

# CITY OF DUNWOODY

## Comprehensive Plan & Unified Development Ordinance



City Council Update  
January 27th, 2025

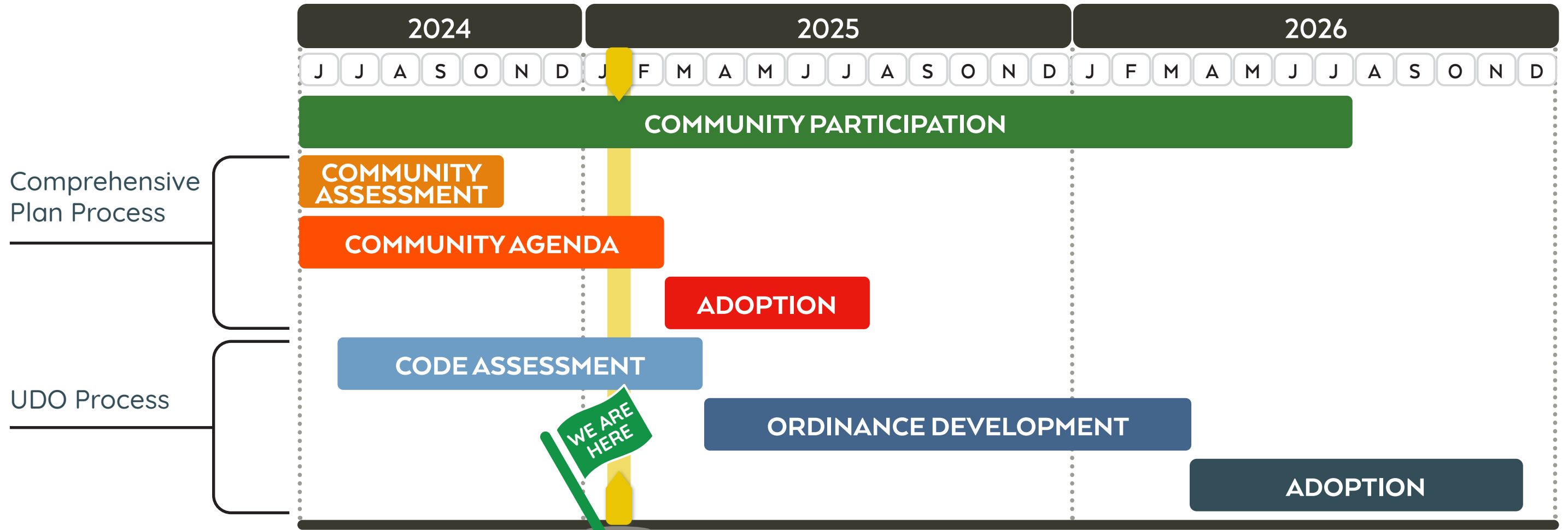


# AGENDA

1. Where We Are
2. Engagement
3. Big Ideas
4. Next Steps

# 01 | WHERE WE ARE

# TIMELINE





# WHERE ARE WE NOW?

## COMMUNITY ASSESSMENT

1

- Data collection, analysis, and mapping
- Report of Accomplishments
- City Snapshot
- Key Needs & Opportunities

## COMMUNITY AGENDA

2

- Community vision, goals, and policy
- Required elements: Land use, transportation, and broadband elements
- Other elements: housing, economic development, and sustainability
- Community Work Program
- **Draft Plan**

## ADOPTION

3

- Presentation of Draft to Planning Commission
- Public Hearing #2
- Transmittal to ARC and DCA
- Final Comprehensive Plan
- City Council Presentation for Adoption

# WHERE ARE WE NOW?

## CODE ASSESSMENT

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- Technical, policy, and legal analysis and diagnostic
- Technical, policy, and zoning map approach
- Policy alternatives

## ORDINANCE DEVELOPMENT

2

- UDO Version Zero (V0) - Discussion Draft
- Internal Review
- Draft UDO V1
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- Draft UDO V3

## ADOPTION

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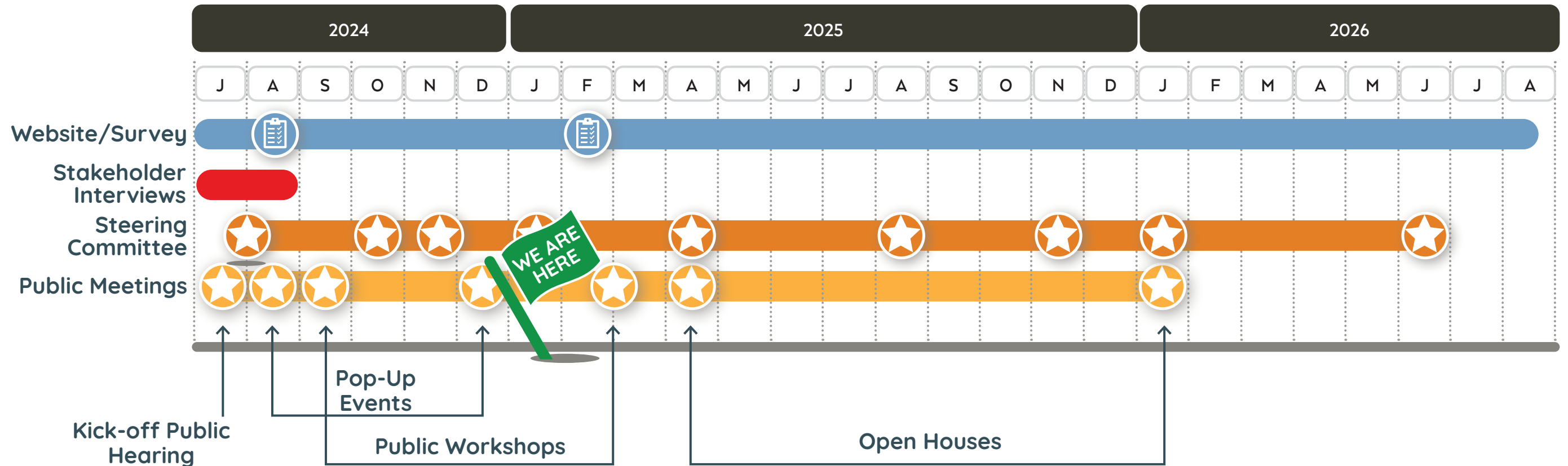
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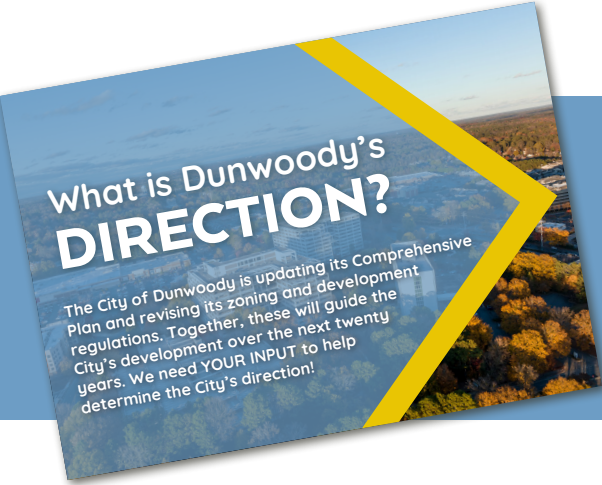
# 02 | ENGAGEMENT UPDATE



# ENGAGEMENT TIMELINE

## COMMUNITY PARTICIPATION - MORE DETAIL





# PROMOTING THE PROCESS

## Pics in the Park

@ Pernoshal Park

## Dunwoody Parks

@ Brook Run, Pernoshal, Georgetown, Two Bridges, and Windwood

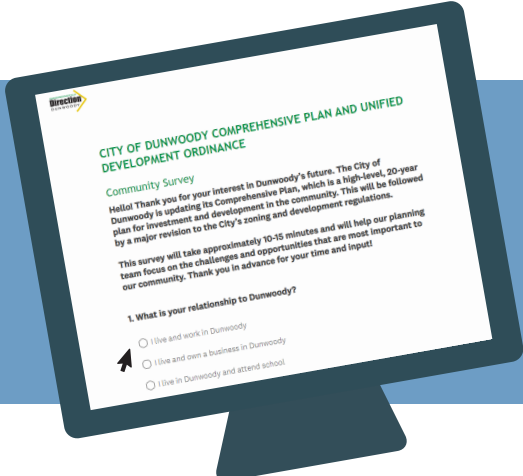
## Ravinia Event

@ Ravinia

## Hispanic Heritage Cultural Celebration

@ Ashford Lane Lawn





# INITIAL SURVEY

**1,076** survey responses

 **1,588** unique comments

 **10** touchpoints

 **75%** completion rate

## Of Our Participants...

**76%** are White

**87%** are homeowners

**34%** live and work in Dunwoody

**61%** have lived in Dunwoody for 11+ years

**56%** are between 40-64 years of age



# POP-UPS

## Back-to-School Night

@ Dunwoody Village

- Participants were most satisfied with Dunwoody's **Quality of Life!**

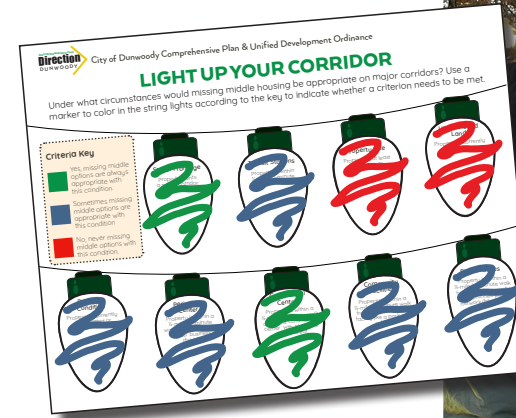
CITY OF DUNWOODY REPORT CARD	
ELEMENT	A's!
<b>LAND USE</b> - Pace and intensity of development, as well as the types of development built (residential, office, retail, etc.)	★
<b>HOUSING</b> - Amount, quality, affordability, and types of housing available in Dunwoody	★
<b>TRANSPORTATION</b> - Mix/quality of infrastructure for driving, taking public transit, biking, and walking	★
<b>SUSTAINABILITY</b> - Policies, practices, and infrastructure for an environmentally sustainable Dunwoody	★★★★
<b>ECONOMIC DEVELOPMENT</b> - Business and job mix within the city that fosters vibrant local economy	★★★★★
<b>QUALITY OF LIFE</b> - Public services and facilities like public safety (police and fire), schools, parks, and the arts	★★★★★



## Holiday Lights

@ Brook Run Park

- Participants liked “missing middle” on major neighborhood corridors near **transit stations and commercial centers!**







# DREAM DUNWOODY WORKSHOP



We had over **60** participants participate in our shopping experience. Activities included:

- 1 Shop-Til-You Drop:** Refined “big picture” needs and opportunities for each element
- 2 Fitting Room:** Identified opportunities specific to Dunwoody’s character areas



## TOP SELLERS

- 21** Downtown Development
- 21** Tree Canopy Protection/Enhancement
- 21** Reactivated Vacant Commercial
- 20** Walkable Retail

# STEERING COMMITTEE MEETINGS

## 1 MEETING ONE - JULY 30TH

- Introduced team, committee, and project
- Discussed engagement plan and solicited feedback on engaging hard-to-reach audiences
- Committee participated in “build-a-survey”
- Facilitated a needs and opportunities activity

## 3 MEETING THREE: NOVEMBER 19TH

- Discussed population projections and growth
- Determined where growth should go through a consensus mapping activity
- Identified appropriate housing types for each character area

## 2 MEETING TWO - OCTOBER 1ST

- Provided City Snapshot and engagement update
- Conducted an in-depth discussion on needs & opportunities results

## 4 MEETING FOUR: JANUARY 21ST

- Discussed character areas and future land use
- Defined cores within commercial centers
- Identified “missing middle” housing opportunities on corridors



# RECURRING THEMES



There is a need for additional housing in both quantity and type, particularly for first-time buyers and seniors.



There is concern over vacant retail and office spaces impacting economic development & growth.



Residents would like to see a “Downtown Dunwoody” with walkable shops and restaurants.



Traffic congestion is a major issue, and people want more connectivity and ways to get around.



Residents love local centers like Dunwoody Village and want to see these places to grow and thrive.



People want to see their neighborhood character and greenspaces preserved.



# UPCOMING ENGAGEMENT

## February-April

- Online survey: code-focused
- Final Comprehensive Plan-focused workshop
- Steering Committee Meeting #5
- Code open house



# 03 | BIG IDEAS



# FOCUS ON WHAT'S IMPORTANT

## Three Key Focus Areas:



### PERIMETER

Continue to invest in this economic engine to create a mix of higher intensity office, shopping, and housing with many transportation options.



### LOCAL CENTERS

Support these smaller-scaled centers that serve local residents to foster a mix of walkable restaurants, retail, and some additional residential to support businesses.



### THE NEIGHBORHOODS

Preserve the heart of Dunwoody with the residential, green, family-friendly character of the neighborhoods.

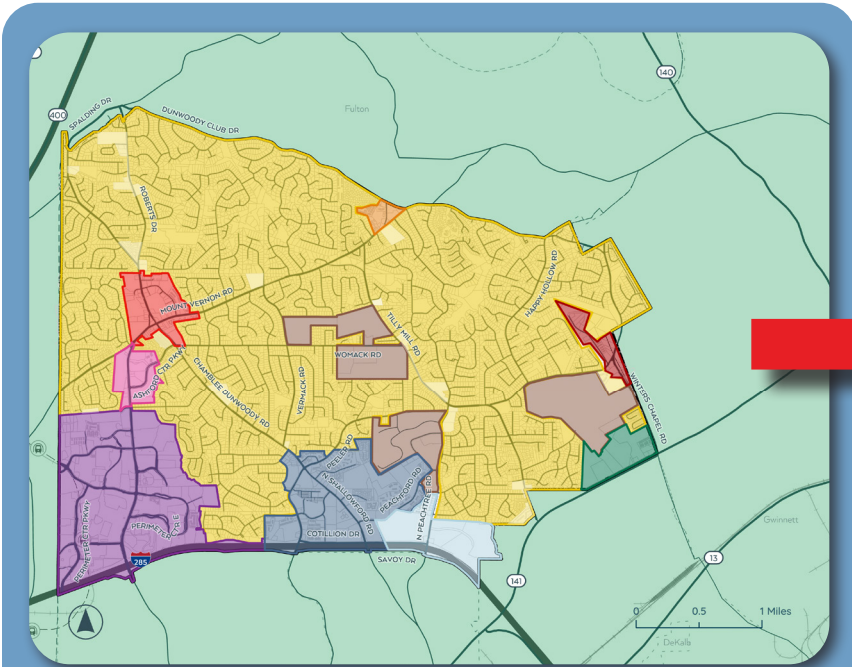
# LAND USE APPROACH

## Key Ideas:

- 1 Streamline into one character area map, but with detailed land use guidance
- 2 Commercial “core” concept
- 3 “Stoplight” future land use policy
- 4 Missing middle housing options

1

# CHARACTER AREAS + LAND USE GUIDANCE



**SIMPLE + CLEAR CHARACTER AREA MAP**

### FUTURE LAND USE TABLE

IMAGE	FUTURE LAND USE	DESCRIPTION	CHARACTER AREAS	ZONES
	Large-Lot Residential	Single-unit residential homes on lots generally at least 0.25 acres but typically closer to 0.5 acres	Suburban Neighborhoods	
	Small-Lot Residential	Single-unit residential homes on lots that are generally less than 0.25 acres	Suburban Neighborhoods, Dunwoody Village Transition, Georgetown Transition, Winters Chapel Gateway, Jett Ferry, Ashford Center	
	Cottage Court	Single-unit, small homes on a single lot usually oriented around a common space	Dunwoody Village Transition, Georgetown Transition, Georgetown East, Winters Chapel Gateway, Jett Ferry, Ashford Center	
	Duplexes, Triplexes, Quaddplexes	A building divided in two, three, or four units; can be oriented either horizontally or vertically and often appears as a single large home	Dunwoody Village Transition, Georgetown Transition, Georgetown East, Winters Chapel Gateway, Jett Ferry, Ashford Center	

48  
DRAFT: DECEMBER 19, 2024

**DETAILED FUTURE LAND USE GUIDANCE (TABLE)**

## Why?

- Single, streamlined map while still providing nuanced land use policy
- Promote flexibility while maintaining clarity
- Allows development to respond to market changes more readily
- Easier for public to understand
- Facilitates transition to code

2 + 3

# COMMERCIAL “CORE” & STOPLIGHT POLICY



Identified “cores” in critical commercial character areas

+

Stop-Light	LAND USE	CONSIDERATIONS
Appropriate	Townhomes	
	Senior/Assisted Living	
	Mixed Use	
	Local Commercial - Specialized	
	Public/Institutional	
	Parks/Open Space	
Appropriate with Considerations	Utilities/Transportation	
	Small-Lot Residential	Transition only
	Cottage Court	Transition only
	Duplexes, Triplexes, Quadplexes	Transition only
	Multifamily	Core only
Inappropriate	Local Commercial - Daily/Services	Transition only
	Large-Lot Residential	
	Regional Commercial	

Identifies land uses as:

- Green - appropriate
- Yellow - appropriate with conditions
- Red - inappropriate

## Why?

- Assign “by-right” uses—often more intense—in core to promote redevelopment & streamline review process
- Protect neighborhood character with transition zone
- Provided more detailed land use guidance



# 4 MISSING MIDDLE APPROACH

## What and Why?

- Incorporate “missing middle” along major corridors in suburban neighborhoods
- Fits into neighborhood character
- Promotes walkability
- Supports retail
- Provides more housing at a “gentle” density



## Missing Middle Housing

### Duplex



Building containing two distinct units with separate entrances.

### Triplex/Quadplex



Three/four-unit building with a shared entrance that resembles a single-family house.

### Townhouse



Multi-story, attached single unit that share walls with adjacent units.

### Cottage Court



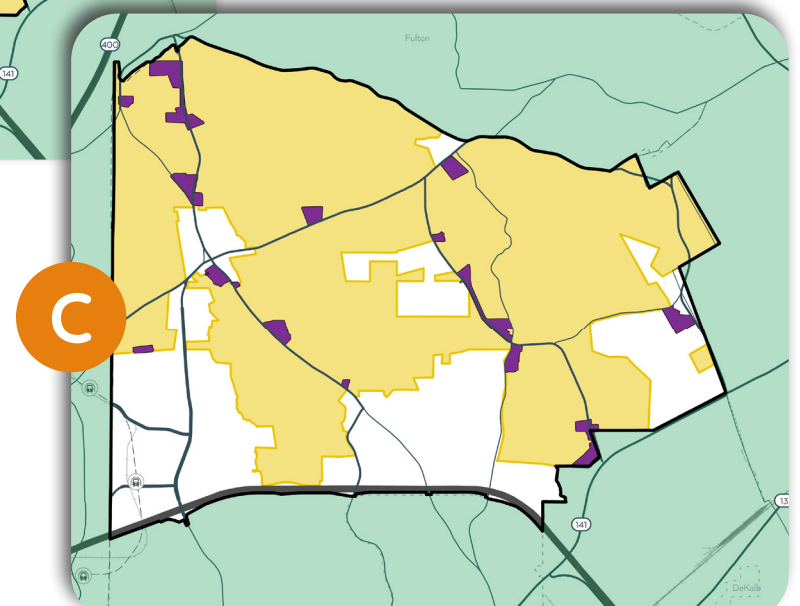
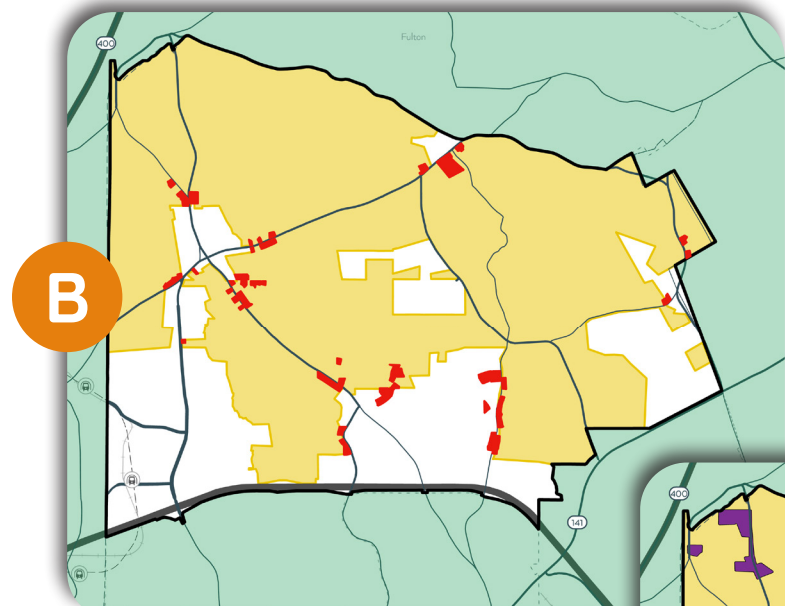
Cluster of small, detached units arranged around a shared central courtyard.



# 4 MISSING MIDDLE SUB-AREA

## Exploring these options:

- A** Option A: no change
- B** Option B: Location-based
  - 1/4 mile from commercial centers
  - Parcels fronting corridor
- C** Option C: Opportunity-Based



# 04 | NEXT STEPS

# DRAFTING THE PLAN

## COMMUNITY ASSESSMENT

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What's

Next?

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# DIGGING INTO THE CODE

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# THANK YOU!



Questions? Please reach out to:

**Allison Stewart-Harris**

astewart-harris@tsw-design.com

or

**Richard McLeod**

richard.mcleod@dunwoodyga.gov



**To:** Mayor and City Council  
**From:** Richard McLeod, Community Development Director  
**Date:** January 27, 2025  
**Subject:** Update on the Dunwoody's Comprehensive Plan and Unified Development Ordinance (UDO)

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#### **ITEM DESCRIPTION**

This item is an update on how the comprehensive plan and code rewrite (UDO) are coming along.

#### **DISCUSSION**

The City of Dunwoody entered into an agreement with TSW and several other firms like Kimley-Horn and Code Studio to do our Comprehensive Plan and the major code rewrite. We kicked the process off on June 10, 2024. The process will take about two years.

Allison Stuart-Harris from TSW will present the update to council tonight along with a presentation.