

## **MEMORANDUM**

**To:** Mayor and Council  
**From:** Michael Tuller, AICP, Community Development Director  
**Date:** November 8, 2010  
**Subject:** **Adoption of the Comprehensive Land Use Plan**

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### **BACKGROUND**

The creation of the first Dunwoody Comprehensive Plan marked a planning process that extended over a year and a half crafting a land use vision for Georgia's newest municipality that is specific to the desires of Dunwoody citizenry. The Georgia Department of Community Affairs (DCA) calls for comprehensive plans to promote a Community Agenda for communities around the state contemplating a 20-year horizon, with an associated Short-Term Work Program addressing a 5-year timeline, specific to jurisdictional program and project priorities.

At the request of the Mayor and City Council, in early 2009 the City began to pursue the creation and adoption of Dunwoody's first Comprehensive Land Use Plan (Comprehensive Plan). With the help of a consultant team from Pond & Company (Pond), a kick-off meeting for the Plan was held at the Council Meeting on April 20, 2009.

A Steering Committee was established in May 2009 with the adoption of the Participation Plan. The twelve-person Steering Committee is made up of homeowners, community members, and stakeholders. That Committee worked in conjunction with city staff and the Pond consultant team to serve as an advisory role both in soliciting public input and reviewing draft documents.

The inaugural public meeting was held on June 2, 2009 and led the way for nine more public meetings over a ten month period. The five latter meetings focused on specific Character Areas that were indicated in previous meetings to be areas where change was most desired or pressure for change was likely to occur. In addition, public comment has been collected through online forms and a survey was created by the Steering Committee. The results of community participation have guided the draft Community Agenda that is under discussion tonight.

### **DISCUSSION**

On June 25, 2010 the City of Dunwoody Mayor and City Council formally approved the inaugural Comprehensive Plan for transmittal to the Georgia Department of Community Affairs and the Atlanta Regional Commission (ARC) for a state and regional review, respectively. On July 23, 2010 city staff received an e-mail from the Atlanta Regional Commission containing the "Findings Report" from their organization and "Plan Review Comments" from DCA. The ARC report included several questions and comments from the regional commission that are viewed as advisory recommendations by local governments in the state.

The report from DCA called for the City of Dunwoody to continue to work collaboratively in an effort to create a new/revised Service Delivery Strategy for DeKalb County and the municipalities within the county. DCA