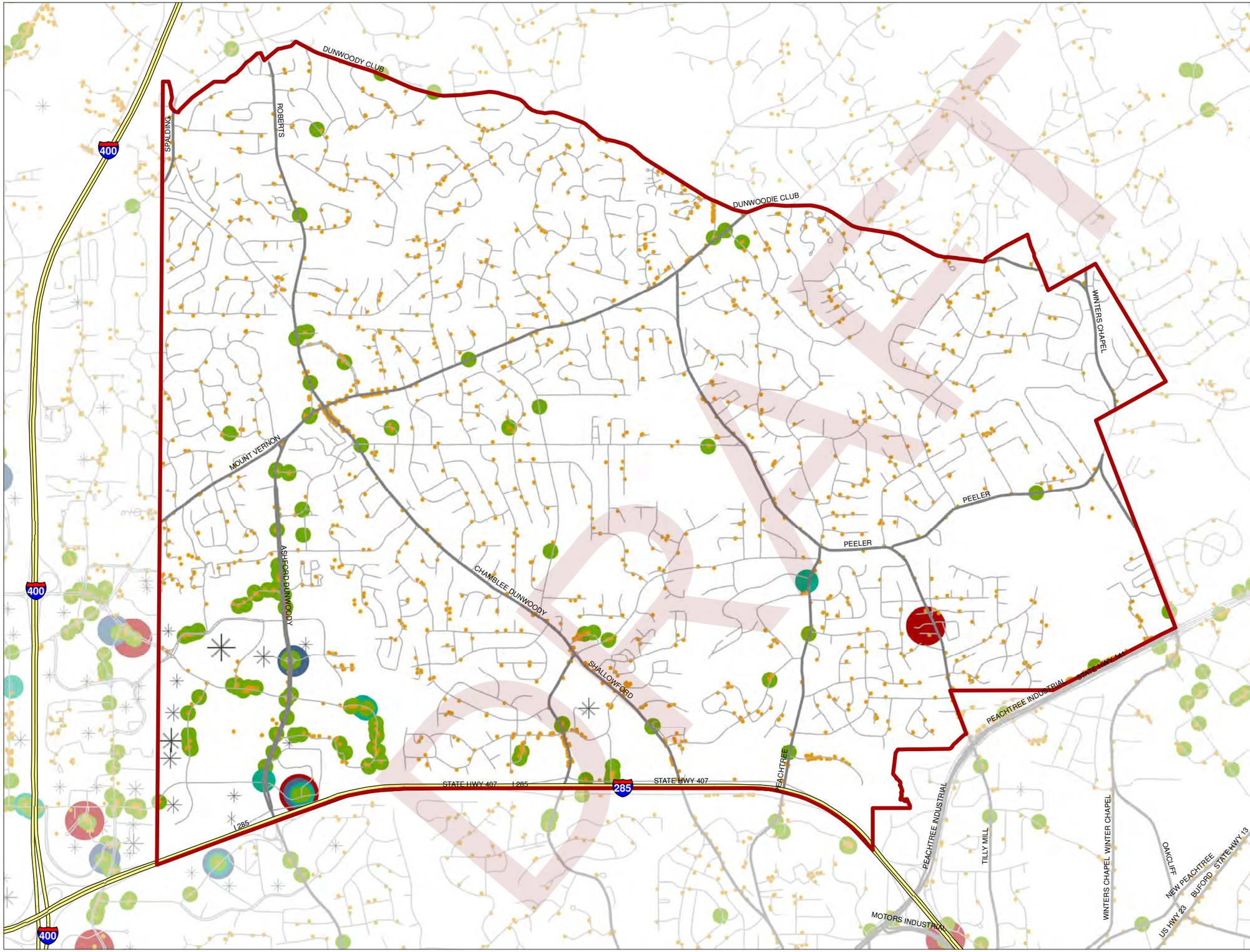
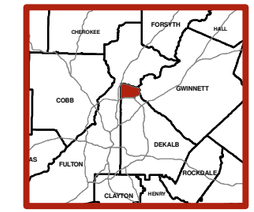



# Dunwoody, Georgia
# COMPREHENSIVE PLAN




## ECONOMIC DEVELOPMENT

**LEGEND**

**Business Location by Number of Employees**

- Less than 50
- 50 - 500
- 500 - 1000
- 1000 - 2000
- More Than 2000

**Development of Regional Impact by Acreage**

- < 10
- 11 - 20
- 21 - 30
- 31 - 40
- > 40

1 Miles

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## Natural and Cultural Resources

One indicator that Dunwoody takes its responsibility toward natural resources seriously is the establishment of a **Sustainability Commission**. This appointed body considers development regulations, green-growers support and other sustainable issues facing the city. The group provides recommendations to City Council for measures that will allow the city to achieve the Atlanta Regional Commission's Green Community certification, which recognizes best practices related to water, energy, and air.

According to the existing land use map, the city has approximately **95 Acres of land designated as Undeveloped / Forest Land**. The city also enjoys 140 acres of park space, including the **Dunwoody Nature Center**, which is a 22 acre park is developed as education center for children. The park has nature center, trails, play ground, picnic area, board walk and meadows and senior activities. In 2008 Dunwoody had approximately 43,322 residents and 134 acres of City parkland for a **ratio of 3.23 acres of parkland per 1,000 residents**. For comparison, the 1983 National Recreation and Park Association (NRPA) minimum "core" standard for local parkland is a range from 6.25 to 10.5 acres per 1,000. A recent inventory of metropolitan Atlanta greenspace found 7.40 acres of local parkland per 1,000 residents.

The other smaller parks are Wildwood Hollow Park and Vernon Springs Park. Few other parks that lie right outside the city limits are Murphy Chandler Park, Morgan Falls Park, and Island Ford Park.

The Chattahoochee River runs just about a mile above the northern border of City of Dunwoody. The city lies in the Chattahoochee River watershed which is protected by the Chattahoochee River Basin Watershed Protection Plan created by the Environmental Protection Division of Georgia.

There are a few creeks like **Ball Mill Creek, Nancy Creek, and North Fork Nancy Creek** running within the city limits. These water bodies are protected by Georgia Stream Protection Ordinance which requires 25 feet buffer immediately adjacent to banks of the water body in natural state. The Dekalb County Stream Protection Ordinance requires 50 feet wide buffer immediately from the state buffer.

**Dunwoody Snapshot**:

95 acres of undeveloped or forested land

140 acres of park space; 3.23 acres of park land per 1000 residents

City within Chattahoochee watershed; follows North Metropolitan Georgia Water District model ordinances for water quality and supply

Partial inventory of historic resources prepared by the Dunwoody Preservation Trust

There are several lakes and ponds located within the city limits like Mt. Vernon Lake and Kingsley Lake. The city also has Dekalb County Water Works plant within its boundary.

Wetlands within the State of Georgia are protected by Department of Natural Resources's Georgia Environmental Protection Division which sets Environment Planning Criteria for developing land use with respect to the wetlands. The Part V environmental requirements have been adopted and are enforced in the City of Dunwoody, as well as model stormwater and stream buffer regulations, as per the North Metropolitan Georgia Water District. These regulations were adopted from DeKalb County regulations, and will be reviewed by the City as it prepares a comprehensive approach to updating its zoning and development regulations after the Comprehensive Planning process.

Water Supply Watershed. The City of Dunwoody falls under the **Chattahoochee water supply watershed**. The watershed in Georgia is protected by the Department of Natural Resources's Georgia Environmental Protection Division which sets Environment Planning Criteria for any development of water supply watershed; protection of water supply reservoirs and large and small drainage basins. The criteria ensure quality of drinking water by protecting the watershed for public health, safety and welfare.

Prime Agriculture Land: There is no prime agricultural land within City of Dunwoody limits.

Ground water recharges area: The northern region of the city, mostly north of Mt. Vernon Highway and east of Roberts Drive, is designated as Ground Water Recharge area. The recharge area has been designated as the probable area of thick soil. The area falls under "Most Significant Ground-Water Recharge Areas of Georgia" published in 1989 in Georgia Geologic Survey Hydrologic Atlas 18 map. The Groundwater Recharge Areas are protected by DNR which has set Environmental Planning Criteria for storage and disposal of hazardous and agriculture wastes; design of septic / drain systems; and new developments.

Flood Plain: The city has approximately about 250 acres of land as flood plain, mostly 100 year floodplain. Some of the areas along North Fork Nancy Creek and near the Brook Run Park have been mapped as 500 year flood plain.

**Historical Resources.** There has not been an inventory covering the area aside from National Register nomination research and documentation and extensive work by the Dunwoody Preservation Trust.

A figure showing Cultural Resources including historic structures and sites as well as structures and sites known to be lost, is included in the Technical Addendum. The figure also identifies the one house, **Cheek-Spruill House,** listed on the National Register and the **Donaldson-Banister House** which has a National Register nomination pending. It is important to note resources lost in the recent past because they play an important role in the development of Dunwoody and could also be resources for archeological work in the future. This map could be used as the baseline for a local historic resources survey.

Property types identified include single dwellings, churches, cemeteries, commercial, industrial, transportation, agricultural. The area considered Dunwoody prior to incorporation is not exactly the same as the formal City boundaries. The **Dunwoody Preservation Trust has a historic marker program (18 properties)** which shows the name of the resource and the date constructed. The Dunwoody Preservation Trust has decided to leave the historical markers up in these areas because historically this was considered "Dunwoody".

The Technical Addendum provides a partial inventory of marker properties, including historic religious resources like the oldest church in Dunwoody - the Ebeneezer Primitive Baptist and several church and family cemeteries.

The following map provides a graphical representation of Natural Resources and Dunwoody's topography

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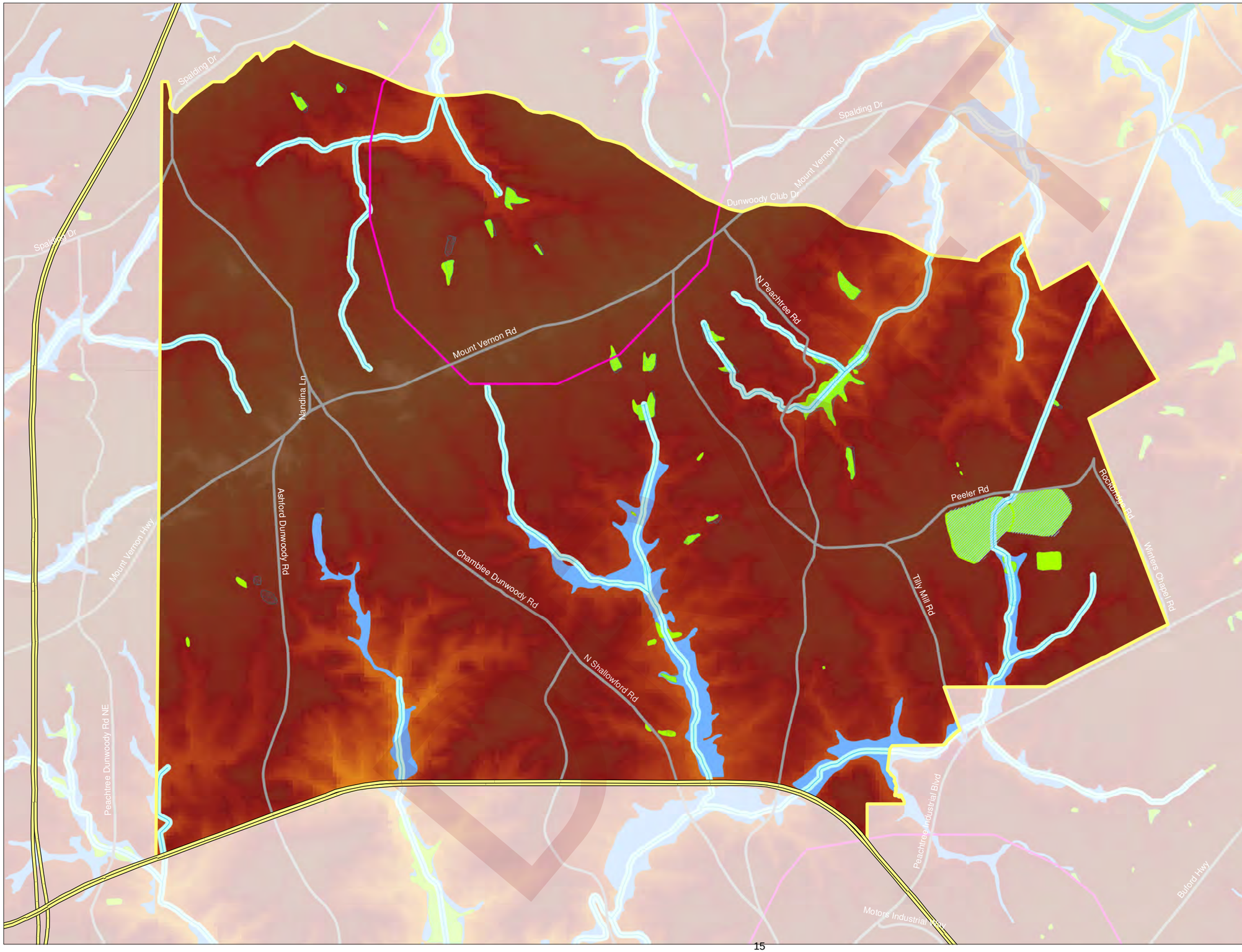


Dunwoody, Georgia
COMPREHENSIVE PLAN

## NATURAL RESOURCES

### LEGEND

### Environmental Constraints

- City of Dunwoody
- Expressways
- Major Roads
- Ground Water Recharge Area
- Creeks
- Lake/Pond
- Reservoir
- Stream/River
- 80 ft. Stream Buffer
- Wetlands
- Flood Plain

### Elevation Model

High : 1101

Low : 0

1 Miles

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## Community Facilities and Services

Within five months of incorporation, the City of Dunwoody moved from transitional office spaces to City Hall offices along Ashford-Dunwoody for daily operations and customer service that will serve the short term needs of the city.

The City counts on inter-government agreements with DeKalb County to provide services such as fire, E-911, county streets, stormwater, solid waste, water, sewer, and is currently negotiating parks and recreation agreements.

Dunwoody residents reside in DeKalb County **School District**, which locates a high school, a charter middle school and four of its elementary schools within city boundaries. Nearly half the school age children, however, attend private schools. Residents enjoy the proximity of three **higher-education** facilities for college course options – Georgia Perimeter College, American InterContinental, and the Atlanta campus of Troy University.

For public safety, an immediate priority for the City was to establishment of an independent **police force**. Dunwoody's police force relies upon **40 sworn officers and 8 civilian employees** providing public safety services. While the new City Hall location meets the immediate office space needs for operations, long term site factors will need to consider facilities that provide adequate evidence storage, equipment storage, secured parking and the 24 hour/7 days per week facilities police services required. The current assessment does not anticipate detention as a component of the city's own facilities; agreements with DeKalb County provide for managing suspects at no cost. However, the City will be analyzing the staff, travel and court requirementse involved with this current arrangement.

See the following page for a map of Community Facilities

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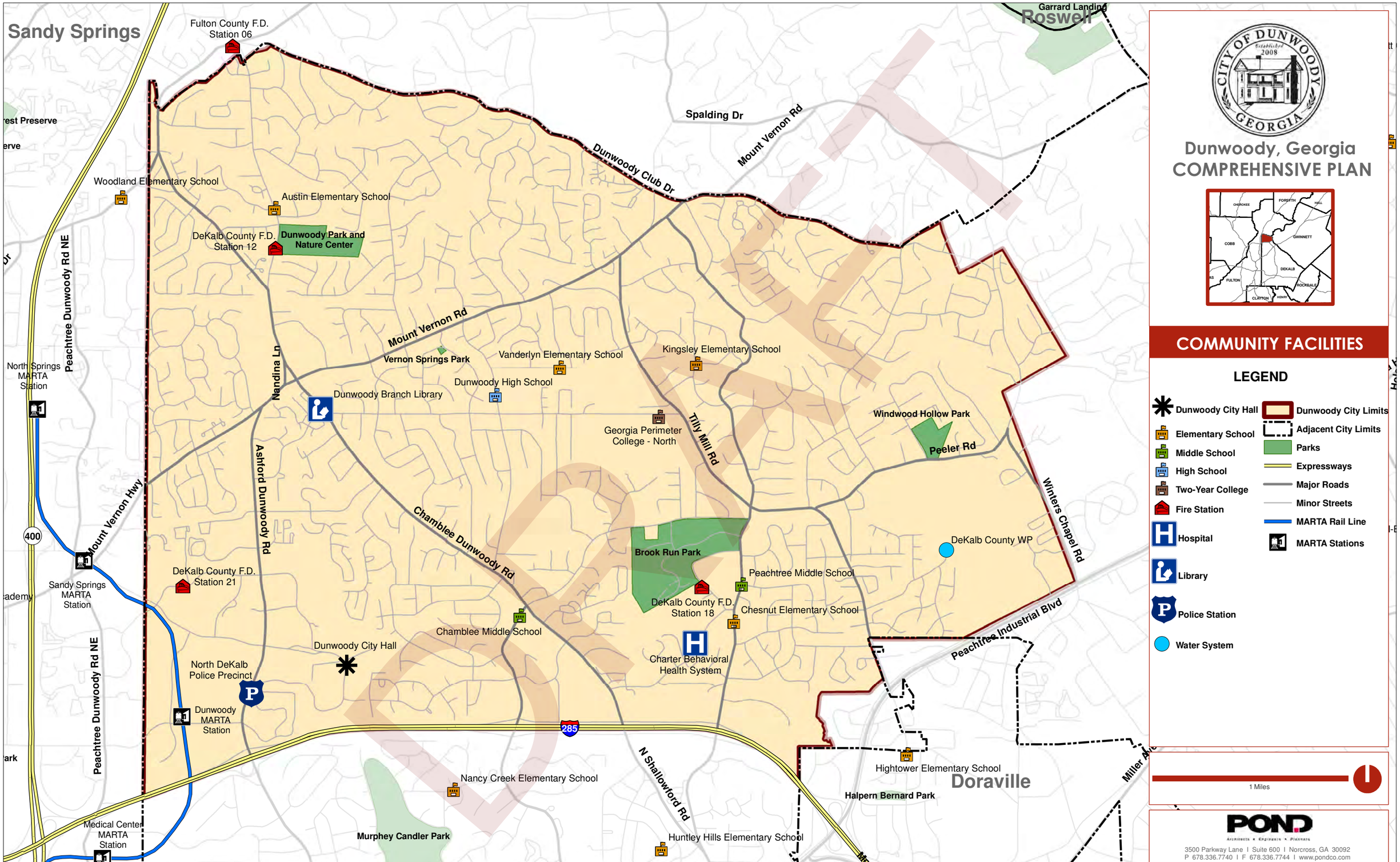
Dunwoody, Georgia
COMPREHENSIVE PLAN
COMMUNITY FACILITIES
LEGEND
Dunwoody City Hall
Elementary School
Middle School
High School
Two-Year College
Fire Station
Hospital
Library
Police Station
Water System
Dunwoody City Limits
Adjacent City Limits
Parks
Expressways
Major Roads
Minor Streets
MARTA Rail Line
MARTA Stations
1 Miles
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Roswell
Doraville
Fulton County F.D. Station 06
Garrard Landing
Spalding Dr
Mount Vernon Rd
Dunwoody Club Dr
Woodland Elementary School
Austin Elementary School
DeKalb County F.D. Station 12
Dunwoody Park and Nature Center
Peachtree Dunwoody Rd NE
North Springs MARTA Station
Nandina Ln
Vernon Springs Park
Vanderlyn Elementary School
Kingsley Elementary School
Dunwoody High School
Dunwoody Branch Library
Georgia Perimeter College - North
Tilly Mill Rd
Windwood Hollow Park
Peeler Rd
Ashford Dunwoody Rd
Mount Vernon Hwy
Chamblee Dunwoody Rd
Winters Chapel Rd
DeKalb County WP
Brook Run Park
Peachtree Middle School
DeKalb County F.D. Station 21
Sandy Springs MARTA Station
DeKalb County F.D. Station 18
Chesnut Elementary School
Chamblee Middle School
Dunwoody City Hall
Charter Behavioral Health System
Peachtree Industrial Blvd
North DeKalb Police Precinct
Dunwoody MARTA Station
Hightower Elementary School
Nancy Creek Elementary School
N Shallowford Rd
Halpern Bernard Park
Medical Center MARTA Station
Murphey Candler Park
Huntley Hills Elementary School
Montgomery Elementary School
Miller Rd
400
285

## Intergovernmental Coordination

The Technical Addendum identifies the full range of government entities the city coordinates with for comprehensive service delivery, including DeKalb County, Atlanta Regional Commission, neighboring cities like Doraville and Chamblee, DeKalb County School District, MARTA, the Metropolitan North Georgia Metropolitan Water District, and state agencies such as the Department of Community Affairs and Department of Transportation.

## Transportation System Analysis

The Technical Addendum documents the transportation network and transit system available to the city. The city has a full sidewalk and road inventory, and the Addendum identifies the road classification system, potential improvement projects, and areas of congestion.

The City is committed to improving its **bicycle facilities**, which are a priority concern for a number of residents. The Dekalb County CTP conducted an analysis of bicycle suitability for roadways within the city. A map of this analysis is shown in Figure 8-6 of the Technical Addendum. It shows that most roadways in the city have either the medium or best conditions for bicycling. However, development along these roadways consists primarily of single family homes, meaning there are few destinations to bicycle to along these roadways. The major job centers and retail destinations within the city are located along roadways with difficult or very difficult bicycling conditions. This limits the viability of bicycle travel within the city.

There are, however, 42 linear miles of **sidewalk** that provide a solid pedestrian accessible foundation for most of the city. However, some roadway segments have sidewalks on both sides of the roadway while others have no sidewalks at all. Most local roadways within the city have no sidewalks. Development along these roadways consists largely of single family homes along with small amounts of multi-family residential and commercial.

The City of Dunwoody lies within the Metropolitan Atlanta Rapid Transit Authority (MARTA) rail and bus service area. One rail station, **Dunwoody Station**, is located within the city limits and serves the Perimeter Center commercial and residential node in the city's southwest corner. Dunwoody is also served by **eight MARTA bus routes**.

The Georgia DOT and GRTA are in the process of identifying a preferred solution for the I-285 corridor from I-75 North to I-85 North. This initiative, called **revive**285 *top end* is currently developing the concepts for the various alternatives and completing the various technical tasks required for concept design, such as transit planning, traffic data analysis, as well environmental impact analyses. Completion date for this phase, Assess Potential Benefits & Impacts, is anticipated in December 2010. At this time, transit options under consideration include express

bus and Fixed Guideway. As part of the FGT alternatives, several locations within the City of Dunwoody are being considered for transit stations although specific transit station sites have not been determined. Potential areas include: The Georgetown shopping area, Ravinia office park, and Hammond Drive near Perimeter Center Parkway

Congestion is a concern for residents as it is with all who live in the metro-Atlanta region. Constraints exist however for providing additional capacity, to be explored during the development of the Community Agenda.

**Connectivity, Signalized Intersections, & Signage .** With the exception of the Perimeter Center area, development in the City of Dunwoody consists of a large amount of suburban residential development with small amounts of other land uses. The typical street patterns of this type of development are present, consisting of a large amount of cul-de-sacs, looping roadways, and a **lack of connectivity** between neighborhoods. Traffic is funneled onto the collectors and minor arterials in the city where it then goes to existing job and retail centers such as Perimeter Center, or to other interstates/freeways including I-285, I-85, Peachtree Industrial Boulevard/SR 141, and GA 400.

The City does not have any multi-lane roadways that cross the city and act as major commuter routes. However, the City does have a number of 2-lane roadways that are not local roads and pass throughout the city. These include Chamblee Dunwoody Road, Tilly Mill Road, Mt. Vernon Highway, Dunwoody Club Drive, and others. These roadways provide local connectivity within the City, but do not have the capacity and are not designed to act as major commuter routes.

Perimeter Center is located in the City of Dunwoody and to the west of the city in Sandy Springs. This part of Dunwoody has the best connectivity in the city. Ashford Dunwoody Road, Perimeter Center Parkway, Hammond Drive, Perimeter Center West, and Crown Pointe Parkway create part of a grid of streets within this area. Other roadways in Perimeter Center outside the city that contribute to this grid include Peachtree Dunwoody Road, Barfield Road, Glenridge Drive, and Johnson Ferry Road.

While Perimeter Center is well connected internally, the east side of the area does suffer from a lack of connectivity to the rest of the City of Dunwoody. Development located on the east side of Ashford Dunwoody Road consists primarily of looping roadways that do not connect to the adjacent residential developments further to the east. Because of this, the nearest connection north of I-285 between Ashford Dunwoody Road and Chamblee Dunwoody Road is over 1.5 miles from I-285. However, if a new connection or connections were created, then large amounts of cut-through traffic would likely pass through the existing single family neighborhoods located between Ashford Dunwoody Road and Chamblee Dunwoody Road. New connections would have a significant impact on these neighborhoods.

## 2. Issues and Opportunities

### Overview and Purpose

This section identifies a series of issues and opportunities that can help frame and prioritize the City's discussions when developing the Community Agenda. DCA offers a list of topic areas to consider. Only those that are relevant to the City are included here. As they assess the list of Issues and Opportunities here, community members may wish to also refer to Section IV, which reviews Georgia policy regarding "quality communities" and benchmarks that local governments should use in pursuing improved quality of life for their residents.

Several of the items below were drawn from the analysis of the existing conditions in the Dunwoody area. These items provide a simplified list of assessment points to provide to the community for affirmation or revision. Below are **issues and opportunities** that emerge from a synthesis of these various sources; it should be noted that many of them emerge because the city is too young to have launched programs to address them.

Population

Opportunities:

- the city is slowly diversifying
- 1/5 of the Hispanic population in the city own their homes
- highly educated population

Issues:

- the rise in Hispanic population is likely underreported, and the city will need to coordinate with region wide efforts for the implications of English as second language
- by 2030 23% of the Dunwoody population over 65 years old

Housing

Issues

- no special needs or housing authority (QCO)
- no zoning/development allowing for small lot housing (5,000 square feet) (QCO)
- lack of housing choice potentially for aging population
- increased vacancies anticipated in the future
- 16% of all renters spend more than half their income on rent (monthly gross rent with utilities $1,021)

Opportunities:

- employment and housing densities generated by Perimeter Center provide sufficient conditions for transit necessary for the development of senior housing.
- Diverse housing options; 58.2% home ownership and 36.2% renter occupied

Land Use

Issues



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- no inventory of vacant sites
- no local agricultural networks, but there is a concerted set of local relationships for local growers through the farmers markets allowed
- no local conservation or greenspace program
- no natural resources inventory (just that conducted by the state and recorded in Technical Addendum)
- lack of GIS parcel data hinders immediate capacity for analysis desired for planning purposes

Opportunities

- preparing Comprehensive Plan prior to undertaking re-write of zoning ordinance

Economic Development

Issues

- no Business Development strategy
- incorporated during recession, which will affect new city's first budget cycles
- around 2,000 community members live at or below the poverty level

Opportunities

- Diversified economic base not hit as hard as other jurisdictions during recession
- High income and highly educated workforce
- Slow down in development gives city time to prepare for the series of approved DRIs and remaining development within the Perimeter Center
- The P-CID program for streetscape and other improvements tested and proven
- Perimeter Center successfully beats typical life cycle of regional development mall; serves as high quality design example for the region

Transportation

Issues:

- lack of bicycle network and complete sidewalk network for residential areas
- several congestion hot spots are on roads where increasing capacity (adding lanes) is not possible given existing constraints

Opportunities:

- location of future transit site to be determined by 2010
- several public transit options, especially needed by the 20% of population under 18 and the 13.5% over 65 who may begin considering alternative modes of transportation
- excellent sidewalk network in intensely developed areas but need improved connectivity from surrounding residential

Natural and Cultural Resources

Issues:

- The region faces a draught and needs local government leadership for sustainable water –quality and supply management
- No clean public areas/public areas safety programs



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Opportunities:

- A Sustainability Commission at the foundation years positions the city for leadership in establishing responsible policy and gaining immediate recognition through the Atlanta Regional Commission's certification program for Green Communities
- the city has the foundation for conducting a complete historic inventory
- several large community centers managed by a diverse religious community

Community Facilities and Services

Issues:

- the ratio of parks to population is 3.3 acres per 1,000 people, somewhat low
- need to develop solid waste plan
- police services will need long term facilities

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# 3. EXISTING DEVELOPMENT PATTERNS

The City is primarily comprised of stable, built-out single family neighborhoods with the signature Perimeter Mall/Perimeter Center regional activity center with high-end landscaping and streetscape design.

## Land Use

Existing land use in Dunwoody is shown on the map following the table below, which details the breakdown of acreage per land use within the city limits.

## Existing Land Use and Zoning

Existing land use was assessed based upon the 2008 Existing Land Use Map prepared from Atlanta Regional Commission's LandPro 2008 data. Calculating all residential uses shows that the city dedicates 85% of all land to residential uses, primarily medium density. Nonresidential uses such as commercial and institutional comprise 18% of existing land-use, of which 13% is commercial alone.

| Dunwoody Existing Land Use | | |
|---|---|---|
| Category | % | Acreage |
| Cemeteries | 0.19% | 15.54 |
| Commercial | 13.14% | 1,092.84 |
| Forest | 1.16% | 96.15 |
| Institutional Extensive | 0.34% | 28.13 |
| Institutional Intensive | 4.87% | 404.70 |
| Parks | 0.91% | 75.78 |
| Residential High | 1.51% | 125.54 |
| Residential Low | 0.36% | 29.96 |
| Residential Medium | 65.64% | 5,459.54 |
| Residential Multi | 7.85% | 653.06 |
| Reservoirs | 0.36% | 30.25 |
| TCU | 2.94% | 244.67 |
| Transitional | 0.73% | 60.70 |
| Total Acreage | 1.00 | 8316.86 |

Analyzing existing zoning, the results show that 16% of the City is zoned non-residential or mixed-use (the OCR and PC districts allow both residential and commercial development).

There are a handful of projects that have zoning approval for development in the Perimeter Center that have been impacted by the downturn in the economy.

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## Character Areas

Character Areas in Dunwoody are identified based on the visible characteristics of existing development patterns as well as the colloquial names associated with neighborhoods and historic communities within Dunwoody.

Furthermore, many of the character areas draw upon the knowledge provided by the citizens of Dunwoody. The Zoning and Land Use Taskforce, a citizens group formed during the movement for incorporation, generated a final report of recommendations on June 18, 2008. This report provided a starting point for delineating character areas supported by the assessment.

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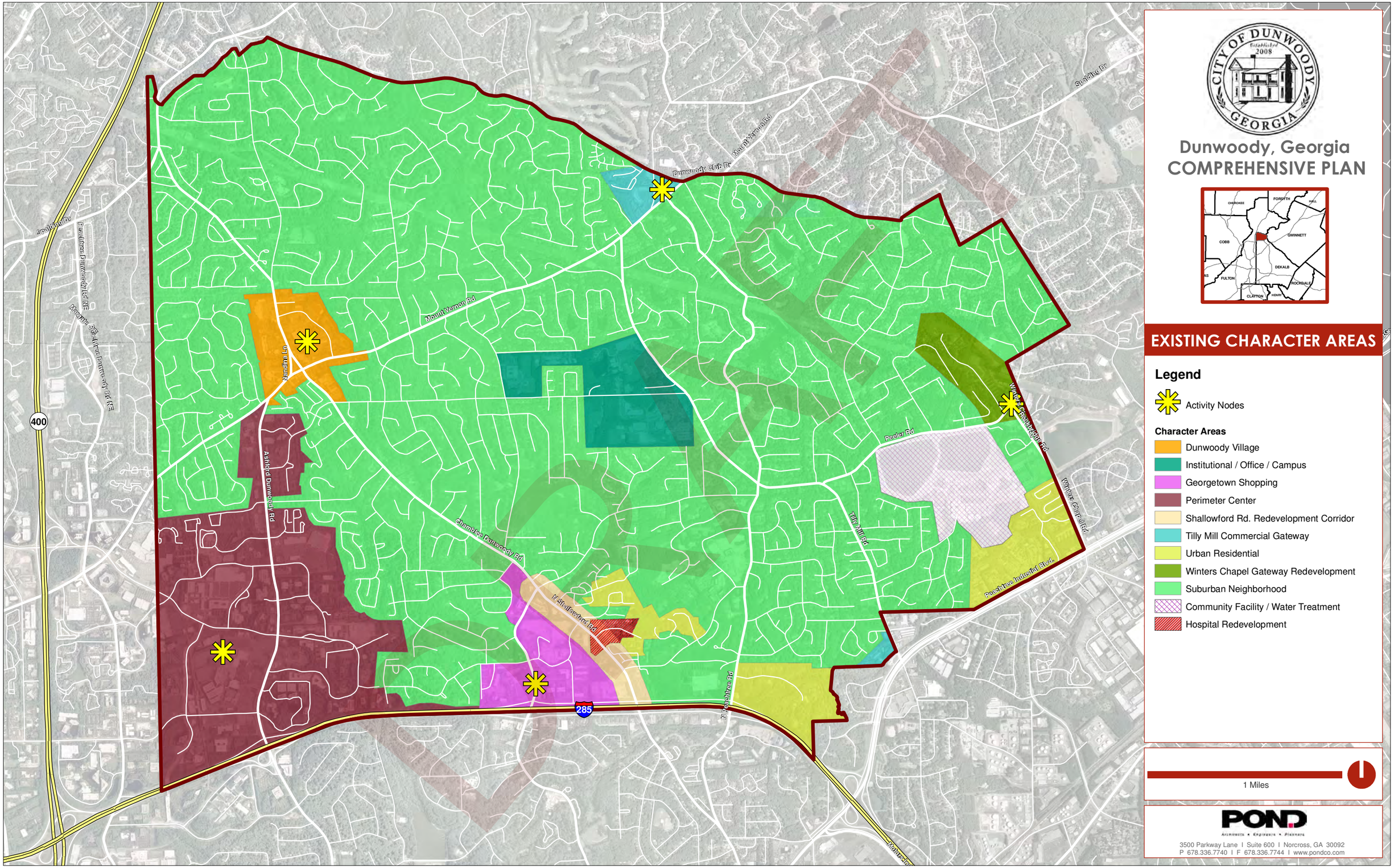
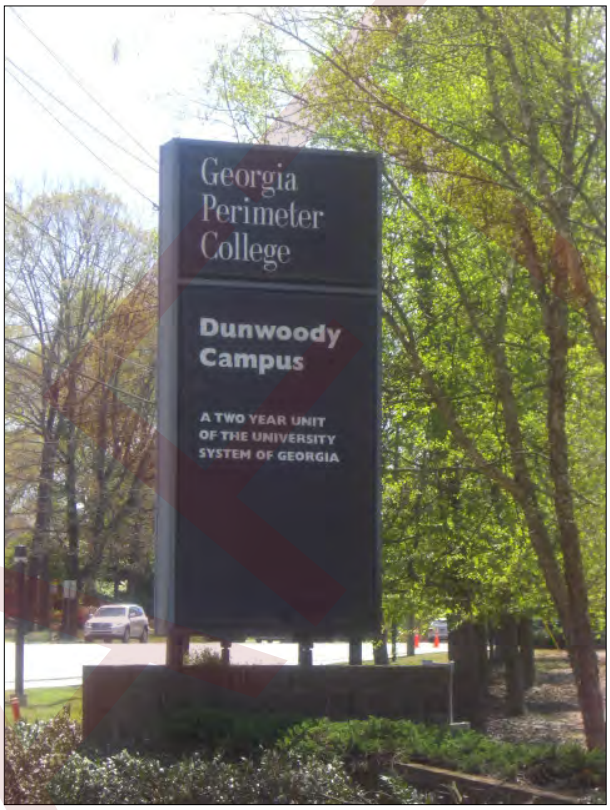

Dunwoody, Georgia
COMPREHENSIVE PLAN
EXISTING CHARACTER AREAS
Legend
Activity Nodes
Character Areas
Dunwoody Village
Institutional / Office / Campus
Georgetown Shopping
Perimeter Center
Shallowford Rd. Redevelopment Corridor
Tilly Mill Commercial Gateway
Urban Residential
Winters Chapel Gateway Redevelopment
Suburban Neighborhood
Community Facility / Water Treatment
Hospital Redevelopment
1 Miles
POND
3500 Parkway Lane I Suite 600 I Norcross, GA 30092
P 678.336.7740 I F 678.336.7744 I www.pondco.com
Spalding Dr
Peachtree Dunwoody Rd NE
Mount Vernon Rd
Dunwoody Club Dr
Nandina Ln
Ashford Dunwoody Rd
Chamblee Dunwoody Rd
N Shallowford Rd
N Peachtree Rd
Peeler Rd
Tilly Mill Rd
Winters Chapel Rd
Peachtree Industrial Blvd
400
285

**Institutional/ Campus / Office**

Georgia Perimeter College- Dunwoody Campus serves as the focal point of this character area. On a day when school is in session, the campus and surrounding area has a flurry of activity. This adds to both a spirit of liveliness and sense of vitality to the heart of the city, but should be monitored to ensure that it does not impinge on the surrounding single-family neighborhoods. This will require accommodating the needs of the student body in a manner that also strives to limit any unnecessary stress on the local streets and thoroughfares.



The character area also includes two other institutions, Dunwoody High and the Occupational Educational Center (DeKalb North). The close proximity of these institutions to one another has distinct implications for planning efforts in Dunwoody. Each institutions' needs and plans should be identified.

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**Perimeter Center**

One of the most identifiable areas of the city, Perimeter Center is strikingly different in character from the majority of the city. Still, it provides a strong economic engine and provides diversity to the city's land use. Dunwoody's Land Use and Zoning Task Force have made several recommendations to further define the character of Perimeter Center.

The task force promoted sound planning principles and included in their report that main corridors in the area need to be developed with a boulevard design with building setback off the street and a multitude of pedestrian amenities on the wide sidewalks. Building designs need to incorporate storefronts, restaurants and pedestrian walkways. Designs should be developed to encourage pedestrian traffic. People driving to the area should be encouraged to park their cars and walk the area. While the PCID has plans for sidewalks and crosswalks, zoning and development need to go one step further and mandate buildings and projects where this type of pedestrian traffic is encouraged. Wide sidewalks and pedestrian-friendly amenities will draw people from their cars and encourage them to feel safe walking.

Character areas, such as Perimeter center, come with inherent issues due to the high intensity of land use. For example, Perimeter Center generates a large number of car trips since it is a retail and employment center. The high level of vehichular traffic creates a need for parking and roads, reducing space available for greenspace and other pedestrian amenities.

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**Suburban Neighborhood**

The bulk of Dunwoody is made up of single family residential homes. These neighborhoods strongly define the character of the city. The single family neighborhood is even highlighted by the city's seal, which prominently features the Dunwoody farmhouse, a prototypical single family residence. Emphasizing the advantages and character of these neighborhoods will remain a top priority for the city.

**Shallowford Road Redevelopment Corridor**

This corridor presents an excellent opportunity for redevelopment in the Dunwoody area. Characterized by largely office and commercial uses, the corridor represents a lack of consistent theme in design. Furthermore, the corridor has a significant amount underutilized land, such as the closed Dunwoody Hospital. Furthermore, the character area is of particular importance as it runs through the heart of the city.

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**Hospital Redevelopment**

As stated above in the Shallowford Road Redevelopment Corridor, the Dunwoody Hospital site is an area of deserved special attention. Although largely experiencing disinvestment, the character of the area is characterized mostly by office use and medical support services. Interestingly, this disinvestment provides an opportunity because the city is highly limited in its amount of available land.

**Tilly Mill Commercial Gateway**

Section in Progress

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**Tilly Mill Commercial Gateway (Dunwoody North)**

**Urban Residential**

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### Winters Chapel Gateway Redevelopment

### Community Facility/Water Treatment

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**Georgetown**

This character area is similar to the Winters Chapel character area as it is contains a number of dated commercial developments.

**Dunwoody Village**

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## Areas Requiring Special Attention

The Department of Community Affairs has required that communities geographically identify the following seven special conditions and address them when they are apparent in the community:

- Natural or cultural resources;
- Areas where rapid development is likely to occur;
- Areas where the pace of development has and/or may outpace the availability of public facilities and services;
- Redevelopment areas;
- Large abandoned structures or sites;
- Infill development opportunities; and
- Areas of significant disinvestment and/or under-utilized areas.

Areas of Special Attention are locations within the City of Dunwoody with current or expected future conditions that warrant special planning interventions or targeting of incentives and resources. These areas include sections of the City with such characteristics as redevelopment potential, specific service deficiencies such as too few parks and recreation facilities, and areas of special resource value such as historic sites or local landmarks.

Moreover, while the seven special conditions offer a good starting point, communities are encouraged to identify categories beyond the baseline considerations. Thus, a category for economic and/or aesthetic opportunities – meant to cultivate existing or potential resources is included in the assessment below.

The following maps offer provide a graphic representation of the Areas of Special Attention.

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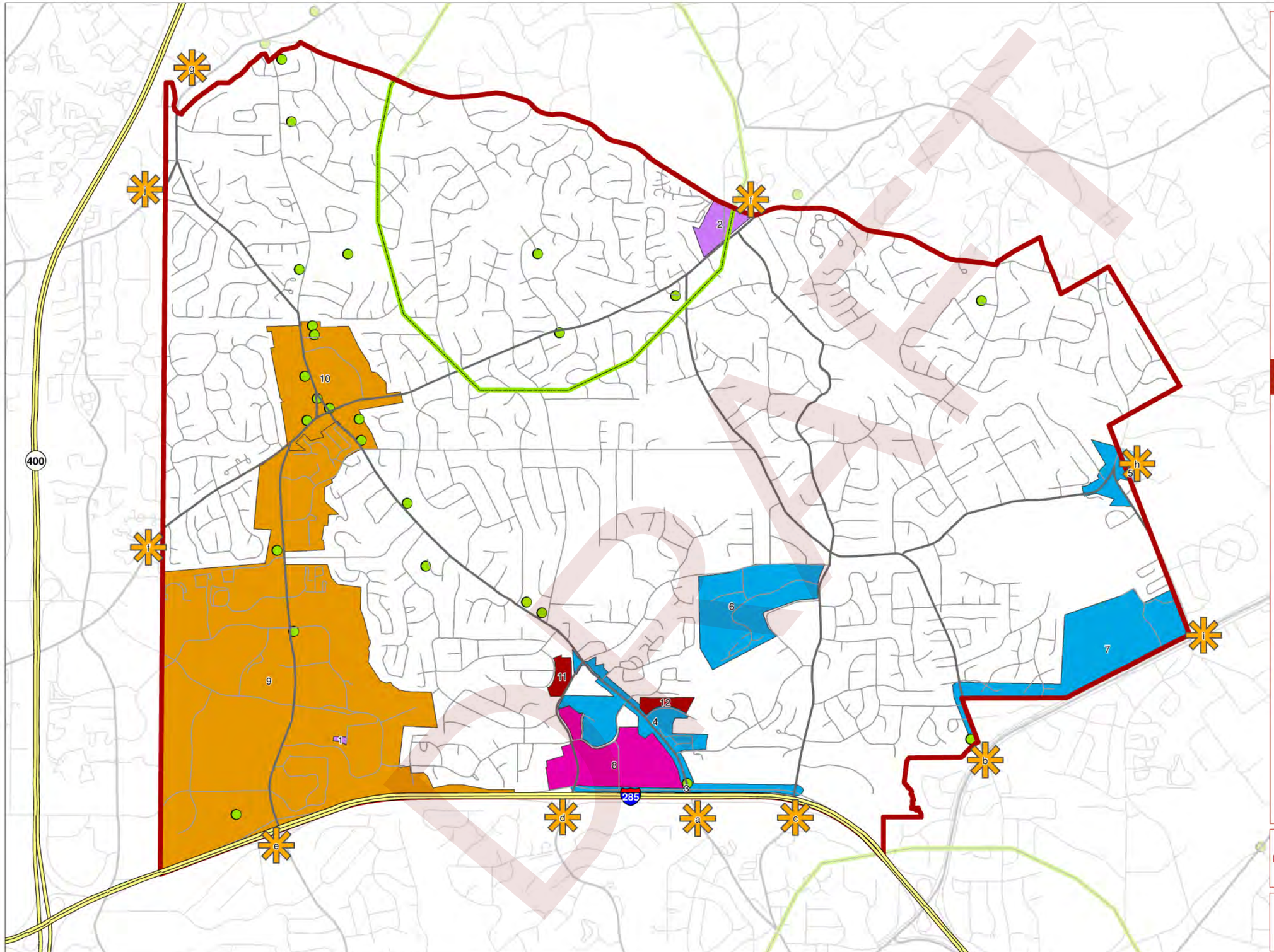


# Dunwoody, Georgia
# COMPREHENSIVE PLAN

## AREAS OF SPECIAL ATTENTION

City of Dunwoody

**Areas of Special Attention**

Likely Land Use Change
1. Perimeter Center Area Parcel
2. Mount Vernon Highway and Jett Ferry Road

Redevelopmet Areas
3. Cotillion Drive Corridor
4. Shallowford Road Corridor
5. Peeler / Winters Chapel
6. Brook Run Park
7. Tilly Mill Area

Areas of Significant Disinvestment
8. Georgetown Area

Areas of Aesthetic or Economic Potential
9. Perimeter Center
10. Dunwoody Village

Large Abandoned Structures or Sites
11. Chamblee Middle School
12. Shallowford Hospital Site

Ground Water Recharge Area

Historic Properties

Major Gateways
a. Shallowford Road
b. Tilly Mill Road
c. Peachtree Road
d. Chamblee Dunwoody Road
e. Ashford Dunwoody Road
f. Mount Vernon Road (Both Ends)
g. Roberts Drive
h. Peelers Road
i. Winters Chapel
J. Spalding Drive

1 Miles

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Areas requiring special attention within the City of Dunwoody have been broken down as follows:

Likely Land Use Change

This category signifies locations in the City that are likely to experience land use changes in the relative short term. This category highlights a diversity of locations, from intense activity centers to neighborhoods. Furthermore, it represents areas where the county promotes new development based on future infrastructure and current trends.

- Perimeter Center Area parcel: East of Ashford Dunwoody, behind Park Place Shopping Center. This is an undeveloped parcel that needs to be integrated into the surrounding development and designed with the vision of the City of Dunwoody in mind.
- Mount Vernon Highway and Jett Ferry Road: The redevelopment in this area should take into account the surrounding residential neighborhoods.

Redevelopment

This category highlights locations identified as potential redevelopment sites. Redevelopment areas differ from the Likely Land Use Change areas because they focus more on revitalization and reinvestment as opposed to new construction and development.

- Cotillion Drive Corridor: This road is the boundary to the south of the City. There is no cohesive development or appropriate gateway features identifying the City limits.
- Shallowford Road Corridor: The majority of the commercial and residential (multi-family) development is in need of redevelopment.
- Peeler/Winters Chapel: This area is underutilized and partially abandoned. The area also features single family homes which have been converted to commercial.
- Brook Run Park: Although an asset to the City, this park has a number of underutilized or deteriorating structures.
- Tilly Mill: This area includes the City's Southeastern boundary with a number of high density residential developments in need of redevelopment.

Areas of Significant Disinvestment

- Georgetown: This area contains outdated, vacant and underdeveloped parcels. This is a major gateway into the City from I-285 and is marked by disinvestment and no thoughtful design controls.

Areas with special economic or aesthetic potential that should be cultivated or promoted

- Perimeter Center: This area is an economic engine of the City and the Region. Careful planning for future development in and around this area is necessary. Design oriented regulations need to be supported (height/massing), implemented and formulated to ensure cohesive, pedestrian friendly, compatible aesthetic development. This includes infrastructure and greenspaces. In addition to the area already developed areas for expansion and regulating the few vacant parcels needs is imperative.

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- Dunwoody Village: As this area continues to thrive and develop possible overlay boundary expansions or residential protections should be investigated. In addition to design controls and boundaries, allowed uses in the area should be revisited.

Abandoned Structures or Sites

- Chamblee Middle School: This school sits on a significant piece of property near the intersection of Chamblee Dunwoody Road and Shallowford Road. The size of the parcel and its proximity to a commercial node will be beneficial for future development.
- Shallowford Road Hospital: The closed hospital and former medical support offices are an excellent redevelopment opportunity. At the present time they are an eyesore and drain from the community.

Natural and Cultural Resources

Natural resources areas are particularly important for this land-locked city. Moreover, it important to identify the ground water recharge areas. Identified Natural and Cultural resources are as follows.

- Historic Properties: Dunwoody has experienced the loss of a number of historic structures and sites because of development pressure. There is no preservation ordinance and only one structure is currently on the National Register (does not provide local protection). See Historic Properties Map for these locations.
- The ground water recharge areas are identified on the map.

Gateways

All major entrances to the new City need to be studied. These include:

a. Shallowford Road
b. Tilly Mill
c. Peachtree Road
d. Chamblee Dunwoody
e. Ashford Dunwoody
f. Mount Vernon (both ends)
g. Roberts Drive
h. Peeler Road
i. Winters Chapel
j. Spalding Drive

Even if the entrance is in a residential area care must be taken to brand and establish the boundaries

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## 4. QUALITY COMMUNITY OBJECTIVES DISCUSSION

DCA adopted the Quality Community Objectives as a statement of the development patterns and options that will help Georgia preserve unique cultural, natural and historic resources while looking to the future and developing to its fullest potential. As a planning tool, the Quality Community Objectives Assessment delineates a series of indicators for 15 policy objectives, organized into the form of a checklist meant to help conduct the analysis for the Community Assessment.

While generating the Community Assessment summary, including Issues and Opportunities, each indicator of these objectives was reviewed. The 15 Objectives are abbreviated below along with the policy statement in italics. For a full copy of the assessment tool, see:

http://www.dca.state.ga.us/development/PlanningQualityGrowth/programs/downloads/PQGAssessment.pdf.

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## FROM THE DEPARTMENT OF COMMUNITY AFFAIRS

In 1999 the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve her unique cultural, natural and historic resources while looking to the future and developing to her fullest potential. The Office of Planning and Quality Growth has created the Quality Community Objectives Assessment to assist local governments in evaluating their progress towards sustainable and livable communities.

This assessment is meant to give a community an idea of how it is progressing toward reaching these objectives set by the Department, but no community will be judged on progress. The assessment is a tool for use at the beginning of the comprehensive planning process, much like a demographic analysis or a land use map, showing a community "you are here." Each of the fifteen QCOs has a set of yes/no questions, with additional space available for assessors' comments. The questions focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles.

A majority of "yes" answers for an objective may indicate that the community has in place many of the governmental options for managing development patterns. "No's" may provide guidance as to how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives.

Some assessors may be able to answer these questions without much research, particularly in communities with few or no land use controls. Others may need to review land use ordinances and zoning regulations to find the answers, but this initial assessment is meant to provide an overall view of the community's policies, not an in-depth analysis. There are no right or wrong answers to this assessment. Its merit lies in completion of the document and the ensuing discussions regarding future development patterns as governments undergo the comprehensive planning process.

Should a community decide to pursue a particular objective, it may consider a "yes" to each statement a benchmark toward achievement. Please be aware, however, that this assessment is an initial step. Local governments striving for excellence in quality growth may consider additional measures to meet local goals. For technical assistance on implementing the policies, ordinances and organizational structures referenced in the assessment please link to OPQG's Assistance with Planning and Quality Growth .

Congratulations on your community and economic development efforts, and thank you for your dedication to Georgia's citizens and resources.

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Quality Community Objective
Local Assessment: City of Dunwoody

| *Development Patterns* | | | |
|---|---|---|---|
| **Traditional Neighborhoods**<br>**Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.** | | | |
| **Statement** | **Yes** | **No** | **Comments** |
| 1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district. | X | | |
| 2. Our community has ordinances in place that allow neo-traditional development "By right" so that developers do not have to go through a long variance process. | X | | |
| 3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate. | X | | |
| 4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer. | | X | |
| 5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe. | | X | Not yet in place due to newness of cityhood. |
| 6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose. | X | | |

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| | | | |
|---|---|---|---|
| 7. In some areas, several errands can be made on foot, if so desired. | X | | |
| 8. Some of our children can and do walk to school safely. | X | | |
| 9. Some of our children can and do bike to school safely. | X | | |
| 10. Schools are located in or near neighborhoods in our community. | X | | |

**Infill Development**
**Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.**

| Statement | Yes | No | Comments |
|---|---|---|---|
| 1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development. | | X | |
| 2. Our community is actively working to promote Brownfield redevelopment. | | X | There one large vacant site is the old hospital site, noted on Areas of Special Attention Map |
| 3. Our community is actively working to promote greyfield redevelopment. | | X | The City does not have any vacant large commercial or mall sites |
| 4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road.) | X | | |

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| | | | |
|---|---|---|---|
| 5. Our community allows small lot development (5000 SF or less) for some uses. | | X | |
| **Sense of Place**<br>**Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment** | | | |
| **Statement** | **Yes** | **No** | **Comment** |
| 1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics. | X | | In some areas, such as the Village and Perimeter |
| 2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas. | | X | |
| 3. We have ordinances to regulate the aesthetics of development in our highly visible areas. | X | | |
| 4. We have ordinances to regulate the size and type of signage in our community. | X | | |
| 5. If applicable, our community has a plan to protect designated farmland. | | | NA |
| **Transportation Alternatives**<br>**Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.** | | | |
| **Statement** | | | |
| 1. We have public transportation in our community. | X | | |
| 2. We require that new development connects with existing development through a street network, not a single entry/exit. | | X | Not required, but encouraged. |

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| | | | |
|---|---|---|---|
| 3. We have a good network of sidewalks to allow people to walk to a variety of destinations. | X | | |
| 4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks. | X | | |
| 5. We require that newly built sidewalks connect to existing sidewalks wherever possible | X | | |
| 6. We have a plan for bicycle routes through our community. | | X | |
| 7. We allow commercial and retail development to share parking areas wherever possible. | X | | |

| **Regional Identity**<br>**Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.** | | | |
|---|---|---|---|
| 1. Our community is characteristic of the region in terms of architectural styles and heritage. | X | | |
| 2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products. | | X | We do however permit farmers markets and have regulations in place for them |
| 3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal) | | X | |
| 4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership. | | X | |
| 5. Our community promotes tourism opportunities based on the unique characteristics of our region. | | X | |

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| | | | |
|---|---|---|---|
| 6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education. | X | | |

***Resource Conservation***

**Heritage Preservation**
**The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.**

| Statement | Yes | No | Comments |
|---|---|---|---|
| 1. We have designated historic districts in our community. | | X | |
| 2. We have an active historic preservation commission. | | X | |
| 3. We want new development to complement our historic development, and we have ordinances in place to ensure that happening. | X | | Infill regulations and architectural standards in the Village Overlay. |

**Open Space Preservation**
**New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.**

| Statement | Yes | No | Comment |
|---|---|---|---|
| 1. Our community has a greenspace plan. | | X | Not yet in place due to newness of cityhood. |
| 2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development. | | X | Not yet in place due to newness of cityhood. |
| 3. We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community. | | X | |
| 4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity. | | X | We have one, but it is not “widely used”. |

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**Environmental Protection**
**Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.**

| Statement | Yes | No | Comment |
|---|---|---|---|
| 1. Our community has a comprehensive natural resources inventory. | | X | |
| 2. We use this resource inventory to steer development away from environmentally sensitive areas. | | X | |
| 3. We have identified our defining natural resources and have taken steps to protect them. | X | | Stream buffer regulations, flood plain regulations. |
| 4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them. | X | | |
| 5. Our community has and actively enforces a tree preservation ordinance. | X | | |
| 6. Our community has a tree-replanting ordinance for new development. | X | | |
| 7. We are using stormwater best management practices for all new development. | X | | |
| 8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.) | X | | |

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*Social and Economic Development*

**Growth Preparedness**

**Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.**

| Statement | Yes | No | Comments |
|---|---|---|---|
| 1. We have population projections for the next 20 years that we refer to when making infrastructure decisions. | | X | Currently under development through our first Comprehensive Plan |
| 2. Our local governments, the local school board, and other decision-making entities use the same population projections. | | X | See above |
| 3. We have a Capital Improvements Program that supports current and future growth. | | X | |
| 4. We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community. | | X | Under development through our first Comprehensive Plan using state and other natural resources data |

**Appropriate Businesses**

**The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.**

| Statement | Yes | No | Comments |
|---|---|---|---|
| 1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them. | | X | |
| 2. Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible. | | X | |
| 3. We recruit businesses that provide or create sustainable products. | | X | |

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| | | | |
|---|---|---|---|
| 4. We have a diverse jobs base, so that one employer leaving would not cripple us. | X | | |

**Employment Options**
**A range of job types should be provided in each community to meet the diverse needs of the local workforce.**

| Statement | Yes | No | Comments |
|---|---|---|---|
| 1. Our economic development program has an entrepreneur support program. | | X | |
| 2. Our community has jobs for skilled labor. | X | | |
| 3. Our community has jobs for unskilled labor. | X | | |
| 4. Our community has professional and managerial jobs. | X | | |

**Housing Choices**
**A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.**

| Statement | Yes | No | Comments |
|---|---|---|---|
| 1. Our community allows accessory units like garage apartments or mother-in-law units. | X | | |
| 2. People who work in our community can afford to live here, too. | X | | |
| 3. Our community has enough housing for each income level (low, moderate, and above-average incomes) | X | | |
| 4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks. | X | | |

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| | | | |
|---|---|---|---|
| 5. We have options available for loft living, downtown living, or "neo-traditional" development. | X | | |
| 6. We have vacant and developable land available for multifamily housing. | X | | |
| 7. We allow multifamily housing to be developed in our community. | X | | |
| 8. We allow multifamily housing to be developed in our community. | X | | |
| 9. We support community development corporations building housing for lower-income households. | | X | |
| 10. We have housing programs that focus on households with special needs. | | X | |
| 11. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas. | | X | |

**Educational Opportunities**
**Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.**

| Statement | Yes | No | Comments |
|---|---|---|---|
| 1. Our community provides work-force training options for our citizens. | X | | Perimeter College |
| 2. Our workforce training programs provide citizens with skills for jobs that are available in our community. | X | | Perimeter College |

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| | | | |
|---|---|---|---|
| | | | |
| 3. Our community has higher education opportunities, or is close to a community that does. | X | | |
| 4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose. | X | | |
| ***Governmental Relations*** | | | |
| **Local Self-determination**<br>**Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.** | | | |
| **Statement** | **Yes** | **No** | **Comments** |
| 1. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community. | | X | |
| 2. We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development. | | X | Not yet in place due to newness of cityhood. |
| 3. We have a public-awareness element in our comprehensive planning process. | X | | |
| 4. We have clearly understandable guidelines for new development. | | X | |
| 5. We offer a development guidebook that illustrates the type of new development we want in our community. | | X | |
| 6. We have reviewed our development regulations and/or zoning code recently and are sure that our ordinances will help us achieve our QCO goals. | | X | We will use the Comprehensive Planning Process to establish policy for revising the Zoning and Development regulations |
| 7. We have a budget for annual training for planning commission members and staff, and we use it. | | X | Not yet in place due to newness of cityhood. |

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| | | | |
|---|---|---|---|
| 8. Our elected officials understand the land-development process in our community | X | | |
| **Regional Cooperation**<br>**Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.** | | | |
| **Statement** | **Yes** | **No** | **Comments** |
| 1. We plan jointly with our cities and county for Comprehensive Planning purposes | X | | |
| 2. We are satisfied with our Service Delivery Strategies | X | | |
| 3. We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other) | X | | |

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# COMMUNITY ASSESSMENT: TECHNICAL APPENDIX

## INTRODUCTION

The Community Assessment: Technical Appendix provides the supporting information gathered in conducting the Community Assessment. Given the City's recent incorporation, priority was given to consolidating city level data, which required utilizing different sources. The following data establishes a baseline and provides an informational foundation for the newly incorporated municipality.

This Technical Appendix contains all necessary information in accordance with Department of Community Affairs' (DCA) guidelines for the Comprehensive Plan.

## REVIEW PROCESS

Prior to the development of a Community Agenda, the Department of Community Affairs (DCA) requires that the local jurisdictions transmit the Participation Plan along with a Community Assessment for review. The Atlanta Regional Commission (ARC) is the regional arm of DCA that reviews these two documents to determine whether or not they are complete; upon this verification, ARC in turn transmits these documents to DCA. DCA conducts a report of findings and recommendation, and ARC issues the local government a final report that includes DCA's comments.

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# 1. POPULATION

**Methodological Introduction**

Because Dunwoody is a new city, much of the existing data is not organized by City boundary; sources rely upon the 2000 Census data organized by "block" as the base data from which to derive City estimates. Still, these estimates come from different sources, with different methodologies, yielding slightly different numbers

While block-level data yields basic population and household information, the type of information available from the Census Bureau at this level is limited, and does not include many of the indicators for the City that help describe its characteristics and planning needs. Therefore, a data set generated by ESRI-Business Analyst (ESRI is the geographic information company that produces ArcGIS), using Census base data and additional sources such as permit data, zip code data, and Info USA market data (a massive, research collection source recognized nation wide) was used for the majority of the characteristics reported herein.

The ESRI Business Analyst Online (BAO) data serves several objectives. First, it reports 2000 census data (only one of the census tracts does not fall squarely within the City boundary; it is approximately 23% within the City, so different users of the census data will yield slightly different numbers). The GIS based BAO is capable of confining the data to the City boundary, which provides a much clearer picture of population and demographics. Moreover, utilizing ESRI's methodology for data collection helps maintain internal consistency for both current estimates, forecasting and a host of other data (housing, income, labor force, etc). Rather than generate separate methods across a varied set of sources, ESRI prepares current estimates and five-year forecasts that make the Community Assessment consistent internally.

To provide a point of comparison, many of the estimates and forecasts generated by the ESRI data were compared to the forecasts created by Atlanta Regional Commission (ARC), DeKalb County, and data analyzed by ARC from Woods and Poole, the data source for DCA's Dataview. This was done in an effort to verify accuracy and compatibility with regional trend analysis. However, it is important to note that ARC produces its estimates at the census tract level, which does not conform to the newly defined boundaries of the City of Dunwoody. One census tract, Tract 13089021304 had to be reduced by a percentage to modify estimates. The percentage was arrived at by the consultants through a close analysis of the Existing Land Use that was in the section of the Tract that was wholly within the boundary of Dunwoody.

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**Population Trends and Growth Rate Comparison**

Still, the City of Dunwoody is expected to experience significant growth in the coming years. The population for the City of Dunwoody was projected by ESRI BAO to be 43,322 in 2008. This represents an addition of 4,624 new residents since 2000, or an Average Annual Rate of Increase of 1.5 %, or a total growth rate of 12% over the last 8 years. Several other municipalities in the northern Atlanta metropolitan area have experienced significant growth rates, triggering concerns about the Dekalb County's capacity to provide adequate Level of Service. These concerns have become one of the primary reasons for the wave of recent incorporations, such as the City of Dunwoody.

**Table 1-1**

| Dunwoody Population: 2000-2030 | | | | | |
|---|---|---|---|---|---|
| 2000 (Census) | 2008 | 2013 | 2020 | 2025 | 2030 |
| 38,698 | 43,322 | 46,795 | 49,465 | 51,323 | 53,019 |

Source: ESRI Business Analyst Online, Projections by Pond & Company from 2020 to 2030 based on Woods and Poole 2008

DeKalb County has experienced a tremendous amount of growth in the past twenty eight years, with a nearly 47% growth rate in the time span between 1980 and 2005. As one of the first suburbs of Atlanta to receive growth, the County has constantly had to face rapid population growth that continually outpaces its capacity for services and infrastructure.

**Table 1-2**

| DeKalb Total Population and Comparison: 1980-2005 | | | | | | |
|---|---|---|---|---|---|---|
| Entity | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 |
| DeKalb County | 413,024 | 514, 430 | 545,837 | 585,400 | 665,865 | 711,577 |
| Atlanta Region | 1,896,182 | | 2,557,800 | | 3,429,379 | 3,813,700 |
| Georgia | 5,457,566 | | 6,478,216 | | 8,186,453 | 8,821,142 |

Source: DeKalb 2025 Comprehensive Plan

In 2005, DeKalb stood as the second most populous county in the ARC region, second only to Fulton. DeKalb County has come to represent nearly a fifth of metropolitan Atlanta's total population, a significant figure for a single county considering the region consists of ten counties. Moreover, the County represents 8.2% of the entire population of Georgia.

**Table 1-3**

| DeKalb Population and Forecast: 2000-2025 | | | | | |
|---|---|---|---|---|---|
| 2000 | 2005 | 2010 | 2015 | 2020 | 2025 |
| 665,865 | 711,577 | 757,286 | 802,996 | 848,706 | 894,416 |

Source: DeKalb 2025 Comprehensive Plan

The following graphic, Figure 1-1, shows how over the past eight years certain locations in Dunwoody have grown at annual rate that is quite significant. On the other hand, some portions of the City have had noticeable decline in population. It is reasonable to assume that much of the increase can be attributed to the intensification of land use at Perimeter Center and the growth of high density residential along Interstate 285.

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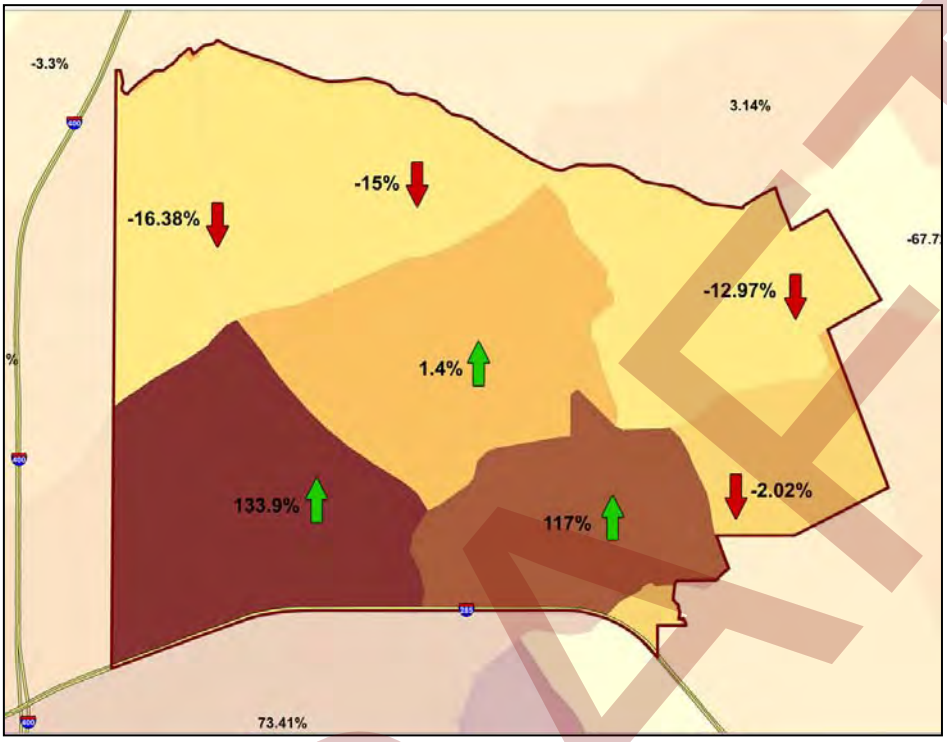
**Figure 1-1: Annual Rate of Population Change (2000 – 2008)**




Future growth projections for DeKalb County show a significant slowing of population increase. However, the county is still expected to increase its total population size by a third. Still, these figures are linear projections, with no accounting for the recent economic downturn or other possible variables. Moreover, the DeKalb County Comprehensive Plan 2025 states that much of the growth will take place in the largely undeveloped southeasterly portion of the county, which is a significant distance away from the City of Dunwoody.

As the Table 1-4 shows, the City of Dunwoody is expected to keep fairly consistent with its current age distributions in forecasts. These figures show that the Age group of 25 to 34 makes up a significant portion of the total population.

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**Table 1-4**

| Dunwoody Population by Age 2000 - 2030 | | | | | | |
|---|---|---|---|---|---|---|
| **Age Cohort** | **2000** | **Percent** | **2008** | **Percent** | **2013** | **Percent** |
| Age 0 - 4 | 2,554 | 6.6% | 2,556 | 5.9% | 2,714 | 5.8% |
| Age 5 - 9 | 2,245 | 5.8% | 2,556 | 5.9% | 2,480 | 5.3% |
| Age 10 - 14 | 1,780 | 4.6% | 2,556 | 5.9% | 2,714 | 5.8% |
| Age 15 - 19 | 1,819 | 4.7% | 2,123 | 4.9% | 2,527 | 5.4% |
| Age 20 - 24 | 2,477 | 6.4% | 2,513 | 5.8% | 3,182 | 6.8% |
| Age 25 - 34 | 7,275 | 18.8% | 7,018 | 16.2% | 6,972 | 14.9% |
| Age 35 - 44 | 6,385 | 16.5% | 7,278 | 16.8% | 7,019 | 15.0% |
| Age 45 - 54 | 5,457 | 14.1% | 5,892 | 13.6% | 7,440 | 15.9% |
| Age 55 - 64 | 4,334 | 11.2% | 4,982 | 11.5% | 5,194 | 11.1% |
| Age 65 - 74 | 2,670 | 6.9% | 3,206 | 7.4% | 3,510 | 7.5% |
| Age 75 - 84 | 1,277 | 3.3% | 1,993 | 4.6% | 2,153 | 4.6% |
| Age 85+ | 426 | 1.1% | 650 | 1.5% | 889 | 1.9% |
| Age 18+ | 30,959.20 | 80.0% | 34,396 | 79.4% | 34,396 | 79.9% |
| | | | 5,848 | 0.135 | | |
| **Totals** | **38,699** | | **43,320** | | **46,795** | |
| **% Change 2000 - 2013** | | | | | | **0.21** |
| **Age Cohort** | **2020** | **Percent** | **2025** | **Percent** | **2030** | **Percent** |
| Age 0 - 4 | 2,936 | 5.9% | 3,029 | 5.9% | 3,221 | 6.1% |
| Age 5 - 9 | 2,470 | 5.0% | 2,489 | 4.8% | 2,583 | 4.9% |
| Age 10 - 14 | 2,081 | 4.2% | 2,106 | 4.1% | 2,145 | 4.0% |
| Age 15 - 19 | 2,369 | 4.8% | 2,270 | 4.4% | 2,300 | 4.3% |
| Age 20 - 24 | 2,582 | 5.2% | 3,009 | 5.9% | 2,887 | 5.4% |
| Age 25 - 34 | 5,792 | 11.7% | 6,056 | 11.8% | 6,787 | 12.8% |
| Age 35 - 44 | 5,402 | 10.9% | 5,540 | 10.8% | 5,682 | 10.7% |
| Age 45 - 54 | 7,097 | 14.3% | 6,245 | 12.2% | 5,780 | 10.9% |
| Age 55 - 64 | 9,793 | 19.8% | 9,968 | 19.4% | 9,441 | 17.8% |
| Age 65 - 74 | 6,346 | 12.8% | 7,168 | 14.0% | 7,981 | 15.1% |
| Age 75 - 84 | 1,941 | 3.9% | 2,737 | 5.3% | 3,394 | 6.4% |
| Age 85+ | 658 | 1.3% | 707 | 1.4% | 818 | 1.5% |
| **Totals** | **49,465** | | **51,323** | | **53,019** | |
| **% Change 2020 - 2030** | | | | | | **0.07** |

Source: 2000 Census; ESRI forecast 2008 and 2013; 2020, 2025, 2030 Pond & Company projections based on ARC analysis of Woods and Poole 2008 county data.

The largest cohort groups in Dunwoody are 25-34 and 35-40. Over half of Dunwoody residents are over 35. Similarly, the same conditions are seen in the City of Johns Creek. Children and teenagers (19 years and younger) make up 35.5 % of the total population in Johns Creek. A much lower percentage, 22.6%, of children and teenagers are seen in Dunwoody. This percentage is more in line with Roswell at 24% and the North Fulton Planning Area a t 26%.

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The median age in Dunwoody is 36.7 years of age in contrast to 35.2 years in Roswell, 36.2 years in Sandy Springs, 32.3 years in DeKalb and 32.7 years in Fulton County. The North Fulton/North DeKalb area and associated cities have similar median ages, although Dunwoody's is a bit higher. These are residents in the prime of their working and family lives which is indicative of the mission and values statements these communities support.

**Table 1-5**

| Dunwoody Population Forecast by Sex and Average Age : 2000-2030 | | | | | |
|---|---|---|---|---|---|
| | Census 2000 | 2008 | 2013 | 2008-2013 | 2008-2013 |
| | Number | Number | Number | Change | Annual Rate |
| Population | 38,698 | 43,322 | 46,795 | 3,473 | 1.55% |
| Households | 16,018 | 18,619 | 20,325 | 1,706 | 1.77% |
| Average Household Size | 2.38 | 2.30 | 2.27 | -0.03 | -0.26% |
| Median Age | 36.7 | 38.2 | 39.4 | 1.2 | 0.62% |
| Median Male Age | 35.5 | 37.0 | 38.2 | 1.2 | 0.64% |
| Median Female Age | 37.9 | 39.5 | 40.7 | 1.2 | 0.60% |

Source: ESRI Business Analyst Online estimates and projections for 2008 and 2013

**Table 1-6**

| Dunwoody Population by Race | | | | | | |
|---|---|---|---|---|---|---|
| | 2000 | | 2008 | | 2013 | |
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 30,379 | 78.5% | 31,582 | 72.9% | 32,381 | 69.2% |
| Black Alone | 3,251 | 8.4% | 3,856 | 8.9% | 4,305 | 9.2% |
| American Indian Alone | 77 | 0.2% | 87 | 0.2% | 94 | 0.2% |
| Asian or Pacific Islander Alone | 2,786 | 7.2% | 4,419 | 10.2% | 5,662 | 12.1% |
| Some Other Race Alone | 1,587 | 4.1% | 2,426 | 5.6% | 3,229 | 6.9% |
| Two or More Races | 619 | 1.6% | 910 | 2.1% | 1,123 | 2.4% |
| Hispanic Origin | 3,406 | 8.8% | 5,199 | 12.0% | 6,738 | 14.4% |
| Diversity Index | | 47.2 | | 56.6 | | |
| **Total** | **38,699** | | **43,322** | | **46,794** | |

Source: ESRI Business Analyst Online estimates and projections for 2008 and 2013

**Table 1-7**

| DeKalb Forecast of Population by Racial Composition | | | | | | |
|---|---|---|---|---|---|---|
| | 1980 | 1990 | 2000 | 2010 | 2020 | 2030 |
| White Alone | 344,254 | 292,310 | 238,521 | 185,655 | 132,788 | 79,922 |
| Black Alone | 130,980 | 230,425 | 361,111 | 476,177 | 591,242 | 706,308 |
| Asian and Pacific Islander | 4,633 | 16,266 | 27,047 | 38,254 | 49,461 | 60,668 |
| Some Other Race Alone | 2,552 | 5,838 | 37,638 | 55,181 | 72,724 | 90,267 |
| Hispanic Origin (Any Race) | 7,470 | 15,619 | 52,542 | 75,078 | 97,614 | 120,150 |

Source: DeKalb 2025 Comprehensive Plan

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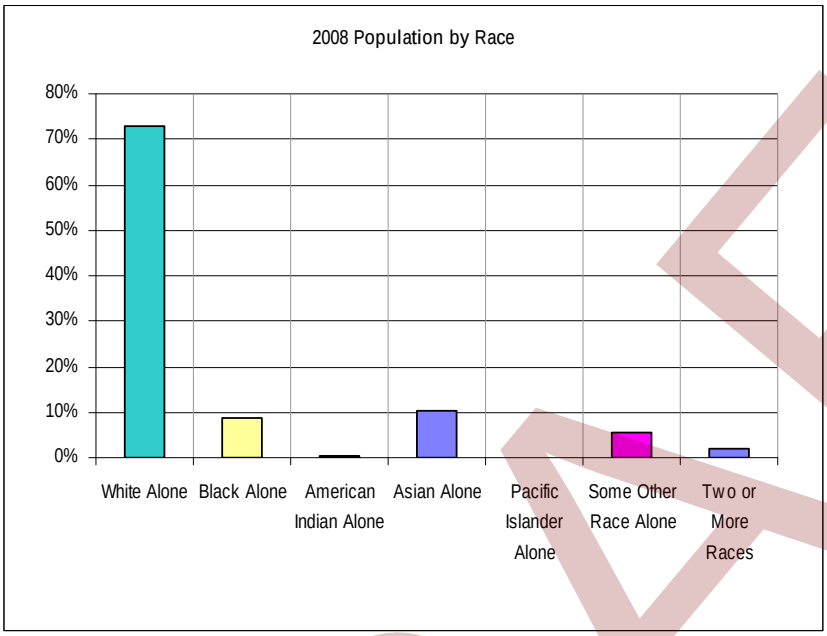
Figure 1-2 below showcases the estimated racial distribution in 2008.

**Figure 1-2**




Source: ESRI Business Analyst Online

**Table 1-8**

| **Dunwoody Hispanic Population: 2000 Census** | | |
|---|---|---|
| Total Hispanic Population 18 Years and Over | 2604 | 0.768 |
| *Hispanic Population 18+ of One Race* | 2504 | 0.962 |
| White | 1322 | 0.508 |
| Black or African American | 47 | 0.018 |
| American Indian or Alaska Native | 25 | 0.01 |
| Asian | 15 | 0.006 |
| Native Hawaiian or Other Pacific Islander | 3 | 0.001 |
| Some Other Race | 1092 | 0.42 |
| | | |
| *Hispanic Population 18+ of Two or More Races* | 99 | 3.8% |

Source: ESRI Business Analyst Online

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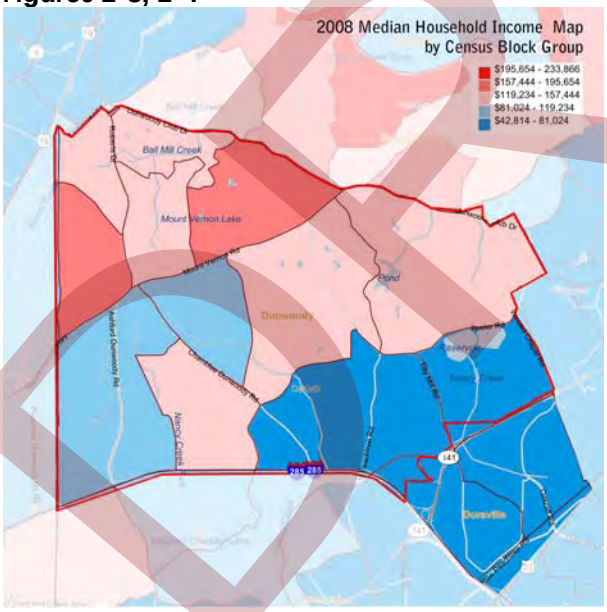
**Table 1-9**

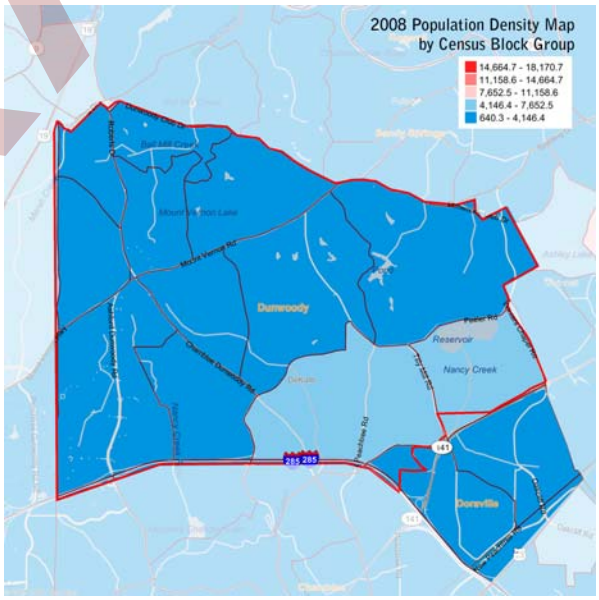
| Dunwoody Households by Income | | | | | | |
|---|---|---|---|---|---|---|
| | 2000 | | 2008 | | 2013 | |
| | Number | Percent | Number | Percent | Number | Percent |
| < $15,000 | 880 | 5.5% | 655 | 3.5% | 562 | 2.8% |
| $15,000 - $24,999 | 791 | 4.9% | 579 | 3.1% | 515 | 2.5% |
| $25,000 - $34,999 | 1,233 | 7.7% | 709 | 3.8% | 545 | 2.7% |
| $35,000 - $49,999 | 1,836 | 11.5% | 1,685 | 9.0% | 1,102 | 5.4% |
| $50,000 - $74,999 | 3,038 | 19.0% | 2,982 | 16.0% | 3,062 | 15.1% |
| $75,000 - $99,999 | 2,453 | 15.3% | 2,817 | 15.1% | 3,031 | 14.9% |
| $100,000 - $149,999 | 2,935 | 18.3% | 4,109 | 22.1% | 4,702 | 23.1% |
| $150,000 - $199,999 | 1,435 | 9% | 2,154 | 12% | 2,119 | 10% |
| $200,000+ | 1,417 | 9% | 2,930 | 16% | 4,688 | 23% |
| | | | | | | |
| Median Household Income | $76,756 | | $98,648 | | $116,008 | |
| Average Household Income | $97,008 | | $131,209 | | $161,386 | |
| Per Capita Income | $40,081 | | $56,254 | | $69,922 | |

Source: ESRI Business Analyst Online

Figures 1-3 and 1-4 offer a graphical representation of Median Household Income and Population Density. The most notable elements are that the southeastern portion of the city contains the highest density of population and the lowest MHI.

**Figures 1-3, 1-4**




Source: ESRI Business Analyst Online, imagery generated from estimated figures of Census Block Group data

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The median household income divides households into two equal segments with the first half of households earning less than the median household income and the other half earning more where as per capita income means how much each individual receives, in monetary terms, of the yearly income generated.

The City of Dunwoody's median household income in 2008 is $98,648 and the per capita income is $56,254. In comparison the median household income of Johns Creeks (2007) is $150,592 with a per capita income of $65,994. The median household income in Roswell us $71,726 with a per capita income of $36,012. Although the income in Dunwoody and Johns Creek is higher than that of Roswell it must be noted that the Roswell data is from 1999. DeKalb County (2007), in contrast has a median income of $51,753 and a per capita income of $23,968 with Fulton County a bit higher at a median income of $58,052 (2007) and a per capita income of $30,003 (1999). This illustrates that the North Fulton/North DeKalb cities have higher incomes than the counties they are contained within. Georgia and the Atlanta MSA are substantially lower at $32,227 and $39,453, respectively.

**Table 1-10**

| Dunwoody Per Capita Income and Forecast | | | | |
|---|---|---|---|---|
| 2008 | 2013 | 2020 | 2025 | 2030 |
| $56,254 | $69,922 | $91,703 | $112,107 | $137,050 |
| **DeKalb County Projected Per Capita Income** | | | | |
| 2010 | 2015 | 2020 | 2025 | |
| $31,751 | $35,643 | $39,534 | $43,426 | |

Source: ESRI Business Analyst Online

**Table 1-11**

| Dunwoody Median Household Income and Forecast | | | | |
|---|---|---|---|---|
| | | 2000 | 2008 | 2013 |
| | | $76,756 | $98,648 | $116,008 |
| **DeKalb County, State of Georgia: Projected Median Household Income** | | | | |
| Jurisdiction | 1990 | 2000 | 2005 (estimate) | 2010 (projection) |
| DeKalb County | $35,721 | $49,117 | $53,560 | $59,251 |
| Georgia | $29,021 | $42,433 | $49,502 | $54,344 |

Source: ESRI Business Analyst Online, DeKalb County 2025 Comprehensive Plan

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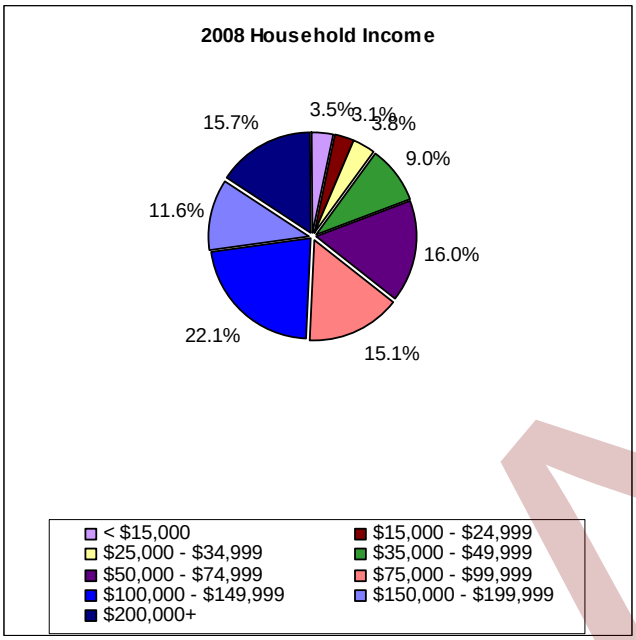
Figure 1-5 below highlights the distribution of household income in Dunwoody.

**Figure 1-5**




Source: ESRI Business Analyst Online

In 1999, 666 people living in what is now the City of Dunwoody were living below the poverty level, according to Census data. That number increased to around 2,000 people during the 2005-2007 survey period; of that number, 400 are children (under the age of 18). See tables 1-12 and 1-13 below.

Poverty data reported here includes data from the last Census as well as data from the "Census Designated Place – Dunwoody" level, using American Community Survey (ACS) data (2005-2007). The ACS source was used because it offers the most recent data available for such measures. Even though the "Designated Place" boundary developed by the Census is somewhat smaller than the actual City boundaries, the difference between the geographic coverage primarily involves the reservoir area and a small portion of the city at the southwest portion, which are not included in the Defined Place. It is likely to contain a more accurate reflection than the 2000 census data in terms of understanding the City profile.

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**Table 1-12**

| Dunwoody - Census Designated Place: % of Population in Poverty | | |
|---|---|---|
| Gender, Age | Estimate | % of Dunwoody |
| Male: | 1,002 | 2.53% |
| Under 5 years | 167 | 0.42% |
| 5 years | 0 | 0.00% |
| 6 to 11 years | 24 | 0.06% |
| 12 to 14 years | 103 | 0.26% |
| 15 years | 28 | 0.07% |
| 16 and 17 years | 35 | 0.09% |
| 18 to 24 years | 90 | 0.23% |
| 25 to 34 years | 119 | 0.30% |
| 35 to 44 years | 142 | 0.36% |
| 45 to 54 years | 140 | 0.35% |
| 55 to 64 years | 154 | 0.39% |
| 65 to 74 years | 0 | 0.00% |
| 75 years and over | 0 | 0.00% |
| Female: | 897 | 2.27% |
| Under 5 years | 0 | 0.00% |
| 5 years | 0 | 0.00% |
| 6 to 11 years | 118 | 0.30% |
| 12 to 14 years | 0 | 0.00% |
| 15 years | 25 | 0.06% |
| 16 and 17 years | 0 | 0.00% |
| 18 to 24 years | 249 | 0.63% |
| 25 to 34 years | 176 | 0.44% |
| 35 to 44 years | 67 | 0.17% |
| 45 to 54 years | 67 | 0.17% |
| 55 to 64 years | 54 | 0.14% |
| 65 to 74 years | 0 | 0.00% |
| 75 years and over | 141 | 0.36% |
| **Total:** | **1,899** | **4.80%** |

Source: U.S. Census Bureau, 2005-2007 American Community Survey

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**Table 1-13**

| Households by Poverty Status in 1999 and HH Type | | |
|---|---|---|
| Total Households | 16,018 | 100.0% |
| **Below Poverty Level** | **666** | **4.2%** |
| Married-couple Family | 148 | 0.9% |
| Other Family - Male Householder, No Wife Present | 15 | 0.1% |
| Other Family - Female Householder, No Husband Present | 74 | 0.5% |
| Nonfamily Households | 429 | 2.7% |
| **At or Above Poverty Level** | **15,352** | **95.8%** |
| Married-couple Family | 8,840 | 55.2% |
| Other Family - Male Householder, No Wife Present | 512 | 3.2% |
| Other Family - Female Householder, No Husband Present | 831 | 5.2% |

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3

**Educational Attainment**

The City of Dunwoody has a very high level of educational attainment with 10.5% of the population with a High School (HS) diploma, 35.8 % with a Bachelor's Degree, and 21.2% with a Master's Degree (or higher). This is consistent with Johns Creek at 9.6% with a HS Diploma, 22% with a Bachelor's Degree and 44% with a Master's Degree and Roswell at 13.3% with a HS Diploma, 35.6% with a Bachelor's Degree and 17% with a Master's Degree, respectively. This shows that each City has at least 50% of its population with an advanced degree. This is much higher than the Atlanta MSA at 35% with an advanced degree. Sandy Springs is Similar with 60.8% of the population with a Bachelor's Degree. Johns Creek is the highest with 66% followed by Sandy Springs at 60.8%, Dunwoody at 57%, and Roswell at 52.6%. Further, all jurisdictions have only around 5% of their population without a HS Diploma. It is important for a City to have an educated workforce to compete for employers and business. Employers look for communities where the skill set matches their needs.

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**Table 1-14**

| Dunwoody: Population 25+ by Educational Attainment | | | |
|---|---|---|---|
| | Census 2000 | | 1990-2000 Annual Rate of % Change |
| **Total** | **27982** | **100%** | **2.98%** |
| Less than 9th Grade | 844 | 3% | 10.22% |
| 9th - 12th Grade, No Diploma | 894 | 3% | 0.45% |
| High School Graduate | 2925 | 11% | -0.64% |
| Some College, No Degree | 4801 | 17% | 0.75% |
| Associate Degree | 1457 | 5% | 2.46% |
| Bachelor's Degree | 11129 | 40% | 3.96% |
| Master's/Professional/Doctorate Degree | 5932 | 21% | 5.63% |

Source: ESRI Business Analyst Online

**Table 6-1**

| Dunwoody (Census Place) School Enrollment | | | |
|---|---|---|---|
| | *Percent of enrolled population* | | |
| **Subject** | **Total** | **In public school** | **In private school** |
| Elementary: grade 5 to grade 8 | 1,821 | 54.20% | 45.80% |
| High school: grade 9 to grade 12 | 1,838 | 70.20% | 29.80% |
| College, undergraduate | 1,802 | 85.80% | 14.20% |
| Graduate, professional school | 909 | 45.90% | 54.10% |
| | | | |
| *Percent of age group enrolled in school* -- | | | |
| 3 and 4 years | 76.90% | 20.00% | 80.00% |
| 5 to 9 years | 97.10% | 66.30% | 33.70% |
| 10 to 14 years | 96.70% | 59.30% | 40.70% |
| 15 to 17 years | 100.00% | 73.00% | 27.00% |
| 18 and 19 years | 87.20% | 89.20% | 10.80% |
| 20 to 24 years | 56.80% | 85.30% | 14.70% |
| 25 to 34 years | 15.30% | 49.10% | 50.90% |
| 35 years and over | 3.00% | 60.50% | 39.50% |
| | | | |
| Population 18 years and over | 29,570 | (X) | (X) |
| Enrolled in college or graduate school | 9.20% | 72.40% | 27.60% |
| Males 18 years and over | 13,336 | (X) | (X) |
| Enrolled in college or graduate school | 8.80% | 85.20% | 14.80% |
| Females 18 years and over | 16,234 | (X) | (X) |
| Enrolled in college or graduate school | 9.40% | 62.60% | 37.40% |
| | | | |
| Population 18 to 24 years | 2,269 | (X) | (X) |
| Enrolled in college or graduate school | 59.90% | 89.70% | 10.30% |
| Males 18 to 24 years | 906 | (X) | (X) |
| Enrolled in college or graduate school | 78.90% | 90.80% | 9.20% |
| Females 18 to 24 years | 1,363 | (X) | (X) |
| Enrolled in college or graduate school | 47.30% | 88.50% | 11.50% |

Source: Census American Community Survey (2005-2008 Three year estimate)

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**Regional Context: Population**

After decades of massive growth, the entire Metro-Atlanta region entered a period of less rapid rates of new development since 2003. A recent statement from ARC documents a 28.4% decline in residential building permits from 2006 to 2007 for the ten ARC core counties. For the outer ten counties, permits fell 35.6%. While a sharper decline than other years due to the mortgage crisis that hit the nation in 2006, it occurs during a period of a longer trend in slower growth rates described below.

Between 1990 and 2000, the Metro-Region population grew 3% annually, on average. Since 2000, the 10-county Atlanta region has averaged almost 86,000 net new residents each year, or 2.3% annually. This is a slight slowing of the rate of change. In 2006, the 10-county Atlanta region added 104,000 people to reach a total population of 4,029,400 million. Fulton County led the region's growth that year, followed by Gwinnett. Fulton remains the region's largest county with an estimated population of 933,600. After averaging 14,521 new residents each year in the 1990s, Fulton has surpassed that growth pace this decade, averaging 16,800 new residents each year since 2000. DeKalb's 2008 population is 727,600. This is an average of 9,655 new residents per year from 1990 to 2008.

Trends and Implications

The City remains a relatively homogenous community; this will change over time, and the slow pace of change offers an opportunity for the entire City to plan for and accommodate the benefits of diversity. The Hispanic and Asian communities will see the most growth at 4% and 3% respectively. By 2015 the Asian population will comprise 10.1% and the Hispanic Community will comprise 12%.

This will be monitored and adjusted as American Community Survey data shows divergence from the forecasts. The impact on the City of Dunwoody is an increasing task of educating non-English speakers.

Already the children of recent Hispanic immigrants are learning English, and educational programs (including adult education) are focusing on English as a second language. DeKalb County schools shoulder the greatest responsibility for these efforts.

Income

In general, the Metro-Atlanta region is a young, well paid region, although what the City of Dunwoody demonstrates is that the wealth is not evenly distributed geographically. The ARC reports that the metro region's per capita income increased by 5.1 percent between 2000 and 2005; however the ARC also notes that this growth lags behind other metro areas. When comparing Atlanta to the other most populous metro areas, Atlanta's per capita income growth from 2000 to 2005 is almost half of Dallas's growth rate, the next lowest. One explanation for

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stagnating income growth is the loss of high paying jobs in metro Atlanta between 2001 and 2005. On average, jobs that metro Atlanta has added since 2001 pay almost $1,800 less per month than the jobs that were lost.

The slower rates of increase may not feel so painful to the region's residents, because, according to national studies, the Metro Atlanta region is the third lowest cost of living among the 10 most populated metro areas; the region has the fifth-lowest cost of living among the 10 fastest growing metro areas with a population larger than one million. Income distribution is not balanced. 81% of Dunwoody residents make over $50,000 dollars each year and 65% make over $75,000 each year.

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## 2. LAND USE

The purpose of this analysis is to understand the current development conditions and growth patterns in the newly incorporated City of Dunwoody. Analyzing the existing development patterns and existing land use helped identify what is happening in Dunwoody's physical environment.

### Existing Land Use

Land Use is defined as the functional dimension of land for different human purposes or economic activities. Figure 2-1 shows the Existing Land Use for the Dunwoody area as defined by the Atlanta Regional Commission with LandPro 2008. The data was collected by preparing geographic information system acreage estimates of existing land use inventory based on field reconnaissance and aerial photographic interpretation. Table 2-1 provides the acreage of existing land use by land use classification. Table 2-2 provides a brief definition of each existing land use classification.

**Table 2-1**

| Dunwoody Existing Land Use | | |
|---|---|---|
| Category | % | Acreage |
| Cemeteries | 0.19% | 15.54 |
| Commercial | 13.14% | 1,092.84 |
| Forest | 1.16% | 96.15 |
| Institutional Extensive | 0.34% | 28.13 |
| Institutional Intensive | 4.87% | 404.70 |
| Parks | 0.91% | 75.78 |
| Residential High | 1.51% | 125.54 |
| Residential Low | 0.36% | 29.96 |
| Residential Medium | 65.64% | 5,459.54 |
| Residential Multi | 7.85% | 653.06 |
| Reservoirs | 0.36% | 30.25 |
| TCU | 2.94% | 244.67 |
| Transitional | 0.73% | 60.70 |
| Total Acreage | 1.00 | 8316.86 |

Source: Pond & Company generated GIS estimates

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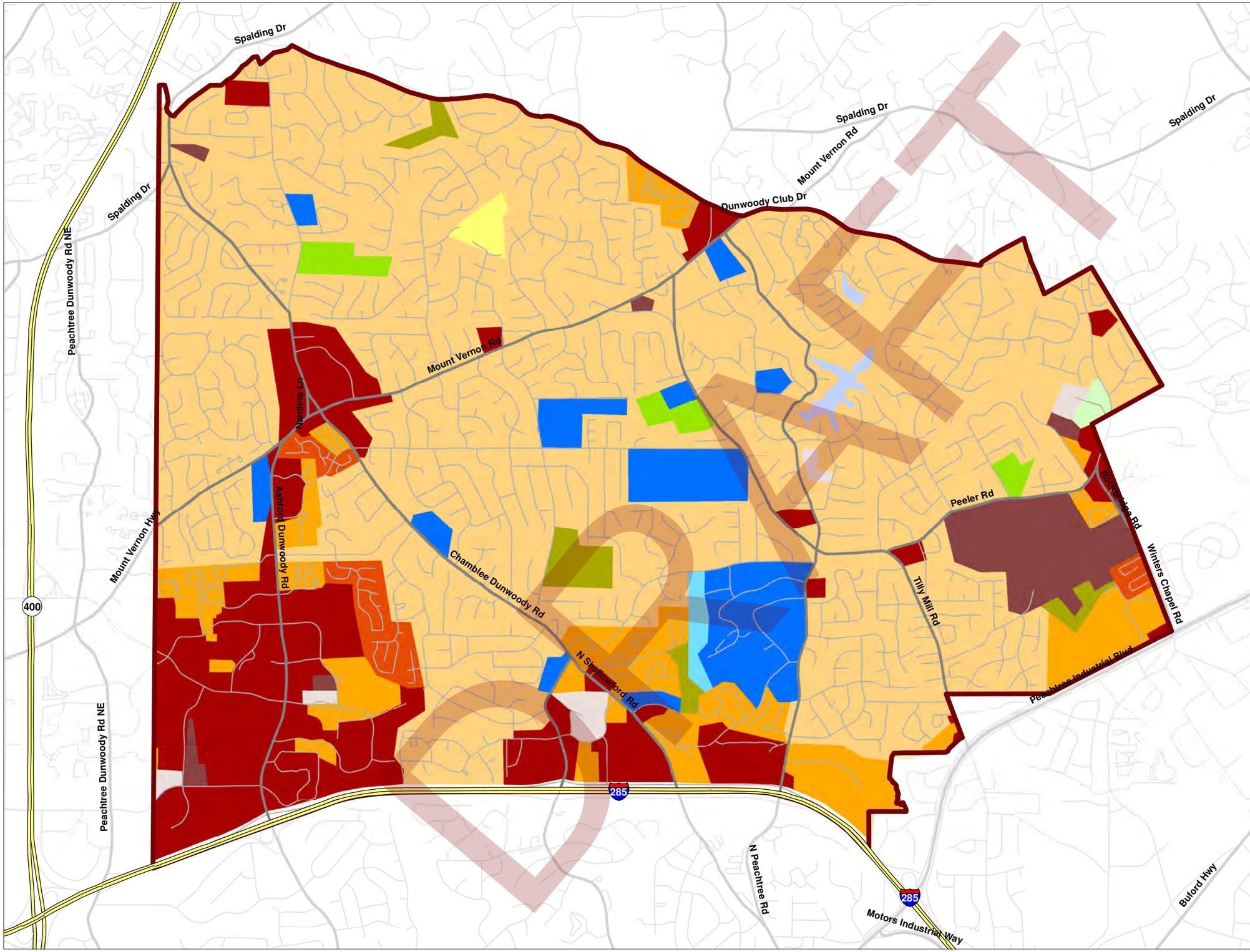
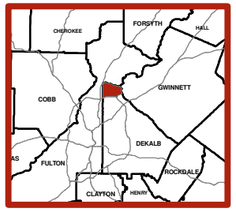



# Dunwoody, Georgia
# COMPREHENSIVE PLAN




## EXISTING LAND USE 2008

### LEGEND

- Dunwoody City Limits
- Expressways
- Major Roads
- Minor Roads

### LAND USE

- Commercial and Services
- Intensive Instituional
- Extensive Institutional
- High Density Residential
- Multifamily Residential
- Medium Density Single Family Residential
- Low Density Single Family Residential
- Transportation / Communications / Utilities
- Forest
- Parks
- Cemeteries
- Reservoirs
- Transitional Areas

SOURCE: ARC LAND PRO 2008

1 Miles

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**Table 2-2**

| Classification System: |
|---|
| Low Density Single Family Residential - Areas that have generally been developed for single family residential use, usually with a significant mix of forested or agricultural landcover. These areas often occur on the periphery of urban expansion and are generally characterized by houses on 2 to 5 acre lots. Some examples of this category include rural housing, estates, and linear residential developments along transportation routes. |
| Medium Density Single Family Residential - Areas that have predominantly been developed for single family residential use, with or without a significant mix of forested or agricultural landcover. These areas usually occur in urban or suburban zones and are generally characterized by houses on 1/4 to 2 acre lots. This category accounts for the majority of residential landuse in the Region and includes a wide variety of neighborhood types. |
| High Density Residential - Areas that have predominantly been developed for concentrated single family residential use. These areas occur almost exclusively in urban neighborhoods with streets on a grid network, and are characterized by houses on lots smaller than 1/4 acre, but may also include mixed residential areas with duplexes and small apartment buildings. |
| Multifamily Residential - Residential areas comprised predominantly of apartment, condominium and townhouse complexes where net density generally exceeds eight units per acre. Typical apartment buildings are relatively easy to identify, but some high rise structures may be interpreted as, or combined with, office buildings, though many of these dwellings were identified and delineated in downtown and midtown for the first time with the 2003 update. Likewise, some smaller apartments and townhouses may be interpreted as, or combined with, medium- or high-density single family residential. Housing on military bases, campuses, resorts, agricultural properties and construction work sites is not included in this or other residential categories. |
| Commercial and Services - Areas used predominantly for the sale of products and services, including urban central business districts, shopping centers in suburban and outlying areas, commercial strip developments, junk yards and resorts. The main buildings, secondary structures and areas supporting the basic use are all included: office buildings, warehouses, driveways, sheds, parking lots, landscaped areas, waste disposal areas, etc. Commercial areas may include some non-commercial uses too small to be separated out. Central business districts commonly include some institutions such as churches and schools, and commercial strip developments may include some residential units. |
| Intensive Institutional - The built-up portions of institutional land holdings, including all buildings, grounds and parking lots that compose educational, religious, health, correctional and military facilities. Institutions occupying small areas (for example, many churches and some elementary and secondary schools) may be included in other categories, principally residential or commercial. |
| Extensive Institutional - Public or private land holdings devoted to educational, religious, health, correctional, or military landuse. This category is one of only two that is used exclusively for landuse classifications, the other being Park Lands (Code 175). As the Metropolitan Planning Organization (MPO) for Atlanta, ARC is required to produce long range population and employment forecasts which are used in transportation modeling. The landuse categories of Extensive Institutional and Park Lands are important to ARC's long range forecasts since large tracts of land controlled by governments and institutions are more likely to be withheld from residential, commercial, or industrial development. Unlike Intensive Institutional (Code 121) which is visible on, and delineated from, the digital aerial photography, Extensive Institutional can only be identified and mapped from collateral data sources. The primary source of this information comes from the GIS Coordinators for each of the 13 counties and the City of Atlanta who reviewed the previous designations and provided updated information and additional GIS or CAD data. Various secondary sources include hardcopy, digital and internet maps and files. Please note, the built-up landcover portion of these various tracts of land are generally identified as Intensive Institutional (Code 121). The Extensive Institutional landuse areas identify the full extent of these tracts which are both built-up and non-built-up, and whose undeveloped area is at least 25 acres in size. |
| Transportation, Communication and Utilities - Also referred to as "TCU," this category encompasses various landuse types associated with transportation, communication, and utilities. Much of the automotive transportation is accounted for in other categories, particularly highways and their right-of-ways, which are either absorbed into the context of a more dominant landcover (e.g. residential or commercial), or are covered completely within the Limited Access Highways category (Code 145) described below. Other types of transportation include service and terminal facilities, railways (including MARTA) and their stations, parking lots, roundhouses, repair and switching yards, as well as overland track and spur connections. Airport facilities may include runways, terminals, service buildings, navigation aids, fuel storage, parking lots, and intervening land. Similar to streets and highways, communication and utility networks generally fall below the minimum mapping standards, thus are not separated out of the context of the larger landuse with which they are associated. When practical, areas involved in the processing, treatment and transportation of water, gas, oil, and electricity, such as pumping stations and electric substations have been delineated. Likewise, areas used for airwave communications, such as radio, radar, or television may be mapped in this category. |
| Cemeteries - Public and private lands devoted to burial grounds, including primary and secondary buildings and associated infrastructure. Because of their unique photo "signature," many small cemeteries can be identified from the digital imagery at a scale of 1:14,000; many others, however, may be combined with residential, commercial, forest, or agriculture landcover. Forest areas and ponds are often included in this category, but may also be identified separately (Code 40 and 53, respectively) depending on their size. |
| Parks - Active recreation areas identified from aerial photography, including baseball and other sports fields, tennis courts, swimming pools, camp grounds, parking lots, structures, drives, and trails. Forest areas and ponds are often included, but may also be identified separately (Code 40 and 53, respectively) depending on their size. |

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| |
|---|
| Park Lands - Local, state, or federal land holdings devoted to preservation, conservation or recreation, as identified from secondary sources. This category is one of only two that is used exclusively for landuse classifications, the other being Extensive Institutional (Code 125). As the Metropolitan Planning Organization (MPO) for Atlanta, ARC is required to produce long range population and employment forecasts which are used in transportation modeling. The landuse categories of Park Lands and Extensive Institutional are important to ARC's long range forecasts since large tracts of land controlled by governments and institutions are more likely to be withheld from residential, commercial, or industrial development. Unlike Parks (Code 173) which are visible on, and delineated from, the digital aerial photography, Park Lands can only be identified and mapped from collateral data sources. The primary source of this information comes from the GIS Coordinators for each of the 13 counties and the City of Atlanta who reviewed the previous designations and provided updated information and additional GIS or CAD data. Various secondary sources include hardcopy, digital and internet maps and files. Please note, the built-up landcover portion of these various tracts of land are generally identified as Parks (Code 173). The Park Land landuse areas identify the full extent of these tracts which are both built-up and non-built-up, and whose undeveloped area is at least 25 acres in size. |
| Forest - All forested areas of coniferous and/or deciduous trees. Although the 5 acre minimum mapping standard generally applies with the identification of these areas in an urban context, for cartographic reasons it is not used in a rural context to separate out forest within larger agricultural delineations. Instead, these vast areas of mixed landcover are generalized with a minimum mapping unit of 25 acres. |
| Reservoirs, Lakes, and Ponds - Man-made impoundments, often referred to as "lakes" or "ponds," which are persistently covered with water. Please note, as there are no known naturally occurring lakes in the Region, the previous class called Lakes (Code 52) has been dropped from the classification system. For larger reservoirs, the water control structures themselves are often classified in Other Urban (Code 17). |
| Transitional Areas - Recently cleared or altered land in transition from one landuse activity, either built-up or non-built-up, to another unknown or undeterminable landuse. |

Source: Metadata from Atlanta Regional Commission's 2008 Landpro GIS dataset

Land classified as Medium Density Single Family Residential defines most of the Dunwoody area, comprising more than 65 percent of the total land use. This land use is heavily intertwined with the character of Dunwoody, as even the City's seal prominently features a single family home. It is important to note that Landpro's classification system is somewhat misleading. In previous versions "medium density" connoted housing units often in the 1/3 acre to ¼ fourth acre ranges; however, the 2007 version has expanded this category's definition to cover all housing types from ¼ acre lots to 2 acre lots with "low density" reserved for 2 to 5 acres lots within areas with significant agricultural and forestry land.

Another land use category to note is Commercial and Services which represents 13 percent of the total area, a significant percentage. Landpro has significantly expanded its definition of the category.

Other significant categories of existing land use include Intensive Institutional and Multifamily Residential. Much of the acreage comprising the Intensive Institutional category is due to Georgia Perimeter College and Dunwoody's large variety of K-12 schools.

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**Zoning Classifications**

The city of Dunwoody has adopted the DeKalb County Zoning map outright. Figure 2-2 shows the zoning coverage in the new city.

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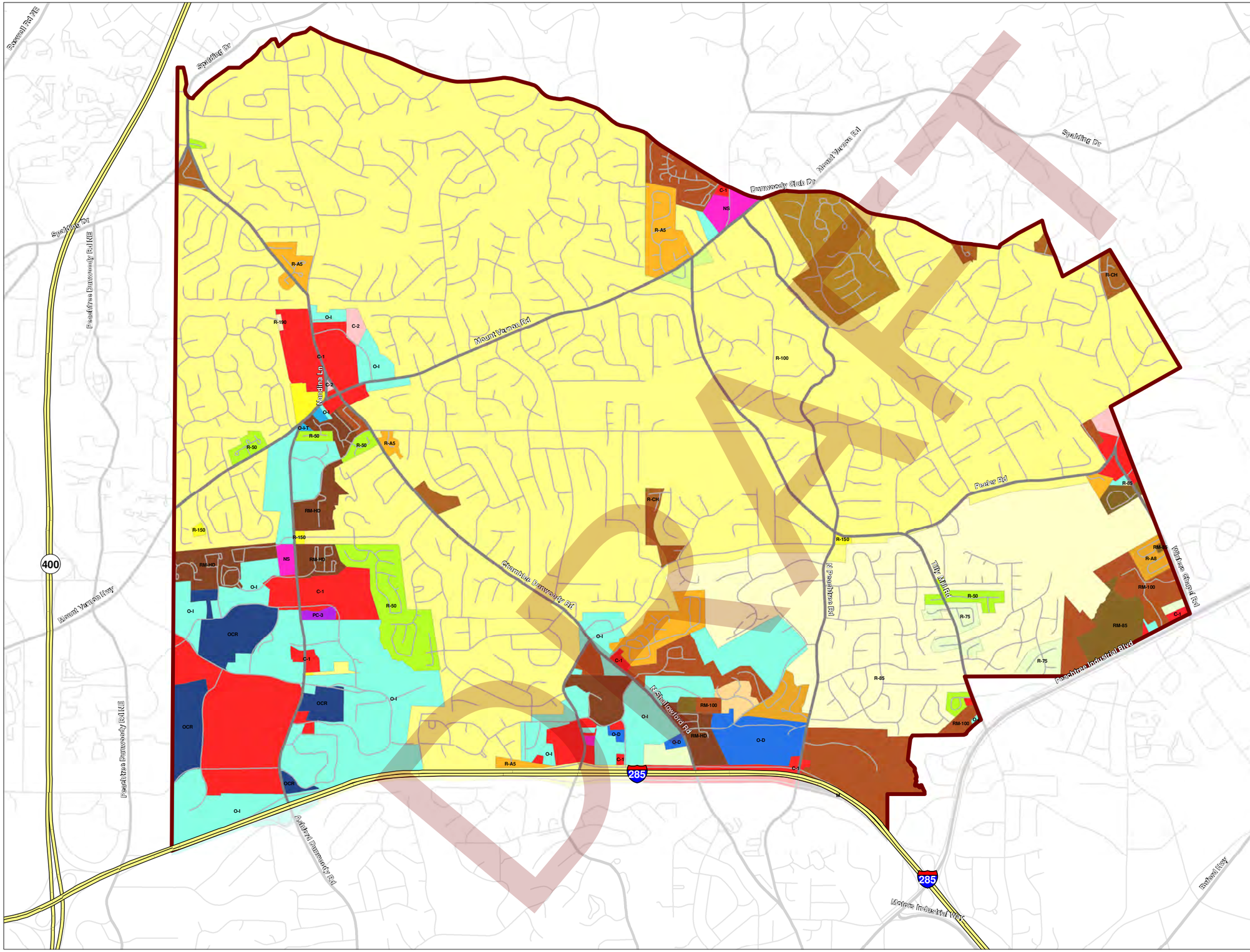
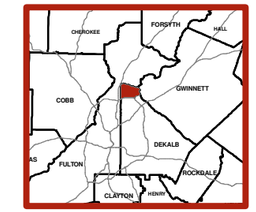



# Dunwoody, Georgia
# COMPREHENSIVE PLAN




## EXISTING ZONING (2008)

### LEGEND

- Dunwoody City Limits
- Expressways
- Major Roads
- Minor Roads

### Existing Zoning

- R-50
- R-60
- R-75
- R-85
- R-100
- R-150
- R-190
- RA
- R-A5
- R-A8
- R-CD
- R-CH
- RM-85
- RM-100
- RM-HD
- C-1
- C-2
- O-I
- O-I-T
- O-D
- OCR
- NS
- PC-3
- M

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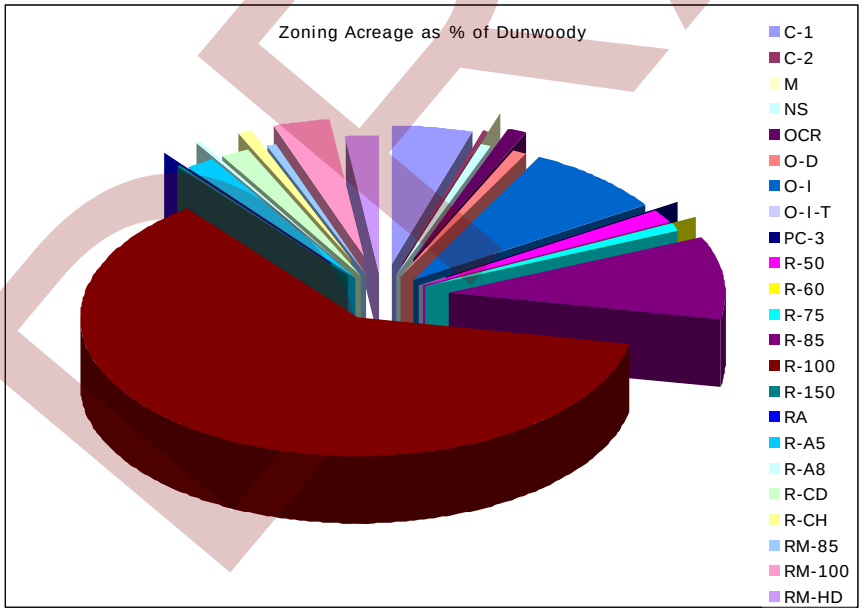
Table 2-3 and Figure 2-3 show the breakdown of zoning category by percent of total acreage.

**Table 2-3**

| Zone Type | Square Footage | Acreage | Zoning Acreage as % of Dunwoody |
|---|---|---|---|
| C-1 | 17,685,928.91 | 406.0 | 4.79% |
| C-2 | 680,505.63 | 15.6 | 0.18% |
| M | 485,068.02 | 11.1 | 0.13% |
| NS | 1,187,636.78 | 27.3 | 0.32% |
| OCR | 5,032,812.77 | 115.5 | 1.36% |
| O-D | 2,672,567.64 | 61.4 | 0.72% |
| O-I | 30,700,577.56 | 704.8 | 8.32% |
| O-I-T | 128,040.95 | 2.9 | 0.03% |
| PC-3 | 238,490.16 | 5.5 | 0.06% |
| R-50 | 5,605,355.67 | 128.7 | 1.52% |
| R-60 | 457,930.79 | 10.5 | 0.12% |
| R-75 | 2,606,407.57 | 59.8 | 0.71% |
| R-85 | 36,371,686.55 | 835.0 | 9.85% |
| R-100 | 226,272,262.98 | 5194.5 | 61.30% |
| R-150 | 851,449.07 | 19.5 | 0.23% |
| RA | 662,131.73 | 15.2 | 0.18% |
| R-A5 | 5,549,020.00 | 127.4 | 1.50% |
| R-A8 | 1,669,753.42 | 38.3 | 0.45% |
| R-CD | 6,011,204.71 | 138.0 | 1.63% |
| R-CH | 2,482,894.78 | 57.0 | 0.67% |
| RM-85 | 2,524,848.27 | 58.0 | 0.68% |
| RM-100 | 12,224,347.08 | 280.6 | 3.31% |
| RM-HD | 7,028,783.36 | 161.4 | 1.90% |

Source: Pond & Company generated GIS estimates

**Figure 2-3**




Source: Pond & Company generated GIS estimates

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# 3. ECONOMIC DEVELOPMENT

### Economic Base

The percentage of employment by industry is calculated by the number of Dunwoody residents employed in an industry versus the total civilian employed population. Dunwoody residents are employed in a wide range of industries, so the City is not dependent on one particular industry.

### Labor Force

**Table 3-1**

| Labor Force Participation ( Persons 16 Years and Over) : 2000 | | | | |
|---|---|---|---|---|
| | Dunwoody* | | Dekalb County** | Georgia** |
| | Number | Percent | Percent | Percent |
| Labor Force | 22,314 | 70.1% | 70.8% | 66.1% |
| Civilian Employed | 21,664 | 68.0% | 66.9% | 61.4% |
| Civilian Unemployed | 641 | 2.0% | 3.9% | 3.6% |
| In Armed Forces | 9 | 0.0% | 0.1% | 1.1% |
| Not in Labor Force | 9,538 | 29.9% | 29.2% | 33.9% |
| **Total** | **31,852** | **100.0%** | **100.0%** | **100.0%** |

Source: *ESRI based U.S. Census Bureau - Census 2000 (SF3); **Pond & Co. calculated percentage from the DCA Dataviews data - U. S. Census Bureau 2000 (SF3).

**Table 3-2**

| Labor Force Participation By Sex (Persons 16 Years and Over): 2000 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Female | | | | Male | | |
| | Dunwoody* | | Dekalb County** | Georgia** | Dunwoody* | | Dekalb County** |
| | Number | Percent | Percent | Percent | Number | Percent | Percent |
| Labor Force | 9,724 | 60.3% | 66.2% | 59.4% | 12,590 | 80.0% | 75.9% |
| Civilian Employed | 9,437 | 58.6% | 62.4% | 55.6% | 12,227 | 77.7% | 71.7% |
| Civilian Unemployed | 287 | 1.8% | 3.7% | 3.6% | 354 | 2.2% | 4.1% |
| In Armed Forces | 0 | 0.0% | 0.0% | 0.3% | 9 | 0.1% | 0.1% |

Source: *ESRI based U.S. Census Bureau - Census 2000 (SF3); **Pond&Co. calculated percentage from theDCA Dataviews data - U. S. Census Bureau 2000 (SF3).

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**Table 3-3**

| Population 16+ by Sex and Work Status in 1999 | | | | |
|---|---|---|---|---|
| | Dunwoody | | DeKalb County | Georgia |
| | Number | Percent | Percent | Percent |
| Females | 16,115 | 50.6% | 52.3% | 51.5% |
| Worked Full-time | 5,990 | 18.8% | 30.6% | 25.6% |
| Worked Part-time | 4,723 | 14.8% | 7.5% | 8.0% |
| Did Not Work | 5,402 | 17.0% | 14.2% | 17.9% |
| Males | 15,736 | 49.4% | 47.7% | 48.5% |
| Males Worked Full-time | 9,351 | 29.4% | 34.0% | 33.4% |
| Males Worked Part-time | 3,969 | 12.5% | 5.1% | 4.5% |
| Males Did Not Work | 2,416 | 7.6% | 8.6% | 10.6% |
| **Total** | **31,851** | **100.0%** | **100.0%** | **100.0%** |

Source: ESRI based U.S. Census Bureau - Census 2000 (SF3)

**Table 3-4**

| Place of Work of Labor Force: 2000 | | | | |
|---|---|---|---|---|
| | Dunwoody* | | Dekalb County** | Georgia** |
| | **Number** | **Percent** | **Percent** | **Percent** |
| Worked in State of Residence | 21,200 | 98.8% | 99.1% | 97.5% |
| Worked in County of Residence | 8,859 | 41.3% | 44.0% | 58.5% |
| Worked outside County of Residence | 12,341 | 57.5% | 55.1% | 39.0% |
| Worked outside State of Residence | 254 | 1.2% | 0.9% | 2.5% |
| **Total** | **21,454** | **100.0%** | **100.0%** | **100.0%** |

Source: *ESRI based U.S. Census Bureau - Census 2000 (SF3), **U. S. Census Bureau - Census 2000 (SF3)

Figure 3-1 on the next page displays employment centers within the city limits. The most notable point is the high intensity job center outside of the Perimeter Center area in the southeastern portion of the city.

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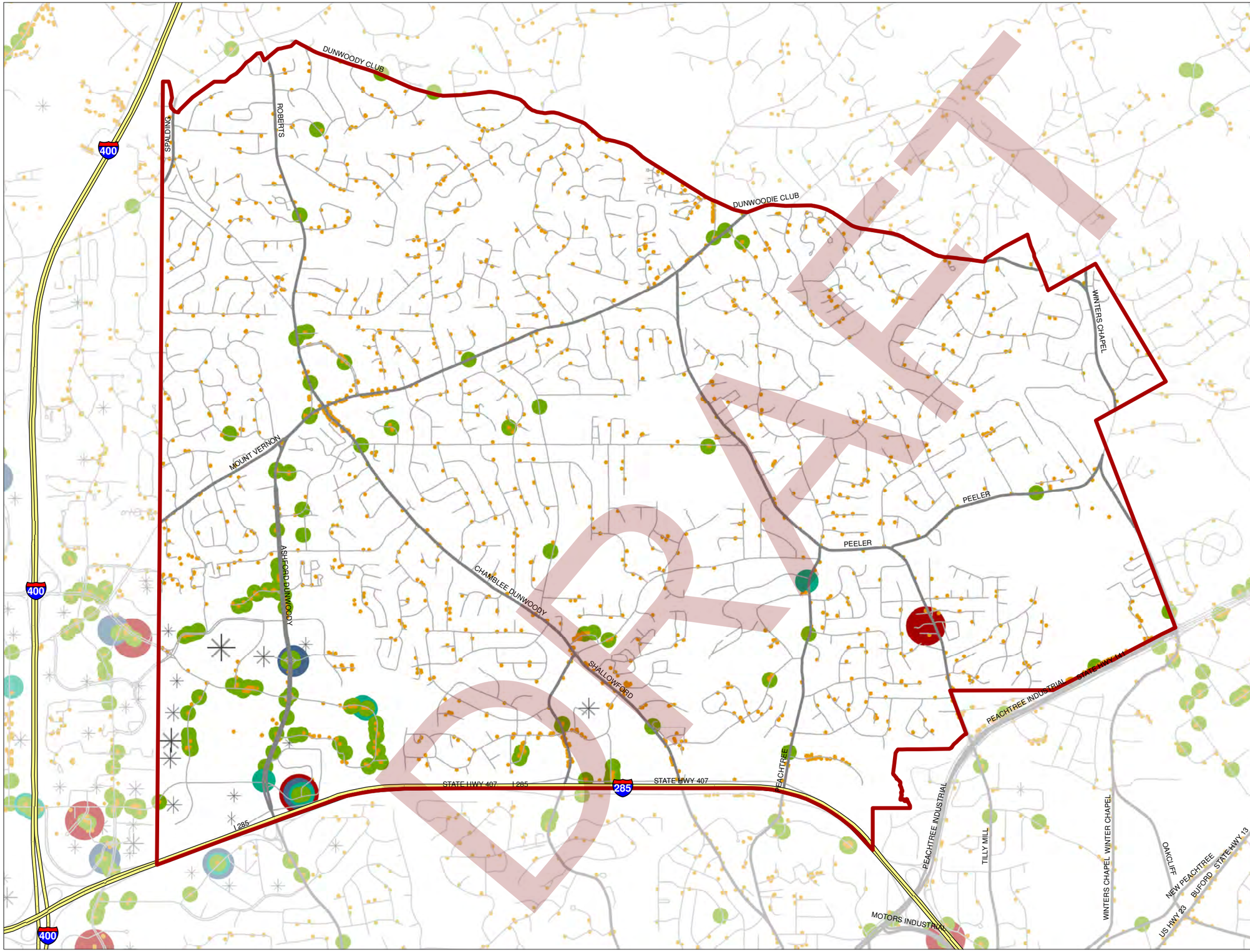
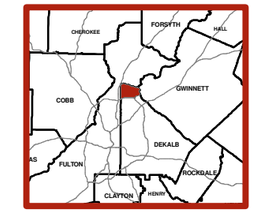



# Dunwoody, Georgia
# COMPREHENSIVE PLAN




## ECONOMIC DEVELOPMENT

**LEGEND**

**Business Location by Number of Employees**

- Less than 50
- 50 - 500
- 500 - 1000
- 1000 - 2000
- More Than 2000

**Development of Regional Impact by Acreage**

- < 10
- 11 - 20
- 21 - 30
- 31 - 40
- > 40

1 Miles

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**Table 3-5 Industry Outlook**

| Employment Estimate by Industy | Year 2000 | | | | Year 2006 | | | | Year 2008 | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Dunwoody | | Dekalb County | Chamblee Super Districts | Dunwoody | | County | Chamblee Super Districts | Dunwoody | | County | Chamblee Super Districts |
| | Number | Percent | Percent | Percent | Number | Percent | Percent | Percent | Number | Percent | Percent | Percent |
| Agriculture, Forestry Fishing and Hunting | 1 | 0.0% | 0.0% | 0.0% | 1 | 0.0% | 0.0% | 0.0% | 0 | 0.0% | 0.0% | 0.0% |
| Mining | 0 | 0.0% | 0.1% | 0.1% | 0 | 0.0% | 0.1% | 0.1% | 0 | 0.0% | 0.1% | 0.0% |
| Utilities | 48 | 0.2% | 0.5% | 0.8% | 68 | 0.2% | 0.5% | 0.3% | 104 | 0.3% | 0.3% | 0.3% |
| Construction | 721 | 2.5% | 3.8% | 3.9% | 672 | 2.1% | 3.7% | 4.1% | 460 | 1.4% | 4.1% | 2.9% |
| Manufacturing Non Durables | 36 | 0.1% | 0.9% | 0.4% | 52 | 0.2% | 1.0% | 0.8% | 69 | 0.2% | 0.8% | 0.2% |
| Manufacturing Durables | 259 | 0.9% | 5.3% | 6.1% | 361 | 1.2% | 5.1% | 4.8% | 234 | 0.7% | 4.8% | 5.7% |
| Wholesale Trade | 2,304 | 8.1% | 5.5% | 8.9% | 2,403 | 7.7% | 5.5% | 4.6% | 2,074 | 6.1% | 4.6% | 6.2% |
| Retail Trade | 2,105 | 7.4% | 10.9% | **11.5%** | 2,822 | 9.0% | 11.3% | 11.2% | 4,173 | 12.3% | 11.2% | **12.4%** |
| Transportation & Warehousing | 392 | 1.4% | 5.5% | 2.1% | 530 | 1.7% | 5.8% | 5.7% | 408 | 1.2% | 5.7% | 2.2% |
| Information | 1,249 | 4.4% | 5.6% | 7.9% | 1,005 | 3.2% | 4.7% | 4.3% | 647 | 1.9% | 4.3% | 6.1% |
| Finance | 4,209 | 14.7% | 4.2% | 7.4% | 4,384 | 14.0% | 4.4% | 3.4% | 3,169 | 9.3% | 3.4% | 6.4% |
| Real Estate, Rental and Leasing | 766 | 2.7% | 1.8% | 2.1% | 610 | 1.9% | 1.9% | 1.5% | 482 | 1.4% | 1.5% | 2.1% |
| Professional, Scientific and Technical | 4,887 | **17.1%** | 6.6% | 10.5% | 5,424 | **17.3%** | 6.8% | 7.0% | 6,504 | **19.1%** | 7.0% | 12.1% |
| Management of Companies | 1,120 | 3.9% | 1.8% | 2.3% | 1,085 | 3.5% | 1.7% | 2.2% | 2,459 | 7.2% | 2.2% | 3.5% |
| Administrative/Waste Management | 1,848 | 6.5% | 6.5% | 8.5% | 2,886 | 9.2% | 6.6% | 7.7% | 3,766 | 11.1% | 7.7% | 10.4% |
| Education Services | 1,534 | 5.4% | 10.3% | 3.8% | 1,584 | 5.1% | 10.3% | 11.5% | 1,233 | 3.6% | 11.5% | 3.7% |
| Health & Social Assistance | 2,351 | 8.2% | **12.6%** | 4.7% | 2,539 | 8.1% | **12.6%** | **12.8%** | 2,863 | 8.4% | **12.8%** | 6.2% |
| Arts, Entertainment & Rec | 181 | 0.6% | 0.7% | 0.5% | 169 | 0.5% | 0.7% | 0.8% | 540 | 1.6% | 0.8% | 0.8% |
| Accommodation and Food Services | 2,744 | 9.6% | 7.2% | 7.9% | 3,047 | 9.7% | 7.2% | 7.3% | 3,840 | 11.3% | 7.3% | 8.0% |
| Other Services (Not Pub. Admin) | 1,502 | 5.3% | 3.5% | 3.5% | 1,427 | 4.6% | 3.4% | 3.3% | 810 | 2.4% | 3.3% | 2.9% |
| Public Administration | 200 | 0.7% | 6.3% | 6.6% | 203 | 0.6% | 6.4% | 6.4% | 162 | 0.5% | 6.4% | 7.6% |
| Other | 92 | 0.3% | 0.4% | 0.4% | 74 | 0.2% | 0.3% | 0.1% | 19 | 0.1% | 0.1% | 0.1% |
| **Total** | **28,549** | **100.0%** | **100.0%** | **100.0%** | **31,343** | **100.0%** | **100.0%** | **100.0%** | **34,015** | **100.0%** | **100.0%** | **100.0%** |

Source: Pond & Co. calculated the estimate for City of Dunwoody by census tract; and for Dekalb County and Chamblee Super District based on ARC s Employment Estimates 2000 - 2006- 2008

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Note: The total number of Employment from ARC's data and U.S.Census Bureau may differ because of the different methodology employed by the sources. The table above, however, serves the purpose of showing the magnitude of scale of employment for each industry in the city, county and the super district.

**Table 3-6**

**Employment Forecast from 2000 to 2030 by Industry**

| Year | Construction | Manufacture | Transportation / Communication / Utilities | Wholesale | Retail | Finance/ Insurance/ Real Estate | Services | Government | TOTAL |
|---|---|---|---|---|---|---|---|---|---|
| 2000 | 844 | 734 | 6273 | 3182 | 9030 | 9075 | 18590 | 1297 | **49025** |
| 2005 | 850 | 2929 | 2335 | 2595 | 8615 | 5211 | 14216 | 1685 | **38438** |
| 2010 | 950 | 2984 | 2268 | 4190 | 9629 | 5070 | 14376 | 1732 | **41198** |
| 2015 | 984 | 2982 | 2310 | 4318 | 10775 | 4976 | 14794 | 1908 | **43047** |
| 2020 | 1046 | 2908 | 2285 | 4536 | 11508 | 5077 | 15364 | 2183 | **44907** |
| 2025 | 1080 | 2916 | 2402 | 5169 | 12079 | 4979 | 16575 | 2506 | **47706** |
| 2030 | 1117 | 2908 | 2500 | 5911 | 12843 | 4866 | 17780 | 2786 | **50710** |

Source: Pond & Co. calculated above data for City of Dunwoody by census tract based on ARC's 20 County Forecasts

**Table 3-7**

**Change in Employment Forecast from 2000 to 2030 by Industry**

| Year | Construction | Manufacture | Transportation / Communication / Utilities | Wholesale | Retail | Finance/ Insurance/ Real Estate | Services | Government | TOTAL |
|---|---|---|---|---|---|---|---|---|---|
| 2005-00 | 6 | 2,196 | -3,938 | -587 | -415 | -3,864 | -4,373 | 388 | **-10,587** |
| 2010-05 | 100 | 55 | -67 | 1,594 | 1,014 | -141 | 160 | 47 | **2,760** |
| 2015-10 | 34 | -3 | 42 | 129 | 1,146 | -94 | 418 | 177 | **1,848** |
| 2020-15 | 62 | -74 | -25 | 218 | 733 | 102 | 570 | 275 | **1,860** |
| 2025-20 | 34 | 8 | 117 | 633 | 571 | -98 | 1,211 | 322 | **2,799** |
| 2030-25 | 37 | -8 | 98 | 742 | 764 | -113 | 1,204 | 280 | **3,004** |
| 2030-00 | 99 | 2,207 | -3,843 | 2,875 | 3,925 | -4,530 | -1,164 | 1,442 | **1,011** |

Source: Pond & Co. calculated above data for City of Dunwoody by census tract based on ARC's 20 County Forecasts

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**Table 3-8**

| Civilian Employed Population 16+ by Occupation: 2000 | | | | |
|---|---|---|---|---|
| | Dunwoody* | | Dekalb County** | Georgia*** |
| | Number | Percent | Percent | Percent |
| **White Collar** | **19,552** | **90.3%** | **67.6%** | **59.5%** |
| Management/Professional | 12,301 | 56.8% | 39.6% | 32.7% |
| Sales/Office and Admin Support | 5,849 | 27.0% | 28.0% | 26.8% |
| **Service** | **1,402** | **6.5%** | **13.1%** | **13.4%** |
| **Blue Collar** | **2,114** | **9.7%** | **19.3%** | **27.1%** |
| Farming/Fishing/Forestry | 0 | 0.0% | 0.1% | 0.6% |
| Construction/Extraction/Maintenance | 1,176 | 5.4% | 8.3% | 10.8% |
| Production/Transportation/Material Moving | 938 | 4.3% | 10.9% | 15.7% |
| **Total** | **21,666** | **100.0%** | **100.0%** | **100.0%** |

Source: *ESRI based U.S. Census Bureau - Census 2000 (SF3); **Dekalb County Comprehensive Plan; ***U.S. Bureau of the Census - Census 2000 (SF3)

**Table 3-9**

| Travel Time to Work: 2000 | | | | |
|---|---|---|---|---|
| | Dunwoody* | | Dekalb County** | Georgia** |
| | **Number** | **Percent** | **Percent** | **Percent** |
| Did not Work at Home | 20,103 | 93.7% | 97.0% | 97.2% |
| Less than 5 minutes | 350 | 1.6% | 1.1% | 2.4% |
| 5 to 9 minutes | 1,391 | 6.5% | 4.5% | 8.7% |
| 10 to 19 minutes | 5,710 | 26.6% | 21.2% | 28.6% |
| 20 to 24 minutes | 3,635 | 16.9% | 14.4% | 13.6% |
| 25 to 34 minutes | 5,154 | 24.0% | 26.0% | 19.4% |
| 35 to 44 minutes | 1,479 | 6.9% | 8.4% | 6.3% |
| 45 to 59 minutes | 1,262 | 5.9% | 10.8% | 9.1% |
| 60 to 89 minutes | 753 | 3.5% | 7.1% | 6.1% |
| 90 or more minutes | 369 | 1.7% | 3.5% | 2.9% |
| Worked at Home | 1,351 | 6.3% | 3.0% | 2.8% |
| **Total** | **21,454** | **100.0%** | **100.0%** | **100.0%** |

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**Table 3-10**

| Civilian Employed Population 16+ by Occupation: 2008 | | |
|---|---|---|
| | Number | Percent |
| **White Collar** | **18,074** | **84.50%** |
| Management/Professional | 12,812 | 59.90% |
| Management / Business / Financial | 6,545 | 30.60% |
| Professional | 6,267 | 29.30% |
| Sales/Office and Admin Support | 5,262 | 24.60% |
| Sales | 3,187 | 14.90% |
| Administrative Support | 2,075 | 9.70% |
| **Service** | **1,540** | **7.20%** |
| **Blue Collar** | **1,775** | **8.30%** |
| Farming/Fishing/Forestry | 0 | 0.00% |
| Construction/Extraction/Maintenance | 1,048 | 4.90% |
| Construction / Extraction | 877 | 4.10% |
| Installation / Maintaenance / Repair | 171 | 0.80% |
| Production/Transportation/Material Moving | 706 | 3.30% |
| Production | 278 | 1.30% |
| Transporation / Material Moving | 428 | 2.00% |
| **Total** | **21,389** | **100%** |

Source: Pond & Co. calculated the number of employed population by occupation from the percent of employed population in each occupation and total number of employed population provided by ESRI based U.S. Census Bureau - Census 2000 (SF3)

**Commuter Patterns**

**Table 3-11**

| Means of Transportation to Work: 2000 | | | | |
|---|---|---|---|---|
| | Dunwoody* | | Dekalb County** | Georgia** |
| | **Number** | **Percent** | **Percent** | **Percent** |
| Drove Alone - Car, Truck, or Van | 16338 | 76.2% | 70.5% | 77.5% |
| Carpooled - Car, Truck, or Van | 2086 | 9.7% | 15.4% | 14.5% |
| Public Transportation | 1137 | 5.3% | 8.2% | 2.3% |
| Walked | 178 | 0.8% | 1.8% | 1.7% |
| Other Means | 364 | 1.7% | 1.1% | 1.1% |
| Worked at Home | 1351 | 6.3% | 3.0% | 2.8% |
| **Total** | **21454** | **100.0%** | **100.0%** | **100.0%** |

Source: *ESRI based U.S. Census Bureau - Census 2000 (SF3), **U.S.Census Bureau - Census 2000 (SF3)

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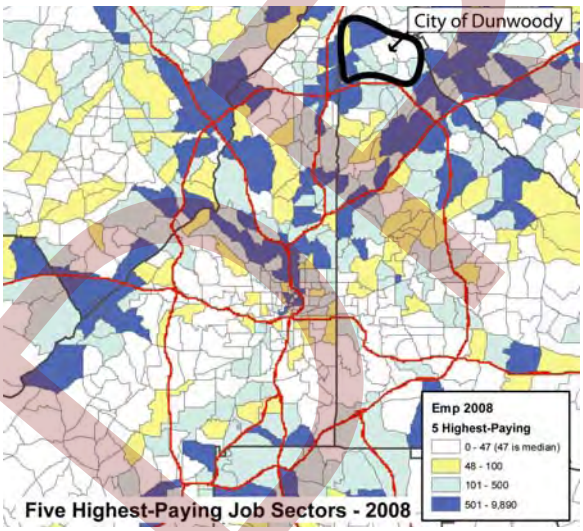
**Table 3-12**

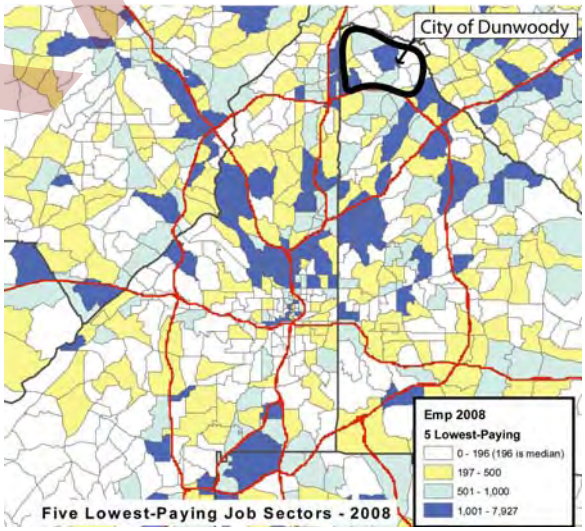
| Travel Time to Work: 2000 | | | | |
|---|---|---|---|---|
| | Dunwoody* | | Dekalb County** | Georgia** |
| | **Number** | **Percent** | **Percent** | **Percent** |
| Did not Work at Home | 20,103 | 93.7% | 97.0% | 97.2% |
| Less than 5 minutes | 350 | 1.6% | 1.1% | 2.4% |
| 5 to 9 minutes | 1,391 | 6.5% | 4.5% | 8.7% |
| 10 to 19 minutes | 5,710 | 26.6% | 21.2% | 28.6% |
| 20 to 24 minutes | 3,635 | 16.9% | 14.4% | 13.6% |
| 25 to 34 minutes | 5,154 | 24.0% | 26.0% | 19.4% |
| 35 to 44 minutes | 1,479 | 6.9% | 8.4% | 6.3% |
| 45 to 59 minutes | 1,262 | 5.9% | 10.8% | 9.1% |
| 60 to 89 minutes | 753 | 3.5% | 7.1% | 6.1% |
| 90 or more minutes | 369 | 1.7% | 3.5% | 2.9% |
| Worked at Home | 1,351 | 6.3% | 3.0% | 2.8% |
| **Total** | **21,454** | **100.0%** | **100.0%** | **100.0%** |

Source: *ESRI based U.S. Census Bureau - Census 2000 (SF3), **U. S. Census Bureau - Census 2000 (SF3)

The following figures, Figures 3-2 to 3-5 show various attributes of employment data. Moreover, this is presented with the surrounding region to provide job context. One of the most noticeable points is how Dunwoody contains census blocks of both the "highest paying jobs" and "lowest paying jobs" according to Figures 3-2 and 3-3. Also, Figures 3-4 and 3-5 show that there has been little job change from 2000 to 2008 and total employment remains notably strong in 2008.

**Figures 3-2, 3-3**




Source: Atlanta Regional Commission's Regional Snapshot

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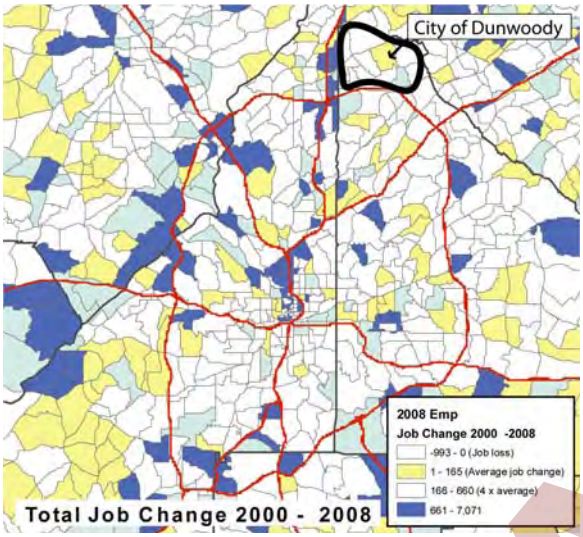
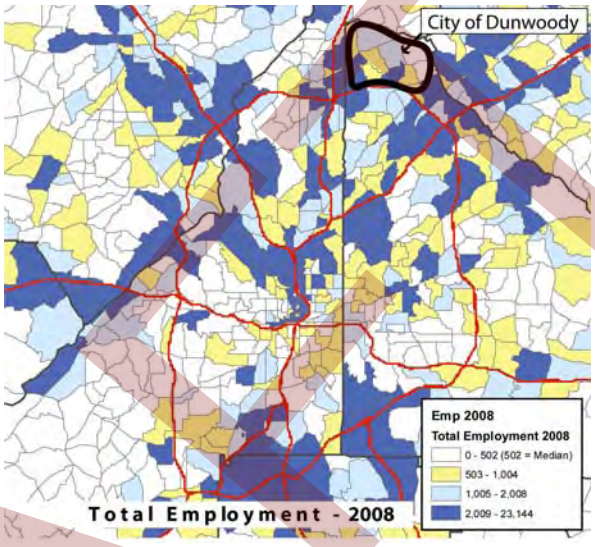
**Figures 3-4, 3-5**




Source: Atlanta Regional Commission's Regional Snapshot

**Regional Context: Economic Development**

Sector Trends

Employment sectors in Dunwoody generally follow trends of the Atlanta region as a whole. In terms of percentage of jobs, almost 50% of residents are employed in Services, followed by Retail and Finance, Insurance, and Real Estate (FIRE). ARC employment forecasts show continued, robust growth in employment through the 2030 planning period.

In Georgia, trade and government account for the greatest percentage of non-farm jobs (approximately 16% each). Professional and business services and manufacturing follow with 13.4 percent and 11.2 percent, respectively. Following national trends, the number of jobs in manufacturing fell between 2003 and 2005; the information industry also lost ground during this time period dropping nearly 6%. Professional and business services, education and health services, construction, and leisure and hospitality gained between 9 percent (professional and business services) and 6.7 percent (leisure and hospitality). The trade and government sectors also added jobs. (Selig Center 2007).

DeKalb County and the Atlanta region are expected to continue to grow, although the types of industry jobs are changing. The shift in the information industry hit the Metro-Atlanta region hard. According to ARC between 2002 and 2005, the region lost approximately 14,000 jobs in the Information sector. When the region began to rebound after 2003, jobs gained were primarily in the lower-wage sectors.

State Options

In addition to County programs, there are also some state programs that provide job training services for qualified businesses. Georgia's QuickStart program offers businesses job training opportunities for their employees free of charge. The program is one of the state's key assets for

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supporting new and expanding industries. Quick Start delivers training in classrooms, mobile labs or directly on the plant floor, wherever it works best for a company. To ensure that all economic development personnel are prepared with the latest skills and strategies for workforce training, Quick Start also administers an ongoing program for professional development, the Certified Economic Developer Trainer program. Regional headquarters serving the Atlanta region are located in midtown Atlanta.

Recent Development
Section in Progress

**Economic Development Resources; Programs and Tools**

The city benefits from several economic programs offered at the state level. The Georgia Department of Community Affairs offers several economic programs like financing, tax credits and development tools. These programs offer incentives to create and protect businesses and jobs. Few of these programs include:

1. Community Development Block Grant

2. Financing Programs:
   - Bond Allocation Program
   - CDBG Loan Guarantee Program (Section 108 Program)
   - Community Development Block Grant Program
   - Downtown Development Revolving Loan Fund (DD RLF)
   - Employment Incentive Program (EIP)
   - Life Sciences Facilities Fund
   - Local Development Fund
   - One Georgia Programs (EDGE and Equity)
   - Redevelopment Fund Program
   - Regional Assistance Program (RAP)
   - Regional Economic Business Assistance (REBA) Program
   - Georgia Heritage Grant Program

3. Downtown Development Programs:
   - Downtown Development Revolving Loan Fund (DDRLF)
   - Local Development Fund
   - Main Street Program
   - Redevelopment Fund Program (CDBG)
   - Redevelopment Opportunities in Georgia

4. Tax Credit Programs
   - Georgia Job Tax Credit Program
   - Housing Tax Credit Program
   - Opportunity Zones

5. Development Tools:
   - Enterprise Zones
   - Local Development Fund
   - Opportunity Zones
   - Regional Economic Assistance Project (REAP)

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Education and Training

A number of institutions in the city provide associate, career, and technical degrees which provide job training to the labor force. The city also benefits from several other universities in Dekalb County and Fulton County like the Georgia Institute of Technology, the Georgia State University, and so forth.

See the Community Facilities section for larger discussion.

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# 4. HOUSING

### Housing Types & Mix

Dunwoody is characterized predominately by single family, detached homes (85%). The dominance of single family homes in the City is a trend common throughout North Fulton and North DeKalb, which were relatively undeveloped prior to rapid suburbanization in the late 1980s and throughout the 1990s.

**Table 4-1**

| Dunwoody Housing Units by Occupancy Status and Tenure | | | | | | |
|---|---|---|---|---|---|---|
| | Census 2000 | | 2008 | | 2013 | |
| | Number | Percent | Number | Percent | Number | Percent |
| Total Housing Units | 16,947 | 100.0% | 20,582 | 100.0% | 22,905 | 100.0% |
| Occupied | 16,018 | 94.5% | 18,619 | 90.5% | 20,326 | 88.7% |
| Owner | 9,866 | 58.2% | 10,786 | 52.4% | 11,401 | 49.8% |
| Renter | 6,152 | 36.3% | 7,833 | 38.1% | 8,925 | 39.0% |
| Vacant | 929 | 5.5% | 1,963 | 9.5% | 2,579 | 11.3% |

Source: ESRI Business Analyst Online

**Table 4-2**

| Dunwoody Census 2000 Vacant Housing Units by Status | | |
|---|---|---|
| | Number | Percent |
| **Total** | **929** | **100.0%** |
| For Rent | 484 | 52.1% |
| For Sale Only | 63 | 6.8% |
| Rented/Sold, Unoccupied | 76 | 8.2% |
| Seasonal/Recreational/Occasional Use | 169 | 18.2% |
| For Migrant Workers | 0 | 0.0% |
| Other Vacant | 137 | 14.7% |

Source: ESRI Business Analyst Online

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**Table 4-3**

| Dunwoody Owner Occupied Housing Units by Value | | | | | | |
|---|---|---|---|---|---|---|
| | Census 2000 | | 2008 | | 2013 | |
| | Number | Percent | Number | Percent | Number | Percent |
| Total | **9,867** | **100.0%** | **10,786** | **100.0%** | **11,401** | **100.0%** |
| < $10,000 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| $10,000 - $14,999 | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| $15,000 - $19,999 | 13 | 0.1% | 4 | 0.0% | 3 | 0.0% |
| $20,000 - $24,999 | 9 | 0.1% | 14 | 0.1% | 12 | 0.1% |
| $25,000 - $29,999 | 10 | 0.1% | 13 | 0.1% | 10 | 0.1% |
| $30,000 - $34,999 | 0 | 0.0% | 10 | 0.1% | 10 | 0.1% |
| $35,000 - $39,999 | 0 | 0.0% | 8 | 0.1% | 8 | 0.1% |
| $40,000 - $49,999 | 37 | 0.4% | 0 | 0.0% | 2 | 0.0% |
| $50,000 - $59,999 | 14 | 0.1% | 29 | 0.3% | 25 | 0.2% |
| $60,000 - $69,999 | 14 | 0.1% | 14 | 0.1% | 19 | 0.2% |
| $70,000 - $79,999 | 19 | 0.2% | 13 | 0.1% | 15 | 0.1% |
| $80,000 - $89,999 | 69 | 0.7% | 17 | 0.2% | 18 | 0.2% |
| $90,000 - $99,999 | 93 | 0.9% | 16 | 0.1% | 15 | 0.1% |
| $100,000 - $124,999 | 263 | 2.7% | 151 | 1.4% | 149 | 1.3% |
| $125,000 - $149,999 | 311 | 3.2% | 243 | 2.3% | 205 | 1.8% |
| $150,000 - $174,999 | 439 | 4.4% | 226 | 2.1% | 220 | 1.9% |
| $175,000 - $199,999 | 816 | 8.3% | 311 | 2.9% | 260 | 2.3% |
| $200,000 - $249,999 | 1,982 | 20.1% | 1,042 | 9.7% | 967 | 8.5% |
| $250,000 - $299,999 | 2,260 | 22.9% | 1,397 | 13.0% | 1,314 | 11.5% |
| $300,000 - $399,999 | 2,510 | 25.4% | 3,553 | 32.9% | 3,670 | 32.2% |
| $400,000 - $499,999 | 781 | 7.9% | 1,734 | 16.1% | 2,117 | 18.6% |
| $500,000 - $749,999 | 203 | 2.1% | 1,812 | 16.8% | 2,051 | 18.0% |
| $750,000 - $999,999 | 12 | 0.1% | 145 | 1.3% | 258 | 2.3% |
| $1,000,000 + | 12 | 0.1% | 34 | 0.3% | 53 | 0.5% |
| **Median Value** | **$264,945** | | **$353,054** | | **$366,717** | |
| **Average Value** | **$280,365** | | **$379,900** | | **$397,106** | |

Source: ESRI Business Analyst Online

The median household value in Dunwoody in 2000 was $264,945 compared to $207,700 in Roswell, $250,675 in Johns Creek, $180,700 in Sandy Springs, $316,600 in Fulton County, and $135,100 in DeKalb County. By contrast in 2008 the median value in Dunwoody in 2008 is estimated at $353,054, the estimated median value in Johns Creek is $353,936 and the median value in Sandy Springs is $474,100. The housing cost increase in new cities is very similar.

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**Table 4-4**

| Census 2000 Occupied Housing Units by Age of Householder and Home Ownership | | | | | |
|---|---|---|---|---|---|
| | | Age | Occupied Units | Owner Occupied Units | |
| | | | | Number | % of Occupied |
| **Total** | | | **16,019** | **9,866** | **61.6%** |
| | | 15 - 24 | 740 | 34 | 4.6% |
| | | 25 - 34 | 3,657 | 1,007 | 27.5% |
| | | 35 - 44 | 3,518 | 2,221 | 63.1% |
| | | 45 - 54 | 3,040 | 2,280 | 75.0% |
| | | 55 - 64 | 2,471 | 2,180 | 88.2% |
| | | 65 - 74 | 1,578 | 1,439 | 91.2% |
| | | 75 - 84 | 800 | 620 | 77.5% |
| | | 85+ | 215 | 85 | 39.5% |

Source: ESRI Business Analyst Online

**Table 4-5**

| Census 2000 Occupied Housing Units by Age of Householder and Home Ownership | | | | | |
|---|---|---|---|---|---|
| | | Race/Ethnicity | Occupied Units | Owner Occupied Units | |
| | | | | Number | % of Occupied |
| **Total** | | | **16,018** | **9,866** | **61.6%** |
| | | White Alone | 13,060 | 9,208 | 70.5% |
| | | Black Alone | 1,386 | 183 | 13.2% |
| | | American Indian Alone | 32 | 13 | 40.6% |
| | | Asian Alone | 1,005 | 363 | 36.1% |
| | | Pacific Islander Alone | 6 | 3 | 50.0% |
| | | Some Other Race Alone | 322 | 30 | 9.3% |
| | | Two or More Races | 207 | 66 | 31.9% |
| | | | | | |
| | | | | | |
| | | Hispanic Origin | 790 | 170 | 21.5% |

Source: ESRI Business Analyst Online

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**Table 4-6**

| Census 2000 Housing Units by Units in Structure and Occupancy | | | | | |
|---|---|---|---|---|---|
| | | Housing Units | | Occupied Units | |
| | | Number | Percent | Number | Percent |
| **Total** | | **16,962** | **100.0%** | **16,033** | **100.0%** |
| | 1, Detached | 9,638 | 56.8% | 9,468 | 59.1% |
| | 1, Attached | 664 | 3.9% | 635 | 4.0% |
| | 2 | 83 | 0.5% | 83 | 0.5% |
| | 3 to 4 | 610 | 3.6% | 588 | 3.7% |
| | 5 to 9 | 1,464 | 8.6% | 1,361 | 8.5% |
| | 10 to 19 | 1,531 | 9.0% | 1,413 | 8.8% |
| | 20 to 49 | 921 | 5.4% | 721 | 4.5% |
| | 50 or More | 2,035 | 12.0% | 1,748 | 10.9% |
| | Mobile Home | 16 | 0.1% | 16 | 0.1% |
| | Other | 0 | 0.0% | 0 | 0.0% |

Source: ESRI Business Analyst Online

**Table 4-7**

| Census 2000 Specified Owner Occupied Housing Units by Selected Monthly O | | |
|---|---|---|
| | Number | Percent |
| **Total** | **9,285** | **100.0%** |
| With Mortgage | 7,302 | 78.6% |
| < $200 | 0 | 0.0% |
| $200 - $299 | 7 | 0.1% |
| $300 - $399 | 33 | 0.4% |
| $400 - $499 | 31 | 0.3% |
| $500 - $599 | 105 | 1.1% |
| $600 - $699 | 125 | 1.3% |
| $700 - $799 | 164 | 1.8% |
| $800 - $899 | 275 | 3.0% |
| $900 - $999 | 250 | 2.7% |
| $1000 - $1249 | 910 | 9.8% |
| $1250 - $1499 | 930 | 10.0% |
| $1500 - $1999 | 2,170 | 23.4% |
| $2000 - $2499 | 1,451 | 15.6% |
| $2500 - $2999 | 449 | 4.8% |
| $3000+ | 402 | 4.3% |
| With No Mortgage | 1,983 | 21.4% |
| *Median Monthly Owner Costs for Units with Mortgage* | *$1,689* | |
| *Average Monthly Owner Costs for Units with Mortgage* | *$1,760* | |

Source: ESRI Business Analyst Online

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**Table 4-8**

| Census 2000 Specified Renter Occupied Housing Units by Contract Rent | | | |
|---|---|---|---|
| | | Number | Percent |
| Total | | 6,165 | 100.0% |
| | Paying Cash Rent | 6,105 | 99.0% |
| | < $100 | 8 | 0.1% |
| | $100 - $149 | 0 | 0.0% |
| | $150 - $199 | 19 | 0.3% |
| | $200 - $249 | 0 | 0.0% |
| | $250 - $299 | 3 | 0.0% |
| | $300 - $349 | 10 | 0.2% |
| | $350 - $399 | 21 | 0.3% |
| | $400 - $449 | 19 | 0.3% |
| | $450 - $499 | 43 | 0.7% |
| | $500 - $549 | 91 | 1.5% |
| | $550 - $599 | 141 | 2.3% |
| | $600 - $649 | 232 | 3.8% |
| | $650 - $699 | 328 | 5.3% |
| | $700 - $749 | 833 | 13.5% |
| | $750 - $799 | 658 | 10.7% |
| | $800 - $899 | 1,247 | 20.2% |
| | $900 - $999 | 810 | 13.1% |
| | $1000 - $1249 | 1,010 | 16.4% |
| | $1250 - $1499 | 257 | 4.2% |
| | $1500 - $1999 | 262 | 4.2% |
| | $2000 + | 113 | 1.8% |
| | No Cash Rent | 60 | 1.0% |
| | Median Rent | $852 | |
| | Average Rent | $922 | |
| | Average Gross Rent (with Utilities) | $1,021 | |

Source: ESRI Business Analyst Online

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**Table 4-9**

| Dunwoody: Age of Housing Stock | |
|---|---|
| | |
| **Total:** | **14,599** |
| Built 1999 to March 2000 | 575 |
| Built 1995 to 1998 | 2,309 |
| Built 1990 to 1994 | 1,472 |
| Built 1980 to 1989 | 2,648 |
| Built 1970 to 1979 | 4,570 |
| Built 1960 to 1969 | 2,653 |
| Built 1950 to 1959 | 267 |
| Built 1940 to 1949 | 46 |
| Built 1939 or earlier | 59 |
| **Median year structure built** | **1979** |

Source: Census 2000, Summary Table 3

The U. S. Department of Housing and Urban Development defines homeowners and renters "with housing problems" as households having at least one of the following conditions (1) Lacking complete plumbing facilities (2) Lacking complete kitchen facilities or (3) Having more than 1.01 persons per room.

In comparison, owners suffer less from housing with problems than renters. Small related households with problems are about 12% of the population, large related households with problems are 13% of the population and overall owners with problems are 15 % of the population.

In the case of both owner and renter small related households exhibit less housing with problems.

Elderly renters are hit hardest by housing with problems at 67% which is more than three times that of elderly owners at 20%.

The U.S. Department of Housing and Urban Development defines cost-burdened households as renter and owner households with monthly housing costs which exceed 30% of their household income. Severe cost burdened households are those households that allocate more than 50% of their monthly income toward housing. In Dunwoody renters are more likely than owners to be cost burdened as 30% allocate over 30% of monthly income and 16% allocate over 50% of monthly income as compared to 16% of owners over the 30% threshold and 5% of owners over the 50% threshold.

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As with "housing with problems" the elderly are hit hard by rising housing costs. 63% of elderly renters are over the 30% threshold and 48% are over the 50% threshold. Elderly owners faired better than renters at 20% over the 30% allocation threshold and 7% over the 50% allocation threshold. It is important to note that the percentage of elderly owners who are cost burdened is higher than other owners.

In the case of both owner and renter small related households have fewer percentages of cost burdened households.

In comparison with Fulton County renters are more likely to be cost burdened or severely cost burdened at 33.3% and 14.4% as can be seen in table 4-14. The table also illustrates the owner cost burdened and severely cost burdened percentages which are significantly higher than Dunwoody. Table 4-17 and Table 4-18 illustrate the cost burdened percentage for DeKalb which are lower than Dunwoody.

To provide some comparison to surrounding cities Sandy Springs and Roswell have been evaluated. Approximately 14.3% of Sandy Springs owners were cost burdened and 10.1 percent were severely cost burdened. 74.9% were not cost burdened. 18.5 % of renters where cost burdened and 14.3% were severely cost burdened. 64.5% of the renting population was not cost burdened. In Roswell a similar pattern is seen. 19.8% of renters were cost burdened with 14.5% severely cost burdened. 62.6% were not cost burdened. 13.2 % of owners were cost burdened with 7.1% being severely cost burdened. 79.3% were not cost burdened.

The scope of these housing problems also varies proportionately with the level of household income. Usually, as the household income decreases, the degree of housing problems increases. Extremely-low-income households are more than twice as likely to have housing problems or be cost burdened compared to low-income households.

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## Cost Burdened Homes

### Table 4-10

| Household by Type, Income, & Housing Problem | Renters | | | | | Total Housholds |
|---|---|---|---|---|---|---|
| | Elderly (1 & 2 members) | Small Related (2 to 4 members) | Large Related (5 or more members) | All Other | Total Renters | |
| Household Income <= 50% MFI | 198 | 114 | 10 | 415 | 737 | 1140 |
| Household Income <=30% MFI | 98 | 54 | 0 | 250 | 402 | 620 |
| % with any housing problems | 61.2 | 74.1 | N/A | 82 | 75.9 | 71.6 |
| % Cost Burden >30% | 61.2 | 74.1 | N/A | 82 | 75.9 | 71.6 |
| % Cost Burden >50% | 61.2 | 74.1 | N/A | 82 | 75.9 | 62.9 |
| | Owners | | | | | |
| | Elderly (1 & 2 members) | Small Related (2 to 4 members) | Large Related (5 or more members) | All Other | Total Owners | |
| Household Income <= 50% MFI | 270 | 70 | 10 | 53 | 403 | |
| Household Income <=30% MFI | 125 | 30 | 10 | 53 | 218 | |
| % with any housing problems | 60 | 66.7 | 100 | 64.2 | 63.8 | |
| % Cost Burden >30% | 60 | 66.7 | 100 | 64.2 | 63.8 | |
| % Cost Burden >50% | 28 | 33.3 | 100 | 56.6 | 39 | |

Source: CHAS data 2000 provided by HUD

### Table 4-11

| Household by Type, Income, & Housing Problem | Renters | | | | | Total Households |
|---|---|---|---|---|---|---|
| | Elderly (1 & 2 members) | Small Related (2 to 4 members) | Large Related (5 or more members) | All Other | Total Renters | |
| Household Income >50 to <=80% MFI | 65 | 210 | 28 | 388 | 691 | 1248 |
| % with any housing problems | 100 | 76.2 | 85.7 | 87.4 | 85.1 | 69.8 |
| % Cost Burden >30% | 100 | 71.4 | 71.4 | 84.8 | 81.6 | 67.9 |
| % Cost Burden >50% | 30.8 | 14.3 | 35.7 | 13.9 | 16.5 | 22.4 |
| | Owners | | | | | |
| | Elderly (1 & 2 members) | Small Related (2 to 4 members) | Large Related (5 or more members) | All Other | Total Owners | |
| Household Income >50 to <=80% MFI | 285 | 180 | 38 | 54 | 557 | |
| % with any housing problems | 42.1 | 55.6 | 89.5 | 53.7 | 50.8 | |
| % Cost Burden >30% | 42.1 | 55.6 | 89.5 | 53.7 | 50.8 | |
| % Cost Burden >50% | 15.8 | 44.4 | 39.5 | 46.3 | 29.6 | |

Source: CHAS data 2000 provided by HUD

### Table 4-12

| Household by Type, Income, & Housing Problem | Renters | | | | | Total Households |
|---|---|---|---|---|---|---|
| | Elderly (1 & 2 members) | Small Related (2 to 4 members) | Large Related (5 or more members) | All Other | Total Renters | |
| Household Income >80% MFI | 155 | 1050 | 104 | 1820 | 3129 | 11348 |
| % with any housing problems | 35.5 | 12.4 | 42.3 | 7.7 | 11.8 | 11.1 |
| % Cost Burden >30% | 25.8 | 3.8 | 3.8 | 6.3 | 6.4 | 9.4 |
| % Cost Burden >50% | 12.9 | 0 | 0 | 0 | 0.6 | 1.5 |
| | Owners | | | | | |
| | Elderly (1 & 2 members) | Small Related (2 to 4 members) | Large Related (5 or more members) | All Other | Total Owners | |
| Household Income >80% MFI | 1755 | 4790 | 600 | 1074 | 8219 | |
| % with any housing problems | 10.3 | 9.2 | 6.7 | 21.3 | 10.8 | |
| % Cost Burden >30% | 10.3 | 9.2 | 4.2 | 20.9 | 10.6 | |
| % Cost Burden >50% | 2 | 1.7 | 0 | 3.7 | 1.9 | |

Source: CHAS data 2000 provided by HUD

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**Table 4-13**

| Household by Type, Income, & Housing Problem | Renters | | | | | Total Households |
|---|---|---|---|---|---|---|
| | Elderly (1 & 2 members) | Small Related (2 to 4 members) | Large Related (5 or more members) | All Other | Total Renters | |
| 18. Total Households | 418 | 1374 | 142 | 2623 | 4557 | 13736 |
| 19. % with any housing problems | 67 | 27.7 | 54.9 | 32.4 | 34.8 | 22.1 |
| 20. % Cost Burden >30 | 63.4 | 20.4 | 23.9 | 31 | 30.6 | 20.5 |
| 21. % Cost Burden >50 | 47.8 | 7.3 | 7 | 14.6 | 15.2 | 8.4 |
| | Owners | | | | | |
| | Elderly (1 & 2 members) | Small Related (2 to 4 members) | Large Related (5 or more members) | All Other | Total Owners | |
| 18. Total Households | 2310 | 5040 | 648 | 1181 | 9179 | |
| 19. % with any housing problems | 20.3 | 11.9 | 13 | 24.7 | 15.8 | |
| 20. % Cost Burden >30 | 20.3 | 11.9 | 10.6 | 24.4 | 15.5 | |
| 21. % Cost Burden >50 | 6.9 | 3.7 | 3.9 | 8 | 5.1 | |

Source: CHAS data 2000 provided by HUD

**Table 4-14**

| Cost Burdened Households outside the City of Atlanta in Fulton County in 2000 | | | |
|---|---|---|---|
| Households | Total Renters | Total Owners | Total Households |
| Total Households | 64,825 | 100,597 | 165,422 |
| % with any housing problems | 40.9 | 22.9 | 29.9 |
| % Cost Burden >30 | 33.3 | 21.9 | 26.4 |
| % Cost Burden >50 | 14.4 | 8 | 10.5 |

Source: Focus Fulton 2025 Comprehensive Plan

**Table 4-15**

| Cost Burdened Elderly 1 & 2 Member Households outside the City of Atlanta in Fulton County in 2000 | | |
|---|---|---|
| Household Income | Total Renters | Total Owners |
| Total Households | 5,140 | 16,390 |
| % with any housing problems | 55.2 | 25.4 |
| % Cost Burden >30 | 53.6 | 25.1 |
| % Cost Burden >50 | 30.6 | 11.6 |

Source: Focus Fulton 2025 Comprehensive Plan

**Table 4-16**

| Fulton County Households with Needs | | | | | | |
|---|---|---|---|---|---|---|
| Housing needs | Owners | | Renters | | Owners & Renters | |
| Category | Number | Percent | Number | Percent | Number | Percent |
| Cost Burdened | 11,583 | 20.06% | 15,115 | 48.56% | 26,698 | 30.04% |
| Severely Cost Burdened | 1,905 | 3.30% | 6,743 | 21.66% | 8,648 | 9.73% |
| Overcrowded | 114 | 0.20% | 3,601 | 11.57% | 3,715 | 4.18% |
| Lacking Facilities | 102 | 0.18% | 0 | 0.00% | 102 | 0.11% |
| Total Needs | 11,799 | 20.43% | 18,716 | 60.12% | 30,515 | 34.34% |
| Total Inventory (1.) | 57,731 | 100.00% | 31,129 | 100.00% | 88,860 | 100.00% |

Notes: (1.) Total households are 98,388. Source: U.S. Census Bureau, 2000 Census, special tabulation by Dr. E. Larry Keating, Georgia Institute of Technology from 2000 Census tabulations.

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## Table 4-17

| DeKalb County: Rental Housing Problems | | | | | |
|---|---|---|---|---|---|
| Household by Type, Income, & Housing Problem | Elderly 1 & 2 Member | Small related 2 to 4 | Large Related 5 or More | All other Households | Total Renters |
| 1. Very Low-Income (Household Income < = 50% MFI) | 4,473 | 12,690 | 4,406 | 12,216 | 33,785 |
| 2. Household Income < = 30% MFI | 2,837 | 6,186 | 2,237 | 6,353 | 17,613 |
| 3. % with any housing problems | 60 | 83 | 94 | 75 | 78 |
| 4. % Cost Burden > 50% with other housing problems | 1.9 | 13.7 | 40.5 | 2.5 | 11.2 |
| 5. % Cost Burden > 30% to < = 50% with other housing problems | 1.2 | 1.5 | 11.5 | 0.1 | 2.2 |
| 6. % Cost Burden < = 30% with other housing problems | 1.8 | 3.5 | 11.8 | 0.7 | 3.3 |
| 7. % Cost Burden > 50% only | 42 | 57.1 | 24.1 | 67.4 | 54.2 |
| 8. % Cost Burden > 30% to < = 50% only | 12.9 | 6.8 | 5.6 | 4.3 | 6.7 |
| 9. Household Income > 30% to < = 50% MFI | 1,636 | 6,504 | 2,169 | 5,863 | 16,172 |
| 10. % with any housing problems | 74 | 84.9 | 89.2 | 90.1 | 86.2 |
| 11. % Cost Burden > 50% with other housing problems | 3.1 | 2 | 3.3 | 0.6 | 1.8 |
| 12. % Cost Burden > 30% to < = 50% with other housing problems | 0.2 | 11.8 | 34.9 | 2.4 | 10.4 |
| 13. % Cost Burden < = 30% with other housing problems | 1.5 | 3.5 | 25.3 | 0.3 | 5.1 |
| 14. % Cost Burden > 50% only | 30.7 | 17.6 | 5.6 | 37.7 | 24.6 |
| 15. % Cost Burden > 30% to < = 50% only | 38.5 | 50 | 20.1 | 49 | 44.5 |
| 16. Household Income > 50 to < = 80% MFI | 1,541 | 10,048 | 3,869 | 10,032 | 25,490 |
| 17. % with any housing problems | 56.3 | 41.5 | 67.2 | 50.7 | 49.9 |
| 18. % Cost Burden > 50% with other housing problems | 1.3 | 0.1 | 0.3 | 0 | 0.2 |
| 18. % Cost Burden > 30% to < = 50% with other housing problems | 0 | 2.6 | 3.9 | 0.7 | 1.9 |
| 19. % Cost Burden < = 30% with other housing problems | 1.3 | 13.2 | 57.3 | 2.3 | 14.9 |
| 20. % Cost Burden > 50% only | 14.2 | 0.8 | 0.9 | 3.5 | 2.7 |
| 21. % Cost Burden > 30% to < = 50% only | 39.5 | 24.7 | 4.9 | 44.2 | 30.3 |
| 22. Household Income > 80% MFI | 2,128 | 15,965 | 3,887 | 21,402 | 43,382 |
| 23. % with any housing problems | 17.2 | 12.6 | 59.9 | 9.1 | 15.3 |
| 24. % Cost Burden > 50% with other housing problems | 2.3 | 0.1 | 0 | 0 | 0.1 |
| 25. % Cost Burden > 30% to < = 50% with other housing problems | 0.9 | 0.1 | 0 | 0.1 | 0.1 |
| 26. % Cost Burden < = 30% with other housing problems | 1.8 | 10.3 | 59.4 | 3.6 | 11 |
| 27. % Cost Burden > 50% only | 4.4 | 0.2 | 0 | 0.1 | 0.3 |
| 28. % Cost Burden > 30% to < = 50% only | 7.7 | 2 | 0.5 | 5.2 | 3.7 |
| 29. Total Households | 8,142 | 38,703 | 12,162 | 43,650 | 102,657 |
| 30. % with any housing problems | 50.9 | 43.4 | 73.6 | 39.1 | 45.8 |

Source: 2003 CHAS Data Book, Department of Human and Community Development

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**Table 4-18**

| DeKalb County: Homeowner Housing Problems | | | | | |
|---|---|---|---|---|---|
| Household by Type, Income, & Housing Problem | Elderly 1 & 2 | Small related 2 | Large Related 5 | All other Household | Total Renters |
| 1. Very Low-Income (Household Income < = 50% MFI) | 6,459 | 5,912 | 1,761 | 3,057 | 17,189 |
| 2. Household Income < = 30% MFI | 3,151 | 2,092 | 787 | 1,600 | 7,630 |
| 3. % with any housing problems | 66.1 | 85 | 89.3 | 83.3 | 77.3 |
| 4. % Cost Burden > 50% with other housing problems | 0.3 | 3.9 | 25 | 1.3 | 4 |
| 5. % Cost Burden > 30% to < = 50% with other housing problems | 0.3 | 0.9 | 2.3 | 0 | 0.6 |
| 6. % Cost Burden < = 30% with other housing problems | 0.4 | 1.1 | 7.1 | 0.6 | 1.4 |
| 7. % Cost Burden > 50% only | 45.9 | 70.6 | 51.8 | 74.7 | 59.3 |
| 8. % Cost Burden > 30% to < = 50% only | 19.1 | 8.5 | 3 | 6.8 | 12 |
| 9. Household Income > 30% to < = 50% MFI | 3,308 | 3,820 | 974 | 1,457 | 9,559 |
| 10. % with any housing problems | 40.2 | 79.6 | 82.2 | 88.3 | 67 |
| 11. % Cost Burden > 50% with other housing problems | 0.1 | 2.2 | 4.4 | 0.7 | 1.5 |
| 12. % Cost Burden > 30% to < = 50% with other housing problems | 0 | 1.3 | 9.9 | 0 | 1.5 |
| 13. % Cost Burden < = 30% with other housing problems | 0.4 | 0.9 | 13.4 | 2.1 | 2.2 |
| 14. % Cost Burden > 50% only | 21.5 | 36.9 | 22.8 | 58.6 | 33.4 |
| 15. % Cost Burden > 30% to < = 50% only | 18.2 | 38.3 | 31.7 | 27 | 29 |
| 16. Household Income > 50 to < = 80% MFI | 5,254 | 9,299 | 2,829 | 4,633 | 22,015 |
| 17. % with any housing problems | 25.3 | 57.6 | 47.9 | 61.2 | 49.4 |
| 18. % Cost Burden > 50% with other housing problems | 0 | 0.5 | 1.1 | 0 | 0.3 |
| 18. % Cost Burden > 30% to < = 50% with other housing problems | 0.2 | 0.7 | 4.7 | 0.4 | 1 |
| 19. % Cost Burden < = 30% with other housing problems | 0.1 | 3.1 | 16.5 | 0.2 | 3.5 |
| 20. % Cost Burden > 50% only | 7.8 | 10.9 | 2.8 | 17.3 | 10.5 |
| 21. % Cost Burden > 30% to < = 50% only | 17.2 | 42.4 | 22.8 | 43.3 | 34 |
| 22. Household Income > 80% MFI | 14,357 | 57,529 | 10,768 | 23,161 | 105,815 |
| 23. % with any housing problems | 6.8 | 8.9 | 19.1 | 16.3 | 11.3 |
| 24. % Cost Burden > 50% with other housing problems | 0 | 0 | 0 | 0 | 0 |
| 25. % Cost Burden > 30% to < = 50% with other housing problems | 0.1 | 0 | 0.4 | 0 | 0.1 |
| 26. % Cost Burden < = 30% with other housing problems | 4.2 | 4.2 | 16.2 | 7.6 | 2.9 |
| 27. % Cost Burden > 50% only | 1.1 | 0.8 | 1.1 | 1.7 | 1.1 |
| 28. % Cost Burden > 30% to < = 50% only | 5.6 | 6.8 | 3.9 | 14.2 | 8 |
| 29. Total Households | 26,070 | 72,740 | 15,358 | 30,851 | 145,019 |
| 30. % with any housing problems | 21.9 | 21.1 | 32 | 30 | 24.3 |
| Source: 2003 CHAS Data Book, Department of Human and Community Development | | | | | |

## Regional Context: Housing

### Costs Compared to Wages

The National Low Income Housing Coalition (NLIHC) provides another way of understanding the affordability gap – the wage a single-earner household would need to earn to pay for the average unit (assumed at HUD's Fair Market Rent). NLIHC reports that a worker would need to earn $15.73 per hour to afford a two-bedroom unit while working 40 hours per week. A worker making minimum wage ($5.15) would need to work 122 hours per week to afford the two-bedroom FMR. Many low-income residents work more than one job and much more than 40 hours per week, but frequently the gap between market and affordable rents requires such households to spend more than 30 percent of their incomes on rent.

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The Georgia Department of Labor lists various occupations paying wages that do not support the two-bedroom Fair Market Rent. A comparison of various 2005 occupational wage rates is shown below.

The table below presents the housing opportunities index (HOI), as provided by the National Association of Homebuilders and Wells Fargo, for comparable metropolitan areas within the Southeast. The housing opportunities index for a given area is defined as the share of homes sold in that area that would have been affordable to a family earning the median income.

The data below in Table 4-19 compare statistics from the fourth quarter of 2000 and the fourth quarter of 2005. It suggests that Atlanta MSA households earning the median income of $69,300 could afford 75.5 percent of the homes sold in the MSA in 2005, up from 69.2 percent in 2000. The increase in home affordability (for those earning the median family income) within the Atlanta MSA compared to other metropolitan areas in the region was due largely to the decline in mortgage interest rates, the slower increase in home appreciation (compared to other regions) and higher family income over the past five years. It should be emphasized that this chart only illustrates housing affordability for those earning the median family income. Housing for low-income earners making less than 80 percent of Average Median Income ($56,950) are still limited by cost.

**Table 4-19**

| Housing Opportunities Index (HOI) for Atlanta MSA and Nearby Metropolitan Areas | | | | | | |
|---|---|---|---|---|---|---|
| | **2005 (4th Quarter)** | | | | **2000 (4th Quarter)** | |
| Metropolitan Areas | HOI | Median Family Income | Median Sales Price | Regional Affordability Rank | HOI | Regional Affordability Rank |
| Atlanta, GA | 75.5 | $69,300 | $175,000 | 6 | 69.2 | 38 |
| Jacksonville, FL | 56.8 | $57,700 | $182,000 | 19 | 74.6 | 16 |
| Raleigh, NC | 65.1 | $69,800 | $192,000 | 12 | 62.6 | 51 |
| Charlotte, NC | 69.5 | $62,500 | $165,000 | 9 | 65.7 | 47 |
| Greenville, SC | 77.3 | $55,900 | $140,000 | 5 | 73.8 | 22 |
| *Source: National Association of Home Builders/Wells Fargo; Bay Area Economics, 2006* | | | | | | |

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**Special Populations**

The census defines disability as: a long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business. 105,844 (Over 5 years of Age in 2000) people in DeKalb County are considered to be disabled. In the State of Georgia there are 1,456,812 persons in this category. The DeKalb County CTP utilized the 2000 census data to map the location and percentage of certain populations including those with disabilities. Dunwoody registers low, percentage wise, compared to the majority of the county.

The U.S. Census defines persons with mental disabilities as those with a condition that substantially limits one or more basic mental activities such as learning, remembering, and concentrating. This definition is quite broad, encompassing all types of individuals with varying degrees of mental ability.

Special Needs Housing

At this time, special needs housing data is only available at the county level. Dekalb County has several special needs populations with particular housing needs, including elderly, frail elderly, persons with severe mental and physical disabilities, substance abuse, and those with HIV/AIDS. Households may have one or more persons with these special housing needs. Comparable data are not available at the city level; however, it is assumed that the City represents a very small portion of the County's special needs population at this time. Since data is not available at the city level, there is no accurate way to assess whether the needs of these populations within the city are being met through City and County services. This will be an important issue to discuss with the Steering Committee.

This section provides a brief overview of special needs housing as presented in DeKalb County 2025 Comprehensive Plan. "Overall, DeKalb County's housing stock appears to be sufficiently diversified. Future trends, such as the decreasing average household size, suggest that there will continue to be a demand for smaller housing units. With approximately 50.1% of the DeKalb County housing stock having been constructed in the last 20 years, the age and condition of the majority of the homes in DeKalb County should be satisfactory for the next twenty years. However, there will be a need to continue to enforce the housing code to ensure that properties are maintained and periodically upgraded. Despite a fairly equal distribution of housing values and rents, there is a need to continue to provide affordable housing for low and moderate income households and to address the housing needs of special populations such as the homeless, the elderly, the mentally ill, the drug or alcohol addicted and persons afflicted with AIDS."

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Senior Housing

The population of seniors (age 65 and over) has steadily increased since 1995 (49,840). The senior population of DeKalb County increased from 53,224 in 2000, to 58,034 (estimated) in 2005. This number is projected to continue to increase to 77,275 in 2025. These figures are consistent with regional projections.

Elderly and Frail Elderly

This population includes those persons 65 years of age or older, with incomes up to 80 percent of AMI, spending more than half of their incomes on housing. Typically, an elderly person should have reasonably good health and mobility, be fairly active, have some discretionary income from pensions/retirement funds, and not need assistance to manage their affairs.

Frail elderly is defined as those individuals with two or more "personal care limitations". These are physical or mental disabilities that substantially limit one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying. Frail elderly often require some type of supportive living arrangement such as an assisted living community, skilled nursing facility, or an independent living situation with in-home health care. Individuals under the age of 75 may be frail elderly if their health/mobility is seriously limited.

With fixed and/or reduced incomes, the affordability of elderly-occupied housing is an important issue. HUD (2000) estimates nationwide that 30% of elderly households pay more than 30% of their income for housing and 14% pay more than 50% toward housing. HUD reports that millions of elderly households live in housing that is in substandard condition or fails to accommodate their physical capabilities or assistance needs. Lower-income elderly households, in particular, are more likely to live in physically substandard housing. Elderly households age 85 and over are particularly vulnerable to the above mentioned housing problems.

Housing needs for the elderly are multifaceted. A comprehensive approach is necessary to adequately address the housing needs of the elderly. There are a variety of facilities and services available for the elderly and the frail elderly in DeKalb County. There are facilities including Senior Centers, Retirement Communities, and Adult Day Care located in and around Dunwoody, Sandy Springs and Roswell.

Persons with Disabilities

The DeKalb Community Service Board (CSB) is a public, not-for-profit organization (set up by the State of Georgia) that helps children, adolescents, adults and seniors who suffer from mental health, developmental disabilities and addiction challenges to live more full and productive lives. With over 20 locations, the DeKalb CSB is available to provide outpatient mental health counseling, acute stabilization and detoxification, psychosocial rehabilitation and residential

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services, day and evening substance abuse treatment as well as a full range of developmental disabilities services. The DeKalb CSB is accredited by CARF. According to their FY 2007 Annual Report, they serve over 10,000 people annually.

While figures regarding the housing costs of persons with disabilities in DeKalb County are not available, it can be assumed that the majority of this population spends over 50% of their income on housing. The National Low Income Coalition (1999) reports that people with disabilities receiving SSI are among the lowest income households in the country and that there is not a single housing market area in the United States where a person with a disability receiving SSI benefits can afford to rent a modest efficiency apartment.

Mental Illness

Section in Progress

Persons with Alcohol or Substance Abuse Problems

Individuals with chemical dependencies are often unable to maintain permanent housing. Without supportive services to help them beat their addictions, many are at risk of becoming homeless.

Domestic Violence

In Fulton and DeKalb Counties and the City of Atlanta, an estimated 500 individuals and 995 families with children are in need of emergency shelter from domestic violence. There are two certified shelters for women and children fleeing domestic violence in South Fulton and none in North Fulton.

Persons with HIV/AIDS

Using current national statistics, 1 in every 250 persons is HIV-positive. When applying the national statistics to Dunwoody, the estimated number of HIV-positive persons in the City would be approximately 174. Since this is a relatively small number of persons, it is assumed that DeKalb County's programs address these needs at the current time and will continue to do so throughout the next 10 to 20 years.

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# 5. NATURAL AND CULTURAL RESOURCES

**Environmental Planning Criteria**

PART V Requirements have been adopted and are enforced in the City of Dunwoody.

The following text provides an analysis of all the critical planning considerations for the PART V Requirements. Furthermore, Figure 5-1 and 5-2, both given at the end of this section, provide a graphical representation of natural resource elements and the soils that make up Dunwoody's topography.

Major water bodies

The Chattahoochee River runs just about a mile above the northern border of City of Dunwoody. The city lies in the Chattahoochee River watershed which is protected by the Chattahoochee River Basin Watershed Protection Plan created by the Environmental Protection Division of Georgia.

There are few creeks like Ball Mill Creek, Nancy Creek, and North Fork Nancy Creek running within the city limits. These water bodies are protected by Georgia Stream Protection Ordinance which requires 25 feet buffer immediately adjacent to banks of the water body in natural state. The Dekalb County Stream Protection Ordinance requires 50 feet wide buffer immediately from the state buffer.

There are several lakes and ponds located within the city limits like Mt. Vernon Lake and Kingsley Lake. The city also has Dekalb County Water Works plant within its boundary.

The wetlands of Georgia are protected by Department of Natural Resources's Georgia Environmental Protection Division which sets Environment Planning Criteria for developing land use with respect to the wetlands.

Water Supply Watershed

The City of Dunwoody Falls under the Chattahoochee water supply watershed. The watershed in Georgia is protected by the Department of Natural Resources's Georgia Environmental Protection Division which sets Environment Planning Criteria for any development of water supply watershed; protection of water supply reservoirs and large and small drainage basins. The criteria ensure quality of drinking water by protecting the watershed for public health, safety and welfare.

Prime Agriculture Land:

There is no prime agricultural land within City of Dunwoody limits.



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Undeveloped / Forest Land

According to existing land use the city has approx. 95 Acres of land assigned as Undeveloped / Forest Land.

Ground water recharges area

The northern region of the city, mostly north of Mt. Vernon Highway and east of Roberts Drive, is designated as Ground Water Recharge area. The recharge area has been designated as the probable area of thick soil. The area falls under "Most Significant Ground-Water Recharge Areas of Georgia" published in 1989 in Georgia Geologic Survey Hydrologic Atlas 18 map. The Groundwater Recharge Areas are protected by DNR which has set Environmental Planning Criteria for storage and disposal of hazardous and agriculture wastes; design of septic / drain systems; and new developments.

Flood Plain

The city has approximately about 250 acres of land as flood plain, mostly 100 year floodplain. Some of the areas along North Fork Nancy Creek and near the Brook Run Park have been mapped as 500 year flood plain.

Protected Mountain:

There are no protected mountains within City of Dunwoody limits.

Protected River:

There are no protected rivers within City of Dunwoody limits.

- List of Species (Updated May 2004)
- Bird: Bald eagle (Haliaeetus leucocephalus)
- Fish: Bluestripe shiner | (Cyprinella callitaenia)
- Plant: Bay star-vine (Schisandra glabra); Black-spored quillwort (Isoetes melanospora); Flatrock onion (Allium speculae); Granite rock stonecrop (Sedum pusillum); Indian olive (Nestronia umbellula); Piedmont barren strawberry (Waldsteinia lobata); Snorkelwort (Amphianthus pusillus)
- Soils: (Need to fix GIS projection)

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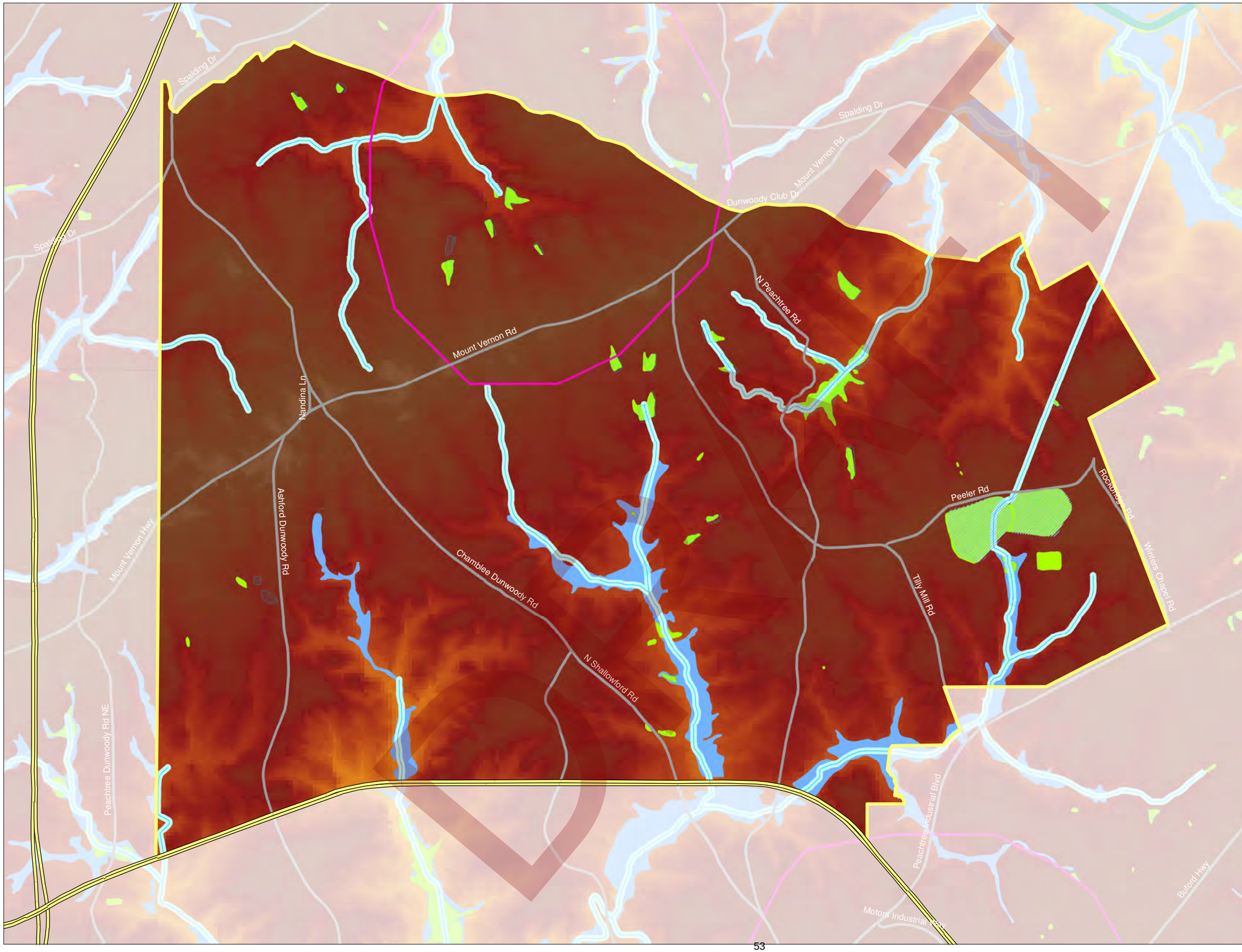


Dunwoody, Georgia
COMPREHENSIVE PLAN

## NATURAL RESOURCES

### LEGEND

### Environmental Constraints

- City of Dunwoody
- Expressways
- Major Roads
- Ground Water Recharge Area
- Creeks
- Lake/Pond
- Reservoir
- Stream/River
- 80 ft. Stream Buffer
- Wetlands
- Flood Plain

### Elevation Model

High : 1101

Low : 0

1 Miles

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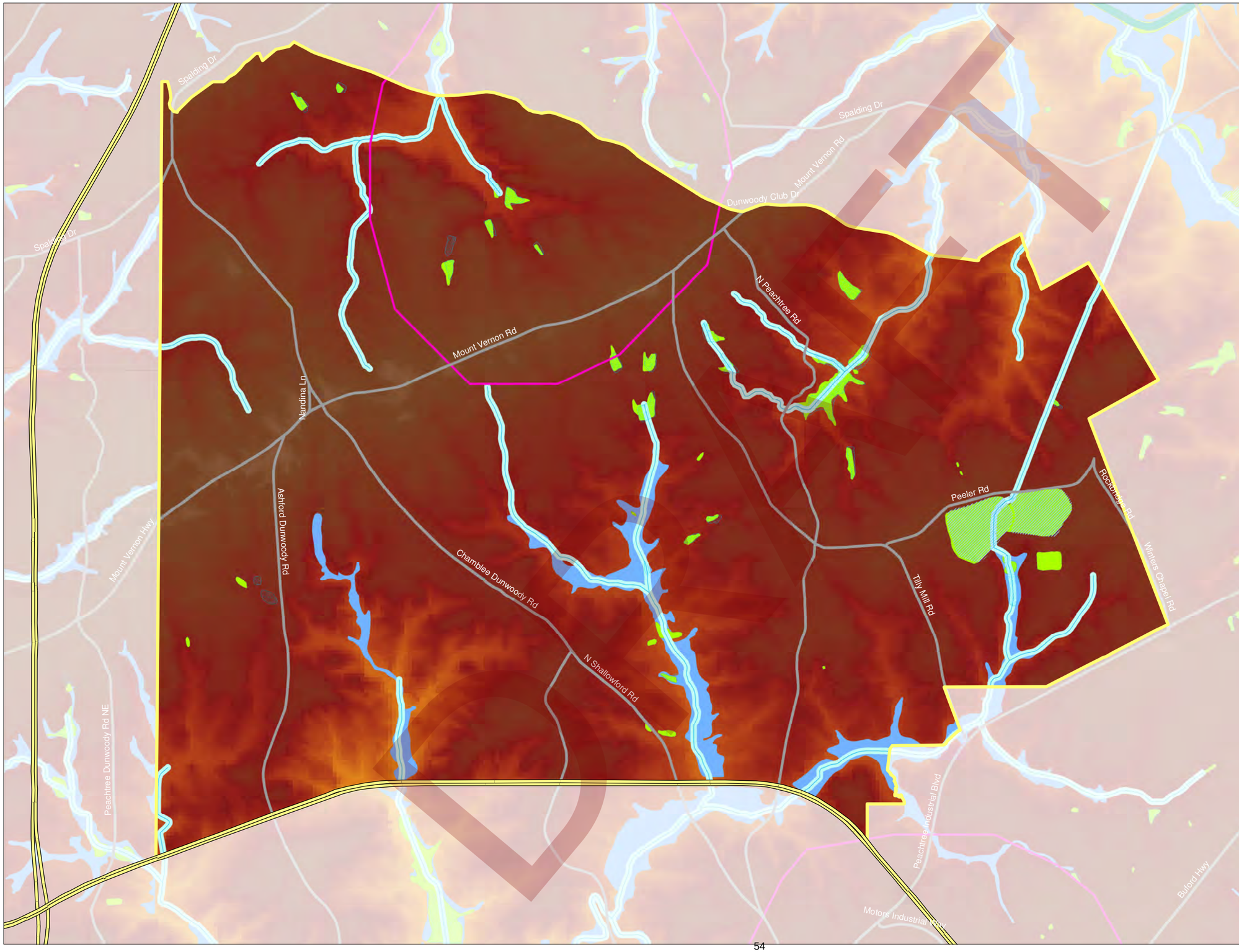


Dunwoody, Georgia
COMPREHENSIVE PLAN

## NATURAL RESOURCES

### LEGEND

### Environmental Constraints

- City of Dunwoody
- Expressways
- Major Roads
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**Parks and Open spaces**

As Table 5-1 shows, the City of Dunwoody has approximately 140 Acres of land allocated as park space.

**Table 5-1**

| Dunwoody Parks and Amenity Areas | | | | | |
|---|---|---|---|---|---|
| NAME | OWNER | MANAGEMENT | JURISDICTION | TYPE | ACRES |
| Brook Run Park | DeKalb County | DeKalb County | DeKalb | County Park | 102 |
| Dunwoody Park / Dunwoody Nature Center | DeKalb County | DeKalb County | DeKalb | County Park | 22 |
| Vernon Springs Park | DeKalb County | DeKalb County | DeKalb | Community Park | 0.61 |
| Windwood Hollow Park | DeKalb County | DeKalb County | DeKalb | County Park | 14.88 |

Brook Run Park:
The 102 acres park is planned to have four components: The Arts, Nature's Way, Play and Active Recreation. When completed the park will have theatre, pavilion, lawn, art house, nature education center, camp dormitories, aviary gardens, horticulture center , stream restoration, trails, children's adventure garden, skate park, multi-purpose court , picnic meadow and active recreation fields.

Dunwoody Nature Center:
The 22 acre park is developed as education center for children. The park has nature center, trails, play ground, picnic area, board walk and meadows.

The other smaller parks are Wildwood Hollow Park and Vernon Springs Park. Few other parks that lie right outside the city limits are Murphy Chandler Park, Morgan Falls Park, and Island Ford Park.

**Regional Context: Parks**

The citizens of north Dekalb County established the City of Dunwoody for a number of reasons, but the needs for more parks, improved recreation facilities, and conservation of additional open space is always high on people's priority list. One standard approach to evaluate the need for new parks is to calculate the acres of parkland per 1,000 residents. In 2008 Dunwoody had approximately 43,322 residents and 134 acres of City parkland for a ratio of 3.23 acres of parkland per 1,000 residents. For comparison, the 1983 National Recreation and Park Association (NRPA) minimum "core" standard for local parkland is a range from 6.25 to 10.5 acres per 1,000. A recent inventory of metropolitan Atlanta greenspace found 7.40 acres of local parkland per 1,000 residents. By any reasonable standard the City of Dunwoody has a substantial need for additional parks and recreation facilities.

The 1983 NRPA guidelines classify local parks into three types: Mini-parks, neighborhood parks, and community parks.

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- *Mini-parks* are small parks that address highly local recreational needs. The NRPA recommends that mini-parks be between 2,500 square feet and one acre in size. They have a service area of less than ¼ mile and are best located within neighborhoods and in close proximity to apartments, townhomes, and other high-density areas. The NRPA recommends ¼ to ½ acres of mini-parks per 1,000 residents.
- *Neighborhood parks* serve as the recreational and social focus of a neighborhood and are areas for intense recreational activities. NRPA recommends that neighborhood parks should be a minimum of fifteen acres, They usually serve a single neighborhood within a ¼ to ½ mile radius and a maximum population of 5,000. For each 1,000 residents there should be 1.0 to 2.0 acres of neighborhood parks.
- *Community parks* are intended to meet diverse needs for both active and passive recreational activities. They serve several neighborhoods in a 1 to 2 mile radius and are 25 or more acres in size. For each 1,000 residents there should be 5.0 to 8.0 acres of community parks.

**Significant Historic Resources**

The preservation of historic resources provides cultural, educational, and economic benefits for a community. Historic sites are among the top destinations for Georgia's tourists, and tourism is one of the largest and fastest growing industries in the state, creating thousands of jobs and millions of dollars in revenues annually. Preservation of irreplaceable assets such as these have immeasurable benefits in maintaining the City of Dunwoody as a unique community as the City continues to experience changes linked to rapid growth and development.

Although historic preservation has become more important as more structures age, it is also about timing as some structures have not been saved or preserved in a timely manner. This is an impetus for the City of Dunwoody to plan to undertake a city-specific Historic resources Inventory. There has not been an inventory covering the area aside from National Register nomination research and documentation and extensive work by the Dunwoody Preservation Trust.

The synopsis included here is from the resources found at the DeKalb History Center, the Historic Preservation Division of the Department of Natural Resources and the Dunwoody Preservation Trust.

Cultural Resources Figure 5-3, including historic structures and sites as well as structures and sites known to be lost, is included in this section. The figure also identifies the one house, Cheek-Spruill House, listed on the National Register and the Donaldson-Banister House which has a National Register nomination pending. It is important to note resources lost in the recent past because they play an important role in the development of Dunwoody and could also be resources for

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archeological work in the future. This map could be used as the baseline for a local historic resources survey.

Property types identified include single dwellings, churches, cemeteries, commercial, industrial, transportation, agricultural. The area considered Dunwoody prior to incorporation is not exactly the same as the formal City boundaries. The Dunwoody Preservation Trust has a historic marker program (18 properties) which shows the name of the resource and the date constructed. The Dunwoody Preservation Trust has decided to leave the historical markers up in these areas because historically this was considered "Dunwoody".

The date of construction of the properties surveyed range from the mid 1800's to the mid-1900's. There is a large amount of ranch style neighborhoods that have not been evaluated. Some of the resources are considered to be threatened due to their condition or due to change in the land use. None of the historic resources is protected by local ordinance.

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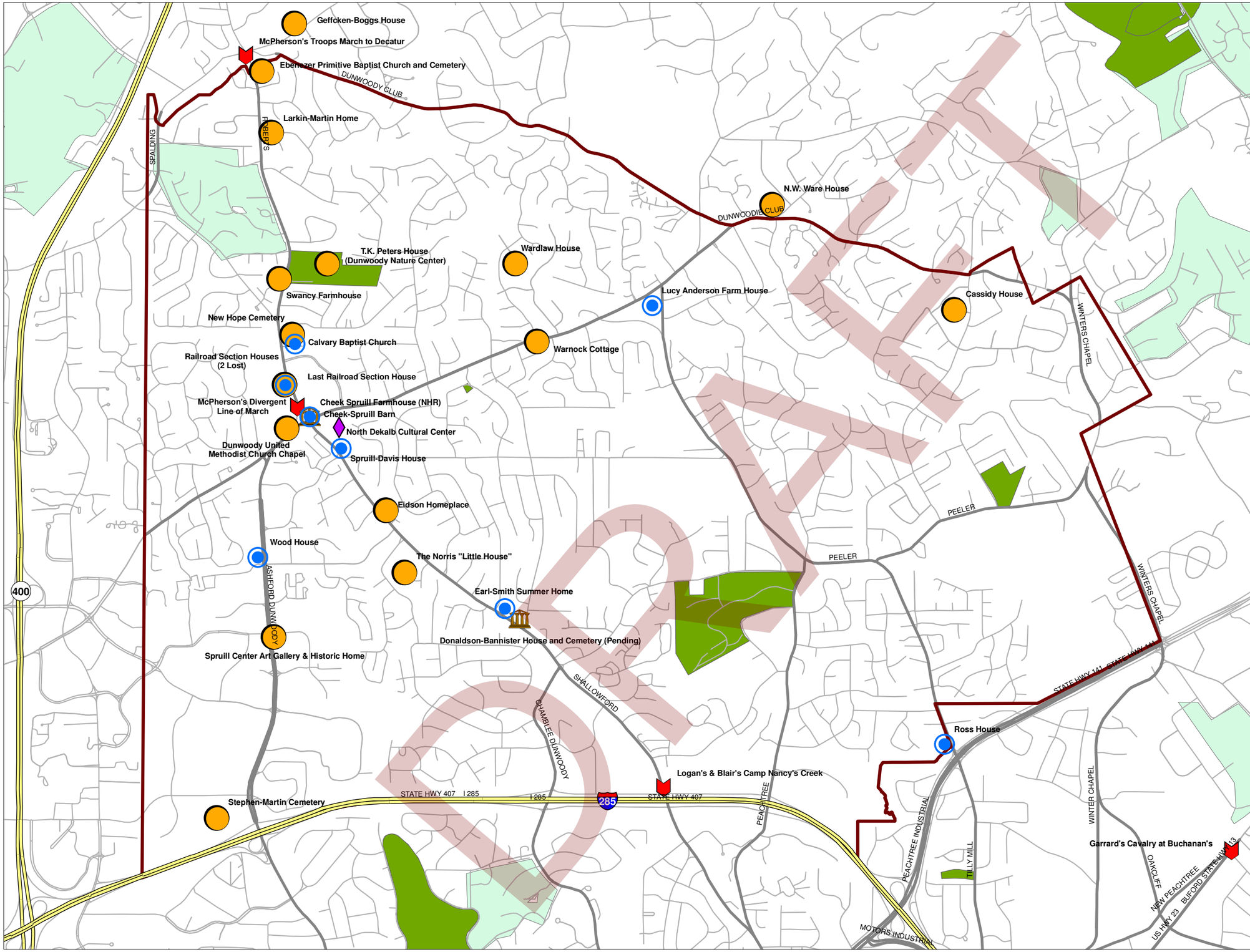
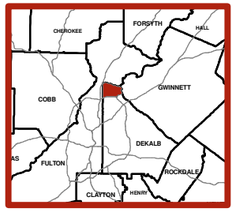



# Dunwoody, Georgia
# COMPREHENSIVE PLAN




## CULTURAL RESOURCES

### LEGEND

- City of Dunwoody
- Major Roads
- Expressways
- Minor Roads
- Parks
- Cultural Resources
- National Historic Register
- Historic Marker
- Historic Site/Structure
- Lost Historic Site/Structure
- Cultural Center

1 Miles

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**Significant Resources Inventory**

Many of the residences in the area are associated with agricultural uses. They would be considered Victorian Vernacular and retain landscape elements and some outbuildings. Some of these were once part of a small farm while others were located at crossroads communities. Many of the houses have become endangered or lost as land uses change. Those located on large parcels are endangered in the process of subdivision and developed for residential and commercial uses.

Commercial Resources

The commercial resources in the area have been lost. There is documentation of commercial buildings, cotton gin and medicinal laboratory and store in the Chamblee-Dunwoody Road and Mt. Vernon Road area, in the vicinity of the area known as Dunwoody Village.

Industrial Resources

Very few industrial buildings, if any, were located in the City of Dunwoody.

Institutional Resources

- Government Buildings - There are no historic government buildings in the City of Dunwoody.
- Schools- There are no historic schools left in the City. The first private "school" was held at the Ebeneezer Baptist Church which is still standing, although the school has long since disbanded.

Transportation Resources

Dunwoody grew from a rural, argricultual town as a result of the construction and operation of the Railroad which began operation in 1881 and remained through 1921. This railroad connected Roswell, Chamblee and Dunwoody to Atlanta. One historic railroad section house still remains and houses the Chamber of Commerce. The other two section houses were lost to development pressures. These structures were built to temporarily house railroad workers while rails were being repaired.

In 1994, Jim Perkins found some of the tracks for the railroad along Chamblee Dunwoody Road.

Rural Resources

Since DeKalb developed as an agricultural area, most of the historic resources in unincorporated DeKalb County could be considered to be rural resources.

Dunwoody is considered a crossroads communities frequently located at the intersection of two or more roads are located throughout unincorporated DeKalb County. Crossroads communities were the hub of activities and services in the farming communities. A variety of community institutions were located near the major intersection with residential development extending

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along the roads. The main area crossroads area was Chamblee- Dunwoody Road and Mt. Vernon.

A description of some of the key resources are listed below:

- Cheek-Spruill Farm (c. 1881 and 1909 addition)-This structure is known as the heart of Dunwoody. It was a rallying point by the Dunwoody residents when encroaching development threatened it. It is currently the head quarters of the Dunwoody Preservation Trust and has a commercial component called the Farmhouse Tea Room.

  The house was built in 1880 and was one story. It was originally the home of Jobberry Cheek who had a saw mill, cotton gin and corn and flour mill across the street. The second story was added in 1909. It is an "L" shaped folk Victorian farm house. This house was purchased by the Spruill family and Mrs. Florence Spruill lived here until she died. The community was able to move and save the associated smokehouse and shed bard as well as marked trees.

- Donaldson-Bannister House and Cemetery (c. 1870)-This is one of the last surviving farmsteads with a family cemetery. There are seven marked graves and twenty without inscriptions. Some changes have been made to the structure in the 1930's which are attributed to the Williamsburg style.

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- Edison Homeplace (1931)- This was the first brick house in Dunwoody. It is a single family bungalow.

- The Last Rail Section House (c. 1880)-This was a two room house where the section hands stayed while they worked on the railroad. There were three of these houses until 1994. There is eye witness documentation that there may have been more. Two sections of rail were found when the other two were removed. The structure is unchanged accept for the addition of railings and steps. The original bead board ceiling is still present.

- The Warnock Cottage (c. 1913)-Mr. William Warnock built a log cabin near Ashford Dunwoody Road. He then purchased the land where this Victorian Cottage sits. Vinyl siding has been added over the original wood and the back porch has been enclosed.

- The Swancy Farmhouse (c. 1889)-This property features a farm/rural landscape with a tin roofed farm shed. This house would have been just below the junction of the railroad as it turned down Chamblee Dunwoody Road.

- The Norris "Little House" (c. 1901)-This was the vacation cottage of the family who owned the Norris candy company. There were a number of other vacation houses in the area.

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- The Wardlaw House- (c. 1929)-This was another vacation home similar to the Norris "Little House".

Religious Buildings and cemeteries:

- The City of Dunwoody has not conducted an inventory of archeological and cultural resources within its boundaries. There are a number of Historic cemeteries and Religious buildings in the area that need to be outlined here.

Religious Buildings:

- Dunwoody United Methodist Church-The original church was organized in 1903. The original frame church is no longer in existence. The existing Chapel was constructed in 1941 and sits across the street from where the original church sat.

- Ebeneezer Primitive Baptist Church: Established in 1829 and is known as the oldest church in Dunwoody. It is now bricked but still active. A discussion of this building and associated cemetery is provided under cemeteries.

Church Cemeteries with existing congregations: Where the church is still active, the cemetery is generally maintained. Many of these churches have a cemetery maintenance committee that raises funds and is responsible for the maintenance of the cemetery. The cemeteries can be categorized as follows:

- Ebeneezer Primitive Baptist Church: Established 1829 This church is the oldest church in Dunwoody. The Yellow River Primitive Baptist Association was active in the area during the 1820's. Ebeneezer may have been a result of these efforts. A brick exterior has been applied to this structure but would have been wood originally. Sources note that the congregation is about 50 members, who still sing in the Sacred Harp or FA-So-La tradition. The cemetery has a large pre-war section and monuments. Some vandalism has occurred.

Church Cemeteries where the churches no longer exist: In some cases, a church congregation has moved or disbanded. As a result, the church building no longer stands or is in a state of disrepair and the cemetery is abandoned. One example of a church cemetery in Dunwoody is the New Hope. New Hope Cemetery dates back to 1859 and was originally associated with the New Hope Presbyterian Church which was disbanded in 1917 and the building was removed. Founding families of

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Dunwoody such as Cheek, Duke, and Spruill can be found buried here.

- Family Cemeteries: These are located within what is or was a family's farm or property. Family cemeteries are often small and not maintained and are abandoned.

- Donaldson-Banister House and Cemetery: This house was built along the railroad. This is one of the oldest houses in the area. It is the last farmstead which features a family cemetery.

- The Martin/Spruill Cemetery: This cemetery dates to at least 1866. It is currently hidden between commercial and office space. It is the resting place of many of the Stephen Martin family and many of the Spruills. The grave of Mr. Martin and his second wife are marked with a rare custom of surrounding the grave with a rock wall. The Dunwoody Preservation Trust has a marker here and because of its hidden location not much vandalism appears to have occurred. This cemetery was at one time in the back of the Spruill farmstead.

Several trends adversely affect the preservation of cemeteries. Over time, some have disappeared while others have deteriorated.

- Development and encroachment of development: As the City of Dunwoody has become more urbanized and agricultural production has declined, former farms, where family cemeteries were located, have changed land uses to residential, commercial, or industrial. Also large swaths of property associated with religious structures have been subdivided. Removal of vegetation and grading of land adjacent to burials can change the topography of the soil, the drainage, the pattern of stormwater flow, and the stability of the soil. This could have an adverse effect on burials by increasing run-off and soil erosion. Water and soil erosion can shift marker placement, destabilize markers and unearth stones.

- Abandonment: Many family cemeteries have been neglected or abandoned as land use patterns have changed, descendants have moved away or died, the family property has been sold and younger generations have been unaware of the cemetery thus, leaving no one to care for it. In these cemeteries, vandalism and vegetation can go unchecked.

- Natural Environment: The natural environment, freeze/thaw cycles, acid rain and unchecked vegetation can negatively affect walls, stones, markers and paths. Invasive vegetation can attach itself to stones and trap water and soils that can harm it. Diseased limbs or trees can fall and shatter stones and walls. An overgrown and uncared for site can fall prey to vandalism.

- Vandalism: Cemeteries are an easy target for vandalism. Lack of security, infrequent visitation, overgrown grounds and a neglected appearance can make cemeteries

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attractive to vandals and thieves. Removal of stones and fences by theft leaves graves unmarked and destroy the integrity of the cemetery.

The Abandoned Cemeteries and Burial Grounds legislation in Georgia protects cemeteries from development.

As presented here, the content from the various research data provides an overview of the potential historic resources in Dunwoody. These are significant on a local level, and there may be many more specific names and locations that can be added should the City decide to conduct or administer a new historic resources survey or receive further input from citizens. The new survey should start by utilizing the research materials presented here.

A historic resource commission or historic preservation commission would be recommended if the city finds concentrations of structures that could represent historic districts, or individual structures that are eligible and have potential to be listed on the historic register. A historic preservation commission or review board would also be recommended if the City implements local historic preservation guidelines at any time in the future.

Lost Historic Site/Structure

These structures or sites where added to raise awareness in the Dunwoody Community about the lack of protection for existing historic resources and to document areas that might be available for further archeological research. This is not an exhaustive documentation and can be added to as documentation become available. The initial list was procured from Lynne Byrd from the Dunwoody Preservation Trust.

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# 6. COMMUNITY FACILITIES AND SERVICES

**General Government**

Dunwoody is governed by a Mayor and City Council. The City Council is comprised of the mayor and six members who are elected to posts 1 through 6. Each person desiring to offer as a candidate for councilmember shall designate the council post for which he or she is offering. The mayor and councilmember's serve for terms of four years and until their respective successors are elected and qualified. The City Council enacts ordinances and resolutions, adopts an annual budget, establishes the tax levy, and otherwise takes such actions as necessary for the security, welfare, and interest of the City.

The City Manager is tasked to independently organize and manage the daily operations of Dunwoody's city government in accordance with local ordinances, laws and policies prescribed by the elected officials. The Manager's responsibilities and authorities include orchestrating the full spectrum of activities of the City and making key decisions to keep day-to-day operations running smoothly.

**Water Supply and Waste Water**

Distribution and Treatment Systems

DeKalb County provides direct water delivery service to the unincorporated areas of the County and some of the CitiesThe County relies on Lake Lanier to supply its fresh water for residential and commercial customers. The County's Department of Water Resources manages drinking water, stormwater, and wastewater.

Water System

DeKalb County currently holds a water withdrawal permit from the Georgia Department of Natural Resources Environmental Protection Division, allowing a maximum daily withdrawal of 150 million gallons. In 2006, the County is averaging withdrawals of approximately 90 million gallons per day. The County supplies water to its 225,000 customers through two Water Filtration Plants, each of which can draw water from two separate Raw Water Intakes located on Lake Sydney Lanier. Water is conveyed throughout the County via a looped system of primarily 48" water transmission mains. See Map X. There are approximately 3,271 miles of water lines in the County, ranging in size from 2" to 78". Approximately 64 million gallons of distribution storage is available, with pumping capacity to raise water pressure in local areas to acceptable levels, situated at various locations in the system.*

* Text from DeKalb County's Comprehensive Plan



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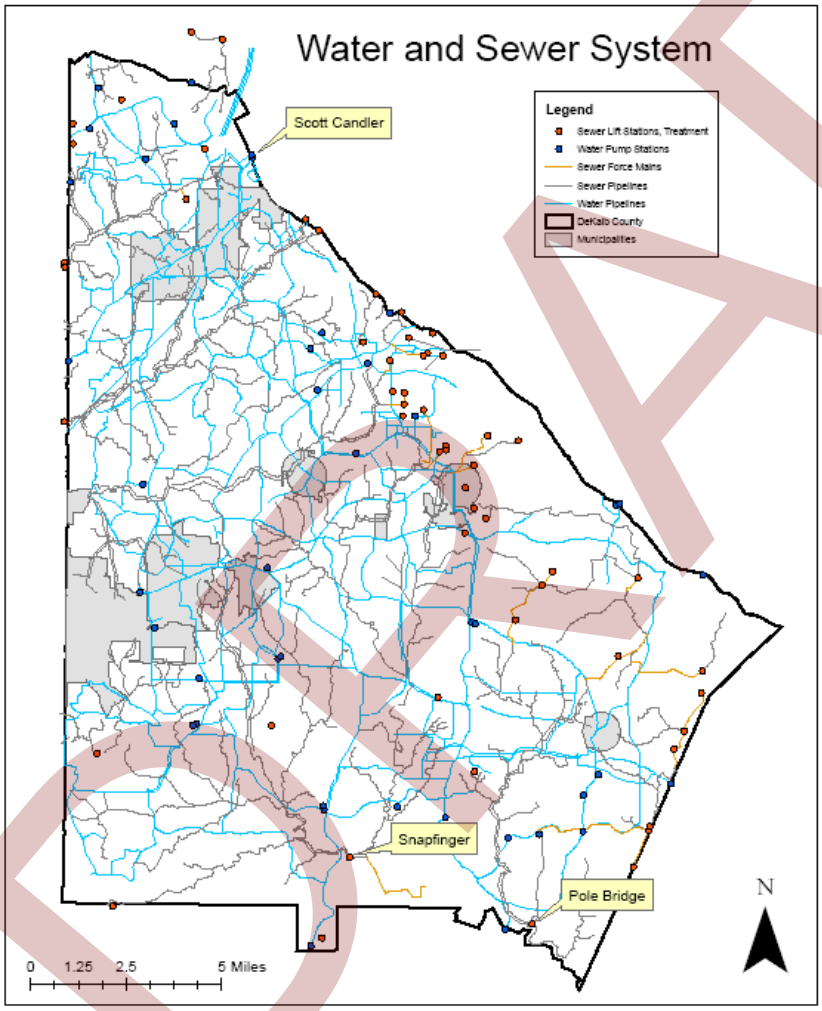
Wastewater System

In total, there are approximately 254,000 sewer customers in DeKalb County. These customers are served by 2,000 miles of sewer pipeline. Because the county's drainage patterns rarely conform to political boundaries, the county has established a number of shared facilities and joint use agreements with adjacent municipalities and counties. Figure 6-1 depicts the County water and sewer facilities†

**Figure 6-1**




Source: DeKalb County 2025 Comprehensive Plan

† Text from DeKalb County's Comprehensive Plan



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**Public Safety**

The assessment of community facilities is supported by identifying their locations. Figure 6.2 at the end of this section provides a map of all community facilities and institutions.

Police Department

Section in Progress

Dunwoody has just established its own police protection services. The City police force relies upon 40 sworn officers and 8 civilian employees serving to provide public safety. While the City Hall location meets the immediate office space needs for operations, long term considerations will include facilities that provide adequate evidence storage, secured parking and the 24 hour/7 days per week facilities police services require.

Dunwoody will rely on DeKalb County to provide much of its incarceration services.

DeKalb Fire Department

Section in Progress

**Educational Facilities**

The assessment of community facilities is supported by identifying their locations. Figure 6.2 provides a map of all community facilities.

Public vs. Private Education

Due to the level of affluence in the community, many residents in Dunwoody have the option of choosing public or private education.

DeKalb County Public Schools

The DeKalb County School System (DCSS) serves more than 102,000 students in 143 schools and centers, and 13, 285 full-time employees. The school district is governed by a nine member Board of Education [seven district representatives and two at-large representatives] who are elected for four year terms.

- 84 Elementary schools
- 20 Middle schools
- 21 High schools
- 20 Centers

(Includes: 14 Magnet Programs, 7 Theme Schools, 104 state-funded Pre-K classes, 6 Title I funded Pre-K classes, 3 Montessori programs, 1 science planetarium, 1 Open Campus High, 1 alternative school, 5 alternative programs, 3 vocational/technical schools, 6 exceptional student centers, 1 international center)

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The district has many comprehensive programs and initiatives to support student learning. A sampling includes: International Baccalaureate Diploma, Magnet and Theme School Choice programs, Montessori, Advanced Placement and joint enrollment classes, nine Parent Centers, After School Extended Day programs, Driver Education, English Language Learner (ELL) Studies, Gifted Education, DeKalb Online Academy, The Early Intervention Program (EIP) for K-5 and the Remedial Education Program for grades 9-12, and the Dropout Roundup.

Georgia Perimeter College

Georgia Perimeter College opened its third campus, the Dunwoody Campus, in 1979. The school owns 100 acres off of Womack Road at its intersection with Tilly Mill Road. The Dunwoody campus has the largest enrollment of any of the Georgia Perimeter College campuses, at approximately 8,000 students. The campus continues to grow intensively, with its newest edition being a physical education building, which opened in the fall of 2003.

American InterContinental University (AIU Dunwoody)

Founded in 1970, American InterContinental University offers a wide range of Associate, Bachelor's and Master's degree programs. In the heart of the growing Perimeter business community, just 15 minutes from downtown Atlanta, AIU Dunwoody offers flexible, challenging, market-current degree programs and classes taught by faculty members with real-world experience in the fields they teach.

AIU Dunwoody has quickly become known for its forensics programs, but offers many other degree programs as well, including Associate's, Bachelor's and Master's degrees in Business Administration (with many career-relevant concentrations available); Bachelor of Fine Arts in Visual Communications with concentrations in Digital Design and Animation; a Master's degree in Information Technology that offers multiple concentrations in IT career fields ; and a Bachelor of Science in Criminal Justice, just to name a few.

Troy University, Atlanta site

Troy University's Atlanta Site opened in 1995 at the Atlanta Federal Building in downtown. The permanent staff at that time consisted of a single director/full-time faculty member who used a milk crate for a file cabinet. The site at that time offered Master's degrees in Human Resources and in Public Administration, but soon added a Bachelor of Science degree in Resource Management (now called Resource Technology and Management). Classes were originally offered to Federal employees only, but by 1998 the Atlanta Site had opened a second downtown location at 41 Marietta Street and was offering classes to the general population. Both downtown locations had two classrooms apiece.

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In 1999, TROY's Atlanta Site moved to 600 Embassy Row in the northern Atlanta neighborhood of Dunwoody. The new facilities included four classrooms and a computer lab. The graduate programs at that time were expanded to four.

Troy University's Atlanta Site moved to its present location at 1117 Perimeter Center West in Dunwoody in 2004. Today the site boasts a director, 10 full-time staff members and 10 full-time faculty, as well as several adjunct faculty members. The facilities include six classrooms and a computer lab, with a 2008 expansion slated to add two more classrooms along with extra office and lab space.

The Troy Atlanta Site has a diverse student body made up mostly of adult learners balancing family, career and education in their lives. There are currently 547 in-house enrollments at Troy's Atlanta Site (including students who are completing their Masters in several cohorts away from the site), not including the Distance Learning enrollments.

**Libraries and Other Cultural Facilities**

Section in Progress

The assessment of community facilities is supported by identifying their locations. Figure 6.2 provides a map of all community facilities.

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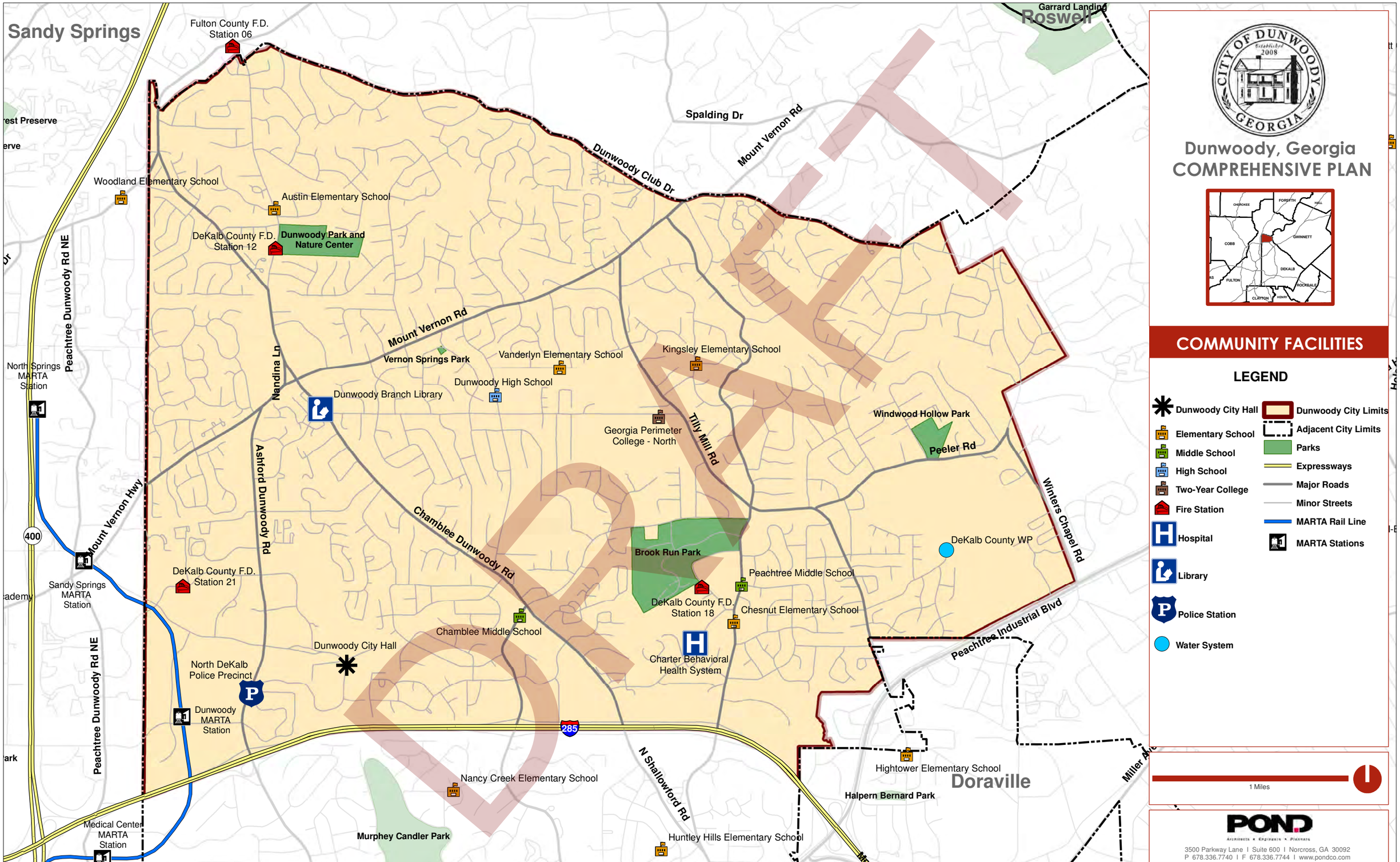
Dunwoody, Georgia
COMPREHENSIVE PLAN
COMMUNITY FACILITIES
LEGEND
Dunwoody City Hall
Elementary School
Middle School
High School
Two-Year College
Fire Station
Hospital
Library
Police Station
Water System
Dunwoody City Limits
Adjacent City Limits
Parks
Expressways
Major Roads
Minor Streets
MARTA Rail Line
MARTA Stations
1 Miles
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Sandy Springs
Roswell
Doraville
Fulton County F.D. Station 06
Garrard Landing
Spalding Dr
Mount Vernon Rd
Dunwoody Club Dr
Woodland Elementary School
Austin Elementary School
DeKalb County F.D. Station 12
Dunwoody Park and Nature Center
Peachtree Dunwoody Rd NE
North Springs MARTA Station
Nandina Ln
Vernon Springs Park
Vanderlyn Elementary School
Kingsley Elementary School
Dunwoody High School
Dunwoody Branch Library
Georgia Perimeter College - North
Tilly Mill Rd
Windwood Hollow Park
Peeler Rd
Ashford Dunwoody Rd
Mount Vernon Hwy
400
Chamblee Dunwoody Rd
Winters Chapel Rd
Brook Run Park
DeKalb County WP
Sandy Springs MARTA Station
DeKalb County F.D. Station 21
Peachtree Middle School
DeKalb County F.D. Station 18
Chesnut Elementary School
Chamblee Middle School
Dunwoody City Hall
Charter Behavioral Health System
Peachtree Industrial Blvd
North DeKalb Police Precinct
Dunwoody MARTA Station
285
Nancy Creek Elementary School
N Shallowford Rd
Hightower Elementary School
Halpern Bernard Park
Medical Center MARTA Station
Murphey Candler Park
Huntley Hills Elementary School
Montgomery Elementary School
POND
3500 Parkway Lane I Suite 600 I Norcross, GA 30092
P 678.336.7740 I F 678.336.7744 I www.pondco.com

**Consistency with Service Delivery Strategy**

Section in Progress

The City of Dunwoody depends upon DeKalb County for most services including Fire/EMS, county streets, water, sewer and stormwater management. The matrix below presents Service Delivery Strategy (SDS) items provided by DeKalb County, per an evaluation of the DeKalb County SDS update. These items will need to be evaluated during the Community Agenda process for consistency with Dunwoody's future service plans.

| DeKalb County Service Delivery Strategy (SDS) Matrix<br>Selected Services (Dunwoody) | | |
|---|---|---|
| Services Provided | Areas Served | Changes in SDS Update (2005) |
| | | |
| Fire/EMS | DeKalb County provides services to unincorporated areas, and all cities. A service agreement has been drawn between the County and the City of Dunwoody. | |
| Animal Control | DeKalb County provides services to unincorporated areas, and all cities. | |
| 911 | DeKalb County provides services to unincorporated areas, and all cities. A service agreement has been drawn between the County and the City of Dunwoody. | |
| Dispatch | DeKalb County provides services to unincorporated areas, and all cities. | |
| Medical Examiner | DeKalb County provides services to unincorporated areas, and all cities. | |
| Emergency Management | DeKalb County provides services to unincorporated areas, and all cities. | |
| CBDG | DeKalb County ? | |

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| DeKalb County Service Delivery Strategy (SDS) Matrix<br>Selected Services (Dunwoody) | | |
|---|---|---|
| Building Inspections & Permits | DeKalb County ? | |
| Refuse | DeKalb County provides services to unincorporated areas, and all cities. | |
| Land Fill | Unincorporated DeKalb | |
| Recycling | Unincorporated DeKalb | |
| Street construction and maintenance | DeKalb County provides services to unincorporated areas | ? |
| Traffic Engineering | DeKalb County provides services to unincorporated areas ,and all cities. | ? |
| Storm Water | DeKalb County provides services to unincorporated areas, and all cities. | |

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# 7. INTERGOVERNMENTAL COORDINATION

This section provides an inventory of existing intergovernmental coordination procedures and agreements with other local governments and governmental entities. This chapter will provide data relevant to assessing the adequacy and suitability of these existing coordination mechanisms on the implementation of Dunwoody's comprehensive plan.

**Prospective Entities**

DeKalb County Government

As a newly incorporated entity, Dunwoody will be relying heavily on the existing infrastructure and institutional support that DeKalb County can provide. DeKalb County provides a variety of services and facilities to the citizens and institutions of the City of Dunwoody as highlighted in Chapter 5 of this Technical Appendix.

Many of the services provided by the County will be transitioned to the City, such as Police Services, once the City is able to initiate independent departmental operations. Still, others will continue to be the responsibility of the County, such as health, social services, courts, etc. Dunwoody will need to coordinate with DeKalb County for the following services and institutional operations:

- Maintain and amend the Intergovernmental Agreement for 911 Emergency Communications Services as needed.
- Maintain and amend the Intergovernmental Agreement for Police Services as needed.
- Maintain and amend the Intergovernmental Agreement for Fire Rescue Services
- Maintain and amend the Intergovernmental Agreement for Water and Wastewater Services
- Clarifying roles and relationships for the provision of parkland and recreation facilities and services in Dunwoody.

DeKalb County Board of Education

The DeKalb County Board of Education will continue to be a critical stakeholder in the future land use decisions in the City of Dunwoody. The City and County will have to remain in cooperation for discussions of the school system's infrastructure improvements, involvement in reviewing and commenting on land use applications in the City, and intergovernmental agreements regarding parks and recreation facilities.

DeKalb County Public Works Department: Transportation Division

Many of the roads in Dunwoody will still be under the ownership and control of DeKalb County. Thus it is important for the city to coordinate with the Transportation Division to ensure maintenance and improvements are consistent with the desires of Dunwoody's citizenry.

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Other Local Governments

Creating a municipality out of a built-out, exurban County will immediately generate concerns relating to abutting municipalities. The cities of Doraville and Sandy Springs border Dunwoody and present an opportunity for coordination. Moreover, Atlanta Regional Commission will notify abutting local governments when the municipality undertakes a revision of their Service Delivery Strategy and ask for their comments on the land use plan's compatibility with their own plans.

Perimeter Community Improvement District

A Community Improvement District (CID) is a public-private partnership in which property owners in a defined area establish a Board of Directors and elect to pay an additional tax in order to fund improvements to the district's public realm and trading environment. A CID consists of solely non-residential uses and is not a government entity. The CID is originated by a simple majority vote of commercial property owners agreeing to establish the district. One note, this simple majority must also represent at least 75 percent of the taxable value of the commercial property located within the proposed CID.

There is only one Community Improvement District in the City of Dunwoody, the Perimeter CID.

Staff from the Department of Public Works, Transportation Division and the Department of Community Development, are the primary liaisons with the Perimeter CID. Staff members coordinate directly with the CID Administrator and meet quarterly to discuss planning issues that they may have.

Atlanta Regional Commission

The Atlanta Regional Commission (ARC) is the regional planning and intergovernmental coordination agency for the 10-county area including Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties, as well as the City of Atlanta. For 60 years, ARC and its predecessor agencies have helped to focus the region's leadership, attention and resources on key issues of regional consequence.

ARC is dedicated to unifying the region's collective resources to prepare the metropolitan area for a prosperous future. It does so through professional planning initiatives, the provision of objective information and the involvement of the community in collaborative partnerships.

The ARC provides services and performs regional planning and coordination in the areas of: aging services, community services, environmental planning, government services, job training, land use and public facilities planning, transportation planning, and data gathering and analysis. ARC is designated as the Area Agency on Aging by the Georgia Department of Human Resources and administers federal funds for projects. The regional agency is also working with the Georgia Regional Advisory Council (Region 3) in various workforce development programs.

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ARC provides demographic and transportation forecasts for a 20 county area that includes those areas in non-attainment for federal air quality standards. Therefore, the ARC travel demand model encompasses this 20 county area.

Metropolitan Atlanta Regional Transit Authority (MARTA)

With an existing station in the Dunwoody area, along Hammond Drive, MARTA is an important regional entity that has a number of critical infrastructure investments in the Dunwoody area. First and foremost, MARTA has a heavy rail station in the Dunwoody area along Hammond Drive. This station is in close proximity to Perimeter Center has a number of implications for future development in the municipality. Furthermore, several of the transit agency's bus lines have stops in the area.

As the whole of north Fulton and DeKalb fights tough battles against traffic congestion, coordinating with MARTA will remain chiefly important as the area promotes transportation choices.

Georgia Regional Transportation Authority (GRTA)

GRTA assists the Governor's office to develop transportation policies. GRTA partners with state and regional agencies to prioritize transportation plans and programs and cooperatively establish investment priorities and resource allocations to accomplish GRTA's mission. GRTA/GDC measure effectiveness in improving air quality, mobility, accessibility and land use practices, and in reducing congestion. GRTA/GDC encourages land use practices that promote efficient use of transportation investments. GRTA develops transit plans for areas within its jurisdiction.

GRTA coordinates transit services to provide seamless and accessible connections within the areas of its jurisdiction. GRTA implements transit services through a combination of entities including local transit authorities, cities, counties and private operators. The entity is also tasked with reviewing Developments of Regional Impact (DRIs). The entity has the ability to give approval for the use of transportation dollars in big development projects.

The City of Dunwoody Public Works (Transportation Planning) and Department of Community Development (Planning Division) will need to coordinate with GRTA on Perimeter Center.

Metropolitan North Georgia Water Planning District

The Metropolitan North Georgia Water Planning District (Metro Water District) was created by the Georgia General Assembly in 2001 to establish policy, create plans and promote intergovernmental coordination of all water issues in the District from a regional perspective. The



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Metro Water District includes fifteen counties and over ninety cities within the metro Atlanta region.

The primary purpose of the Metro Water District is to develop regional and watershed-specific plans for stormwater management, wastewater treatment and water supply and conservation.

The Metro Water District generates funding from state appropriations and per capita local government dues. The Metro Water District operates on a calendar year budget. It is governed by an elected/appointed Governing Board, which sets policy and the direction. Plans and policies are guided by the Board Executive and Finance Committees, the Technical Coordinating Committee and the Basin Advisory Councils.
Staffing is provided by the Atlanta Regional Commission (ARC) Environmental Planning Division.

Local governments and utilities are responsible for implementing the plans at the local level. Compliance with the plans is enforced through the Georgia Environmental Protection Division's permitting process.

Georgia Department of Transportation

GDOT is charged with the responsibility of developing the prioritization of projects that will be developed and constructed in areas less than 50,000 in population. GDOT does this in cooperation with county and city officials, our Family of Partners which includes organizations representing transportation operations (rail, ports, bikeways, public transit, aviation and highways), their employees, environmental and conservation groups, as well as interested citizens. Review and input is received through numerous annual regional forums, as well as a yearly meeting with each county.

Georgia DOT is governed by a 13-member State Transportation Board which exercises general control and supervision of the Department. The Board is entrusted with powers which include: naming the Commissioner; designating which public roads are encompassed within the state highway system; approving long-range transportation plans; overseeing the administration of construction contracts; and authorizing lease agreements. Board Members are elected by a majority of a General Assembly caucus from each of Georgia's thirteen congressional districts. Each board member serves a five-year term.

Georgia Department of Natural Resources

The Department of Natural Resources has statewide responsibilities for the management and conservation of Georgia's natural and cultural resources. Most of this work is conducted by DNR's six operating divisions which include: Coastal Resources Division, Environmental Protection Division, Historic Preservation Division, Pollution Prevention Assistance Division, Parks, Recreation &



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Historic Sites Division and Wildlife Resources Division. The Board of Natural Resources, which is appointed by the Governor, oversees rulemaking for the agency.

Georgia Department of Community Affairs

The Georgia Department of Community Affairs (DCA) was created in 1977 to serve as an advocate for local governments. On July 1, 1996, the Governor and General Assembly merged the Georgia Housing and Finance Authority (GHFA) with the Department of Community Affairs. Today, DCA operates a host of state and federal grant programs; serves as the state's lead agency in housing finance and development; promulgates building codes to be adopted by local governments; provides comprehensive planning, technical and research assistance to local governments; and serves as the lead agency for the state's solid waste reduction efforts.

**Federal Agencies**

Federal Emergency Management Agency

On March 1, 2003, the Federal Emergency Management Agency (FEMA) became part of the U.S. Department of Homeland Security (DHS). The primary mission of the Federal Emergency Management Agency is to reduce the loss of life and property and protect the Nation from all hazards, including natural disasters, acts of terrorism, and other man-made disasters, by leading and supporting the Nation in a risk-based, comprehensive emergency management system of preparedness, protection, response, recovery, and mitigation.

Most importantly, FEMA has to coordinate with local governments to ensure that development only occurs within areas not limited by flood plain regulations. occurs within flood plains is acceptable.

**Service Delivery Strategies**

Integrating the comprehensive plans of the municipalities follows the intent of the Local Government Service Delivery Strategy Act (House Bill 489), enacted in 1997 by the Georgia General Assembly.

A principal goal of the Service Delivery Strategy Act adopted by the State Legislature in 1997 is to increase cooperation between local governments in developing compatible land use plans and resolving potential land use disputes.

**Intergovernmental Agreements**

This section provides an inventory of the intergovernmental agreements that have been executed by City of Dunwoody. It excludes reference to agreements with non-profit organizations.



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DeKalb County – Fire Rescue Services

This agreement, entered into December 1, 2008, provides that the county of DeKalb will provide all services and equipment related to fire protection and prevention. The length of this interim contract is one year, beginning January 1, 2009 and ending December 31, 2009. This Agreement shall automatically renew without further action by the City or County on January 1st of each succeeding year for an additional one (1) year for a total lifetime Agreement of fifty (50) years, unless previously terminated in accordance with the termination provisions of this Agreement.

The agreement specifies that Dunwoody residents will be required to pay the same rate of tax for the fire prevention district tax as citizens of unincorporated DeKalb County. The agreement also allows the County to continue to collect and retain all ambulance transport fees. Level of Service standards delineated in the agreement require that fire rescue services provided by the county shall "equal or exceed" those of unincorporated DeKalb. Finally, the agreement ensures that response times will remain consistent with those in unincorporated DeKalb.

Responsibilities will continue to rest on the County for all of the operations, procedures, and staffing. DeKalb will provide all equipment, including motor vehicles, necessary to perform operations. Furthermore, the County will ensure maintenance of property and equipment. Lastly, all regulatory permitting and inspection for buildings will continue to be conducted by DeKalb.

DeKalb County – Police Services

This agreement, entered into December 1, 2008, provides that the county of DeKalb will provide all services and equipment related to police protection and prevention. The length of this interim contract is six months, beginning January 1, 2009 and ending June 30, 2009. This agreement shall automatically renew without further action by the City or County on the first of each succeeding month for three (3) additional one (1) month terms unless previously terminated.

The agreement specifies that Dunwoody residents will be required to pay the same rate of tax for the fire prevention district tax as citizens of unincorporated DeKalb County. The County shall provide police services on a continual 24-hour per day basis. Level of Service standards delineated in the agreement require that fire rescue services provided by the county shall "equal or exceed" those of unincorporated DeKalb. Finally, the agreement ensures that response times will remain consistent with those in unincorporated DeKalb.

Responsibilities will continue to rest on the County for most of the operations, procedures, and staffing. During the term of this agreement, the County will continue to compile, maintain and submit all law enforcement data for the City, including UCR statistics, to state and federal authorities in the form and manner required of police agencies in Georgia. DeKalb will provide

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all equipment, including motor vehicles, necessary to perform operations. Furthermore, the County will ensure maintenance of property and equipment.

However, some activities must be performed solely by the City. For example, the City shall be responsible for creation of any necessary User Agreements with the Georgia Crime Information Center ("GCIC") and the establishment of a unique ORI for compliance requirement. Finally, the City is allowed to request, review and access data and County records at a mutually agreed upon time to ensure the County is honoring the agreement.

DeKalb County – Water Wastewater Services

This agreement identifies DeKalb County as the provider of water and wastewater services for DeKalb County. It was agreed that the County would provide water treatment and distribution and wastewater collection pursuant to the terms of the Service Delivery Strategy Agreement approved by DeKalb County on August 24, 1999. Both the current rate structure and level of service will remain in accordance with the current Service Delivery Strategy.

The agreement becomes effective in December 1, 2008 and remains in place for 1 year, ending December 1, 2009. This Agreement shall automatically renew without further action by the City or the County on January 1st of each succeeding year for an additional one (1) year for a total lifetime agreement of fifty (50) years, unless previously terminated in accordance with the termination provisions of this agreement. Responsibilities for personnel are jointly administered by both the County and City. County employees will take an oath administered by an official authorized by the City of Dunwoody to administer oaths so they can appear in the Municipal Court of the City of Dunwoody as necessary to prosecute cases made therein.

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# 8. Transportation System Analysis

The following components of the local transportation system have been evaluated in terms of existing conditions and potential improvements:

- Road Network
- Alternative Modes
- Parking
- Railroads, Trucking, Port Facilities, and Airports
- Transportation and Land Use Connection

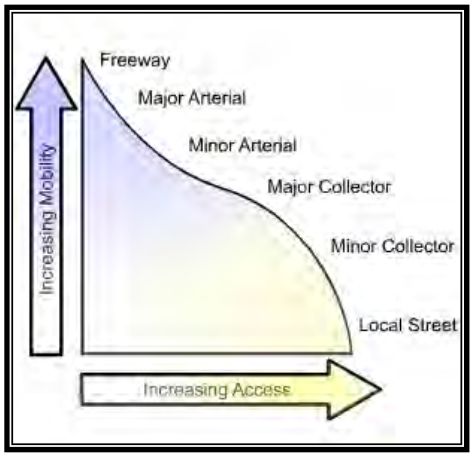
**Road Network**

The following facilities related to the road network have been evaluated:

- Roads, Highways, & Bridges
- Connectivity, Signalized Intersections, & Signage

**Roads, Highways, & Bridges**

Roadways in Dunwoody were assigned a classification based on the facility's function, accessibility and mobility. On one end of the spectrum are expressways or interstates, which provide the greatest mobility but the least accessibility. On the other end are local roads which provide the greatest accessibility but the least mobility. Characteristics about each roadway class are described below, and the functional classification of the Dunwoody roadway system is shown in Table 8-1.




- **Interstate Principal Arterial/Urban Freeway and Expressways** provide the greatest mobility because access is generally limited to intersections with the network at defined interchanges and permit high-speed movement.
- **Urban Principal Arterial and Minor Arterial Streets** serve as the backbone of the surface roadway network and typically connect major activity centers. Arterials carry large volumes of traffic at moderate speeds.
- **Collector Streets** connect activity centers and residential areas. Their purpose is to collect traffic from streets in residential and commercial areas and distribute it to the arterial system. Collector streets carry traffic at low to moderate speeds.
- **Local Streets** offer the greatest access but the least mobility. Local streets feed the collector system from low volume residential and commercial areas at low speeds. Local streets are often found in subdivisions.

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**Table 8-1**

| Road Name | From | To | Speed Limit | Current GDOT Classification |
|---|---|---|---|---|
| Ashford Dunwoody Rd | Mount Vernon Rd | I-285 | 45 | Urban Minor Arterial |
| Chamblee Dunwoody Rd | Spalding Dr | Roberts Drive | 35 | Urban Collector Street |
| Chamblee Dunwoody Rd | Roberts Dr | Mount Vernon Rd | 35 | Urban Minor Arterial |
| Chamblee Dunwoody Rd | Mount Vernon Rd | I-285 | 35 | Urban Minor Arterial |
| Cotillion Dr | Chamblee Dunwoody Rd | N Peachtree Rd | 45 | Urban Collector Street |
| Hammond Dr | Fulton County Line | Ashford Dunwoody Rd | 35 | Urban Collector Street |
| Happy Hollow Rd | Dunwoody Club Dr | Peeler Road | 45 | Urban Collector Street |
| Mount Vernon Rd | Fulton County Line | Chamblee Dunwoody Rd | 35 | Urban Minor Arterial |
| Mount Vernon Rd | Chamblee Dunwoody Rd | Mount Vernon Way | 35 | Urban Minor Arterial |
| Mount Vernon Rd | Mount Vernon Way | N Peachtree Rd | 35 | Urban Minor Arterial |
| Mount Vernon Rd | N Peachtree Rd | Fulton County Line | 35 | Urban Minor Arterial |
| N Peachtree Rd | Tilly Mill Rd | Interstate 285 | 35 | Urban Collector Street |
| Peeler Rd | N. Shallowford Rd | N. Peachtree Rd | 35 | Urban Collector Street |
| Peeler Rd | Tilly Mill Rd | Winters Chapel Rd | 35 | Urban Collector Street |
| Perimeter Center W | Fulton County Line | Ashford Dunwoody Rd | 35 | Urban Minor Arterial |
| Roberts Dr | Fulton County Line | Chamblee Dunwoody Rd | 35 | Urban Minor Arterial |
| Spalding Dr | Fulton County Line | Chamblee Dunwoody Rd | 35 | Urban Collector Street |
| Tilly Mill Rd | Mount Vernon Rd | N. Peachtree Rd | 35 | Urban Minor Arterial |
| Tilly Mill Rd | N. Peachtree Rd | Doraville City Limits | 35 | Urban Minor Arterial |
| Vermack Rd | Mount Vernon Rd | Chamblee Dunwoody Rd | 35 | Urban Collector Street |
| Winters Chapel Rd | Fulton County Line | Peeler Rd | 40 | Urban Minor Arterial |
| Winters Chapel Rd | Peeler Rd | Gwinett County Line | 40 | Urban Minor Arterial |
| Womack Rd | Chamblee Dunwoody Rd | Tilly Mill Rd | 35 | Urban Collector Street |

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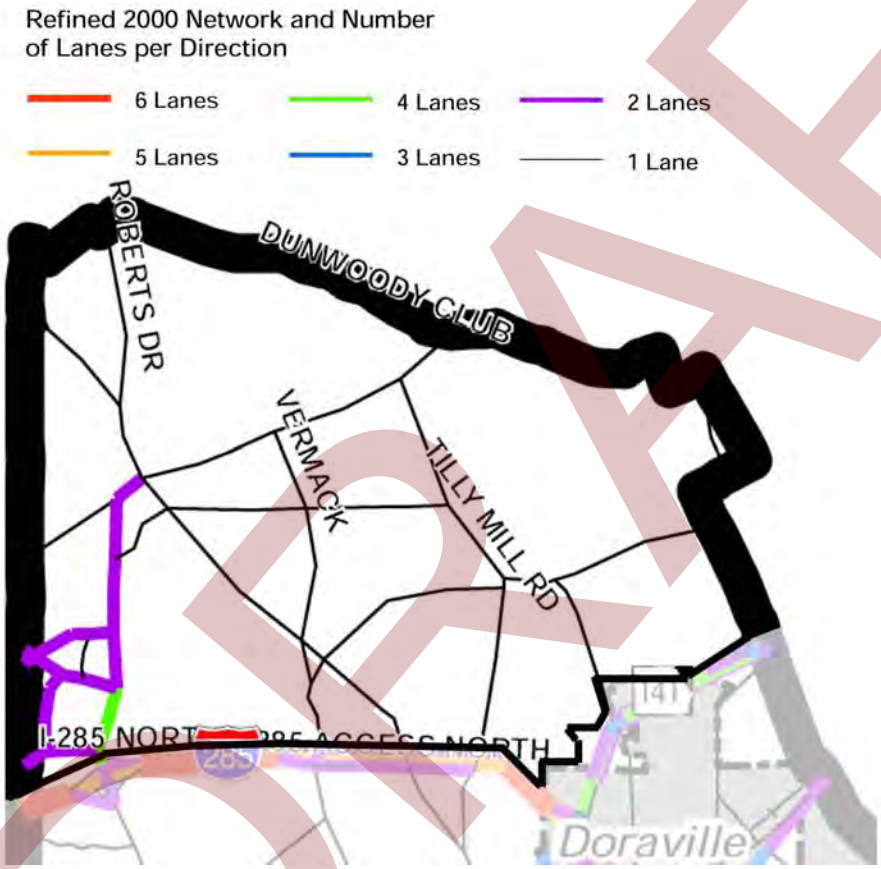
Figure 8-1 is the refined model network for the year 2000. It shows the number of lanes on each roadway and includes all collector, arterial, and interstates/freeways within the City. While some roadways have changed since the year 2000, this figure is still generally representative of the roadways in the City. Most roadways that have more than one through lane in each direction are located in the southwest part of the City, in the Perimeter Mall area. I-285 on the southern edge of the City and Peachtree Industrial Boulevard/SR 141 on the eastern edge of the City also have more than one through lane in each direction.

**Figure 8-1**




Source: Dekalb County Comprehensive Transportation Plan (CTP)

The remaining major roadways in the City have only one through lane in each direction. Many of these roadways have turn lanes at intersections or near major traffic generators, such as schools, but they only have one through lane for traffic in each direction. Local roadways in the City also have 1 through lane in each direction. Most of the local roadways consist of single family residential development, carry traffic at slow speeds, and are wide enough to allow on-street parking on one side of the roadway.

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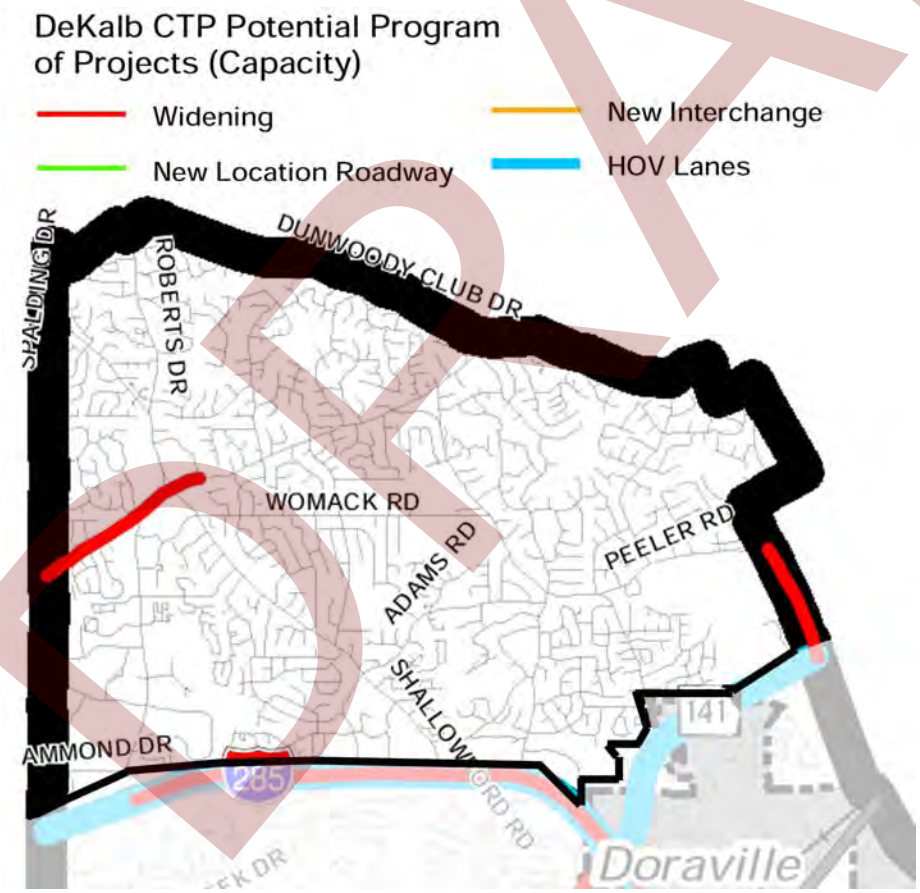
I-285, Peachtree Industrial Boulevard/SR 141, and GA 400, which is just outside the City in Sandy Springs, are the major roadways that provide access to and from the City. The Perimeter Center area on the southwest side of the City has numerous local roadways serving the work, residential, and shopping trips in the area. Ashford Dunwoody Road, Hammond Drive, and Perimeter Center West are the primary roadways that move traffic into and out of the Perimeter Center area.

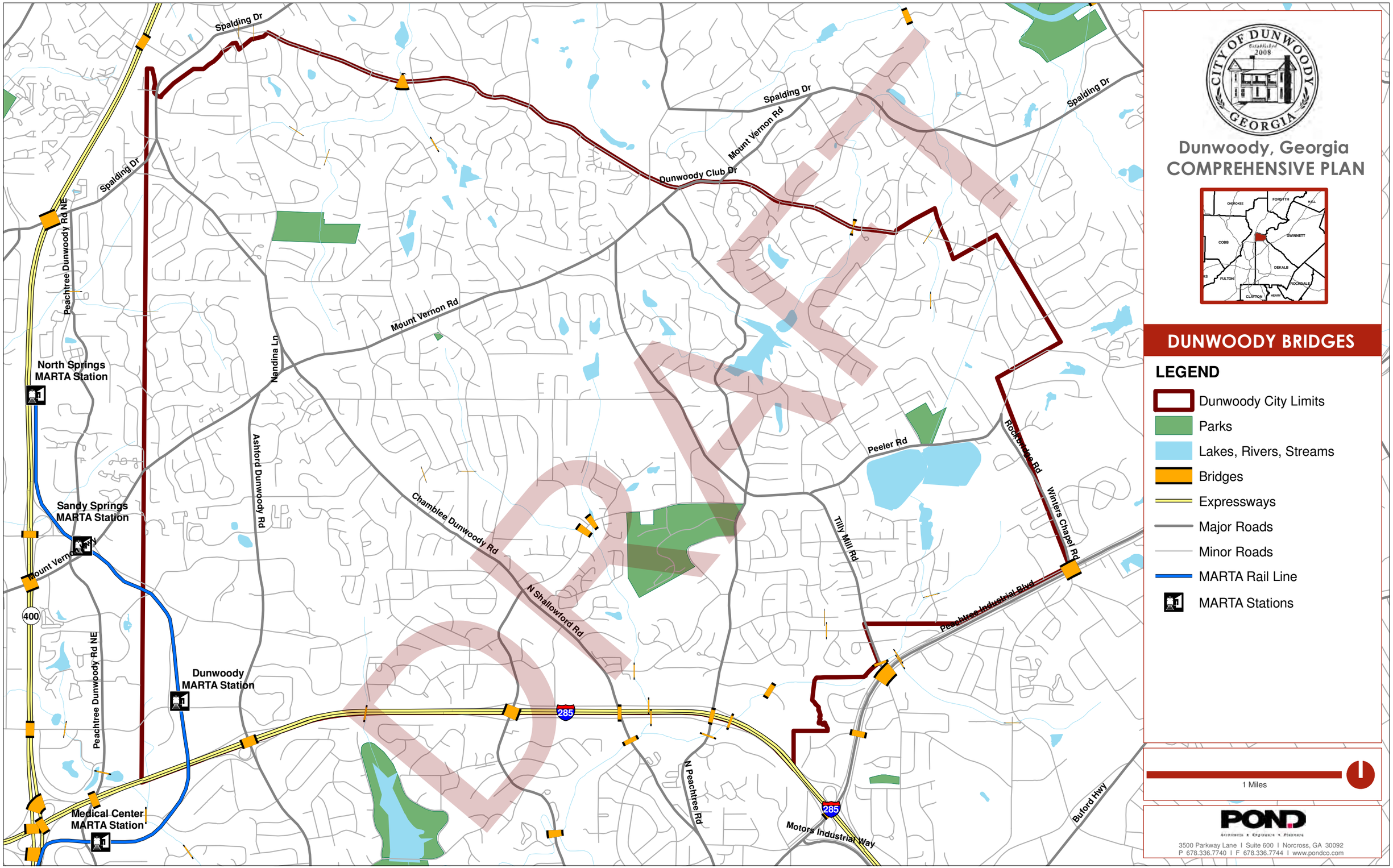
A number of bridges, shown in Figure 8-2, are located in or adjacent to the City of Dunwoody. These primarily are small bridges that provide access across creeks located within the city. A small number of larger bridges provide access across other major roadways including I-285, GA 400, and Peachtree Industrial Boulevard/SR 141.

Figure 8-3 shows the roadway capacity projects within the City of Dunwoody identified in the Dekalb County Comprehensive Transportation Plan (CTP).

**Figure 8-3**




Source: Dekalb County Comprehensive Transportation Plan (CTP)


Dunwoody, Georgia
COMPREHENSIVE PLAN
DUNWOODY BRIDGES
LEGEND
Dunwoody City Limits
Parks
Lakes, Rivers, Streams
Bridges
Expressways
Major Roads
Minor Roads
MARTA Rail Line
MARTA Stations
1 Miles
Spalding Dr
Mount Vernon Rd
Dunwoody Club Dr
Peachtree Dunwoody Rd NE
Nandina Ln
Ashford Dunwoody Rd
Chamblee Dunwoody Rd
N Shallowford Rd
Peeler Rd
Tilly Mill Rd
Rockbridge Rd
Winters Chapel Rd
Peachtree Industrial Blvd
N Peachtree Rd
Motors Industrial Way
Buford Hwy
North Springs MARTA Station
Sandy Springs MARTA Station
Dunwoody MARTA Station
Medical Center MARTA Station
400
285
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**Connectivity, Signalized Intersections, & Signage**

With the exception of the Perimeter Center area, development in the City of Dunwoody consists of a large amount of suburban residential development with small amounts of other land uses. The typical street patterns of this type of development are present, consisting of a large amount of cul-de-sacs, looping roadways, and a lack of connectivity between neighborhoods. Traffic is funneled onto the collectors and minor arterials in the city where it then goes to existing job and retail centers such as Perimeter Center, or to other interstates/freeways including I-285, I-85, Peachtree Industrial Boulevard/SR 141, and GA 400.

The City does not have any multi-lane roadways that cross the city and act as major commuter routes. However, the City does have a number of 2-lane roadways that are not local roads and pass throughout the city. These include Chamblee Dunwoody Road, Tilly Mill Road, Mt. Vernon Highway, Dunwoody Club Drive, and others. These roadways provide local connectivity within the City, but do not have the capacity and are not designed to act as major commuter routes.

Perimeter Center is located in the City of Dunwoody and to the west of the city in Sandy Springs. This part of Dunwoody has the best connectivity in the city. Ashford Dunwoody Road, Perimeter Center Parkway, Hammond Drive, Perimeter Center West, and Crown Pointe Parkway create part of a grid of streets within this area. Other roadways in Perimeter Center outside the city that contribute to this grid include Peachtree Dunwoody Road, Barfield Road, Glenridge Drive, and Johnson Ferry Road.

While Perimeter Center is well connected internally, the east side of the area does suffer from a lack of connectivity to the rest of the City of Dunwoody. Development located on the east side of Ashford Dunwoody Road consists primarily of looping roadways that do not connect to the adjacent residential developments further to the east. Because of this, the nearest connection north of I-285 between Ashford Dunwoody Road and Chamblee Dunwoody Road is over 1.5 miles from I-285. However, if a new connection or connections were created, then large amounts of cut-through traffic would likely pass through the existing single family neighborhoods located between Ashford Dunwoody Road and Chamblee Dunwoody Road. New connections would have a significant impact on these neighborhoods.

Figure 8-4 shows the operational and safety projects within the City of Dunwoody identified in the Dekalb County Comprehensive Transportation Plan (CTP).

A total of 52 intersections within the City of Dunwoody are signalized. Figure 8-5 shows the locations of these traffic signals.

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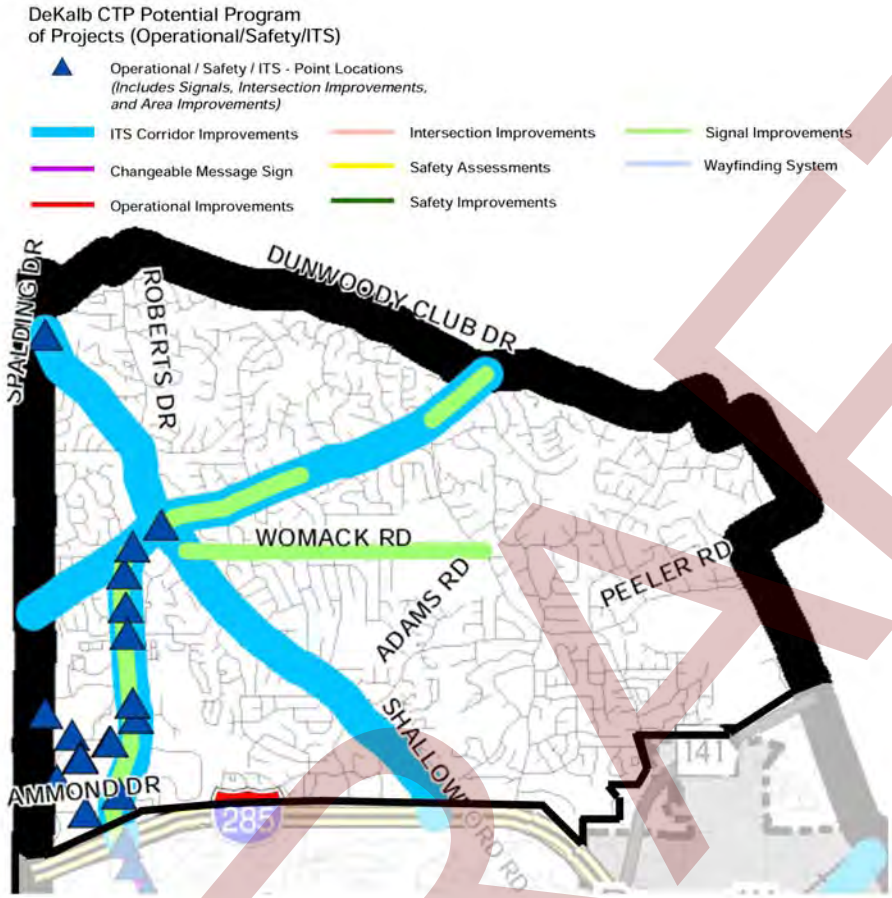
**Figure 8-4**




Source: Dekalb County Comprehensive Transportation Plan (CTP)

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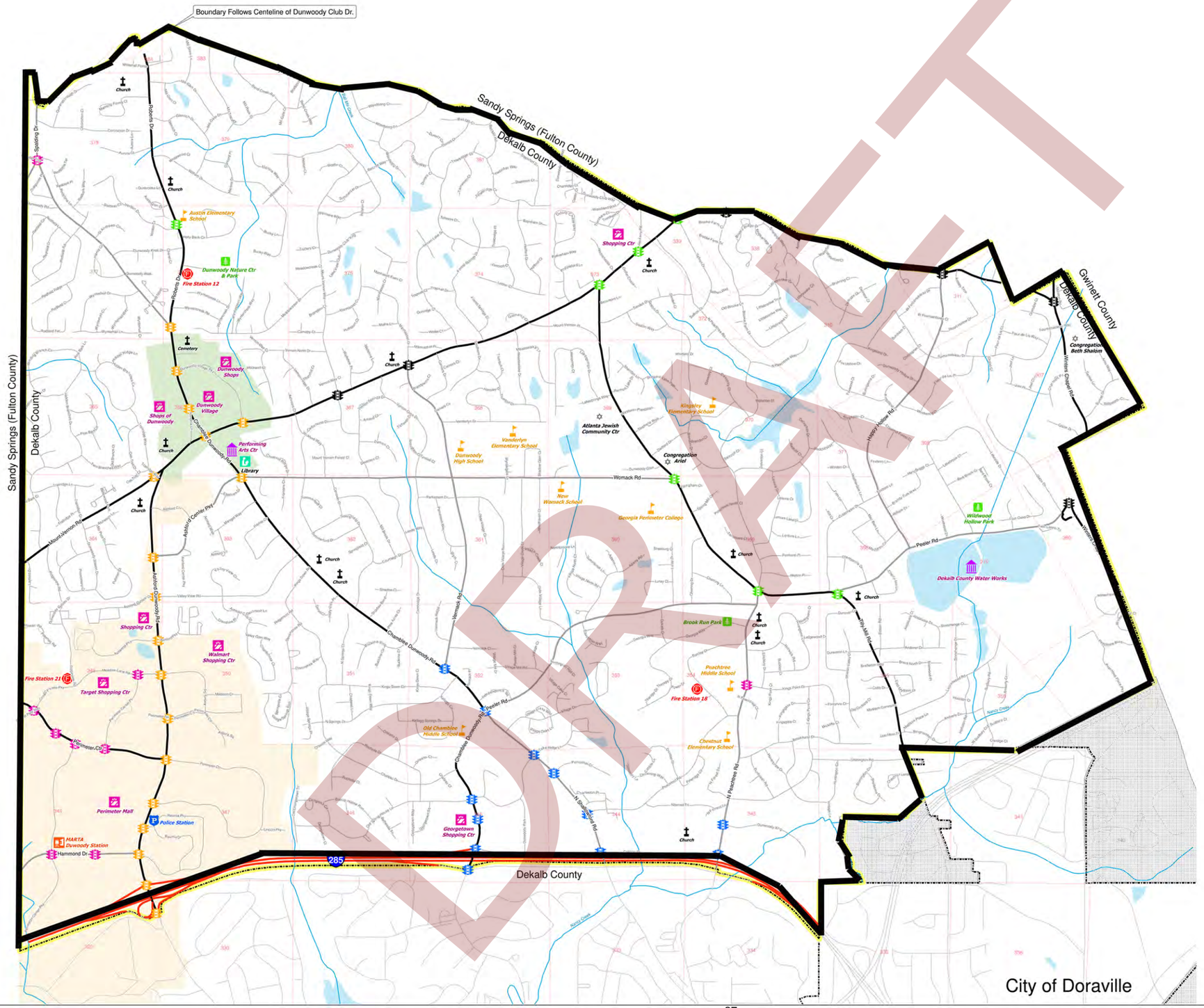


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CITY OF DUNWOODY
Established 2008
GEORGIA

# Dunwoody, Georgia
# COMPREHENSIVE PLAN

## TRAFFIC SIGNALS

### LEGEND

**Traffic Signals (52 Total)**

- GDOT Full Upgrade (12)
- Metro Signal Timing (18)
- GDOT/Dekalb Misc. (9)
- L.E.D. Upgrade (6)
- Not Upgraded (7)

1 Miles

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**Alternative Modes**

The following facilities, services, and significant issues related to alternative transportation modes were identified and evaluated:

- Bicycle Facilities
- Pedestrian Facilities
- Public Transportation
- Other issues related to alternative transportation modes

Bicycle Facilities

Bicycle facilities are virtually nonexistent in the city. One project currently under construction on Perimeter Center West from the Fulton County Line to Ashford Dunwoody Road includes bike lanes as well as other upgrades. This project is funded by the Perimeter Center Community Improvement District (CID).

The Dekalb County CTP conducted an analysis of bicycle suitability for roadways within the city. A map of this analysis is shown in Figure 8-6. As the figure shows, most roadways in the city have either the medium or best conditions for bicycling. However, development along these roadways consists primarily of single family homes, meaning there are few destinations to bicycle to along these roadways. The major job centers and retail destinations within the city are located along roadways with difficult or very difficult bicycling conditions. This limits the viability of bicycle travel within the city.

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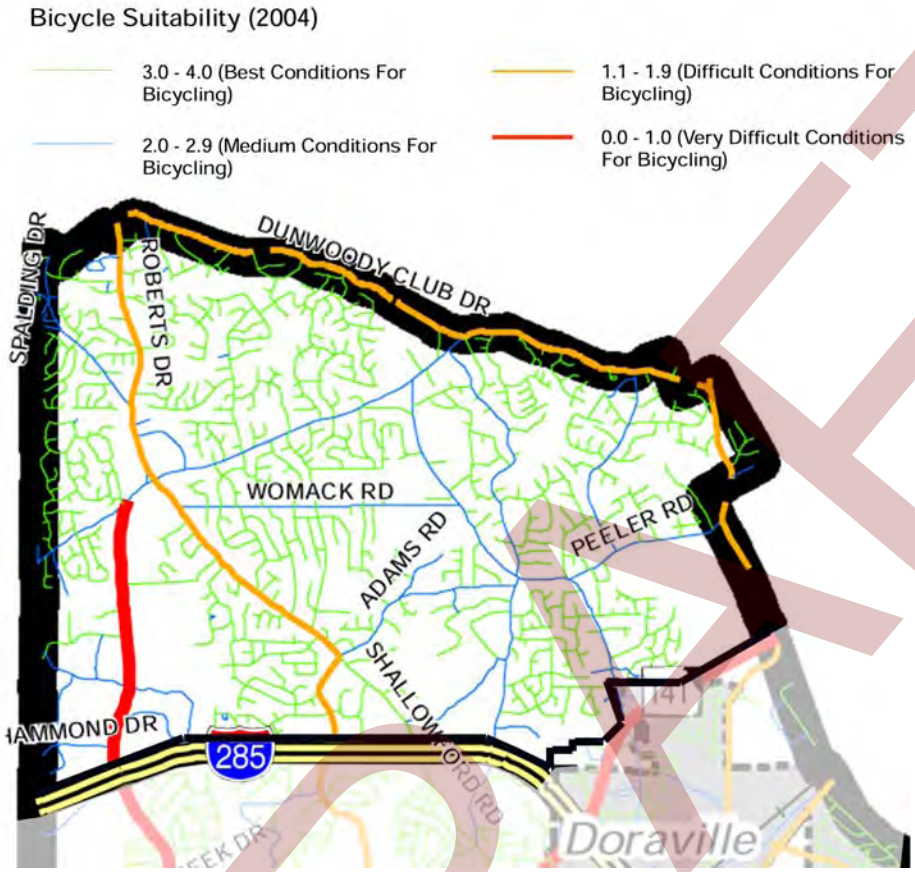
**Figure 8-6**




Source: Dekalb County Comprehensive Transportation Plan (CTP)

The Dekalb County CTP identified a number of potential bicycle projects within the city. Potential bicycle lanes are shown in Figure 8-7, while potential multi-use trail projects are shown in Figure 8-8.

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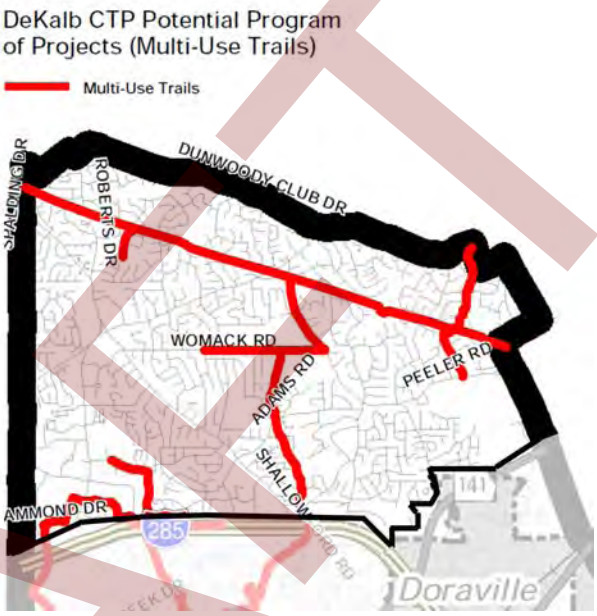
**Figure 8-7**

**Figure 8-8**




Source: Dekalb County Comprehensive Transportation Plan (CTP)

Pedestrian Facilities

There are over 42 linear miles of sidewalks in the City of Dunwoody, as shown in Figure 8-9. The Perimeter Center area has the best sidewalk coverage within the city as most roadways have sidewalks on both sides of the roadway. The highest density development within the city is located in this area. Additionally, a mix of office, retail, and residential development in the Perimeter Center area creates a greater demand for pedestrian infrastructure than single use development would.

Most arterials and collectors outside of the Perimeter Center area have sidewalks on at least one side of the roadway. However, some roadway segments have sidewalks on both sides of the roadway while others have no sidewalks at all. Most local roadways within the city have no sidewalks. Development along these roadways consists largely of single family homes along with small amounts of multi-family residential and commercial. This low density development, made up primarily of single family homes, means that demand for pedestrian infrastructure throughout the rest of the city is generally lower than in the Perimeter Center area. This is due to the distance pedestrians would have to walk to get to most destinations. However, small commercial nodes and schools do provide destinations for pedestrians throughout the city.

The Future Sidewalks identified in Figure 8-9 are an aspirations list of locations the city has identified as needing sidewalk infrastructure. These sidewalks would primarily connect existing

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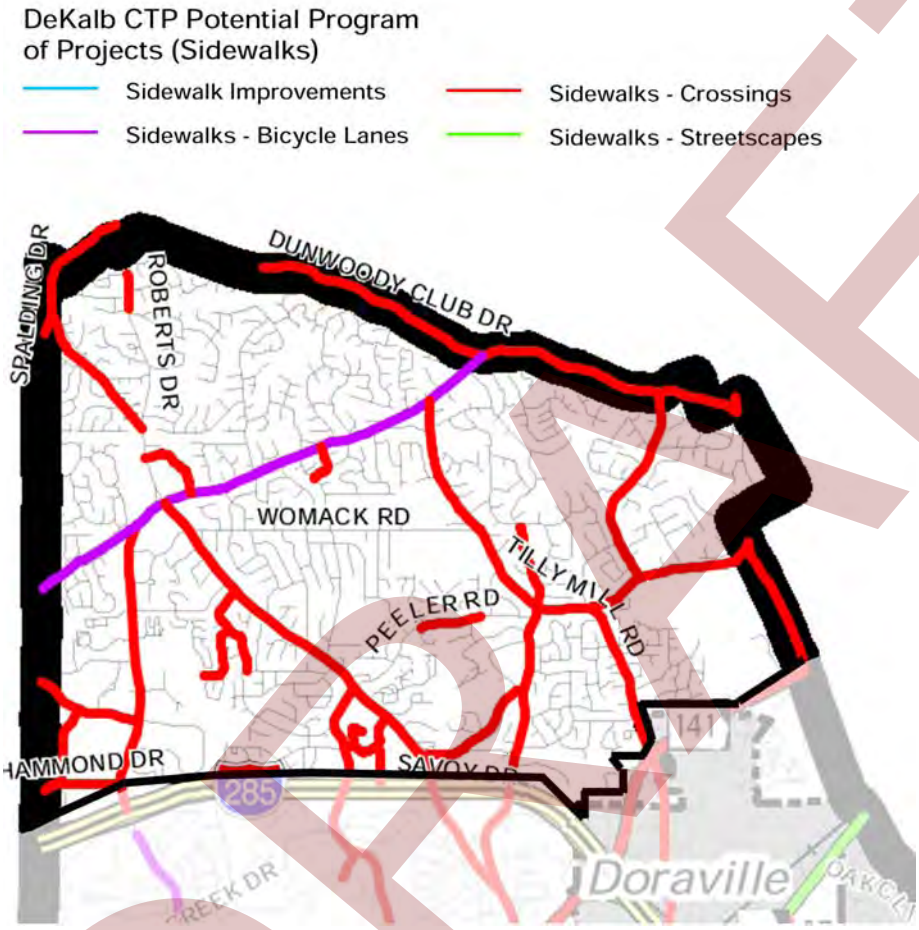
single family residential development to commercial nodes and to schools. The Potential Program of Sidewalk Projects from the Dekalb County CTP is shown in Figure 8-10.

**Figure 8-10**




Source: Dekalb County Comprehensive Transportation Plan (CTP)

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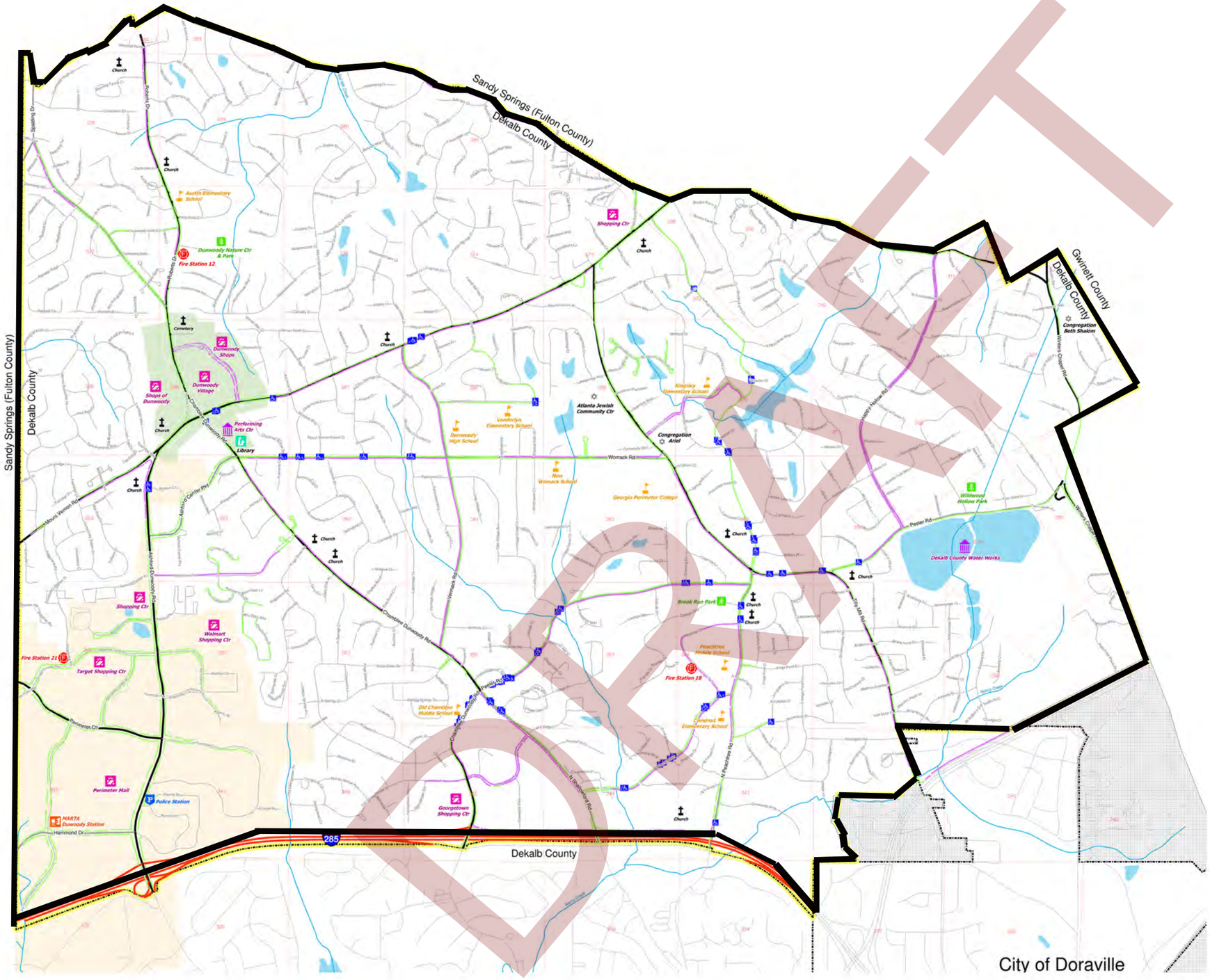


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CITY OF DUNWOODY
Established 2008
GEORGIA

# Dunwoody, Georgia
# COMPREHENSIVE PLAN

## SIDEWALKS & ADA RAMPS

**LEGEND**

**Streets**

- Interstate
- Minor Arterial
- Collector Street
- Local Street

**Sidewalks (63.3 Total Miles)**

- Existing (42.6 Linear Miles)
- Future (20.7 Linear Miles)
- Future ADA Ramps (87)

1 Miles

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Public Transportation

The following summarizes existing transit service, describes previous transit planning recommendations located in the vicinity of Dunwoody, and an analysis of transit issues and opportunities in the City of Dunwoody.

City of Dunwoody Transit Overview

The City of Dunwoody, located wholly in Dekalb County, lies within the Metropolitan Atlanta Rapid Transit Authority (MARTA) rail and bus service area. One rail station, Dunwoody Station, is located within the city limits and serves the Perimeter Center commercial and residential node in the city's southwest corner. Dunwoody is also served by eight MARTA bus routes. Existing MARTA bus routes (as of most recent available MARTA service map, dated September 2008) are shown in Figure 8-11 and include:

- *5 Piedmont Rd./Sandy Springs* (originates at Dunwoody Station, heads west out of study area to Roswell Rd. and south to Lindbergh Station)…15-20 minute peak period headway
- *87 Roswell Rd./Morgan Falls* (originates at Dunwoody Station, heads west out of study area to Roswell Rd. and north to North Springs Station)…20 – 30 minute peak period headway
- *103 Peeler/North Shallowford Rd.* (originates at Chamblee Station, heads north and east to Northeast Atlanta Industrial Park and back)…40 minute peak period headway
- *105 Barfield Rd./Glenridge Dr.* (originates at Dunwoody Station, heads west out of study area to Roswell Rd. and back)…30 minute peak period headway
- *132 Tilly Mill Rd.* (originates at Chamblee Station, heads north to Orchard Park Shopping Ctr., loops back; alternating buses proceed west across City of Dunwoody to North Springs Station)…40 minute peak period headway
- *150 Perimeter Center* (SW-NE trips, from Sandy Springs Station to Orchard Park Shopping Ctr. and back)…40 minute peak period headway
- *151 Perimeter Center/Chamblee* (N-S from Sandy Springs Station to Perimeter Center/Ravinia, then south across I-285 to Chamblee Station)…40 minute peak period headway
- *328 Spalding/Northridge* (north-south trips to the north of North Springs Station)…30 minute peak period headway

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Sandy Springs
Fulton County F.D. Station 06
Garrard Landing
Roswell
Spalding Dr
Mount Vernon Rd
Dunwoody Club Dr
Austin Elementary School
Woodland Elementary School
Dunwoody Park and Nature Center
DeKalb County F.D. Station 12
1/4 MILE
1/4 MILE
Mount Vernon Rd
Vernon Springs Park
Kingsley Elementary School
Vanderlyn Elementary School
Dunwoody Branch Library
Dunwoody High School
Georgia Perimeter College - North
Tilly Mill Rd
Windwood Hollow Park
Peeler Rd
Nandina Ln
Ashford Dunwoody Rd
Peachtree Dunwoody Rd NE
North Springs MARTA Station
Mount Vernon Hwy
400
Sandy Springs MARTA Station
Chamblee Dunwoody Rd
Brook Run Park
DeKalb County WP
Winters Chapel Rd
Peachtree Middle School
DeKalb County F.D. Station 21
DeKalb County F.D. Station 18
Chesnut Elementary School
Chamblee Middle School
Peachtree Industrial Blvd
Dunwoody City Hall
Peachford Behavioral Health System
North DeKalb Police Precinct
Dunwoody MARTA Station
285
Hightower Elementary School
Doraville
Nancy Creek Elementary School
N Shallowford Rd
Halpern Bernard Park
Miller Ave
Medical Center MARTA Station
Murphey Candler Park
Huntley Hills Elementary School
Montgomery Elementary School
Dunwoody, Georgia
COMPREHENSIVE PLAN
TRANSIT FACILITIES
LEGEND
Dunwoody City Limits
Parks
1/4 Mile Walk Zone
Dunwoody MARTA Bus Route
MARTA Rail Line
MARTA Rail Stations
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Summary of Transit Planning Efforts Potentially Impacting City of Dunwoody

1) The DeKalb County CTP (2007) identified the following potential transit projects in the vicinity of Dunwoody.
    1. Modifications to existing local bus service on:
        a. Chamblee-Dunwoody Rd.
        b. Mt. Vernon Rd.
        c. Tilly Mill Rd.
        d. Peeler Rd./Dunwoody Park
    2. New local bus service on:
        a. N. Shallowford Rd.
        b. Dunwoody Park
        c. Chamblee-Dunwoody Rd.
        d. Ashford-Dunwoody Rd.
        e. Perimeter Center Pl. *
        f. Perimeter Center E. *
    3. Bus rapid transit (BRT) along I-285 (as identified in the Envision 6)
    4. Smaller circulator systems, particularly in the Perimeter Center area, to complement future transit improvements.

2) The Atlanta Regional Commission Envision 6 Regional Transportation Plan includes the implementation of bus rapid transit (BRT) along the I-285 corridor. The current locally-preferred alternative for the line calls for a dedicated bus-only facility paralleling the I-285 corridor in the vicinity of the City of Dunwoody from the Perimeter Center area to the Doraville MARTA Station. (The BRT alternative would continue westward to the Cumberland/Galleria area near the interchange of I-285 and I-75.)

3) The Transit Planning Board's "Adopted Concept 3" recommends light rail transit (LRT) along I-285 in the vicinity of the City of Dunwoody.

4) The Georgia DOT and GRTA are in the process of identifying a preferred solution for the I-285 corridor from I-75 North to I-85 North. This initiative, called **revive**285 *top end* is currently developing the concepts for the various alternatives and completing the various technical tasks required for concept design, such as transit planning, traffic data analysis, as well environmental impact analyses. Completion date for this phase, Assess Potential Benefits & Impacts, is anticipated in December 2010. At this time, transit options under consideration include express bus and Fixed Guideway. As part of the FGT alternatives, several locations within the City of Dunwoody are being considered for

* MARTA bus service is now provided on Perimeter Center E. and Perimeter Center Pl.



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transit stations although specific transit station sites have not been determined. Potential areas include:

a. The Georgetown shopping area
b. Ravinia office park
c. Hammond Drive near Perimeter Center Parkway

Other issues related to alternative transportation modes

How well residents and workers are served by alternative modes of transportation is based largely on where they are located. The Perimeter Center area is served by rail transit, bus transit, and has a well developed sidewalk network. A number of circulator shuttles also are operated in the area by major employers. Commuter trips to and from this area as well as local trips within the area are viable without a personal automobile.

The rest of the city is not as well served by alternative modes of transportation. Roughly half (52%) of the City of Dunwoody is located one-quarter mile or less from a MARTA bus or train route. (A caveat to these findings is that the quarter-mile distance was calculated as a radius from the transit stop rather than the actual walk distance a resident would take along the street network.) However, the existing low density development does not meet the appropriate levels of density to justify the cost of frequent transit service. The infrequent headways of many of the bus routes within the city reduce the viability of transit use within the city. The sidewalk network is also not as well developed outside the Perimeter Center area. This makes walking to transit stops as well as to other destinations more difficult throughout parts of the city.

**Parking**

Parking is not a significant issue in the City of Dunwoody. The primary locations that experience parking problems are some churches within the city. The Community Development department is reviewing parking conditions within the city.

**Railroads, Trucking, Port Facilities, and Airports**

The following transportation facilities do not directly impact the city and have not been evaluated:

- Freight rail lines
- Passenger rail lines
- Major rail intermodal facilities
- Seaports
- Harbors
- Commercial and general purpose air terminals

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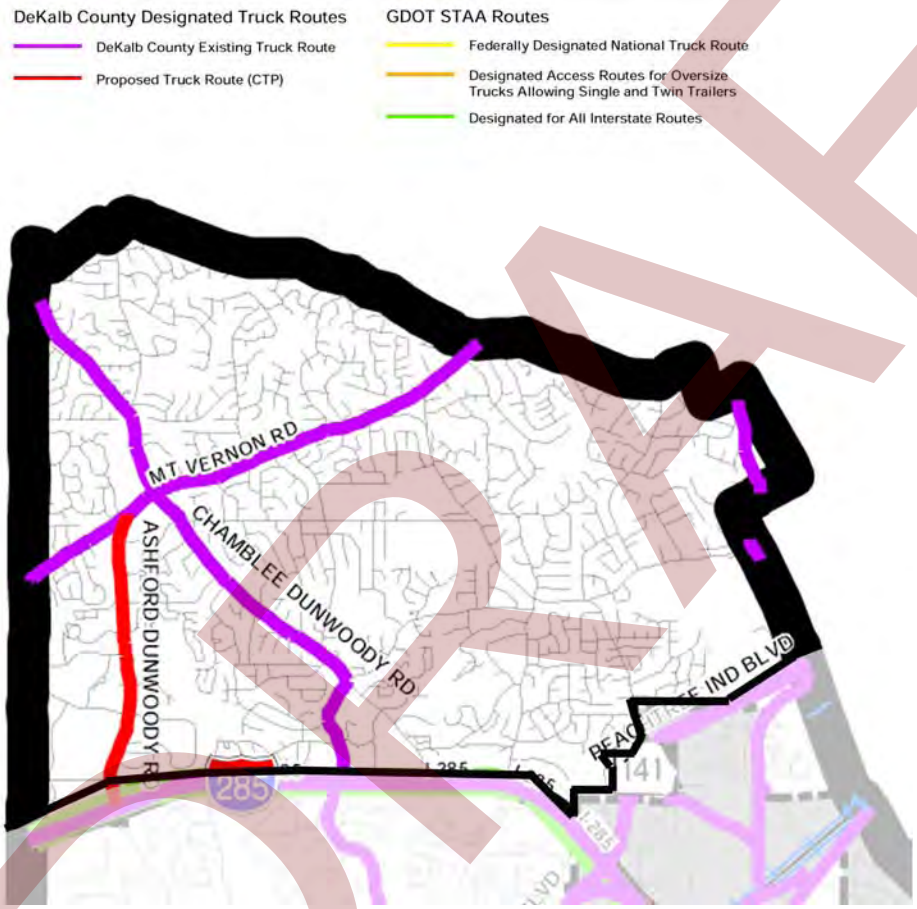
The impact of non-rail freight operations on the overall transportation network has been evaluated. Non-rail freight operations, which consist of truck traffic, are not designated for travel on most roadways within the city. The existing and proposed truck routes in the city are shown in Figure 8-12. Freight truck traffic primarily serves the commercial developments within the city. In addition, a lack of freight rail and intermodal facilities and a lack of industrial development within the city mean that freight travel demand is relatively low.

**Figure 8-12**




Source: Dekalb County Comprehensive Transportation Plan (CTP)

### Transportation and Land Use Connection

Traffic congestion is a significant problem in the Metro Atlanta area. Congestion is a result of both the existing transportation infrastructure and the existing land use in an area. Existing development generates trips which travel on the area's transportation network, primarily on



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roadways. As development intensifies, more trips are made, increasing the demand on the transportation network.

Mobile pollutant emissions from traffic are a major contributor to common air pollutants in north Georgia. These include ozone and particulate matter. The National Environmental Protection Agency (NEPA) has set standards for air quality that have not been met for several years in the Atlanta Region. In order to maintain eligibility for federal transportation funds, the ARC Regional Transportation Plan (RTP) must demonstrate that it will lead to conformity with air quality standards. This is accomplished through pollution modeling based on output from the regional travel demand model. Thus, linkage of transportation needs and improvement recommendations to the ARC travel demand model is critical to maintaining air quality conformity.

Figure 8-13 and Figure 8-14 show the existing traffic congestion on roadways in the City of Dunwoody in the year 2000. These figures are based on the ARC RTP Travel Demand Model, as incorporated into the Dekalb County Comprehensive Transportation Plan. Figure 8-13 shows the congestion levels during the AM peak hour, or the morning commute time when traffic volumes are heaviest. Figure 8-14 shows the congestion levels during the PM peak hour, or the evening commute time when traffic volumes are heaviest.

**Figure 8-13**

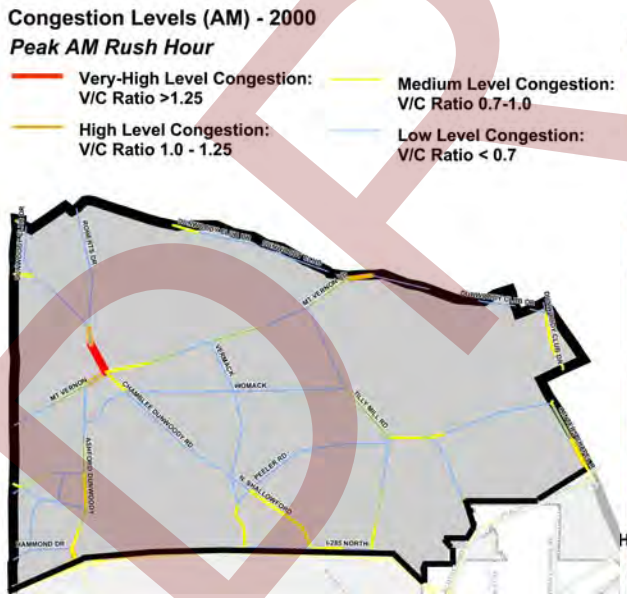
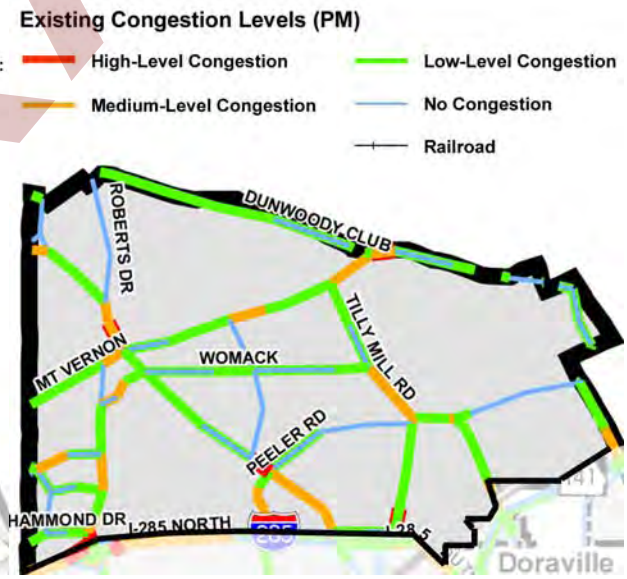



**Figure 8-14**




Source: Dekalb County Comprehensive Transportation Plan (CTP)

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During the AM peak hour the segment of Chamblee Dunwoody Road between Roberts Drive and Mt. Vernon Highway stands out as the only segment considered having a very high level of congestion. A number of other roadway segments, particularly near I-285, show medium or high levels of congestion. The PM peak hour shows even more roadway segments experiencing medium or high levels of congestion. Roadway segments near I-285 again show significant amounts of congestion. However, some roadway segments throughout the rest of the city also experience medium or high congestion levels. Overall, traffic congestion is worse during the PM peak hour than during the AM peak hour, which is normal in traffic congestion analyses.

It should be noted that the traffic congestion levels shown here are based on the capacity of the existing roadway segments and the traffic volume demand placed on these roadways. This provides fairly accurate results for most of the city. However, the model likely under reports traffic congestion levels in the Perimeter Center area. In this part of the city, block lengths tend to be shorter, traffic signals are more frequent, and development tends to be at higher densities. The large amount of office, retail, and residential development results in high volumes of commuter traffic as well as retail generated traffic. The traffic demand model does not fully account for delays created by signalized intersections, which means that actual traffic congestion levels may be higher than those shown in the model. Field reviews have also shown that traffic congestion is a very significant problem in the Perimeter Center area.

Figure 8-15 shows the overall daily traffic congestion levels in the year 2030. The transportation network in this 2030 analysis includes all existing transportation infrastructure as well as all transportation projects that are a part of the Transportation Improvement Projects (TIP) list. The TIP is a list of projects that will begin construction in the next few years and have specific funding attached to them.

As Figure 8-15 shows, traffic congestion is projected to get worse by the year 2030 if only those projects in the TIP are completed. Roadway segments near I-285 as well as some roadway segments throughout the rest of the city will experience medium, high, or very high levels of congestion. The Perimeter Center area in particular will continue to experience significant traffic congestion problems on most roadways in the area.

Figure 8-16 shows the transportation projects planned for the City of Dunwoody that are part of the TIP. It also shows those projects that are part of the long range Regional Transportation Plan (RTP). The projects in the RTP extend through the year 2030 and do not have specific funding allocated to them yet. However, as projects in the TIP are completed, projects in the RTP are selected for the next TIP and are allocated funding as it becomes available.

As Figure 8-16 shows, all projects in the TIP and the RTP are either in the Perimeter Center area or are along I-285. No projects in the TIP or the RTP are planned for the rest of the city. It should be

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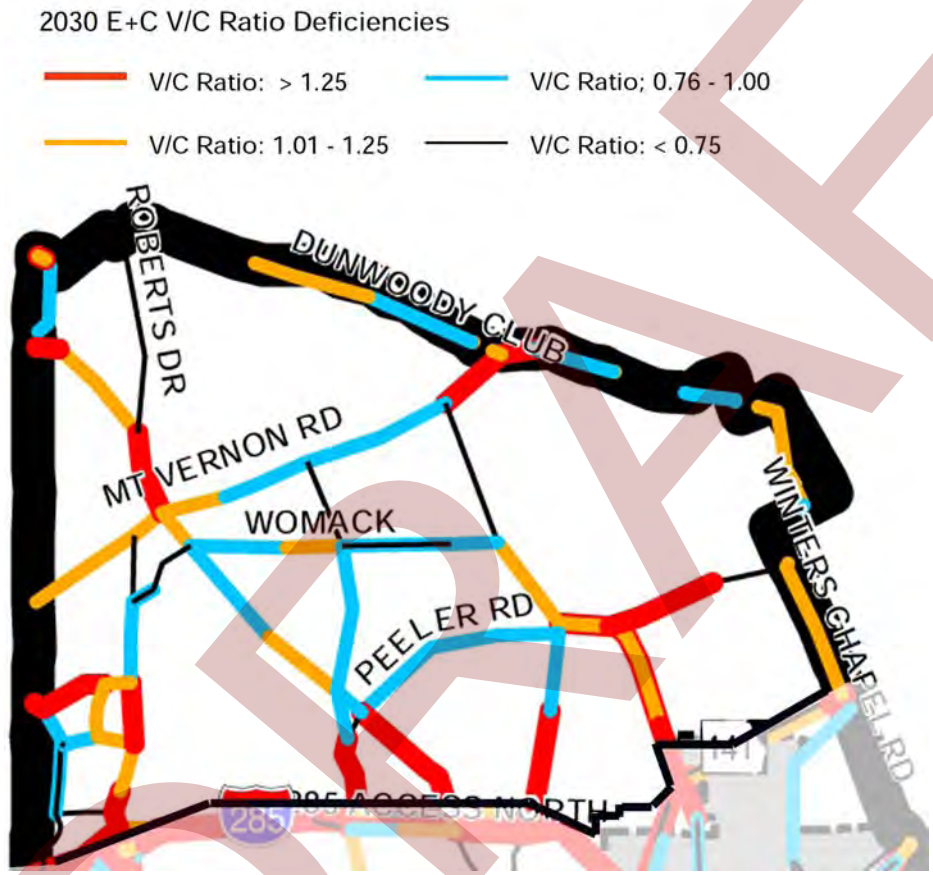
noted that improvements to I-285 will typically improve traffic congestion on roadway segments near I-285 as traffic congestion on I-285 creates additional traffic congestion on adjacent roadways.

The roadways with the least existing and projected future traffic congestion levels are primarily in the center of the city, away from the Perimeter Center area and I-285. These low traffic

**Figure 8-15**




Source: Dekalb County Comprehensive Transportation Plan (CTP)

congestion levels make these roadways viable (from purely a traffic perspective) for additional development. However, most of the existing development along these roadways consists of single family residential housing. Only small amounts of multi-family residential or commercial development are spread throughout the city. Existing single family residential neighborhoods are not expected to redevelop into higher density development. Residents of the city do not have an interest in redevelopment of the exiting neighborhoods.

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This leaves areas of the city that primarily do not have single family residential development as the likely locations for future development. These locations are primarily in the Perimeter Center area and some locations near I-285.

Traffic congestion is already significant in these areas. However, the Perimeter Center area is well served by alternative transportation modes. The Perimeter Center area includes a well developed sidewalk network, employer operated shuttles, and one MARTA station in the City of Dunwoody. The Perimeter Center area extends into the City of Sandy springs. This overall area includes a total of 4 MARTA stations that can serve local trips as well as provide connections to downtown and midtown Atlanta, Buckhead, and Hartsfield-Jackson International Airport. The existing MARTA heavy rail and bus service in the City of Dunwoody is the primary part of the transportation infrastructure that is underutilized. As density increases and more mixed-use developments are constructed in the Perimeter Center area then transit use will become even more vital to mobility in the area. Traffic congestion will continue to increase although transit, bicycle, and pedestrian infrastructure will provide alternative mobility options for people in the area.

DRAFT

City of Dunwoody ■ Comprehensive Plan

# Community Participation Plan

POND
Architects • Engineers • Planners

In Association With:
ARCADIS ■ Ross + Associates

# COMMUNITY PARTICIPATION PLAN

## INTRODUCTION

The City of Dunwoody undertakes its first Comprehensive Plan. Serving around 40,000 residents, the new city was officially established on December 1, 2008. In order to carry out the Mission, Vision and Value Statements listed below, the City will engage the public for input into the Comprehensive Plan.

- The **Mission** of the City of Dunwoody is to provide the highest quality of life for those who live, work or play in the city and to foster an environment where business can prosper. We will serve all stakeholders in a transparent manner with resourceful, efficient, progressive and professional leadership.
- The **Vision** for the City includes the provision of quality service to citizens support economic growth through careful and thoughtful planning.
- The **Value** Statement of the City includes the provision to make Dunwoody a better community built on mutual respect and trust, and to promote and maintain the highest standards of personal and professional conduct.

The Comprehensive Plan includes a **Community Assessment** and a **Community Agenda**. Community Participation is a vital building block for developing the Community Agenda, which contains the City's vision, official policies and action plan for actualizing its vision. The methods for which the public will be engaged are outlined in the Community Participation Plan (CPP). A schedule of activities and benchmarks for the participation process is also provided within the CPP.

A diverse set of stakeholders and a Citizens Steering Committee will help ensure that the Community Agenda reflects the values of the City's citizenry. Meaningful involvement by informed constituents will also validate the Community Agenda as a community-endorsed, public policy document used to guide future land use decisions. When many members of the community participate in establishing the Community Agenda, they lend support to city officials in the implementation of the policies established within the document.

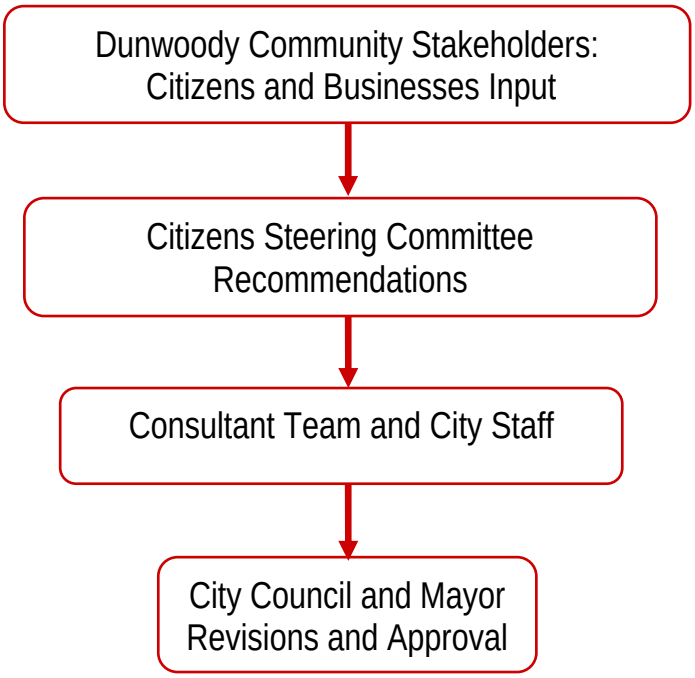
The City's Department of Community Development manages a **Planning Team** that incorporates staff from Engineering, Public Works, and the Community Development Department along with a consultant team with expertise in land use, public finance, transportation, infill and design controls. Community Development Department serves as Project Manager over the project.

### Review Process

Prior to the development of a Community Agenda, the Department of Community Affairs (DCA) requires that the local jurisdictions transmit the Participation Plan along with a Community Assessment for review. The Atlanta Regional Commission (ARC) is the regional arm of DCA that reviews these two documents to determine whether or not they are complete; upon this verification, ARC in turn transmits these documents to DCA. DCA conducts a report of findings and recommendation, and ARC issues the local government a final report that includes DCA's comments.

## STRUCTURE OF PLANNING PROCESS

The following chart shows the organizational structure for the planning process. Sections further below will detail techniques for public engagement; the Citizens Steering Committee serves as a partner with the City in conducting outreach to inform the community on the Comprehensive Plan and in devising policy recommendations. The Council and Mayor, however, retain final authority to approve the documents generated from the participatory approach and, as the body that must deliberate budget constraints and competing priorities, may modify the recommendations that they receive.




## CITIZENS STEERING COMMITTEE

The Citizens Steering Committee will convene regularly, both prior to and in between the community meetings; Committee members will need to agree to attend the community meetings in order to hear the input from the larger audience and assist in interpreting that information. The Citizens Steering Committee will be tasked with reviewing consultant documentation, and providing feedback based on the community input into the vision for the City. The Citizens Steering Committee will also review the synthesis of community input, and the proposed crafting of appropriate goals and policies as prepared by the consultant team. The following members were appointed to the Dunwoody Comprehensive Plan Citizens Steering Committee:

**Citizens Steering Committee: Comprehensive Plan**
Individual names shall be listed below:

[To be assigned by City Council]

## RECOMMENDED STAKEHOLDER LIST

As part of targeted public outreach efforts, the Comprehensive Plan effort will engage a network of community organizations, businesses, and small groups to serve as both a source of input as well as a channel for distributing information to the broader community as a whole. These groups will be engaged in order to distribute meeting notices, posters, and agendas to broader groups; they will also be tapped to provide feedback on how to improve the outreach process and shape the content of meetings and presentations so that they meet a variety of needs.

The City has already gathered contact information (email, telephone and leadership) for the following set of civil groups and businesses, as well as a series of Home Owner associations. The City considers it important for the Stakeholder list to be a living document to allow for additional participants throughout the process. As such, the City will formalize the process for updating the stakeholders list through the monthly Citizens Steering Committee meeting, which reviews the list to ensure that a "snowball" method of expanding outreach will occur.

To ensure the broadest representation of the City, community meetings will also include an opportunity for participants to add stakeholder representative names and contact should participants identify gaps. Along with other documentation regarding public engagement activities and efforts, the final list of stakeholders will be attached in an Appendix of the final Comprehensive Plan documents when the Community Agenda is completed.

**Community Groups/Neighborhood Associations**
Dunwoody North Civic Association
Dunwoody Preservation Trust
Perimeter CID
Homeowners/Condominium/Neighborhood Associations
Business Associations
Dunwoody Homeowners Association

**City Boards, Associations, and Departments**

Dunwoody Chamber of Commerce
Planning Commission
Public Works
Transportation Agencies
North Fulton Chamber of Commerce
Utilities

**Other Civic Group Leadership**

Perimeter College
Schools
Sport, Environmental, Cultural Associations
Garden Club
Key Corporate investors
Lions/Kiwanis/Rotary Clubs and other non-profit organizations
Religious/Faith Community
Education Associations
Boy Scouts/ Girl Scouts
Large property owners

## PARTICIPATION TECHNIQUES

The Planning Team will conduct a minimum of three (3) community meetings covering planning elements consisting of land use, transportation, design controls, natural and cultural resources, housing, economic development and visioning. The City plans to conduct two (2) total public hearings. In addition, the consulting teams will facilitate at least one Open House to present the findings of the combined planning efforts.

The City of Dunwoody will engage the community using a variety of techniques, depending upon the purpose of achieving community involvement. The following section identifies different techniques and organizes them by purpose.

**Education/Information**

| | |
|---|---|
| Website – | A web link will be created on the City web page with draft documents and draft documents. The City website will also be set up to receive direct Citizen feedback for the Comprehensive Plan process. www.Dunwoodyga.gov |
| Lobby Displays – | Post maps and information at City Hall. |
| Printed and Email bulletins – | Flyers and Newspaper information will be distributed; flyers announcing public hearings to be mailed if city budget allows. |
| Media and Press Releases – | The City will contact local newspaper(s) to advertise meetings and/or status of the plan to the community. The following newspapers will receive press releases and announcements: Dunwoody Crier. |
| Mailing Lists – | In addition to the email blast list that the City of Dunwoody uses, the Citizens Steering Committee will be asked to draw on existing networks they participate in. |

**Public Input**

| | |
|---|---|
| Official Hearings – | Two (2) public hearings will be held; one to present the Community Participation Plan and Community Assessment and one to present the final plans that have been reviewed by DCA including any final revisions. A third (3rd) meeting may be held before the Planning Commission. |
| Community Meetings – | Five (5) community events are planned for the overall Comprehensive Plan. Three of these meetings will be themed by planning element. These meetings may also include charettes and open houses.<br><br>One (1) open house presentation will be conducted to summarize the planning process and role of the community participation, highlight the Comprehensive Plan, draft recommendations and to receive and address public comments. |
| Website – | The City of Dunwoody will create a web link on its main web page to inform the public regarding the process, schedule of activities and results to date. This sight will also be used to solicit public input. The address for the City of Dunwoody website is www.Dunwoodyga.gov<br><br>The Planning Team will prepare materials for updates to the website on a regular basis throughout the public participation process and will provide copies of draft documents for public review as they become available. |
| Select Interviews – | Select stakeholders and city staff will be interviewed in order to gain more detailed information on certain topics, such as housing, economic development and local industry, population diversity, growth and needs, etc. |

**Public Interaction**

| | |
|---|---|
| Vision, Goals, Objectives Meetings - | Facilitated meetings to determine answers to three major planning questions: Where does Dunwoody want to be tomorrow? How will it get there? What Issues and Opportunities exist for the community to address and achieve its goals and vision? |

**Public Partnership**

| | |
|---|---|
| Citizens Steering Committee – | The Committee and its membership is described in a prior section. See the following Schedule of Activities for Citizens Steering Committee meetings. |
| Technical Advisory - | City Staff has been selected to coordinate resources across various City departments and will provide technical advising and support as needed from affected departments. |

## COMPREHENSIVE PLAN SCHEDULE OF ACTIVITIES

The City has prepared the attached schedule for committee meetings, community meetings, open house events and public hearings. While the dates may change due to unforeseen reasons, the City and its consultant team will work to adhere to this schedule and post it in local media outlets.

### Schedule

**City of Dunwoody Comprehensive Plan Proposed Schedule March 2 - Dec. 31**

| TASK ITEM | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|---|---|---|---|---|---|---|---|---|---|---|
| **Project Mgt Plan** | | | | | | | | | | |
| Client Kick-Off March 16 (bi-monthly thereafter) | * | | | | | | | | | |
| *Assess existing data* | | | | | | | | | | |
| *Community Outreach networks* | | | | | | | | | | |
| *Establish dates & protocol* | | | | | | | | | | |
| *Obtain PH schedule & ads* | | | | | | | | | | |
| **Community Assessment (CAs)** | | | | | | | | | | |
| Data Collection | | | | | | | | | | |
| Data Analysis | | | | | | | | | | |
| *Existing Land Use* | | | | | | | | | | |
| *Areas Req.Special Attention* | | | | | | | | | | |
| *Character Areas* | | | | | | | | | | |
| *Quality Community Objectives* | | | | | | | | | | |
| *Supporting Data* | | | | | | | | | | |
| Exec Summary & Tech Addendum | | | | | | | | | | |
| Internal Quality Control Draft due: April 30th | | * | | | | | | | | |
| Draft to City: May 11th | | | * | | | | | | | |
| Document Production | | | | | | | | | | |
| Public Hearing #1 (CAs & CPP): May 26th | | | * | | | | | | | |
| Transmittal DCA (with Resolution) | | | * | | | | | | | |
| DCA Review(60-120 days) | | | | | | | | | | |
| **Community Participation (CP & CP Plan)** | | | | | | | | | | |
| Draft (CP Plan): April 3rd | | * | | | | | | | | |
| City Council Work Session: Comp. Plan Kick-off and Present Participation Plan Draft: April 20th | | * | | | | | | | | |
| Establish Steering Committee List | | | | | | | | | | |
| Council Appoints Steering Committee: April 27th | | | * | | | | | | | |
| **Community Meetings** ** | | | | | | | | | | |
| Kick-off : June 2nd | | | | * | | | | | | |
| Themed: June 23rd, July 7th, August 3rd | | | | * | * | * | | | | |
| Final / Re-Cap: Sept. 24th | | | | | | | * | | | |
| **Steering Committee Meetings** | | | | | | | | | | |
| Kick-off: May 28th | | | * | | | | | | | |
| June 16th, June 30th, July 21st, August 25th | | | | * | * | * | | | | |
| Final / Re-Cap: Oct. 15th | | | | | | | | * | | |
| Interviews and/or Focus Group | | | | | | | | | | |
| **Community Agenda (CAg)** | | | | | | | | | | |
| Issues and Opportunities | | | | | | | | | | |
| Vision and Policy Objectives | | | | | | | | | | |
| Future Development Map | | | | | | | | | | |
| Future Development Narrative | | | | | | | | | | |
| STWP/Implementation Plan | | | | | | | | | | |
| CIE coordination (if Add-service) | | | | | | | | | | |
| Draft Due: Nov. 16th (Thanksgiving Nov. 26th) | | | | | | | | | | |
| Public Hearing #2 PC (CAg): Dec. 8th | | | | | | | | | | * |
| Public Hearing #3 Council (CAg): Dec. 21st | | | | | | | | | | * |
| City Transmit DCA (60 day approval) | | | | | | | | | | * |

* Desired Task or Meeting ** DCA prefers no public input until CA & CP Plan are revised

**NOTE: Submittals must be delivered 7 business days prior to a scheduled meeting per City of Dunwoody requirements.**

## Calendar

### April 2009

| Monday | Tuesday | Wednesday | Thursday | Friday |
|---|---|---|---|---|
| | | April 1 | 2<br>7:00pm 8:00pm Zoning Board of Appeals | 3 |
| 6 | 7 | 8 | 9<br>7:00pm 8:00pm Community Council Meeting | 10 |
| 13<br>7:00pm 8:00pm Mayor & City Council Meeting | 14<br>7:00pm 8:00pm Planning Commission Meeting | 15 | 16<br>Lemonade Days (Brook Run Park, 4770 N Peachtree Rd, Dunwoody 30338) | 17 |
| 20<br>7:00pm 8:00pm City Council Work Session: Comp Plan Kick-off Mtg and Present Participation Plan draft | 21 | 22 | 23 | 24 |
| 27<br>7:00pm 8:00pm City Council Mtg: Present Draft Community Participation Plan; Council appoints Steering Committee | 28 | 29 | 30 | |

### May 2009

| Monday | Tuesday | Wednesday | Thursday | Friday |
|---|---|---|---|---|
| | | | | May 1 |
| 4 | 5 | 6 | 7<br>7:00pm 8:00pm Zoning Board of Appeals | 8 |
| 11<br>Community Assessment draft due to City<br>7:00pm 8:00pm Mayor & City Council Meeting | 12<br>7:00pm 8:00pm Planning Commission Meeting | 13 | 14<br>7:00pm 8:00pm Community Council Meeting | 15 |
| 18<br>7:00pm 8:00pm City Council Work Session | 19 | 20 | 21 | 22 |
| 25<br>Memorial Day | 26<br>7:00pm 9:00pm Public Hearing #1 (Community Assessment & Community Participation Plan) | 27 | 28<br>7:00pm 8:00pm Steering Committee Meeting - Kickoff | 29 |

# June 2009

| Monday | Tuesday | Wednesday | Thursday | Friday |
|---|---|---|---|---|
| June 1 | 2<br>7:00pm 8:00pm Community Meeting: Kick-off | 3 | 4<br>7:00pm 8:00pm Zoning Board of Appeals | 5 |
| 8<br>7:00pm 8:00pm Mayor & City Council Meeting | 9<br>7:00pm 8:00pm Planning Commission Meeting | 10 | 11<br>7:00pm 8:00pm Community Council Meeting | 12 |
| 15<br>7:00pm 8:00pm City Council Work Session | 16<br>7:00pm 8:00pm Steering Committee meeting | 17 | 18 | 19 |
| 22<br>7:00pm 8:00pm Mayor & City Council Meeting | 23<br>7:00pm 8:00pm Community Meeting: Theme to be determined | 24 | 25 | 26 |
| 29 | 30<br>7:00pm 8:00pm Steering Committee meeting | | | |

# July 2009

| Monday | Tuesday | Wednesday | Thursday | Friday |
|---|---|---|---|---|
| | | July 1 | 2<br>7:00pm 8:00pm Zoning Board of Appeals | 3 |
| 6 | 7<br>7:00pm 8:00pm Community Meeting: Theme to be determined | 8 | 9<br>7:00pm 8:00pm Community Council Meeting | 10 |
| 13<br>7:00pm 8:00pm Mayor & City Council Meeting | 14<br>7:00pm 8:00pm Planning Commission Meeting | 15 | 16 | 17 |
| 20<br>7:00pm 8:00pm City Council Work Session | 21<br>7:00pm 8:00pm Steering Committee meeting | 22 | 23 | 24 |
| 27<br>7:00pm 8:00pm Mayor & City Council Meeting | 28 | 29 | 30 | 31 |

# August 2009

| Monday | Tuesday | Wednesday | Thursday | Friday |
|---|---|---|---|---|
| August 3<br>7:00pm 8:00pm Community Meeting: Theme to be determined | 4 | 5 | 6<br>7:00pm 8:00pm Zoning Board of Appeals | 7 |
| 10<br>7:00pm 8:00pm Mayor & City Council Meeting | 11<br>7:00pm 8:00pm Planning Commission Meeting | 12 | 13<br>7:00pm 8:00pm Community Council Meeting | 14 |
| 17<br>7:00pm 8:00pm City Council Work Session | 18 | 19 | 20 | 21 |
| 24<br>7:00pm 8:00pm Mayor & City Council Meeting | 25<br>7:00pm 8:00pm Steering Committee meeting | 26 | 27 | 28 |
| 31 | | | | |

# September 2009

| Monday | Tuesday | Wednesday | Thursday | Friday |
|---|---|---|---|---|
| | September 1 | 2 | 3<br>7:00pm 8:00pm Zoning Board of Appeals | 4 |
| 7<br>Labor Day | 8<br>7:00pm 8:00pm Planning Commission Meeting | 9 | 10<br>7:00pm 8:00pm Community Council Meeting | 11 |
| 14<br>7:00pm 8:00pm Mayor & City Council Meeting | 15 | 16 | 17 | 18 |
| 21<br>7:00pm 8:00pm City Council Work Session | 22 | 23 | 24<br>7:00pm 8:00pm Community Meeting: Final Recap | 25 |
| 28<br>7:00pm 8:00pm Mayor & City Council Meeting | 29 | 30 | | |

# October 2009

| Monday | Tuesday | Wednesday | Thursday | Friday |
|---|---|---|---|---|
| | | | October 1<br>7:00pm 8:00pm Zoning Board of Appeals | 2 |
| 5 | 6 | 7 | 8<br>7:00pm 8:00pm Community Council Meeting | 9 |
| 12<br>7:00pm 8:00pm Mayor & City Council Meeting | 13<br>7:00pm 8:00pm Planning Commission Meeting | 14 | 15<br>7:00pm 8:00pm Steering Committee Meeting: Final Re-cap | 16 |
| 19<br>7:00pm 8:00pm City Council Work Session | 20 | 21 | 22 | 23 |
| 26<br>7:00pm 8:00pm Mayor & City Council Meeting | 27 | 28 | 29 | 30 |

# November 2009

| Monday | Tuesday | Wednesday | Thursday | Friday |
|---|---|---|---|---|
| November 2 | 3 | 4 | 5<br>7:00pm 8:00pm Zoning Board of Appeals | 6 |
| 9<br>7:00pm 8:00pm Mayor & City Council Meeting | 10<br>7:00pm 8:00pm Planning Commission Meeting | 11 | 12<br>7:00pm 8:00pm Community Council Meeting | 13 |
| 16<br>Community Agenda Draft Due to City<br>7:00pm 8:00pm City Council Work Session | 17 | 18 | 19 | 20 |
| 23<br>Legal Ad<br>7:00pm 8:00pm Mayor & City Council Meeting | 24 | 25 | 26<br>Thanksgiving | 27 |
| 30 | | | | |

# December 2009

| Monday | Tuesday | Wednesday | Thursday | Friday |
|---|---|---|---|---|
| | December 1 | 2 | 3<br>7:00pm 8:00pm Zoning Board of Appeals | 4 |
| 7 | 8<br>7:00pm 9:00pm Public Hearing #2: Present Community Agenda to Planning Commission | 9 | 10<br>7:00pm 8:00pm Community Council Meeting | 11 |
| 14<br>7:00pm 8:00pm Mayor & City Council Meeting | 15 | 16 | 17 | 18 |
| 21<br>7:00pm 9:00pm Public Hearing #3: Present Community Agenda to City Council @ Work Session | 22 | 23 | 24 | 25<br>Christmas |
| 28<br>7:00pm 9:00pm Mayor & City Council Meeting (*Mtg may be moved to 12/21 due to holidays) | 29 | 30 | 31 | |