
MEMORANDUM

To: Mayor and City Council

From: Rich Edinger, PE, City Engineer

Date: October 13, 2014

Subject: **FIRST READ: Discussion of Amendments to Chapter 16, specifically Section 16-67 related to grading.**

ITEM DESCRIPTION

In 2012, City Council adopted a text amendment to address the amount of fill that can be placed on residential property within residential neighborhoods as a matter of right. Due to the timing of the adoption of the amendment in relation to the code rewrite effort, the text of that amendment was not incorporated into the base draft of the rewrite. The attached ordinance reincorporates that provision into the code with the intent to balance the by right importation of fill to one's property without being overly burdensome for one to enjoy their property in a manner that is usual and customary for a residential neighborhood.

BACKGROUND

The original amendment was a result of an application and subsequent approval of a Land Disturbance Permit (LDP) highlighted the need to place parameters on the amount of fill material that could be placed on a residentially zoned lot as a matter of right. The rationale used to identify an appropriate limitation was derived from an analysis of typical daily trips associated with a residence. The Institute of Traffic Engineers Trip Generation Manual assigns 10 average daily trips (ADT) per single family residence. A trip is counted as arriving or departing the home. So, a trip to the grocery store would be 2 trips. Certain activities will exceed this average, but are still reasonable and customary within a residential neighborhood. Additionally, the associated impacts from these activities and trips are not necessarily an everyday occurrence yet usual and customary. However, when the frequency of trips and the associated impacts begin to exceed usual and customary parameters, a limit is necessary. In the case of importing fill dirt, staff has, based upon usual and customary parameters, identified that the ability within a residential neighborhood to import dirt by right be limited to 20 trips per day and a maximum of 1,000 cubic yards. Relief to these standards could be achieved by obtaining a Variance. Staff finds that the proposed grading limitations within residentially zoned neighborhoods balance the needs of individuals with the needs of the neighborhood.

RECOMMENDED ACTION

Staff recommends approval of the Ordinance as adopted originally in April 2012.

AN ORDINANCE AMENDING CHAPTER 16, LAND DEVELOPMENT, ARTICLE 2 (ENVIRONMENT AND NATURAL RESOURCES), TO REGULATE AMOUNT OF FILL DIRT DEPOSITED ON PROPERTY

WHEREAS, the City Land Development Code, Chapter 16, Article II, Division 2, regulates grading requirements in the City; and

WHEREAS, the City wishes to add additional requirements to address the amount of fill dirt that may be placed on individual property as a matter of right and to balance said regulation with the right of property owners to enjoy customary and usual use of their property; and

WHEREAS, in order to help preserve the health, safety and welfare of the citizens of the City and preserve the City’s roadways from excessive and unnecessary stress, the City Council desires to limit the amount of fill dirt and the amount of roadways usage to haul said fill dirt to and from a residential property

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

Section 1: Chapter 16, Article II (Environment and Natural Resources) of the City Code is hereby amended by revising Section 16-67 (“Regulations”) by addition of new subsection (i) to read as follows:

Sec. 16-67. Regulations

.....

(i) Fill dirt, permitted through the issuance of a separate Land Disturbance Permit on any residentially-zoned property shall be limited to:

- (1) A cumulative maximum of 1000 cubic yards per property; and
- (2) No more than twenty (20) trips per day, including trips to and from the permitted property.
- (3) Separate Land Disturbance permits issued under this subsection must be used only in accordance with the provisions of the Zoning District on which the property is situated and its intent and not for any commercial purposes.

Section 2: This Ordinance shall become effective immediately upon its adoption by the City Council, and incorporated into the Code of the City of

STATE OF GEORGIA
CITY OF DUNWOODY

ORDINANCE 2014-XX-XX

Dunwoody, Georgia. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED, this 27th day of October, 2014.

Approved:

Michael G. Davis, Mayor

ATTEST:

Approved as to Form and Content:

Sharon Lowery, City Clerk
(Seal)

Lenny Felgin, City Attorney