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[dunwoodyga.gov](http://dunwoodyga.gov)

## MEMORANDUM

**To:** Mayor and Council

**From:** Michael Tuller, AICP, Community Development Director

**Date:** November 22, 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

**Ken Wright** Mayor

**Denis Shortal** City Council Post 1

**Adrian Bonser** City Council Post 2

**Doug R. Thompson** City Council Post 3

**Robert Wittenstein** City Council Post 4

**Danny Ross** City Council Post 5

**John Heneghan** City Council Post 6

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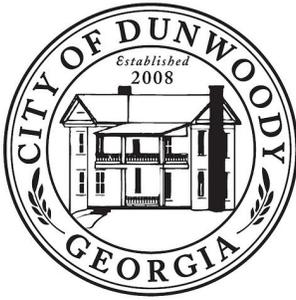
additionally requested minor changes to the Short-Term Work Program for Dunwoody that were reviewed by DCA as being somewhat deficient in terms of project descriptions and responsible party assignments. The recommendations from DCA are state-level requirements directly related to the City of Dunwoody maintaining its Qualified Local Government (QLG) status.

City staff worked closely with the consultants from Pond in responding to recommendations proposed by the ARC and DCA. The attached document from city staff dated on September 1st is crafted in a question and city response format, specifically addressing each question posed by the ARC and DCA.

On October 1st Mayor Ken Wright received an acknowledgement from ARC Director, Chick Krautler stating, "...the Georgia Department of Community Affairs has determined that the Community Agenda for the City of Dunwoody meets the Local Planning Requirements."

**RECOMMENDATION**

City staff recommends Mayor and City Council endorse the language proposed in the Dunwoody Comprehensive Plan specific to the Atlanta Regional Commission's "Findings Report" and the Georgia Department of Community Affairs transmittal letter dated September 1, 2010 adopting the City of Dunwoody Comprehensive Plan as established.



Ken Wright – Mayor  
Denis Shortal – City Council Post 1  
Adrian Bonser – City Council Post 2  
Douglas Thompson – City Council Post 3  
Robert Wittenstein – City Council Post 4  
Danny Ross – City Council Post 5  
John Heneghan – City Council Post 6

Warren Hutmacher – City Manager  
Brian Anderson – City Attorney

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## MEMORANDUM

**TO:** James R. Frederick, Director, Georgia DCA, Office of Planning & Quality Growth

**FROM:** Michael M. Tuller, AICP, Community Development Director

**CC:** Warren Hutmacher, City Manager  
Michelle Alexander, AICP, Planning & Zoning Director, Pond & Company  
Jared Lombard, AICP, Principal Planner, Atlanta Regional Commission

**DATE:** September 1, 2010

**RE:** **City Response to Comments Posed by the ARC and Georgia DCA Related to the Draft Dunwoody Comprehensive Plan**

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The City of Dunwoody greatly appreciates the professional comments broached by both the Georgia Department of Community Affairs and the Atlanta Regional Commission in reviewing the inaugural City of Dunwoody Comprehensive Plan. The plan development process for the newest municipality in Georgia was a very exciting and collaborative process in crafting Dunwoody's future vision for the next 20 years.

The City of Dunwoody in association with our consultant from Pond & Company, Michelle Alexander, would like to respectfully comment on the points raised by the Atlanta Regional Commission and the Georgia Department of Community Affairs, based on the memorandum from Georgia DCA dated, July 22, 2010. The city has crafted our responses into the original documentation generated by the ARC and Georgia DCA. We welcome any recommendations from Georgia DCA and the ARC in an effort to further shape this important planning document in a pro-active manner.

The City response will be in *italics*. We have crafted our response memorandum to first address the comments broached by the Georgia Department of Community Affairs and subsequently the city's response to the comments addressed by the Atlanta Regional Commission. A revised DVD of the draft Dunwoody Comprehensive Plan has been submitted in association with the revised city comments for your professional review.

**Plan Review Comments from the Department of Community Affairs**

Short-Term Work Program: *The City of Dunwoody has amended the Short-Term Work Program at the request of Georgia DCA to ensure all the line item projects/ programs are complete with respect to the project descriptions, implementation schedule, responsible party, cost estimate, and funding source(s).*

Policies: *The consultants from Pond & Company have revised the Community Agenda document to reflect the "Policies" section in the Implementation Program area of the Dunwoody Comprehensive Plan, as directed by Georgia DCA.*

Service Delivery Strategy: *In early August of this year, the cities in Dekalb County met at the City of Dunwoody to initiate the process of creating a new Service Delivery Strategy or renewing the 1999 Service Delivery Strategy (with the City of Dunwoody signing-on) between Dekalb County and the municipalities within the county. The City of Dunwoody is fully aware of the rather constrained December 1, 2010 deadline for the agreement, but is working diligent with Dekalb County to meet the DCA Service Delivery Strategy agreement deadline.*

**ARC REVIEW FINDINGS REPORT**

Comments received from interested parties:

Comments have not yet been received from DCA. Below are comments from ARC's Land Use and Environmental Planning Divisions.

Conflicts with neighboring jurisdictions:

There are no apparent conflicts with the DeKalb County Community Agenda and plans of neighboring jurisdictions.

ARC Statement: Potential inter-jurisdictional/regional solutions

ARC has funded studies and construction projects through the Livable Centers Initiative (LCI) program around the MARTA station area. ARC policy supports ensuring an efficient use of the public investment which occurred in the construction of MARTA by ensuring coordinated land use planning. The City of Dunwoody recognizes Transit Oriented Development (TOD) in the Comprehensive Plan Assessment. Successful TODs in the U.S. provide a range of housing types at multiple price points particularly to match the salaries of jobs which are available in close proximity.

Communities with access to high capacity transit are attracting new residents across the U.S. who wants to live in more walkable places, reduce the need for a car while simultaneously having more opportunities for shopping and entertainment provided by transit. The city should seek ways to explore strategies to implement lifelong communities for the growing senior population and mixed-income housing in proximity to Perimeter Mall and MARTA. This should be considered moving forward with the Georgetown (potential future transit site) sub-area plan being developed for this area, as well as future modifications to the Perimeter Center LCI plan.

City Response: *The City of Dunwoody agrees with the Atlanta Regional Commission's recommendation for exploring opportunities with respect to Lifelong Communities initiatives. The character area recommendations for the Georgetown area detailed a specific plan for the inclusion of senior housing opportunities within this commercial district and a density incentive for aging in place housing options. The 2005 PCID LCI Update also includes language related to Lifelong Communities (p. 29)*

*in the land use goals section. The demographics for the City of Dunwoody recognize a growing population of baby boomers that will be contemplating retirement in the near future, where supporting language in the Dunwoody Community Agenda can be found on pages, 9, 11, 29, 51, and 53.*

**ARC Statement:** The City should continue coordination and plan for the potential impacts of growth in bordering cities and counties. This should include addressing connectivity needs, along with other impacts on land use, transportation and water.

**City Response:** *The City of Dunwoody agrees with the ARC in coordinating our plans for development impacts that may affect bordering cities and counties. In the Community Agenda's character area (CA) public meetings for the Tilly Mill Road Character Area and the Winters Chapel Character Area, the City of Dunwoody reached out to the City of Doraville and Guinnett County, respectively in crafting the language for these two distinct commercial districts.*

**ARC Statement:** Work with organizations such as PEDS to coordinate safe routes to school programs and PATH or GeorgiaBikes for bike/ped connections. The City should continue to work with MARTA to improve transit access to, from and within the city. The City should continue to participate in and coordinate with the final recommendations born of the Revive 285 study.

**City Response:** *The City of Dunwoody was recently awarded \$460,000 by GDOT for the Safe Routes to Schools grant program in 2009 for the Kingsley E S project. The city is fortunate to have two professional planning/engineering consulting firms within Public Works and Community Development Departments that are well-versed in multi-modal transportation planning where we can craft grants and public involvement plans through in-house resources from our contract services. City staffers have worked with PEDS and PATH before.*

*The City of Dunwoody has worked closely with the PCID in promoting greater access to the MARTA stations at Dunwoody and Sandy Springs locations in the creation of overlay districts that will promote greater utilization of urban mixed-use development scenarios, in particular with an emphasis on pedestrian connectivity. The 2010 PCID LCI Update will address this concern in greater detail in the very near future.*

*The City of Dunwoody has been actively involved in the Revive 285 Top End Transit Study since the city's incorporation in late 2008. The region was evaluating 8 alignment proposals... now down to 4, where the City of Dunwoody will continue to evaluate the merits of the four locally preferred alternatives. The city is fortunate enough to have the Project Manager for the Revive 285 Study as the Project Manager for the Dunwoody Comprehensive Transportation Plan (CTP). The Dunwoody CTP will begin in the fall and we should have a city position on the four alternatives as part of the CTP final recommendations.*

**ARC Statement:** Internal consistency of planning elements:

The Community Agenda in general appears to be internally consistent.

**Consistency with the Regional Development Plan:**

The Community Agenda is generally supportive of the Regional Development Plan policies & Unified Growth Policy Map.

**Other Comments**

**ARC Statement:** Pg. 9 – The description of the Georgetown character area states: “A mix of commercial, office and high-end shopping integrated with multi-family as an accessory use, or as a primary use for senior

living.” While the permitted densities would allow multi-family, this statement does not make clear what form of residential development will be promoted here.

City Response: *The Georgetown CA recommendations were derived from the public meeting and surveying instruments as part of the public involvement program. Based on a Dekalb County ordinance allowing two-story offices uses by-right as 5-story apartment complexes the Dunwoody community saw the introduction of 8-10 new apartment complexes over the past 5 years in a 5-story design. Based on this questionable zoning allowance, the citizens living in Georgetown are very concerned with further introduction of additional multi-family developments in the community. The Georgetown Area Master Plan begins in September, where city staff and the consultant team will address this land use issue in much greater detail than the Comprehensive Plan process afforded. The planning process will include a market study to better educate the public on the economic realities of multi-family and commercial development viability in this district.*

ARC Statement: While age-restricted senior housing allowed at 30 units/acre in the Georgetown character area other non-age-restricted housing is not. To ensure a balance of seniors with other age groups who can provide support and services to older adults, the city should ensure all age groups can live in the community.

City Response: *The “vision” for the Georgetown character area is to promote the location as a Lifelong Community base on the ARC Program dictates. The intent of this CA description is to allow multi-family as an accessory use for a mixed-use development or as a primary use, stand-alone development for senior living (Page 9). The City of Dunwoody explicitly identified residential multi-family up to 18 units an acre for non-age restricted (or up to 12 units an acre when adjacent to existing single-family detached developments, Page 11). As noted previously, the public involvement component of the Georgetown Master Plan will provide staff with better direction for new development scenarios with community-based acceptance.*

ARC Statement: The Georgetown character area description states that redevelopment will take advantage of the planned neighborhood transit station; however densities seem rather low to be truly transit supportive.

City Response: *The City of Dunwoody recognizes the importance of placing residential densities at an increasing level near transit stations, where arguably this was contemplated in the vision for new developments within the Georgetown area. The consultants for the Revire 285 Top End Study denoted the proposed Chamblee Dunwoody Station as a “Neighborhood Suburban Transit Station” with supporting densities similar to that of a townhome community. The average density for a typical townhome development is 12 units per acre, which is in concert with the recommendations in the Revire 285 Study for a Neighborhood Suburban Transit Station. Our consultants took ridership numbers and density thresholds from the Atlanta Beltline Project and MARTA initiatives to derive the 12-18 duu quantifications for the Georgetown CA. Similar transit initiatives in Arlington, VA; Seattle, WA; and Pasadena, CA assessed a density range of 12-18 duu (on average) for transit-supportive densities in these metro areas.*

*The recommendations for 30 duelling units an acre density incentive for the Georgetown area was to promote active adult lifestyles and housing options to an ever-increasing demographic reality and support future transit in an aging in place orientation.*

ARC Statement: Pg 40 - the Multi-Family/Mixed-Use “Density” text is ambiguous. It is not entirely clear what the maximum densities are. Some multi-family housing is usually a component of mixed-use development as the retail businesses need adequate sales provided by a minimum density. The description sounds as if mixed-use redevelopments will discourage multi-family in favor of encouraging single-family homes. Multi-family development can include condominiums, townhomes and styles other than rental

apartments. The City should be clear on multi-family and consider future needs for groups (single professionals, students, etc.) who typically require multi-family housing.

City Response: *The City of Durwooddy did not intend for the language in the Winters Chapel Character Area to be construed as ambiguous in its content. Based on past development trends in this CA Dekalb County zoned for townhouse projects in the 12 duu range for redevelopment scenarios where single family lots were assembled for multi-family townhomes. These developments were designed where the developers maximized the size of the homes on the sites and left no streetscape improvement or functional greenspace for the residents. The city would be will to consider condominium developments up to 24 duu, if they provided greenspace that would serve as a community benefit, create a pedestrian network internal to the community, and incorporate hardened surface materials (e.g. brick, stone) to the exteriors of the buildings. Two townhome developments in the Winters Chapel Character Area have a strong population of single professionals and married couples residing in these multi-family units.*

*The city is trying to take advantage of a new format in the comprehensive plan process, integrating density allowance with necessary design elements and functional infrastructure improvements. The process has allowed city staff to provide our elected officials with alternatives for approving multi-family developments by not merely looking at the property's Future Land Use Map density recommendation alone, instead of a one-dimensional approval methodology where form is not a primary consideration. The language for the Winters Chapel Character Area was carefully created by the Durwooddy Comprehensive Plan Steering Committee as a foundation for future rezoning cases being contemplated with incentive-based opportunities afforded.*

ARC Statement: Some of the densities for new residential in several of the City's character areas seem rather low to be economically feasible for development based on land values in the area. This could discourage new development and limit positive economic growth. The city has many unique features that will make it desirable for many years if leveraged.

City Response: *The density threshold proposals for the various Character Areas in Durwooddy were established through the oversight of the Comp Plan Steering Committee, area-specific Public Involvement Meetings, and careful consideration by our Mayor and City Council. In light of the City of Durwooddy being less than 2 years old, the citizenry is still developing an understanding about new development versus redevelopment. Durwooddy is for all practical purposes "built-out" where redeveloping existing residential and commercial sites will be more costly than developing in a greenfield-type condition. The densities referenced in the Character Area descriptions arguably reflect more the economic realities of a new development as opposed to a redevelopment site. As mentioned previously, the two primary commercial districts in Durwooddy (i.e. Village and Georgetown) other than the PCID will be going through a market analysis this year to better represent economic conditions and acceptable density allowance that would truly affect redevelopment. Once the two master plans are completed, staff will amend the comprehensive plan, accordingly with the final recommendations for next year.*

ARC Statement: There is no mention of mixed-income housing or the city's jobs-housing-balance. For a city that is so close to transit, employment centers, and the core of the region there should be more emphasis placed on these important factors.

City Response: *The decision to not include language specific to mixed-income housing and removing language about a job-housing balance for the future came specifically from direction by Mayor and City Council in the final stages of the Community Agenda approval process. The LCI Update for 2005 for the PCID area referenced current and future jobs-housing ratios for the regional activity center. The PCID is in the process of crafting a LCI 10-Year Update that will discuss a revised job-housing balance that is likely to be more reflective of the economic slowdown than the 2005 LCI Update where real estate was a booming industry in the region.*

ARC Statement: Similarly, the Economic Development Issues and Opportunities section, as well as implementation plan, do not mention jobs in the City nor the jobs-housing balance, and any role this may play on city residents and the impact on their commute.

City Response: *The City of Dunwoody is in the process of developing an economic development strategy for the city that includes the hiring of a full-time Economic Development Manager to help promote and retain Dunwoody businesses. The city has contacted Pond & Company about adding additional language related to job growth in the city. The LCI plan for Dunwoody Village will incorporate a job-housing ratio for the study area. In the Assessment document there is a job ratio of 3 to 1 currently listed for Dunwoody in the draft Comprehensive Plan.*

ARC Statement: The plan places a strong emphasis on the City's commitment to increase the greenspace inventory within its boundaries. The use of residential density bonuses should be considered to achieve the city's goal of increasing its greenspace.

City Response: *The creation of the Character Areas for our commercial districts promoted higher density allowances for those developments that provided "functional greenspace" as part of the site plan development process, whereby the city would endorse higher densities for those developments that dedicated land that is set-aside which could serve for recreation and congregation of residents in and around the proposed community. Innovative parking designs were a focal point in the Character Area discussions, where "green roof" parking decks could be entertained to provide greenspace in constrained urban environments where land costs are at a premium. The Community Agenda specifically notes this performance language on pages 31 and 40.*

ARC Statement: Considering Dunwoody's proximity to the Dunwoody, Sandy Springs and North Springs MARTA station, opportunities exist for increased pedestrian/bike/trail connections between the character areas and these stations. To be prepared to feed recommendations into the regional transportation planning process, the city should provide more clarification on its transportation priorities or how it will identify priorities.

City Response: *As mentioned previously, the City of Dunwoody and the leadership with PCID have been working to improve the pedestrian network accessibility to the MARTA at Dunwoody and Sandy Springs stations. We sought a possible grant opportunity working with the ARC related to "Reconnecting America" where we are looking at improved non-vehicular mobility around the heavy rail system. The city is also considering an overlay district next year specifically for PCID-Dunwoody, which promotes alternative transportation modes and greenspace dedication through rezoning/ redevelopment initiatives.*

*The consultants overseeing the Dunwoody Comprehensive Transportation Plan will be tasked with creating recommendations for MARTA's rail stations and bus routes that will enhance connectivity and increased ridership. Recent route reductions by MARTA may place additional challenges in this collaborative effort.*

### **ARC Environmental Planning Division Comments**

ARC Environmental Planning Division has the following comments on the City of Dunwoody Community Agenda:

ARC Statement: Section I, Community Vision, Perimeter Center, Pages 19-29:

In Figure 5, Development Opportunities, on Page 24, Perimeter Place is shown as proposed, when it has been open for several years. Likewise, in Figure 8, development Opportunities, Transitional Zone (p. 49, LCI Update 2005), the Gables development on Ashford Dunwoody road is shown as proposed when it has been completed, and Park Place Shopping Center is shown as proposed when it has been in existence for over 20 years. These items need to be clarified or corrected to reflect their current status. In the case of Park Place, if the proposal is for an expansion, that should be noted.

*City Response:* The City of Dunwoody contacted PCID about the GIS "Development Opportunities" map and we found the ability to change the map was much more difficult than originally envisioned, where the city has decided to remove the map from the Community Agenda document as a nonessential component of the 2005 LCI Update. PCID has indicated we will be provided with an up-to-date GIS map of "Development Opportunities," as part of the 10-year Update for the PCID LCI program in 2011. The city will add this particular map as part of an annual update for the Dunwoody Comprehensive Plan in 2011.

ARC Statement: Section II, Final List of Issues and Opportunities, Natural and Cultural Resources, Opportunities, Page 49: The fifth bullet in this section lists as an opportunity using stream buffers for bike and pedestrian trail connectivity. This potentially impacts one of the Issues listed under Natural and Cultural Resources: "Severely degraded streams throughout Dunwoody". Any reference to bike and pedestrian trails in the buffer should indicate that they will only be developed in conformance with the requirements of the State Erosion and Sedimentation Act buffer and the City of Dunwoody Stream Buffer Protection Ordinance, as amended.

*City Response:* The City of Dunwoody has amended the language in the Natural and Cultural Resources section to reference our commitment to adhere to all State Erosion and Sedimentation Act requirements, in order to bring severely eroded stream corridors into conformance before any trail systems are built within State/ City stream buffers. The city would likely use the opportunity to retrofit a soft surface trail along a stream corridor as a rationale for stream buffer restoration in association with a trail improvement project. The city actually amended the stream buffer code in August, specific to allowable activities to take place in the city's 75' stream buffer area for soft surface trails, which was previously disallowed by code.

ARC Statement: Section II, Final List of Issues and Opportunities, Community Facilities and Services, Issues, Pages 49-50: The last bullet in this section lists state restrictions on land disturbance on land disturbance within 25 feet of stream banks (presumably the State Erosion and Sedimentation Act buffer) and local floodplain ordinances as "somewhat" limiting stream ways' use as "liner" (linear?) parks. Any project near state waters will need to meet State requirements or obtain a variance. Likewise, projects near affected streams, including public projects, will need to meet the requirements of the City of Dunwoody Stream Buffer Protection Ordinance, as amended, or obtain a variance as provided in the ordinance. Uses requiring construction and grading need to be done properly to ensure protection of streams, another goal of this plan.

*City Response:* The City of Dunwoody is fully aware of the environmental importance in the State's Stream Buffer area, where the city will make every effort to not intrude into the 25' buffer unless extenuating logistical constraints present themselves in a retrofit proposal. If the city were to entertain a project in the State's 25' buffer limits we would of course seek a variance from the State and adhere to any mitigation requirements as a condition of approval. The City of Dunwoody is very fortunate to have a 75' stream buffer on both sides of our stream corridors which would afford trail retrofits in the future in the vast majority of cases with no resultant impacts to the State's 25' buffer.

ARC Statement: Section III: Policies and Goals, Intergovernmental Relations, Page 63: The Metropolitan North Georgia Water Planning District is not cited in this section. We would like to propose adding the

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following language to reference the District: In May, 2009, the Metropolitan North Georgia Water Planning District Board adopted updates of three comprehensive plans to ensure adequate supplies of drinking water, to protect water quality and to minimize the impacts of development on the District's watersheds and downstream water quality. The City of Dunwoody will coordinate with the DeKalb County in implementing the District Plans.

City Response: *The City of Dunwoody's consultant has amended the language in the Intergovernmental Relations, Policies and Goals section to include the above referenced language related to the Metropolitan North Georgia Water Planning District.*

**Sonny Perdue**  
Governor



**Georgia™**  
Department of  
**Community Affairs**

**Mike Beatty**  
Commissioner

September 30, 2010

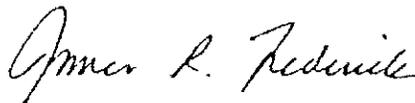
Mr. Charles Krautler  
Executive Director  
Atlanta Regional Commission  
40 Courtland Street, NE  
Atlanta, Georgia 30303

Dear Mr. Krautler:

Our staff has reviewed the Community Agenda for the City of Dunwoody and finds that it adequately addresses the Local Planning Requirements. As soon as your office provides written notice that the Community Agenda has been adopted and provides DCA with a digital copy of the final adopted version of this document, we will notify the City that its Qualified Local Government status has been extended.

Our records indicate that the Service Delivery Strategy for DeKalb County and its cities will soon expire. We recommend that you remind these jurisdictions that it is necessary to renew or renegotiate their Service Delivery Strategy in order to remain in compliance with the Service Delivery Strategy Law.

Sincerely,



James R. Frederick, Director  
Office of Sustainable Development

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cc: Dan Reuter, Atlanta Regional Commission Land Use Division Director  
Jared Lombard, Atlanta Regional Commission Planner



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October 1, 2010

Honorable Ken Wright, Mayor  
City of Dunwoody  
41 Perimeter Center East, Suite 250  
Dunwoody, GA 30346

RE: City of Dunwoody Comprehensive Plan Update

Dear Mayor Wright:

We are pleased to inform you that the Georgia Department of Community Affairs has determined that the Community Agenda for the City of Dunwoody meets the Local Planning Requirements.

In order to meet the Local Planning Requirements, the City must adopt the plan and forward the adoption resolution to ARC. Furthermore, please provide ARC with a final copy of the adopted plan, in digital copy (Adobe PDF) as well as digital copies of both the existing land use and future development maps (ESRI shapefile).

Once the City has adopted the Community Agenda, you must publicize the availability of this plan for public information. This requirement may be met by providing notice in a local newspaper of general circulation identifying where a complete copy of the Community Agenda may be reviewed.

I commend you and the City of Dunwoody for your commitment to the comprehensive planning process. Please contact Jared Lombard at 404-463-3302 if you have any questions or if we can provide further assistance.

Sincerely,

A handwritten signature in black ink that reads 'Charles Krautler'. The signature is fluid and cursive.

Charles Krautler  
Director

CK:jl

Enclosures: 1

c. Mike Tuller, Community Development Director



# SHORT TERM WORK PROGRAM: 2010 - 2014 REVISED 8.02.10

Item	Type	Project or Activity	Year(s)					Responsible Party	Cost Estimate					Funding Source
			2010	2011	2012	2013	2014		2010	2011	2012	2013	2014	
<b>Community Facilities</b>														
CF. 1	Parks: Master Plan	Parks & Recreation Master Plan, including Brook Run Update	√	√				Comm'y Dev, City Manager, Public Works		\$100,000				General Fund/Potential Park Bond
CF. 2	Parks and Open Space: Acquisition	Purchase existing County parks	√					City Manager, Public Works	\$15,000					HOST/General Fund
CF. 3	Parks and Open Space: Acquisition	New park and open space, per results of Master Plan priorities	√	√	√	√	√	City Manager, Public Works	<i>cost estimate dependent upon site locations and acreage resulting from Parks &amp; Rec Master Plan process</i>					HOST/potential Park Bond
CF. 4	Parks: Facilities	Brook Run Park building demolition		√	√			Public Works		\$300,000	\$300,000			DeKalb Parks Bond
CF. 5	Parks: Facilities	Brook Run Park improvements		√				Public Works		\$100,000				HOST/potential Park Bond
CF. 6	Parks: Facilities	Brook Run Park pavilion			√			Public Works			\$50,000			HOST/potential Park Bond
CF. 7	Parks: Facilities	Brook Run Park restrooms (2-3)			√			Public Works			\$250,000			HOST/potential Park Bond
CF. 8	Parks: Facilities	Dunwoody Baseball field parking area improvement			√			Public Works			\$100,000			HOST
CF. 9	Parks: Facilities	Brook Run Park paved walking path				√		Public Works			\$250,000			HOST/potential Park Bond



# SHORT TERM WORK PROGRAM: 2010 - 2014 REVISED 8.02.10

Item	Type	Project or Activity	Year(s)					Responsible Party	Cost Estimate					Funding Source
			2010	2011	2012	2013	2014		2010	2011	2012	2013	2014	
CF. 10	Parks: Plan/Study	Multi-use path/Greenway Master Plan		√				Comm'y Dev, Public Works		\$30,000				General Fund
CF. 11	Parks: Facilities	Multi-use path/Greenway construction				√	√					\$1,000,000	\$1,000,000	HOST
CF. 12	Police: Vehicles	Purchase vehicles					√	Police Dept., City Council					\$1,000,000	General Fund/Lease
CF. 13	Police: Equipment	Purchase vehicular laptops, body armor, operational system replacements		√	√	√		Police Dept., City Council		\$170,000	\$170,000	\$170,000		General Fund
CF. 14	Fire, 911, EMS	Study	√					Police Dept., City Council	\$35,000					General Fund
CF. 15	Stormwater: Mapping	Create GIS map of impervious surfaces		√				Public Works, City Council		\$20,000				Stormwater Utility
CF. 16	Stormwater: Mapping	Contract for aerial photography	√					Public Works, City Council	\$11,000					Stormwater Utility
CF. 17	Stormwater: Mapping & Inventory Assessment	Create and update GIS map of stormwater system	√	√	√	√	√	Public Works, City Council	\$98,000	\$50,000	\$50,000	\$50,000		Stormwater Utility
CF. 18	Stormwater: Infrastructure Projects	1426 Womack Road	√					Public Works, City Council	\$12,975					FEMA, GEMA, Stormwater Utility



# SHORT TERM WORK PROGRAM: 2010 - 2014 REVISED 8.02.10

Item	Type	Project or Activity	Year(s)					Responsible Party	Cost Estimate					Funding Source
			2010	2011	2012	2013	2014		2010	2011	2012	2013	2014	
CF. 19	Stormwater: Infrastructure Projects	5002 Trailridge Way	√					Public Works, City Council	\$30,090					FEMA, GEMA, Stormwater Utility
CF. 20	Stormwater: Infrastructure Projects	2985 Four Oaks Drive	√					Public Works, City Council	\$28,220					FEMA, GEMA, Stormwater Utility
CF. 21	Stormwater: Infrastructure Projects	2525 Riverglen Circle	√					Public Works, City Council	\$2,700					FEMA, GEMA, Stormwater Utility
CF. 22	Stormwater: Infrastructure Projects	2452 Riverglen Circle	√					Public Works, City Council	\$13,651					FEMA, GEMA, Stormwater Utility
CF. 23	Stormwater: Infrastructure Projects	1604 The Woodsong	√					Public Works, City Council	\$41,211					FEMA, GEMA, Stormwater Utility
CF. 24	Stormwater: Infrastructure Projects	5569 Glenrich Drive	√					Public Works, City Council	\$3,978					FEMA, GEMA, Stormwater Utility
CF. 25	Stormwater: Infrastructure Projects	2815 Burnham Court	√					Public Works, City Council	\$2,150					FEMA, GEMA, Stormwater Utility
CF. 26	Stormwater: Infrastructure Projects	1108 Branch Water Court	√					Public Works, City Council	\$6,750					FEMA, GEMA, Stormwater Utility
CF. 27	Stormwater: Infrastructure Projects	Culvert replacements	√	√	√	√	√	Public Works, City Council	\$150,450	\$250,000	\$250,000	\$250,000	\$250,000	Stormwater Utility
CF. 28	Stormwater: Infrastructure Projects	Stream rehabilitation		√	√	√	√	Comm'y Dev, City Council, Public Works		\$45,000	\$250,000	\$250,000	\$250,000	Stormwater Utility



## SHORT TERM WORK PROGRAM: 2010 - 2014 REVISED 8.02.10

Item	Type	Project or Activity	Year(s)					Responsible Party	Cost Estimate					Funding Source
			2010	2011	2012	2013	2014		2010	2011	2012	2013	2014	
CF. 29	Staff Research of Funding Sources	Identify available grant money	√	√	√	√	√	Comm'y Dev	Staff					General Fund
CF. 30	Plan/Study	Urban & Community Forestry: Inventory & Assessment	√	√				Comm'y Dev	\$10,000	\$30,000				General Fund
CF. 31	Plan/Study	Urban & Community Forestry: Long-range plan for care of the urban & community tree canopy		√	√	√	√	Comm'y Dev		\$50,000	\$50,000	\$50,000	\$50,000	General Fund
<b>Economic Development</b>														
ED. 1	Plan/Study	Develop strategy and plan for promotion of local, sustainable products	√					Sustainable Dev Commission	TBD					General Fund
ED. 2	Plan/Study	Economic Development Plan		√				City Manager	\$15,000					General Fund
ED. 3	Plan/Study	Conduct real estate inventory of parcels for development potential		√	√			Comm'y Dev		TBD	TBD			General Fund
ED. 4	Design & Plan	Branding Strategy	√	√				City Manager	\$125,000					General Fund/PCIDs, Dunwoody Chamber of Commerce



# SHORT TERM WORK PROGRAM: 2010 - 2014 REVISED 8.02.10

Item	Type	Project or Activity	Year(s)					Responsible Party	Cost Estimate					Funding Source
			2010	2011	2012	2013	2014		2010	2011	2012	2013	2014	
ED.5	Research of Funding Sources	Identify available grant money	√	√	√	√	√	Grant Contractor/Comm'y Dev						General Fund
<b>Intergovernmental Coordination</b>														
IC. 1	Intergovernmental Coordination	Coordinate with DeKalb County and Gwinnett County on improvements carried out along border	√	√	√	√	√	City Council/City Manager	TBD					General Fund
IC. 2	Intergovernmental Coordination	Coordinate with Gwinnett County on Crooked Creek Greenway	√	√				City Council/Public Works	TBD	TBD				General Fund
IC. 3	Intergovernmental Coordination	Coordinate with DeKalb County on shared education, government and beautification issues	√	√	√	√	√	City Council/Public Works	TBD					General Fund
IC.4	Intergovernmental Coordination	Identify available grant money	√	√	√	√	√	Grant Contractor/Comm'y Dev	TBD					General Fund
<b>Land Use</b>														
LU. 1	Plan/Study	Develop a Sustainability Plan		√				Comm'y Dev/Public Works		Staff				General Fund
LU. 2	Regulatory	Establish design guidelines and overlay districts for nodes	√	√	√	√	√	Comm'y Dev		\$25,000				General Fund



# SHORT TERM WORK PROGRAM: 2010 - 2014 **REVISED 8.02.10**

Item	Type	Project or Activity	Year(s)					Responsible Party	Cost Estimate					Funding Source
			2010	2011	2012	2013	2014		2010	2011	2012	2013	2014	
LU. 3	Regulatory/ Infrastructure	Implement Perimeter LCI recommendations	√	√	√	√	√	Comm'y Dev		Staff				General Fund/PCIDs
LU. 4	Design & Character	Participate in 2010 Perimeter LCI update	√					Comm'y Dev, City Council	Staff					General Fund
LU. 5	Design & Character	Prepare Master Plans for Georgetown and Dunwoody Village	√	√				Comm'y Dev	\$200,000					General Fund & ARC LCI
LU. 6	Regulation	Update the zoning ordinance	√	√	√			Comm'y Dev	\$100,000	\$100,000	\$100,000			General Fund
LU. 7	Regulation	Revise parking minimums and maximums, based on land use		√	√			Comm'y Dev		Staff				General Fund
LU. 8	Design & Character	Create design standards for infill residential; commercial nodes		√				Comm'y Dev		\$20,000				General Fund
LU. 9	Mapping	Create GIS map of land parcels	√					Comm'y Dev	Staff					General Fund
LU. 10	Impact Fee Study	Conduct feasibility analysis	√					Comm'y Dev	\$30,000					General Fund
LU.11	Staff Research of Funding Sources	Identify available grant money	√	√	√	√	√	Comm'y Dev			Staff			General Fund

Natural and Cultural Resources



# SHORT TERM WORK PROGRAM: 2010 - 2014 REVISED 8.02.10

Item	Type	Project or Activity	Year(s)					Responsible Party	Cost Estimate					Funding Source
			2010	2011	2012	2013	2014		2010	2011	2012	2013	2014	
NCR. 1	Regulatory Incentives	Establish incentives for large-lot land preservation		√				Comm'y Dev	Staff					General Fund
NCR. 2	Plan/Study	Develop a Greenspace Plan			√			Comm'y Dev			\$45,000			General Fund
NCR. 3	Regulatory	Establish requirements for open space bonus/incentives			√						Staff			General Fund
NCR. 4	Regulatory	Implement ARC Green Communities practices	√	√	√	√	√	Comm'y Dev/Public Works	Staff					General Fund
NCR. 5	Plan/Study	Inventory City historic resources		√	√			Comm'y Dev		Staff	Staff			General Fund
NCR.6	Institutionalization	Create Historic Preservation Zoning Ordinance			√			Comm'y Dev			Staff			General Fund
NCR.7	Staff Research of Funding Sources	Identify available grant money	√	√	√	√	√	Comm'y Dev	Staff					General Fund
<b>Transportation</b>														
T. 1	Infrastructure	Annual road resurfacing	√	√	√	√	√	Public Works	\$750,000	\$2,750,000	\$2,750,000	\$2,750,000	\$2,750,000	LARP/HOST/Bonds
T. 2	Infrastructure	New sidewalks	√	√	√	√	√	Public Works	\$100,000	\$150,000	\$150,000	\$150,000	\$150,000	General Fund
T. 3	Infrastructure	New sidewalks: Kingsley Elem School area	√					Public Works	\$460,000					Safe walk to School/GDOT

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## SHORT TERM WORK PROGRAM: 2010 - 2014 REVISED 8.02.10

Item	Type	Project or Activity	Year(s)					Responsible Party	Cost Estimate					Funding Source
			2010	2011	2012	2013	2014		2010	2011	2012	2013	2014	
T. 4	Infrastructure	Intersection Improvements	√	√	√	√	√	Public Works	\$100,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	General Fund
T. 5	Infrastructure	Traffic calming	√	√	√	√	√	Public Works	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	General Fund
T. 6	Infrastructure	Dunwoody Village TE	√	√	√			Public Works	\$148,000	\$75,000	\$700,000			MARTA, TE Grant, General Fund
T. 7	Streetscape	Streetscape projects		√		√	√	Public Works		\$150,000		\$500,000	\$1,000,000	General Fund
T. 8	Plan/Study	Comprehensive Transportation Plan	√					Public Works	\$70,000					General Fund
T. 9	Operations	TMS/Signal management system study	√					Public Works	\$10,000					General Fund
T. 10	Infrastructure	Road striping	√	√	√	√	√	Public Works	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	General Fund
T. 11	Infrastructure	Sign replacement	√	√	√	√	√	Public Works	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	General Fund
T. 12	Plan/Study	Construction of design standards and gateway and way-finding systems	√	√	√	√	√	Comm'y Dev, Public Works		\$200,000	\$200,000			General Fund/PCIDs
T. 13	Software	Work order management system	√					Public Works	\$60,000					General Fund
T. 14	Staff Research of Funding Sources	Identify available grant money	√	√	√	√	√	Comm'y Dev	Staff					General Fund



# SHORT TERM WORK PROGRAM: 2010 - 2014 REVISED 8.02.10

Item	Type	Project or Activity	Year(s)					Responsible Party	Cost Estimate					Funding Source
			2010	2011	2012	2013	2014		2010	2011	2012	2013	2014	
<b>Population and Housing</b>														
PH. 1	Plan/Study	Review zoning for incentives home ownership	√	√	√	√	√	Comm'y Dev	Staff					Staff with consultants for LU. 6 item to update zoning ordinance
PH. 2	Plan/Study	Consider home ownership programs and assistance		√				Comm'y Dev		Staff				General Fund
PH. 3	Regulation	Modify zoning ordinance to encourage senior housing		√				Comm'y Dev		Staff				Staff with consultants for LU. 6 item to update zoning ordinance
PH.4	Staff Research of Funding Sources	Identify available grant money	√	√	√	√	√	Comm'y Dev	Staff					General Fund

**STATE OF GEORGIA  
CITY OF DUNWOODY**

**RESOLUTION 2010-10-48**

**RESOLUTION TO ADOPT THE CITY OF DUNWOODY  
COMPREHENSIVE PLAN 2010-2030  
(COMPREHENSIVE LAND USE PLAN, FUTURE DEVELOPMENT MAP AND SHORT TERM  
WORK PROGRAM)**

**WHEREAS,** the City of Dunwoody was incorporated and created by Charter granted by the State of Georgia, effective December 1, 2008, after a positive referendum vote; and

**WHEREAS,** the City of Dunwoody is subject to the State of Georgia Planning Act of 1989 which calls for a certified Comprehensive Plan in order to obtain and maintain the status of a Qualified Local Government; and

**WHEREAS,** the City of Dunwoody, Georgia is a member of the Atlanta Regional Commission, an agency created to provide regional planning and intergovernmental coordination among certain county and city governments in the metropolitan area of Atlanta; and

**WHEREAS,** the City Charter provided for a transitional period beginning on December 1, 2008, and ending at midnight, November 30, 2010; and

**WHEREAS,** during this transitional period, as a measure to plan for the future of the City, the City adopted an "Interim 2025 Comprehensive Plan," based upon DeKalb County's 2025 Comprehensive Plan, to be effective while the City completed its own Comprehensive Plan; and

**WHEREAS,** the City initiated a process to complete the Community Assessment, Community Participation Program, and the Community Agenda comprising the Comprehensive Plan, Future Development Map, and Short Term Work Program within this transitional period; and

**WHEREAS,** in order to adopt a Comprehensive Plan meeting the requirements of law, and to obtain and maintain Qualified Local Government status at an Advanced Planning Level, the City of Dunwoody prepared the Community Assessment and Community Participation Program documents, being labeled and described as the "City of Dunwoody Comprehensive Plan 2010-2030, Community Assessment" and the "City of Dunwoody Comprehensive Plan 2010-2030, Community Participation Program", held the required Public Hearing, and transmitted these documents (Part I) to the Atlanta Regional Commission and the State of Georgia Department of Community Affairs for review in accordance with procedures prescribed by state law, with such documents being incorporated by reference; and

**WHEREAS,** the Atlanta Regional Commission and the State of Georgia completed the review of the City of Dunwoody Community Assessment and Community Participation Plan and determined such components complied with local planning requirements; and

**STATE OF GEORGIA  
CITY OF DUNWOODY**

**RESOLUTION 2010-10-48**

**WHEREAS,** the Community Agenda (Part II) was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearings were held by the Planning Commission on April 20, 2010 and the Mayor and City Council on May 24, 2010; and

**WHEREAS,** the Atlanta Regional Commission and the State of Georgia completed the review of the City of Dunwoody Community Agenda and determined that the Agenda was complete and complied with local planning requirements.

**NOW THEREFORE BE IT RESOLVED,** that the MAYOR AND COUNCIL OF THE CITY OF DUNWOODY hereby adopt the City of Dunwoody Comprehensive Plan 2010-2030, inclusive of the Comprehensive Land Use Plan, Future Development Map, and Short Term Work Program, and such shall be effective upon its adoption.

**SO RESOLVED AND EFFECTIVE,** this 22<sup>nd</sup> day of November, 2010.

Approved:

\_\_\_\_\_  
Ken Wright, Mayor

Attest:

\_\_\_\_\_  
Sharon Lowery, City Clerk

(Seal)