



CITY OF DUNWOODY

41 Perimeter Center East, Suite 250

Dunwoody, GA 30346

Phone: 678.382.6800 • Fax: 770.396.4828

www.dunwoodyga.gov

MEMORANDUM

Date: February 22, 2010

Subject: Text Amendment to §5A-18(b)(2)(B) and §5D-16(b) of the Zoning Ordinance

The Dunwoody Mayor & City Council has directed staff to review the current Zoning Ordinance as it relates to the size of text on the public notice signs and the size of the signs themselves outlined in the Notice of Public Hearing, Chapter 27, Article 5, Sections 5A-18(b)(2)(B) and 5D-16(b) of the City Zoning Ordinance.

Specifically, staff has been asked to investigate changes that may be made to the lettering size requirement to produce signs closer to 12 square feet in area. Staff has experimented with various text sizes to determine the ideal size specifications for a sign of this size. It has been determined that a smaller minimum size requirement for text lettering would be most appropriate to produce signs that are 12 square feet.

Staff requests careful consideration of the ability to use varying text size when passing a text and sign size requirement. The proposed text size minimum would allow most signs to be produced at 12 square feet, with the ability to use a larger size text for verbiage required by state regulations and reduced text size on information staff deems relevant but not required by ordinance. Staff advises that this height be no less than one (1) inch and the sign be no less than 12 square feet so that the amended ordinance reads as follows:

§5A-18 (b)(2)(B):

Signs shall be double-faced and posted so that the face of the sign is at a right angle to the street to allow the signs to be read by the traveling public in both directions. All signs shall be no smaller than twelve (12) square feet, in a color designated by the Community Development Director or his/her designee, with printed lettering on the signs at least ~~three (3) inches~~ one (1) inch size.

§5D-16(b):

Signs of no less than twelve (12) square feet, in a color designated by the Community Development Director or his/her designee, shall be posted within the public right-of-way or on the subject property at least thirty (30) days before the hearing before the Board. One (1) sign shall be posted for each five hundred (500) feet of street frontage or fraction thereof along each street on which the subject property has frontage. Signs shall be double-faced and posted so that the face of the sign is at a right angle to the street in order that said signs can be read by the traveling public in both directions. The lettering on the signs shall be printed and at least ~~three (3) inches~~ one (1) inch in size and the sign shall state the nature of the proposed application and the date, time and place of the public hearing before the board;



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At their regular December meeting, the Community Council heard and discussed the item. The Board members discussed the need for smaller text font size so that the size of the signs could be produced closer to twelve (12) square feet and so the cost of sign production and installation would decrease. Austin Kearney motioned to approve the text amendment as presented. Brian Cosgrove seconded. The motion was voted and carried (5-0).

At their regular January meeting, the Planning Commission heard and discussed the proposal, and their comments centered on the need for a smaller sized sign in our community. An added benefit to the reduced size is the cost savings to the applicant for the new signs, currently anticipated to be approximately \$200 per sign. Bill Grossman motioned to support staff's recommendation, and Paul Player seconded. The motion passed 6-0.

**AN ORDINANCE AMENDING CHAPTER 27 OF THE CITY OF DUNWOODY CODE
OF ORDINANCES BY AMENDING CERTAIN PUBLIC NOTICE SIGNAGE
REQUIREMENTS FOR ZONING ACTIONS**

WHEREAS, the City of Dunwoody Zoning Ordinance, Chapter 27 of the City of Dunwoody code of Ordinances, currently delineates certain requirements for sign postings on properties notifying the property owners of a pending zoning action; and

WHEREAS, the City Council, in an attempt to make sure that the citizens of Dunwoody are aware of all the zoning actions that proceed through the Council, including rezoning, variances, land use permits, etc. has previously adopted certain expanded notice requirements; and

WHEREAS, in order to provide for an easy to read notice while not creating an inordinately large, unappealing, and distracting sign of the proposed zoning actions, the City Council believes that it may be prudent to adjust the size of the signs and lettering on said notices that are posted on surrounding and adjacent properties; and

WHEREAS, A properly-advertised public hearing has been held on February 8, 2010 during the First Read of this Ordinance and the Second Read of this Ordinance and adoption is being held on February 22, 2010.

THEREFORE, the Mayor and City Council for the City of Dunwoody hereby ordain as follows:

Section 1: Chapter 27 (Zoning Ordinance), Article V (Administration) of the City of Dunwoody Code of Ordinances shall be amended by changing the language of Section 5A-18(b)(2)(B) to read as follows:

ADDITIONS – underlined

DELETIONS – ~~strikethroughs~~

Sec. 5A-18. Notice of Public Hearings.

...

(b) For any zoning decision initiated by a party other than the City, notice of the public hearing shall be provided for as follows:

...

(2) The Director of the Department of Planning or the Director's designee must post at least one sign on the road frontage on the subject property at least eight (8) days prior to the Community Council Meeting, and at least fifteen (15) days before the hearing before the Planning Commission and not more

than forty-five (45) days prior to the date of the public hearing before the City Council.

...

- (B) Signs shall be double-faced and posted so that the face of the sign is at a right angle to the street to allow the signs to be read by the travelling public in both directions. All signs shall be no smaller than twelve (12) square feet, in a color designated by the Community Development Director or his/her designee, with printed lettering on the signs at least ~~three (3)~~one (1) inches in size.

Section 2: Chapter 27, Article V of the City of Dunwoody Code of Ordinances shall be amended by changing the language of section 5D-16(b) to read as follows:

ADDITIONS – underlined

DELETIONS – ~~strikethroughs~~

Sec. 5D-16. Notice of Public Hearings.

Notice of public hearing before the Board on any application for appeal, variance or special exception shall be provided as follows:

...

- (b) Signs of no less than twelve (12) square feet, in a color designated by the Community Development Director or his/her designee, shall be posted within the public right-of-way or on the subject property at least thirty (30) days before the hearing before the Board. One (1) sign shall be posted for each five hundred (500) feet of street frontage or fraction thereof along each street on which the subject property has frontage. Signs shall be double-faced and posted so that the face of the sign is at a right angle to the street in order that said signs can be read by the travelling public in both directions. The lettering on the signs shall be printed and at least ~~three (3)~~one (1) inches in size and the sign shall state the nature of the proposed application and the date, time and place of the public hearing before the Board;

Section 3: This Amendment shall become effective immediately upon its adoption by the City Council, and incorporated into the Code of the City of Dunwoody, Georgia. This Amendment hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED, this ___ day of _____, 2010.

Approved:

Ken Wright, Mayor

STATE OF GEORGIA
CITY OF DUNWOODY

ORDINANCE 2010-02-06

ATTEST:

Approved as to Form and Content:

Sharon Lowery, City Clerk
(Seal)

Brian Anderson, City Attorney