

MEMORANDUM

To: Mayor & City Council
From: John Olson, AICP
Date: November 18, 2019
Subject: Kick-off for 5-year update to the Comprehensive Plan.

ITEM DESCRIPTION

Kick-off hearing of the 5-year update of the Dunwoody Comprehensive Plan.

BACKGROUND

Local governments in Georgia are required to develop and maintain a long-range comprehensive plan in order to remain eligible for various state-administered funding, permitting, and incentive programs. A comprehensive plan is a policy guide that assesses current conditions, projects future trends, establishes goals, develops strategies, and sets up a short term work plan. Dunwoody's 2035 Comprehensive Plan ("Plan") was last updated in 2015. Because state legislation mandates the plan must be updated every 5 years, a new update is required to be completed by the end of 2020.

As part of the required update, a public hearing ("kick-off meeting") must be held at the inception of the update. The purpose of this hearing is to brief the community on why we are updating the plan, explain the process to be used to develop the plan, and to obtain input from City Council on the proposed planning process. Once this kick-off meeting is complete, the City may begin a one-year process of updating the Plan. It shall be noted that a second public hearing will be scheduled with City Council in June to review a draft of the Comprehensive, with submittal to ARC for review in July in 2020. A final copy of the Comprehensive Plan update is scheduled to be reviewed for adoption by City Council in October 2020.

THE CITY OF DUNWOODY

COMPREHENSIVE PLAN 5 YEAR UPDATE



What is a Comprehensive Plan?

- Presents a vision for the Community (Vision Statement)
 - Further defined by goals/policies
- Identifies Priority Needs and Opportunities related to:
 - Land Use
 - Community Character
 - Infrastructure
 - Public Facilities and Services
 - Economic Development
- Provides a Community Work Plan
 - Action items that need to be undertaken to address the priority needs and opportunities
- Identifies acceptable Future Land Use/Character

What is a Comprehensive Plan?

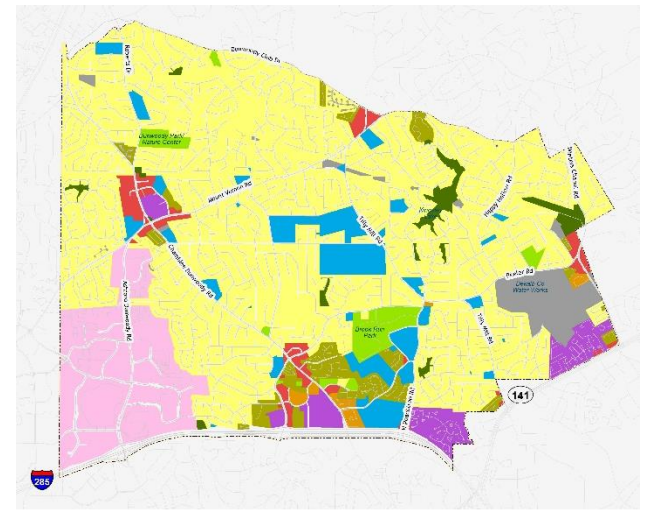
- Broad Policy Document
 - Defends against litigation in zoning decisions
 - Used to inform and coordinate public investments and initiatives
- Developed in a process that includes intensive analysis and robust public engagement
- Written to provide direction for 10 to 20-year period after plan adoption.
- 5-Year update is typically a minor update to the existing plan, rather than a total overhaul

Why are we updating the Plan?

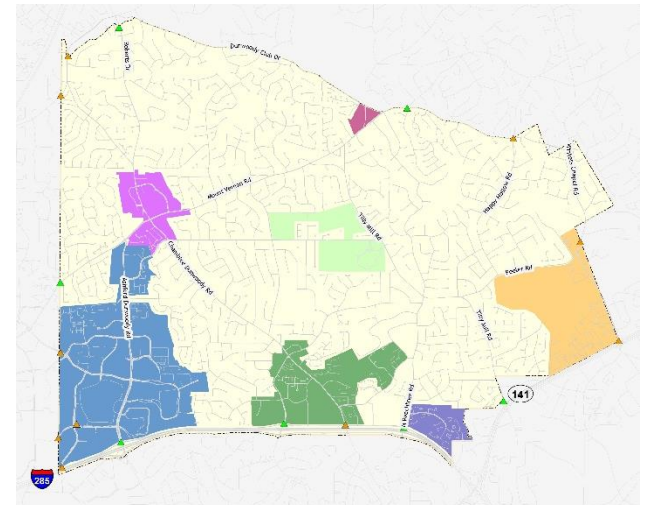
1. To respond to changing conditions and community desires
2. State requires regular Comprehensive Plan updates
 - Each QLG must prepare, adopt, maintain, and implement a Comp. Plan to remain eligible for state funding programs
3. DCA requires that cities and counties update specific areas of a comprehensive plans every 5 years
 - Dunwoody Plan last updated in 2015
 - Update must meet certain minimum requirements
4. Revisions to the Plan are required to capture updates to:
 - Analysis (Population and household projections)
 - Needs and opportunities facing the community
 - 5-year work plan (Action Plan)
 - Future land use/Character area maps and narratives
5. Incorporate findings & recommendations of recent planning efforts, including LCIs, Masterplans, and Zoning

ARC Services

- During the Update ARC will act as the project manager, providing the following:
 - Revisions to the existing Community Vision and Goals
 - Analysis/update of the Needs and Opportunities facing the Community
 - Create a 5-year work program
 - Updated Land use and Character Area element



Future Land Use Map



Character Areas Map

Sounding Board

A sounding board comprised of nine members of staff and local stakeholders were selected to facilitate ARC in the plan update:

- ***Bob Dallas***, Chairman of the Planning Commission
- ***Ann Hanlon***, PCID
- ***Ardy Bastien***, Zoning Board of Appeals Chairman
- ***Richard McLeod***, Community Development Director
- ***Terri Polk***, Resident
- ***Michael Smith***, Public Works Director
- ***Michael Starling***, Economic Development Director
- ***Brent Walker***, Parks Director
- ***Katie Williams***, Dunwoody Convention and Visitors Bureau

Tentative Schedule



October 28, 2019

Kick-off meeting (City Council)

December 2019

Sounding Board Meeting

January 2020

Community Involvement Meeting

February 2020

Sounding Board Meeting

March 2020

Community Involvement Meeting

April 2020

Sounding Board Meeting

June 2020

Public Hearing (City Council) to collect public comments on draft plan

June 2020

Submittal for Review

July/August 2020

Report of Findings and Recommendations

September 2020

Planning Commission Hearing

October 2020

Adoption & notification (legal) by City Council

October 31 2020

Final Due Date

Questions?

