

CITY OF DUNWOODY  
FEBRUARY 25, 2019  
CITY COUNCIL MEETING MINUTES

The City Council of the City of Dunwoody held a meeting on February 25, 2019 at 6:00 PM. The meeting was held in the City of Dunwoody City Hall, Dunwoody Hall, 4800 Ashford Dunwoody Road, Dunwoody, Georgia 30338. Present for the meeting were the following:

Voting Members: Denis Shortal, Mayor  
Lynn Deutsch, Council Member  
John Heneghan, Council Member  
Tom Lambert, Council Member  
Terry Nall, Council Member  
Jim Riticher, Council Member  
Pam Tallmadge, Council Member

Also Present: Jessica Guinn, Assistant City Manager  
Bill Riley, Assistant City Attorney  
David Howell, Assistant City Attorney  
Sharon Lowery, City Clerk  
Billy Grogan, Chief of Police  
Michael Smith, Public Works Director  
Richard McLeod, Community Development Director  
Ronnie Kurtz, Planner II  
Jennifer Boettcher, Communications Director  
Alex Betancourt, Senior Systems Engineer  
Jordan White, Systems Administrator  
Britney Davis, Assistant to the City Clerk

CALL TO ORDER

Mayor Shortal called the meeting to order. All members were in attendance.

INVOCATION

1. Invocation

Council Member Riticher provided the Invocation.

PLEDGE OF ALLEGIANCE

Council Member Lambert led the Pledge of Allegiance.

REPORTS AND PRESENTATIONS

PUBLIC COMMENT - Public Comment allows the City Council the opportunity to listen to the public (3 minutes per speaker/30 minutes total).

Frank Lockridge, 4557 Lake Village Drive, commented that he is concerned with the potential for flooding in his neighborhood. He said he is a civil engineer and understands the numbers that are in the hydrology report. Mr. Lockridge said he will look at the hydrology report further to ensure there is not increased water flow in their neighborhood.

Abbie Alberghini, 4614 Village Drive, commented that one of her neighbors wrote to Mayor Shortal expressing their concern with the Brook Run Park project. Mrs. Alberghini said the plan should fit the park, not the other way around and stated that this is an irresponsible plan. She commented on the destruction of the tree canopy in the park and spoke in opposition to artificial turf being used on the fields.

Laura Horlock, Dunwoody Club Forest, spoke in support of the fields at Brook Run Park and said that Dunwoody needs the fields. Mrs. Horlock noted that there is limited athletic space for Dunwoody's youth.

Bob Fiscella, 4894 Summerford Drive, said that he echoed everything Mrs. Horlock said. He agreed that there are not enough fields in the community. Mr. Fiscella commented that he was sure this issue can be worked out to the satisfaction of everyone.

J.J. Singley, 5292 Trowbridge Drive, reiterated that Dunwoody needs the two fields on the back of Brook Run Park and said he trusts Council to find a fair resolution that doesn't cause extra flooding or problems.

## CONSENT AGENDA

Council Member Heneghan motioned to approve the consent agenda. Council Member Tallmadge seconded.

Passed: For: 7; Against: 0; Abstain: 0; Absent: 0

2. Approval of February 7, 2019 Special Called City Council Meeting Minutes

3. Approval of February 8, 2019 Special Called City Council Meeting Minutes
4. Approval of February 11, 2019 City Council Meeting Minutes
5. Funding Authorization for Storm Drainage, Curb and Sidewalk Construction for the new Austin Elementary School (Michael Smith)
6. Approval of a Contract for Traffic Signal Installation at the New Austin Elementary School (Michael Smith)

Council Member Heneghan motioned to move item #9, Rules and Procedures for City Council Meetings: Modifying the Order of City Council Agenda Items, from "Discussion" to #9 under "Business Items (Action Items)." Council Member Tallmadge seconded.

Passed: For: 7; Against: 0; Abstain: 0; Absent: 0

#### BUSINESS ITEMS (ACTION ITEMS)

7. SECOND READ: SLUP 19-01: Adevco Corporation, on behalf of Shallowford Road Storage, LLC, owners of 4444 N Shallowford Road, request a Special Land Use Permit per Chapter 27, Sec. 27-73 to permit a three story storage facility in the Office-Distribution (O-D) zoning district. The tax parcel ID is 18 344 03 001. (ORDINANCE 2019-XX-XX) (Ronnie Kurtz)

The City Clerk provided the second read of the ordinance for SLUP 19-01.

Ronnie Kurtz provided the updates to SLUP-19-01 since the first read. The applicant has provided a sample elevation and site plan of what they can develop as-of-right, they have clarified that no customers will be granted access to the property between the hours of 10:00 p.m. and 6:00 a.m., and condition #2 has been added to require they amend their landscape plan to reallocate some of the trees from the southern property line to the northern property line and the North Shallowford street frontage.

Staff recommends approval of SLUP 19-01 with conditions.

Council Member Tallmadge motioned to approve SLUP 19-01.

Council Member Riticher seconded.

Council Member Nall offered an amendment to add zoning condition #8 to read "An RFID/SOS gate access system shall be installed on the vehicle entry gate pursuant to the requirements for such systems as outlined in Sec. 8-90 of the Dunwoody Municipal Code." Mayor Shortal seconded.

The amendment was voted and passed: For: 7; Against: 0; Abstain: 0; Absent: 0.

The main motion, as amended, was voted and passed subject to the following conditions:

EXHIBIT A: Site Plan, completed by completed by Travis Pruitt & Associates, dated revised 11/1/18.

EXHIBIT B: Landscape Plan, completed by Travis Pruitt & Associates, dated revised 11/1/18.

EXHIBIT C: Elevations, completed by Standard Architecture, Inc., dated 01/14/2019.

EXHIBIT D: Parking License Agreement.

EXHIBIT E: Fence Detail

1. The subject property shall be developed in general conformity with the submitted site plan (EXHIBIT A: Site Plan) and landscape plan (EXHIBIT B: Landscape Plan), as detailed above.
2. The applicant shall work with the City Arborist to amend the landscape plan by relocating some of the trees from the required TY3 transition yard along the southern property line to the northern property line and the North Shallowford street frontage to provide for more effective screening in accordance with the alternative compliance standards of Sec. 27-234 of the Dunwoody Municipal Code.
3. The storage facility shall be developed in compliance with the submitted elevations (EXHIBIT C: Elevations). Signage must be submitted separately for review and permitting and is not

approved via this Special Land Use Permit.

4. Access to 50 parking spaces during non-business hours will be permitted per the conditions of the Shared Parking Agreement with the City of Dunwoody (EXHIBIT D: Parking License Agreement.)
5. No truck rental or outside storage will be permitted as a part of the storage facility use at this property.
6. Storage access shall be internalized so loading area is not visible from N Shallowford frontage.
7. A fence shall be installed along the N Shallowford frontage and the northern property line at a height of 6-feet and in substantial conformity with the submitted fence detail (EXHIBIT E: Fence Detail).
8. An RFID/SOS gate access system shall be installed on the vehicle entry gate pursuant to the requirements for such systems as outlined in Sec. 8-90 of the Dunwoody Municipal Code

For: 6 (Heneghan, Lambert, Nall, Riticher, Shortal, Tallmadge);  
Against: 1 (Deutsch); Abstain: 0; Absent: 0

8. Resolution in Opposition to HB-302 and SB-172 - Preemption of Local Building Design Standards (RESOLUTION 2019-XX-XX) (Lynn Deutsch)

The City Clerk read the resolution in opposition to HB-302 and SB-172 into the record.

Council Member Deutsch motioned to approve the resolution.  
Council Member Riticher seconded.

Passed: For: 7; Against: 0; Abstain: 0; Absent: 0

9. Rules and Procedures For City Council Meetings: Modifying the Order of City Council Agenda Items (John Heneghan)

Council Member Heneghan moved to amend City Council Rules and Procedures to move the first public comment period up before proclamations, reports and presentations and to add a new agenda item, "Dunwoody Police Swearing In/Dunwoody Police Recognition"

before the new order of the first public comment period. Council Member Deutsch seconded.

Passed: For: 6 (Deutsch, Heneghan, Lambert, Nall, Riticher, Tallmadge); Against: 1 (Shortal); Abstain: 0; Absent: 0

### DISCUSSION ITEMS

PUBLIC COMMENT - Public Comment allows the City Council the opportunity to listen to the public (3 minutes per speaker).

Addie Alberghini commented that her entire neighborhood is behind the issue of the Brook Run Park project. She said that Brook Run Park is a mere shadow of what it used to be. Mrs. Alberghini urged Council to put the ball fields in but do it smart and be fair.

### CITY MANAGER COMMENTS

Assistant City Manager Jessica Guinn said Council would need to go into executive session for the purpose of legal discussion.

### COUNCIL COMMENTS

Mayor Shortal requested that staff look at best practices for keeping construction vehicles off sidewalks and best practices for marking streets without Council's approval.

Council Member Deutsch asked staff to also look at best practices for controlling construction parking on streets.

### EXECUTIVE SESSION

Council Member Deutsch motioned to enter executive session for the purpose of legal discussion. Council Member Tallmadge seconded.

Passed: For: 7; Against: 0; Abstain: 0; Absent: 0

### ADJOURN

Council Member Riticher motioned to adjourn. Council Member Deutsch seconded.

Passed: For: 7; Against: 0; Abstain: 0; Absent: 0