

**CITY OF DUNWOODY**  
**May 17, 2010**  
**CITY COUNCIL SPECIAL CALLED MEETING MINUTES**

The Mayor and Council of the City of Dunwoody held a Special Called Meeting on Monday, May 17, 2010. The Meeting was held in the City of Dunwoody City Hall, 41 Perimeter Center East, Dunwoody, Georgia 30346. Present for the meeting were the following:

Mayor	Ken Wright
District 1, Post 1	Denis Shortal, Council Member
District 2, Post 2	Adrian Bonser
At Large, Post 4	Robert Wittenstein, Council Member (arrived at 7:56 p.m.)
At Large, Post 5	Danny Ross, Council Member
At Large, Post 6	John Heneghan, Council Member
Also present:	City Manager Warren Hutmacher City Clerk Sharon Lowery City Attorney Brian Anderson Assistant City Attorney Lenny Felgin Community Development Director Michael Tuller Kimberly Greer

**CALL TO ORDER:**

Mayor Wright called the meeting to order. All members were present.

**INVOCATION:** led by Council Member Ross.

**PLEDGE OF ALLEGIANCE:** led by Council Member Bonser.

**PUBLIC COMMENT:**

Bill Grant – gave a report on the impact of the Dunwoody Art Festival on surrounding businesses, and said that the feedback was overwhelmingly positive.

Bob Lundsten – thanked Mayor and Council for calling this Special Called Meeting on the Comprehensive Plan, and said he is proud that the Governor signed HB 203.

Mayor Wright granted executive privilege to former Council Member Tom Taylor to speak. Council Member Taylor said that he is proud that HB 203 was signed, and he introduced Doug Thompson, candidate for District 3, Post 3 on the Dunwoody City Council.

**MAYOR AND COUNCIL COMMENT:**

Council Member Heneghan said that Monday, May 24, 2010 Dunwoody High School is holding their Wildcat Golf Classic at Dunwoody Country Club, and on May 29, 2010, there will be a “Save Our Skin” skin cancer awareness walk at Perimeter Place near Perimeter Mall.

Council Member Ross thanked Tom Taylor for all of the work he did in helping the City get its parks. He said that last week Mayor and Council took a field trip to Norcross, Suwanee and Duluth, and that the Town Center development in Suwanee showed them a lot that was helpful.

Council Member Shortal thanked Tom Taylor for all of his work on behalf of the City of Dunwoody. He congratulated Doug Thompson. He requested that at the next Work Session Frances Shube report on the Dunwoody Art Festival.

Council Member Bonser thanked Tom Taylor for his service. She congratulated those who organized the Dunwoody Art Festival.

**CONSENT AGENDA:**

Resolution authorizing the acquisition of Brook Run Park from DeKalb County. (RESOLUTION 2010-05-xx) (Warren Hutmacher)

Resolution authorizing the acquisition of the Donaldson-Bannister House from DeKalb County. (RESOLUTION 2010-05-xx) (Warren Hutmacher)

Resolution authorizing the acquisition of Dunwoody Nature Center from DeKalb County. (RESOLUTION 2010-05-xx) (Warren Hutmacher)

Resolution authorizing the acquisition of Dunwoody Park from DeKalb County. (RESOLUTION 2010-05-xx) (Warren Hutmacher)

Resolution authorizing the acquisition of Fire Station No. 12 from DeKalb County. (RESOLUTION 2010-05-xx) (Warren Hutmacher)

Resolution authorizing the acquisition of Perimeter Center East Park from DeKalb County. (RESOLUTION 2010-05-xx) (Warren Hutmacher)

Resolution authorizing the acquisition of Vernon Springs Park from DeKalb County. (RESOLUTION 2010-05-xx) (Warren Hutmacher)

Resolution authorizing the acquisition of Windwood Hollow Park from DeKalb County. (RESOLUTION 2010-05-xx) (Warren Hutmacher)

Council Member Wittenstein requested that Items 1, 3, and 4 be removed from the Consent Agenda.

Council Member Shortal requested that Items 6 and 7 be removed from the Consent Agenda.

Council Member Shortal motioned to approve Items 2, 5 and 8 of the Consent Agenda. Council Member Bonser seconded. The motion was voted and carried unanimously (6-0).

**CITY BUSINESS:**

Resolution authorizing the acquisition of Brook Run Park from DeKalb County. (RESOLUTION 2010-05-xx) (Warren Hutmacher)

Council Member Wittenstein motioned to approve the resolution provided that the acreage of the property be adjusted to read “up to 103.” City Manager Hutmacher said that 102.88 was taken from

the deed. City Manager Hutmacher suggested that the acreage remain 102.88 in the resolution, but the City pay the higher acreage amount. Council Member Wittenstein amended his motion for the acreage of the property to read 102.88 in the resolution. Mayor Wright seconded. The motion was voted and carried unanimously (6-0).

Mayor Wright opened public comment without objection.

There was no public comment.

Mayor Wright closed public comment without objection.

Council Member Wittenstein motioned to approve the resolution as amended. The motion was seconded. The motion was voted and carried unanimously (6-0).

Resolution authorizing the acquisition of Dunwoody Nature Center from DeKalb County. (RESOLUTION 2010-05-xx) (Warren Hutmacher)

Council Member Wittenstein motioned to amend the resolution to read “up to 5.82” acres. The motion was seconded. The motion was voted and carried unanimously (6-0).

Mayor Wright opened public comment without objection.

There was no public comment.

Mayor Wright closed public comment without objection.

There was a motion to approve the resolution as amended. The motion was seconded. The motion was voted and carried unanimously (6-0).

Resolution authorizing the acquisition of Dunwoody Park from DeKalb County. (RESOLUTION 2010-05-xx) (Warren Hutmacher)

Council Member Wittenstein motioned to amend the resolution to include the larger tract at the Nature Center, including all four addresses in the resolution (5305, 5321, 5323, and 5343). Council Member Ross seconded. The motion was voted and carried unanimously (6-0).

Mayor Wright opened public comment without objection.

There was no public comment.

Mayor Wright closed public comment without objection.

Council Member Shortal motioned to approve the resolution as amended. Council Member Heneghan seconded. The motion was voted and carried unanimously (6-0).

Resolution authorizing the acquisition of Perimeter Center East Park from DeKalb County. (RESOLUTION 2010-05-xx) (Warren Hutmacher)

Council Member Shortal motioned to amend the address in the resolution to 46. The motion was seconded. The motion was voted and carried unanimously (6-0).

Mayor Wright opened public comment without objection.

There was no public comment.

Mayor Wright closed public comment without objection.

Council Member Shortal motioned to approve the resolution as amended. Council Member Bonser seconded. The motion was voted and carried unanimously (6-0).

Resolution authorizing the acquisition of Vernon Springs Park from DeKalb County. (RESOLUTION 2010-05-xx) (Warren Hutmacher)

Council Member Shortal motioned to approve the resolution. Council Member Bonser seconded. The motion was voted and carried unanimously (6-0).

City Manager Hutmacher said that the next steps in the process will be transmitting the resolutions to the DeKalb County CEO tomorrow; completing a Phase I on the properties, and submitting checks at a minimum of 30 days from tonight.

Discussion of City of Dunwoody 2030 Comprehensive Plan for transmittal to the Atlanta Regional Commission and the Department of Community Affairs. (Community Development)

Community Development Director Michael Tuller gave a brief presentation and introduced Michelle Alexander with Pond & Company who was in attendance to answer questions.

Council Member Wittenstein thanked the Steering Committee, City staff members and Pond & Company for their work on the Comprehensive Plan.

Council Member Wittenstein requested that on Page 7 in the last paragraph the following language be taken out: “Residential units are appropriate without a special land use permit only where existing residential units were allowed in the immediate previous zoning.” Mayor Wright and Denis Shortal would like the language to remain as is. Michelle Alexander said that the language still would need some work if Mayor and Council would like to keep the language because it says only where residential is allowed.

Council Member Wittenstein requested the following changes on Page 11 (Georgetown-Shallowford): He recommends changing “senior and youth activities” to “a wide array of activities,” and adding “Stand alone multi-family apartment developments are not part of the city’s vision for this character area.” There was no objection to the change to “a wide array of activities.”

Council Member Shortal suggested that the City state in the vision statement in the front of the document that the City prefers single family owner-occupied to multi-family housing to the maximum extent possible, with a 70/30 split.

Council Member Wittenstein requested the following change on Page 13 (Georgetown-Shallowford): He recommends adding to the Residential Density Paragraph the following sentence: “Additional density is allowable, if and only if, the nature of the mixed use development provides exceptional opportunities for creating a high quality community.” Council Member Bonser said that 18 units an acre seems high to her.

Council Member Heneghan said that there is an error on page 13 regarding the 95 per acre for the Sembler Project – it is only for the tower and questioned if it could actually be removed from the

document. Council Member Wittenstein said that he thinks it is just a comment that will be taken out.

Council Member Ross said the property adjacent to 285 should have greater heights and more greenspace requirements, and he would like to see apartments at 6 units per acre.

Council Member Shortal said that in every area he wants to add “exceptional buffer zone between residential and any OI areas.”

Council Member Bonser said she would like to see bike paths in this area. She does not want the words “senior center” in the document, because she envisions a retirement community, not a senior center. Council Member Bonser also requested that the words “alternative vehicle” be used in this section. She said the goals for this area should be to “Achieve a lifelong community for residents who can age in place with safe access to medical and recreational services.” “The Master Plan should consider shadowing effects of taller buildings and appropriately regulate to not visibly impose on adjacent single family residents” (in all character areas). “Develop a unique character area or theme for the area.” “The design should embody the unique character of Dunwoody.” “The Dunwoody marker, logo or identifier should be prominent in this area.” “Establish a bicycle network to allow cycling between Dunwoody Village, Georgetown and Brook Run.” She said the City should promote a local recreation center such as a YMCA in this area. She would also like the City to buy the pvc farm. Council Member Bonser said that there needs to be some commercial retail in the Georgetown area, including a grocery stores, drug stores, banks, restaurants, entertainment, coffee shops, boutique/retail. Council Member Shortal said that regarding the recreational center in Georgetown, he would prefer the following language “a local commercial recreational center or a YMCA.”

Council Member Wittenstein requested the following change to Page 16 (Jett Ferry): He recommends taking out [ ] brackets on, “Leverage existing restaurants and gourmet food stores to cultivate a unique, outdoor dining and café destination,” and leaving this language in the document. He recommends this change to make that verbiage text rather than a comment. He said that he thinks all other bracketed comments should come out in the next draft.

Council Member Wittenstein requested the following changes to Page 33 (Dunwoody Village): He recommends not changing “include a 100 foot transitional area” to “a transitional area of greater than 100 feet.” He also recommends adding to the Use section the following sentence: “Additional density is allowable, if and only if, the nature of the mixed use development provides exceptional opportunities for creating a high quality community.” Council Member Shortal said he does not agree with adding the language about density, because he said the people who live in that area do not agree with this. Council Member Wittenstein said that the people he has talked with are very interested in redeveloping Dunwoody Village and making it a destination. Council Member Shortal agreed with Council Member Wittenstein about the 100 foot buffer. Council Member Ross agreed with Council Member Wittenstein’s language about density, and said that he has heard many of the citizens in favor of this. Council Member Heneghan agreed with Council Member Wittenstein’s language about density.

Council Member Shortal requested that the following language be added on Page 33 rather than “a transitional area of greater than 100 feet:” “an exceptional, large transition area to adequately protect single family residential and other residential homes in the area,” and Council Member Wittenstein agreed with this change.

Council Member Wittenstein requested that the following changes be made on Pages 45-48 (Quality Community Objectives table): He recommends adding a checkmark to Georgetown in Item 1

(Development Patterns); removing the checkmark from Winters Chapel in Item 6 (Heritage Properties); adding checkmarks to Georgetown, Perimeter Center and Office in Item 7 (Open Space Preservation); and adding a checkmark to Georgetown and removing checkmarks from Tilly Mill and Multi-family in Item 12 (Social & Economic Development). Council Member Bonser requested that Item 5 be checked for the Georgetown area. Council Member Shortal requested that Item 12 be checked for Dunwoody Village.

Council Member Wittenstein requested that the following changes be made to Page 54 (Policies and Goals): He recommends adding in the population and housing section a third policy item that states as follows: “The city will promote ways to achieve a greater level of owner-occupied housing with a long-term goal of establishing a less transient, more deep-rooted community in Dunwoody. The city seeks to achieve at least 65% owner-occupied housing.” Mayor Wright agreed with this change. Council Member Shortal requested the following language instead: “In an effort to promote a stabilized city, we will promote a target of 70% owner-occupied in residential and 30% leaseholder arrangement. The city prefers low density single family and multi-family owner-occupied housing to the maximum extent possible.” Mayor Wright agreed with this recommendation. Council Member Wittenstein said that he will agree with 70% owner-occupied. Council Member Heneghan expressed some concern regarding this. Mayor Wright said to keep it at 70%/30%.

Council Member Shortal requested that on page 11 in the Georgetown area, on the fifth line, that the following language be added after the words “single family homes”: “protected by adequate buffering.” He also requested that on Page 12, in the last paragraph referencing residential character areas, that the following language be added “suburban residential character area protected by adequate buffering/transition zones”

Council Member Shortal requested that on page 32, the last paragraph referencing heights the language be changed to “up to 2 stories with the potential to allow up to 3 stories with a unique project.” Council members discussed the matter of height of buildings. Council Member Wittenstein disagreed with this request.

Council Member Shortal requested that on page 34, in the paragraph before the three pictures, the following language be added: “promote privately operated recreational centers or centers like the YMCA.”

Council Member Shortal requested that on page 38, the following language be added: “up to 2 stories maximum transition required that would adequately protect adjacent single family residential, then up to three stories in a transition requirement.” Council members discussed the height matter. Mayor Wright said to keep “up to 5 stories maximum” and incorporate the 2 stories on the transition.

Council Member Shortal requested that on page 43, the reference to “30 units” be deleted and replaced with “up to 24 units per acre.” He also requested that the following language from page 42 be deleted: “unless otherwise grandfathered.” He also requested that the word “attached” be deleted from that same paragraph.

Council Member Bonser requested that on page 13, just above where it says form, take out the word “West” in the section that says “West along I-285 . . .” She also said that on page 40, the maximum residential density is a small home, and she thinks the City should decrease it to 3 homes per acre. Council Member Wittenstein said that the trend is to build larger homes on smaller lots. Council Member Heneghan said that the City wants to encourage different price points.

Council Member Heneghan said that the STWP \$460,000 grant needs to be added for sidewalks around Kingsley Elementary School for transportation funding on top of what is already budgeted for sidewalks elsewhere. Council Member Wittenstein suggested that this item be added as T3 right under new sidewalks. Council Member Heneghan said this was acceptable to him provided that it is a separate line item.

Council Member Heneghan said that he would like Public Works Director Michael Smith to attend an upcoming Work Session and provide Mayor and Council with an update and details on the \$460,000.00 grant, including how it works and when it works.

Council Member Wittenstein spoke regarding the STWP, and said that he would like to add a General Fund source to CF.2; he would like to change the funding source from HOST to Park Bonds in CF.5, CF.6, CF.7 and CF.9; and he would like to add CF.4.5 between CF.4 and CF.5 including an update of the Brook Run Master Plan. Council Member Heneghan said that it is contingent upon us receiving the bond money.

Council Member Wittenstein requested that in Items CF.12 and CF.13 the dollars be removed from 2011 (\$273,000 for additional police and equipment and take those check marks off). Mayor Wright said the City still has to go through the budget process. Council Member Heneghan requested that City Manager Warren Hutmacher present Mayor and Council with the numbers on this matter prior to their vote. Council Member Wittenstein said to leave it in, and City Manager Hutmacher can tell Mayor and Council what the City has already committed to.

Council members discussed the LCI that is included in the plan. Mayor Wright said he would like the City to discuss these changes with the PCID, and he would like to see the 2005 LCI plan again. Council Member Ross said that he does not think the City should delay the adoption of the plan, and the City can review the 2010 LCI when it is available.

Council Member Ross spoke regarding the STWP. He said that he would like to explore the possibilities of 911, fire and EMS. Mayor Wright agreed that the City needs to conduct a study of this. City Manager Hutmacher said that the City can do a Phase I study detailing how many stations would be needed, how much personnel, and how much and what kind of equipment would be needed, and invest the same amount into this study as was invested in the 911 study (\$35,000.00). Mayor Wright and Council Member Ross said they would like the study completed in 2010, and they asked City Manager Hutmacher to delay the 911 study (which will be complete in June), and have the studies done at the same time, and bring the matter before Mayor and Council again next month. Mayor Wright said the consensus is to start the fire/ems study immediately.

**PUBLIC COMMENT:**

Peter Petrecca – voiced concern regarding height of buildings in Dunwoody Village.

**EXECUTIVE SESSION:** None.

**ADJOURN:**

There being no further business, the meeting was adjourned. (Mayor Wright motioned to adjourn the meeting. Council Member Ross seconded the motion. The motion was voted and carried unanimously (6-0).

Approved by:

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Ken Wright, Mayor

Attest:

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Sharon Lowery, City Clerk