



4800 Ashford Dunwoody Road
Dunwoody, Georgia 30338
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To: Mayor and City Council
From: Richard McLeod, Director of Community Development
Date: July 22, 2024
Subject: Public Hearing on Comprehensive Plan

ACTION

The Comprehensive Plan is a roadmap for long-range policy direction. We use it to guide decisions about land use, transportation, economic development, housing, infrastructure and more. This is an important part of our continued evolution as a young and growing city.

SUMMARY DETAILS

In an effort to maintain its relevance and in keeping with the Rules of Georgia Department of Community Affairs, Chapter 110-12-1, Standards and Procedures for Local Comprehensive Planning, the City is beginning a 10-year update of the Comprehensive Plan. The City is beginning the process for an update to the comprehensive plan to be concluded in October of 2025 or sooner. The update coordinates the assessment of new demographic and economic data and trends, considers the current version of the Comprehensive Plan, and makes amendments based on community input.

The Comprehensive Plan is a policy document that assists decision-making and administrative actions in an effort to guide the City of Dunwoody towards the community’s preferred future. Subsequent to the original Comprehensive Plan adoption, the city has also adopted the Comprehensive Transportation Plan, Dunwoody Trail Master Plan, Parks and Recreation Master Plan, Dunwoody Village Master Plan, and Georgetown/North Shallowford Master Plan as addenda, demonstrating the City’s continued commitment and efforts toward establishing an encompassing guiding policy document.

The legal framework for implementation of the vision of the comprehensive plan is the actual code that tells the owner of property what they can do. The city is rewriting the code to address the fact that most of the code was written in the 1960’s and has never been fully brought up to today’s standards. The City has engaged TSW to do the update with their partners Kimley Horn and Code Studio.

STAFF RECOMMENDTION

- | | | |
|---|---|--|
| Lynn Deutsch Mayor | Catherine Lautenbacher City Council Post 1 | Stacey Harris City Council Post 4 |
| Eric Linton ICMA-CM City Manager | Rob Price City Council Post 2 | Joe Seconder City Council Post 5 |
| Sharon Lowery CMC City Clerk | Tom Lambert City Council Post 3 | John Heneghan City Council Post 6 |



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Staff recommends **APPROVAL**.

ATTACHMENTS

PowerPoint Presentation from TSW.

Lynn Deutsch Mayor

Eric Linton ICMA-CM City Manager

Sharon Lowery CMC City Clerk

Catherine Lautenbacher City Council Post 1

Rob Price City Council Post 2

Tom Lambert City Council Post 3

Stacey Harris City Council Post 4

Joe Secorder City Council Post 5

John Heneghan City Council Post 6

Packet page:...



CITY OF DUNWOODY

Comprehensive Plan & Unified Development Ordinance



Public Hearing #1
July 22, 2024

Packet page:...

AGENDA

1. Introductions
2. Project Overview
3. Community Engagement
4. Next Steps

01 | INTRODUCTIONS

PROJECT TEAM

City Staff

Eric Linton

City Manager

Jay Vinicki

Assistant City Manager

Richard McLeod

Community Development Director

Paul Leonhardt

Planning & Zoning Manager

Allegra DeNooyer

Planner II

Consultant Team

Caleb Racicot

Principal-in-Charge, TSW

Allison Stewart-Harris

Project Manager, TSW

Anna Baggett

Deputy Project Manager, TSW

Tia Maxwell-Farmer

Community Planner, TSW

Roxanne Raven

Community Planner, TSW

Eric Bosman

Kimley-Horn

Christy Dodson

Code Studio

Joe Cooley

Cooley Planning & Land Use Law

02 | PROJECT OVERVIEW

COMPREHENSIVE PLAN

What role does this plan have?

- Guides future land use and development decisions in Dunwoody
- Provides direction for related elements (housing, transportation, infrastructure, etc.)
- Sets long-term vision for the City's future

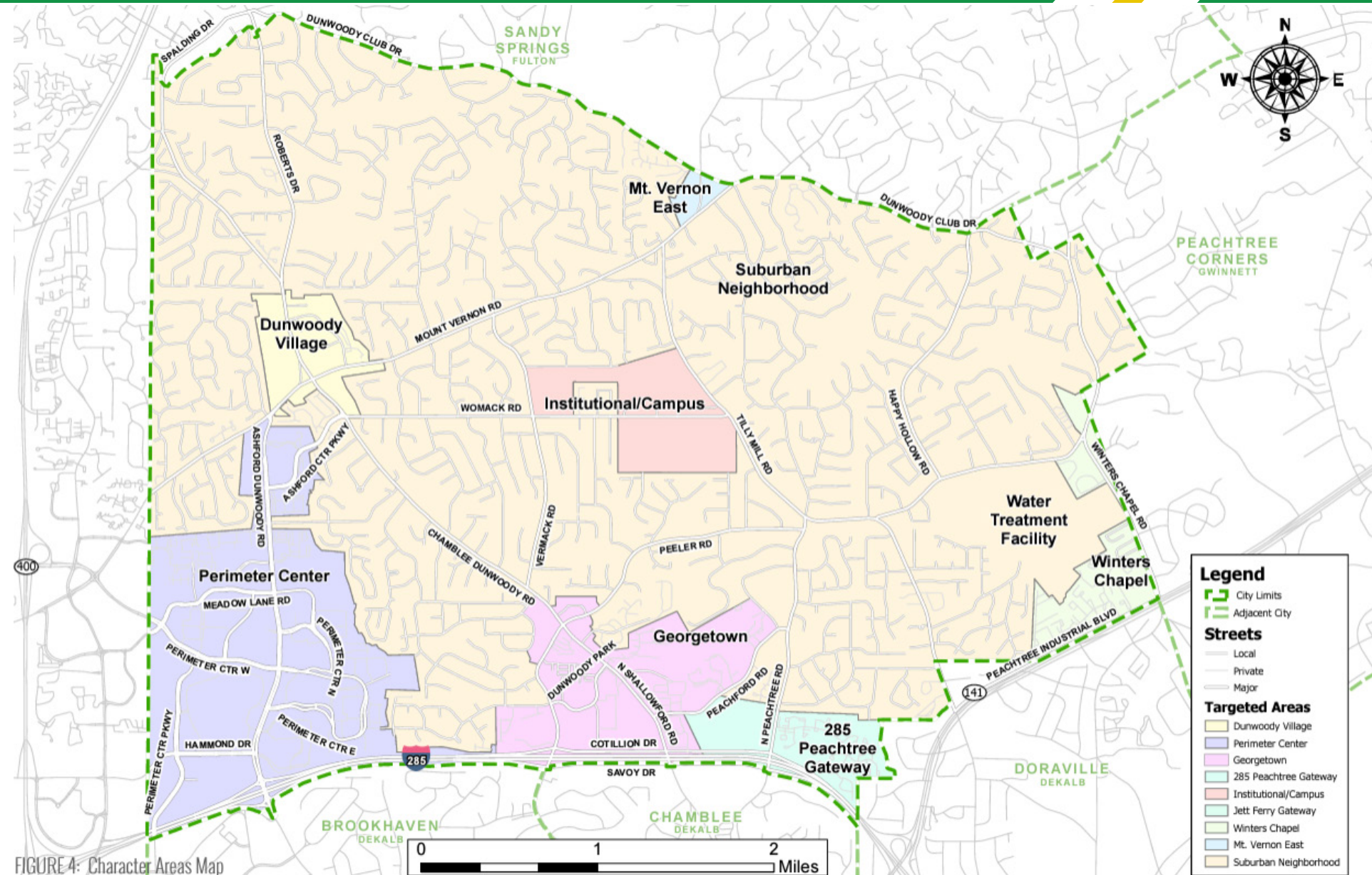
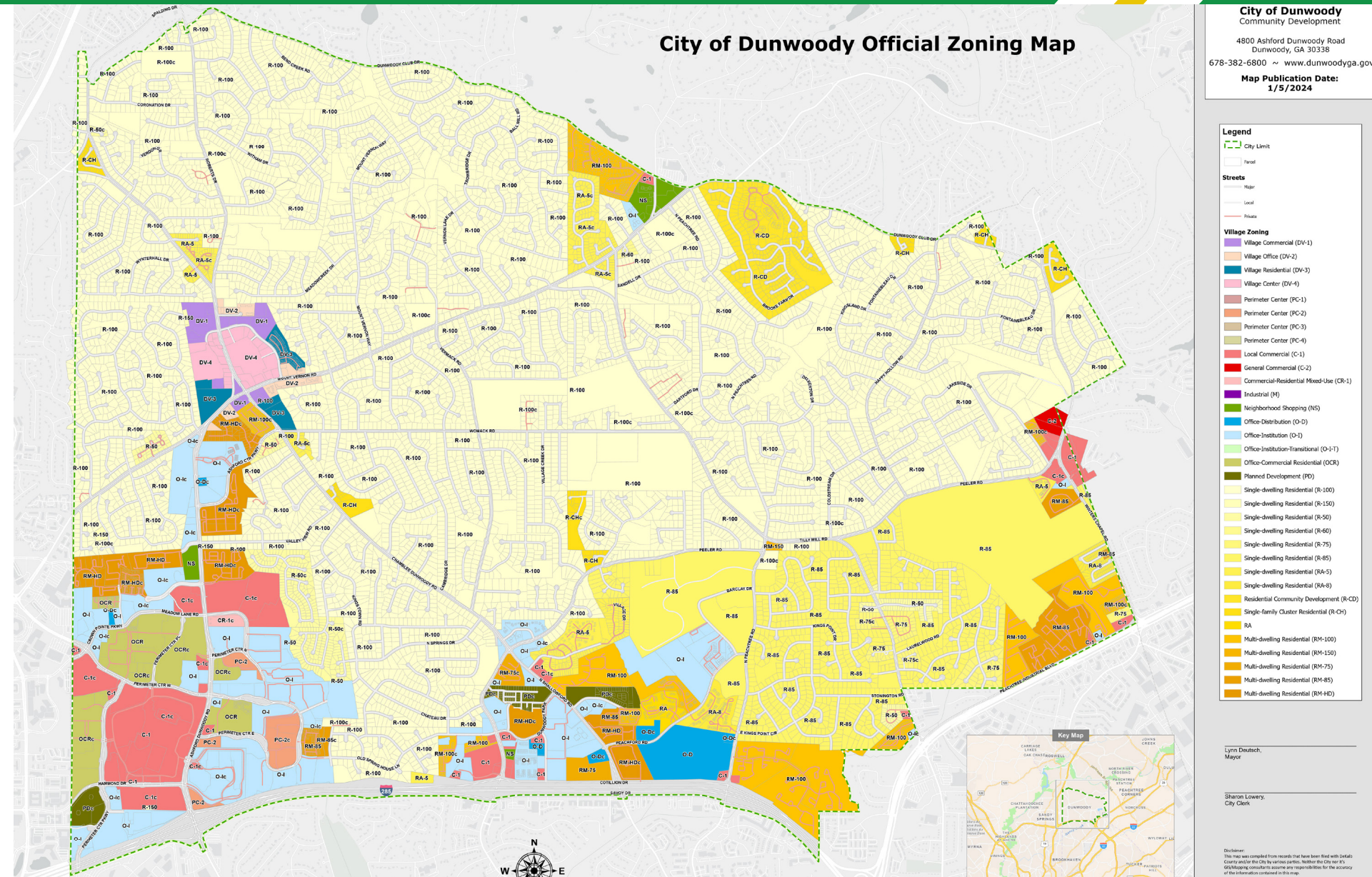


FIGURE 4: Character Areas Map

UNIFIED DEVELOPMENT ORDINANCE (UDO)

What is a UDO?

- Combines all development-related regulations into one document
- Simplifies and streamlines the development process
- Easier for users to understand and City Staff to administer



UNIFIED DEVELOPMENT ORDINANCE (UDO)

Goals of the UDO:

- 1 Assess existing codes from both technical and policy perspectives
- 2 Remove conflicts to make the document internally consistent and easier to administer
- 3 Create a modern and user-friendly document
- 4 Make policy code updates so that it fully supports the Comprehensive Plan vision

HOW THEY WORK TOGETHER



HOW THEY WORK TOGETHER

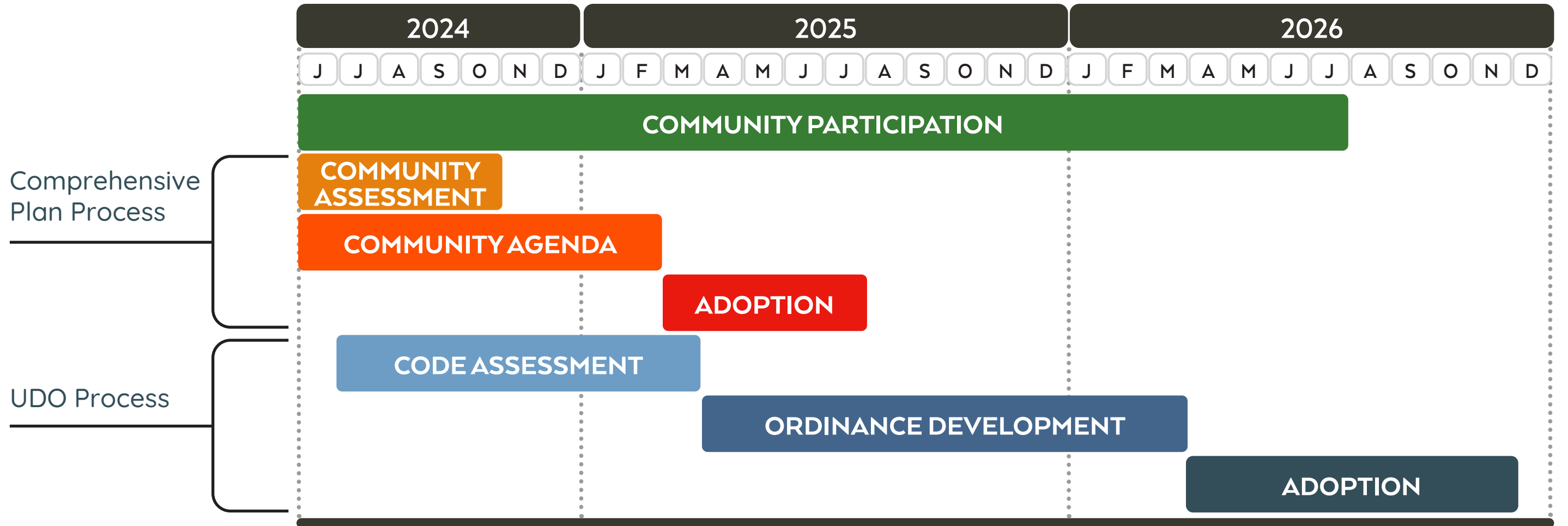
Benefits to this approach:

- Streamlined, integrated engagement
- Prevents engagement fatigue
- Seamless implementation of comprehensive plan
- Efficient use of public funds

Goals of this approach:

- Consolidate existing plans
- Address barriers to implementing those plans
- Streamline the code to balance usability, flexibility, and quality
- Tailor solutions to the distinct areas within Dunwoody

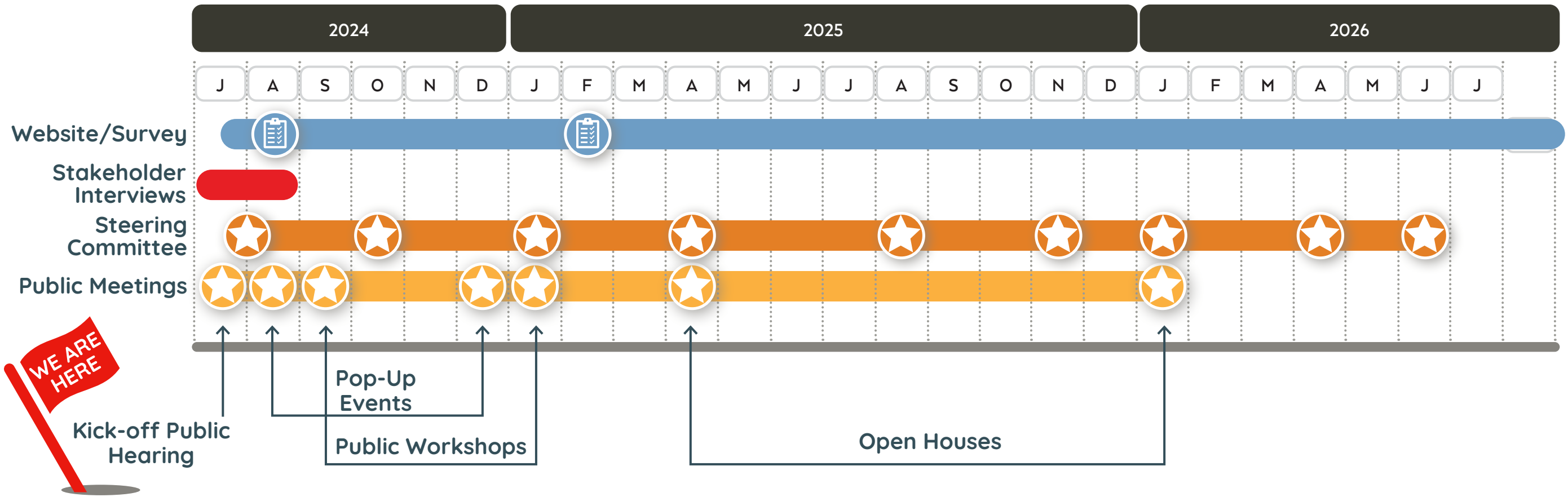
PROJECT SCHEDULE



03 | COMMUNITY ENGAGEMENT

ENGAGEMENT TIMELINE

COMMUNITY PARTICIPATION - MORE DETAIL



ENGAGEMENT GOALS



- **Develop** inclusive and accessible engagement and outreach activities for all communities in Dunwoody
- **Diversify** outreach methods to engage underrepresented groups
- **Design** activities that seamlessly collect input for both the Comprehensive Plan and the UDO
- **Align** engagement activities with the comprehensive planning's goals

ENGAGEMENT OPPORTUNITIES

- **Website and Online Survey** launching in late July
- **Pop-Up Event** some time in August/September
- **Public Workshop** in late August or September
- **Stay engaged** on the City’s website for updates!

SCAN ME!



dunwoodyga.gov/compplan



04 | NEXT STEPS

NEXT STEPS

- Steering Committee Meeting on Tuesday, July 30th
- Advance Community Assessment and Community Agenda
- Begin Code Assessment



THANK YOU!



Questions? Please reach out to:

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or

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