



MEMORANDUM

To: Mayor and City Council

From: Michael Tuller

Date: August 22, 2011

Subject: Revisions and re-adoption of the City of Dunwoody Zoning Map, and all previous amendments thereto

ITEM DESCRIPTION

The City of Dunwoody legal department has advised staff to initiate the re-adoption of the GIS (Geographic Information Systems) Zoning Layer as the Official Zoning Map for City of Dunwoody. The Official Zoning Map will be maintained and administered under the direction of the City Manager as provided by Section 27-14 of the Zoning Ordinance.

The Zoning Ordinance establishes districts (zones) within which particular rules shall apply. The Ordinance also adopts, by reference, a map showing the boundaries of those districts. For the last couple years, the changes to the map have been maintained digitally on an existing map inherited from DeKalb County. The City of Dunwoody has taken concerted steps to migrate the DeKalb County digital zoning map into a parcel-based GIS layer. The integration of this technology into Dunwoody now affords the opportunity to create a survey-level database. The proposed zoning layer is one of many important GIS maps that will serve as the foundation for community-based decision-making in the years ahead.

RECOMMENDATION

At their regularly scheduled meeting, Community Council voted 5-0 in favor of the item.

The Planning Commission voted 6-0 in favor of the revisions and re-adoption of the Zoning Map.

Staff recommends adopting the new version that is in the GIS mapping system with the changes indicated below. The map data has been checked internally, but staff invites members of the public to participate by reviewing the map for accuracy. This request would accomplish the step of officially adopting the GIS map data as the Zoning Map.

At the July 25, 2011 Mayor and Council Meeting, the item was deferred to allow the public adequate time to review the clarifications made toward the end of the re-adoption process. The proposed map indicating the clarifications has been posted on the City's homepage since July 14 for access by the public, and no one has discussed any objections with the Department. The clarifications were made when applicants brought forward cases that showed evidence of an approved rezoning that was not correctly identified on the map. Adopting the zoning map tonight would not effect a rezoning on the clarified properties, as they have already been approved through DeKalb County; they are simply corrections.



You received two similar maps in your packet this evening. The first outlines the clarifications in red made through public input. This map simply identifies those aforementioned corrections/clarifications. The second map, with the same contents, omits the red outlines and is the map before you tonight for re-adoption.

**AN ORDINANCE OF THE CITY OF DUNWOODY READOPTING THE CITY OF DUNWOODY ZONING MAP
WITH ALL APPLICABLE REVISIONS**

- WHEREAS,** the City of Dunwoody is charged with providing for the health, safety and welfare of the citizens of the City; and
- WHEREAS,** the City of Dunwoody previously adopted a Zoning Map; and
- WHEREAS,** since the adoption of the Zoning Ordinance, the Dunwoody Zoning Map has been updated with new information and necessary revisions and both the Zoning Ordinance and Map need to be readopted to incorporate the included revisions; and
- WHEREAS,** the first read of this ordinance occurred on July 11, 2011 and a properly advertised public hearings and second read of this ordinance occurred on July 25, 2011.

THEREFORE, THE MAYOR AND COUNCIL FOR THE CITY OF DUNWOODY HEREBY ORDAIN AS FOLLOWS:

Section 1: The City of Dunwoody Zoning Map is hereby readopted as attached hereto and incorporated herein in its entirety with the following revisions:

- (a) Parcel 18 349 01 003 (1274 Crown Point Parkway) is incorrectly identified as zoning district Office Commercial Residential (OCR). The zoning file indicates that the property is zoned Office-Institutional Conditional (O-Ic) and shall be designated as such on the Official City of Dunwoody Zoning Map.
- (b) Parcel 18 349 06 026 (1212 Perimeter Center) is incorrectly identified as zoning district Office Commercial Residential (OCR). The zoning file indicates that the property is zoned Office-Institutional (O-I) and shall be designated as such on the Official City of Dunwoody Zoning Map.

Pursuant to City of Dunwoody Code Section 27-14, a copy of the current City of Dunwoody Zoning Map(s) shall be kept on file by the Director of Community Development and in any discrepancy between the indications on the Official City of Dunwoody Zoning Map(s) and a specific zoning file, the specific zoning file shall control.

Section 2: This Amendment shall become effective immediately upon its adoption by the City Council, and all parts revising portions of the City of Dunwoody Code of Ordinances shall be incorporated into the Code of the City of Dunwoody, Georgia. This Amendment hereby repeals any and all conflicting ordinances and amendments.

#I.4.

STATE OF GEORGIA
CITY OF DUNWOODY

ORDINANCE 2011-07-27

SO ORDAINED, this 22nd day of August, 2011.

Approved:

Ken Wright, Mayor

ATTEST:

Approved as to Form and Content:

Sharon Lowery, City Clerk (Seal)

Brian Anderson, City Attorney

Dunwoody Zoning

Zoning Map

August 22, 2011

Legend

 Tax Parcels

City Zoning

 Dunwoody Zoning

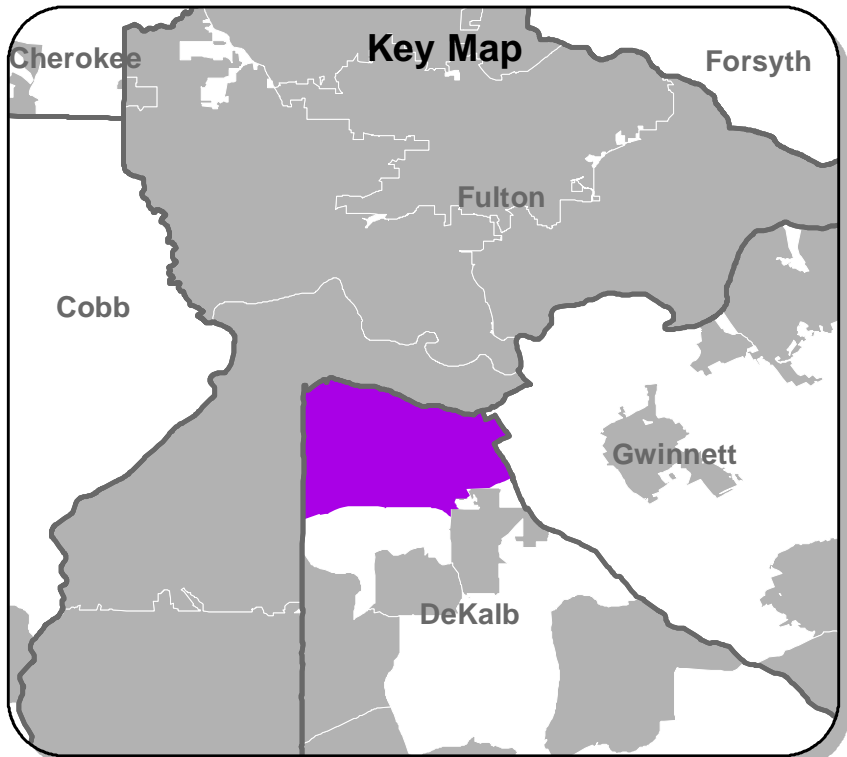
 Conditional Zoning

Approved:

Ken Wright, Mayor

ATTEST:

Sharon Lowery, City Clerk



Map Edition:

Map Publication Date:

Map Sheet:

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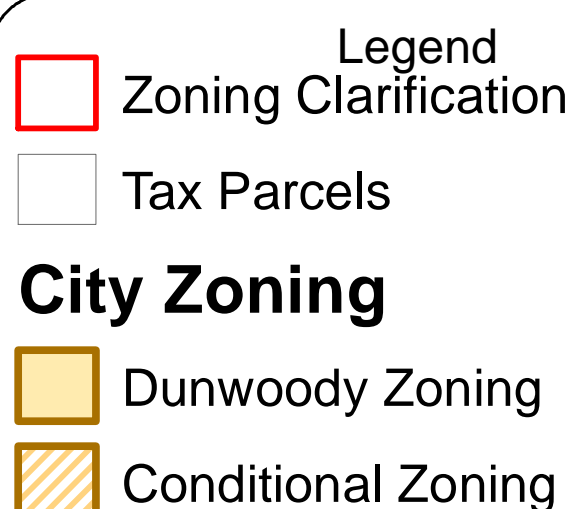
4. This map is not intended to depict boundary line discrepancies, lines of possession, or any other matters that a true and accurate land survey of the premises would disclose.
 5. County, municipal, land lot and easement boundaries are approximate. It is the responsibility of the map user to verify boundaries with the appropriate governmental office.
- Production Notes:
1. This map was compiled from records that have been filed with DeKalb County and/or the City by various parties. Neither the City nor its GISMapping consultants prepared said records or make any representations or assume any responsibilities for the accuracy of the information contained in this map.
 2. The compilation methods employed during the production of this map include, but are not limited to, the following cadastral mapping processes: plat and/or deed research, coordinate geometry, traditional and GPS field surveys and orthophoto rectification.

Aerial Imagery Notes:


1. Orthophoto imagery was created using aerial photography taken February 2010. The unprocessed imagery contains some degree of error in geometry (geometric distortion) and in the measured brightness of the pixels (radiometric distortion). Image rectification and restoration algorithms are applied during image processing to reduce the distortions and degradations that result from the original image acquisition. However, not all of the potential distortions and/or degradations will be corrected during this process. Therefore, exact interpretation of the map image features will require field verification by the map user.
- Map Reference System Notes:
1. Horizontal coordinates are referenced to the Georgia West Zone State Plane Coordinate System relative to the North American Datum of 1983 (NAD83).
 2. Vertical coordinates are referenced to the North American Vertical Datum of 1988 (NAVD88).

Revisions:

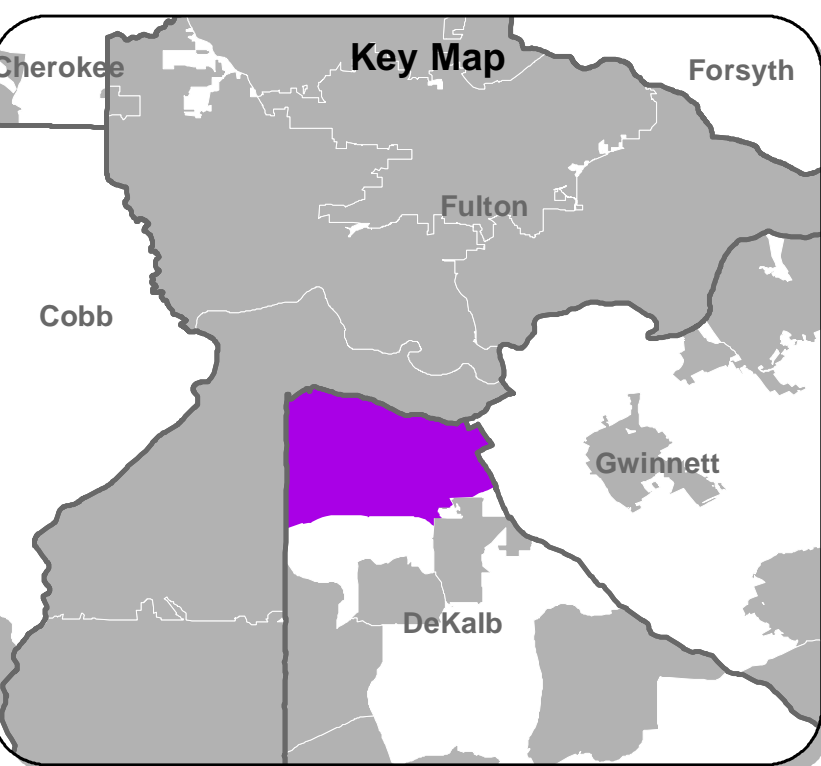
1. This map will be revised periodically by the City of Dunwoody. Should the user find conditions other than as shown, the City would appreciate your input. Simply notify the area in question, add your proposed revision and/or correction, and send the information to the City.
2. Updated sheet border with new City logo/tagline. (December 2010)



Graphic Scale: 1" = 800' (1:9,600)



0 250 500 1,000 1,500 2,000 Feet



Map Edition:
Map Publication Date:

Revisions:

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