

City of Dunwoody
July 28, 2025
City Council Meeting Minutes

The City Council of the City of Dunwoody held a meeting on July 28, 2025 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: Lynn Deutsch, Mayor
John Heneghan, Council Member (via zoom)
Tom Lambert, Council Member (via zoom)
Catherine Lautenbacher, Council Member
Rob Price, Council Member
Joe Seconder, Council Member
Stacey Harris, Council Member (via zoom)

Also Present: Ken Bernard, City Attorney
Mike Carlson, Chief of Police
Eric Linton, City Manager
Jay Vinicki, Assistant City Manager
Sharon Lowery, City Clerk
Jessica Holmes, Deputy City Clerk
Eric Shealy, Records Clerk
Kathy Florence, Communications Manager
Norlaundra Huntington, Court Clerk
Rachel Waldron, Parks & Recreation Director
Michelle Hirose, Public Works Deputy Director
Michael Starling, Economic Development Director
Richard McLeod, Director of Community Development
Jordan White, Technology Manager
Lorenzo Corredor, System Administrator

CALL TO ORDER

Mayor Deutsch called the meeting to order.

INVOCATION (John Heneghan)

Council Member Heneghan led the invocation.

PLEDGE OF ALLEGIANCE (John Heneghan)

Council Member Heneghan led the pledge of allegiance.

DUNWOODY POLICE OFFICER SWEARING IN/DUNWOODY POLICE RECOGNITION

1. Administration of Oath of Office to Officer David Perkins (Mayor Deutsch)

Mayor Deutsch said the oath of office will not be administered today.

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

Gary Sonnier commented on the comprehensive plan. He is concerned about the possibility of too much density in the northern part of Dunwoody.

Bob Hickey commented on the year end audited financial statements.

Dave Cohen commented on the size of the comprehensive plan and the effect it might have on traffic flow.

Juan Lago spoke on the comprehensive plan and the purpose of the plan.

Wendi Taylor commented on the comprehensive plan and the potential impacts the plan could have on Dunwoody residents.

Tom Taylor commented on the comprehensive plan and finished Mrs. Taylor's comments.

Scott Richmond commented on the solar discussion item and his support of this item.

Ali Mahbod commented on the cost of the proposed building lighting and Christmas lighting items on the agenda.

Bradley Handznk commented on the solar discussion item and said he supports the idea of the city adopting solar panels.
 Meredy Shortal shared an idea for the life south building to be converted into a pocket park.

REPORTS AND PRESENTATIONS

2. Recognition of Sarv Dharavane (3rd Place in the Scripps National Spelling Bee from Austin Elementary) (No Action)

Mayor Deutsch recognized Sarv Dharavane, the 3rd Place winner in the Scripps National Spelling Bee, and presented him with a plaque.

3. Presentation of FY2024 Audit Results (No Action)

Richard Platto introduced Josh Carroll of Mauldin & Jenkins.

Mr. Carroll presented an overview of the FY2024 audit results, noting that Mauldin & Jenkins issued a clean opinion.

PUBLIC HEARINGS

Consent to Transmit Draft 2025-2045 Comprehensive Plan to the ARC and the Georgia Department of Community Affairs for Review (Allison Stewart-Harris & Richard McLeod)

Richard McLeod said this is the first public hearing for the Comprehensive Plan and the hearing is for approval to transmit the plan to the Atlanta Regional Commission and the Georgia Department of Community Affairs for review. Mr. McLeod introduced Allison Stewart-Harris to present the draft of the Comprehensive Pan.

Ms. Stewart-Harris presented the draft 2025-2045 Comprehensive Plan. She said the draft plan is a high-level look at the growth and development of the city. The plan focuses on the neighborhoods and future land use approaches. She said the Community Work Program for the next five years is required in this Plan. Ms. Stewart-Harris said the deadline for adoption of the Plan is October 31.

Mayor Deutsch opened the Public Hearing without objection.

In favor:

No one spoke in favor.

In opposition:

Dan Weber said he communicated with the community and generated a petition against the Plan. He provided a handout and visual map for the City Council.

Robert Wittenstein spoke against the Plan.

Judy Miller commented on multi-use dwellings and said there needs to be more details.

Mayor Deutsch extended the public comment time for three additional minutes.

Dennis Shortal commented that multi-units are not appropriate in the areas marked yellow in the Plan.

Bridget ?? said she echoes what everyone else is saying and asked Council to listen to the community, not the developers.

Mayor Deutsch granted two additional minutes for public comment.

Juan ?? spoke against high rises and apartments.

V. Jackson expressed concern about the traffic and noise.

Mayor Deutch said the time is also extended for anyone wishing to speak in favor.

In favor:

Colin May said he is in favor of the Plan and the growth it will bring.

Mayor Deutsch closed the public hearing without objection.

Council Member Price motioned to transmit the draft 2025-2025 Comprehensive Plan to the Atlanta Regional Commission and the Georgia Department of Community Affairs for review. Council Member Lambert seconded.

Discussion followed for each section of the draft plan, with the following motions to amend the plan made by Council:

Council Member Heneghan motioned that all language on neighborhood transition opportunities listed on page 80 mentioned as opportunities in the community agenda and other sections as well be removed. Mayor Deutsch seconded.

Council Member Heneghan amended his motion to pull and strike North Peachtree Road from page 80 with all regards to the neighborhood transition opportunities. Mayor Deutsch seconded.

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

Council Member Heneghan repeated his motion that all language on neighborhood transition opportunities listed on page 80 mentioned as opportunities in the community agenda and all other sections as well be removed. Mayor Deutsch seconded.

Failed: For: 2 (Deutsch, Heneghan); Against: 5 (Harris, Lambert, Lautenbacher, Price, Seconder); Abstain: 0; Absent: 0

Council Member Price offered an amendment to the Perimeter character area to move senior/assisted living, multi-unit, mixed use, and regional commercial to the yellow category and to move small lot residential to yellow with appropriate consideration. Council Member Lautenbacher seconded.

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

Council Member Price offered an amendment to amend the Perimeter character area to rewrite the first bullet under projects and initiatives to read "Work with PCID and MARTA to implement appropriate on transit-oriented development on Dunwoody MARTA Station property." Council Member Lautenbacher seconded.

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

Council Member Price offered an amendment to amend the Perimeter transition character area to move senior/assisted living and mixed use to the yellow category. Council Member Lautenbacher seconded.

Council Member Price modified his amendment to remove small residential and keep it where it is currently located and coded in the plan.

Council Member Price withdrew his motion to modify his motion. Councilmember Lautenbacher withdrew her second.

Council Member Price withdrew his motion remove small residential and keep it where it is currently located and coded in the plan. Council Member Lautenbacher withdrew her second.

Council Member Price withdrew his original motion for the Perimeter transition character area. Council Member Lautenbacher withdrew her second.

Council Member Price offered an amendment that in the Perimeter core use area that multi-unit senior assisted living, mixed-use, and regional commercial all be yellow use and to adjust the language that discusses the MARTA TOD to say we will work with PCID and MARTA for redevelopment of that property but not reference a specific plan. Council Member Heneghan seconded.

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

Council Member Price offered an amendment to amend the Perimeter transition area to move mixed use and senior assisted living to the yellow appropriate with considerations. Council Member Lambert seconded.

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

Council Member Price offered an amendment to amend Dunwoody Village character area to move senior assisted living and mixed use to the yellow category. Council Member Lautenbacher seconded.

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

Council Member Price offered an amendment to amend Dunwoody Village transition character area to move senior assisted living to the yellow category appropriate with considerations. Council Member Lautenbacher seconded.

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

Council Member Price offered an amendment to amend Georgetown West character area to move senior assisted living and mixed use to the yellow category appropriate considerations. Council Member Lautenbacher seconded.

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

Council Member Price offered an amendment to amend Georgetown West transition character area to shift senior/assisted living to the yellow category appropriate with considerations. Council Member Lautenbacher seconded.

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

Council Member Price offered an amendment to amend Georgetown East character area to move senior/assisted living and multi-unit uses to the yellow category appropriate with considerations. Council Member Lautenbacher seconded.

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

Council Member Price offered an amendment to his amendment to also strike the line "most of the area consists of First Baptist Church of Atlanta and its adjacent adjoining parking lots." Council Member Lautenbacher.

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

Council Member Price offered an amendment to amend Winters Chapel character area to move senior/assisted living, multi-unit, and mixed use to the yellow category, appropriate with considerations. Council Member Lautenbacher seconded.

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

Council Member Price amended his amendment to add a small area plan with adjacent jurisdictions for Winters Chapel and Peachtree Boulevard. Council Member Lautenbacher seconded.

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

The original amendment was voted and Passed: For: 7; Against: 0; Abstain: 0; Absent: 0

Council Member Price offered an amendment to amend Winters Chapel transition character area to shift senior/assisted living to the yellow category, appropriate with considerations. Council Member Lautenbacher seconded.

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

Council Member Price offered an amendment to amend Jett Ferry character area to move senior/assisted living, mixed use, and medium density commercial to the yellow category, appropriate with considerations. Council Member Lautenbacher seconded.

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

Council Member Price offered an amendment to amend the Ashford character area to move senior/assisted living to the yellow category, appropriate with considerations. Council Member Lautenbacher seconded.

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

Council Member Price motioned to strike the sentence referencing First Baptist Atlanta and its adjacent adjoining parking lots in the Georgetown East section. Council Member Lautenbacher seconded.

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

Council Member Heneghan offered an amendment to amend the Ashford character area to move mixed-use and multi-unit from yellow appropriate with consideration, to red inappropriate. Mayor Deutsch seconded.

Failed: For: 1 (Heneghan); Against: 6 (Deutsch, Haris, Lambert, Lautenbacher, Price, Seconder); Abstain: 0; Absent: 0

Council Member Price offered an amendment to amend Peachtree Boulevard character area to move senior/assisted living, multi-unit, and mixed use to the yellow category, appropriate with consideration. Council Member Lautenbacher seconded.

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

Council Member Price offered an amendment to amend the Civic Campuses character area to strike the Civic Campuses section but keep some of the appropriate text to feed back into the suburban uses as appropriate.

Council Member Heneghan made a motion to remove Civic Campuses, Brook Run Park, and waterwork areas from pages 106 to 111, deleting all sections and reverting maps back to suburban neighborhood.

Council Member Price made a motion to remove Civic Campuses. Council Member Heneghan seconded.

Failed: For: 3 (Deutsch, Heneghan, Price); Against: 4 (Harris, Lambert, Lautenbacher, Secoder); Abstain: 0; Absent: 0

Council Member Price offered an amendment to amend the Brook Run character area to remove it from the document. Council Member Heneghan seconded.

Passed: For: 4 (Deutsch, Heneghan, Lambert, Price) ; Against: 3 (Harris, Lautenbacher, Secoder); Abstain: 0; Absent: 0

Council Member Price offered an amendment to amend the Water Works character area to strike water works from the document as a specific section and keeping text as appropriate in the plan. Council Member Heneghan seconded.

Failed: For: 3 (Deutsch, Heneghan, Price); Against: (Harris, Lambert, Lautenbacher, Secoder) ; Abstain: 0 ; Absent: 0

Mayor Deutsch motioned that in any situation on land use charts where it requires additional review process, they would require a SLUP. Council Member Heneghan seconded.

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

Council Member Heneghan motioned remove the institutional language, the public and institution and senior assisted living down to yellow. Council Member Price seconded.

Passed: For: 6 (Deutsch, Harris, Heneghan, Lambert, Lautenbacher, Price); Against: 1 (Secoder); Abstain: 0; Absent: 0

Council Member Secoder offered an amendment to the Community Work Plan section to remove project T.11 Endorse/assist with bikeshare program. Council Member Lambert seconded.

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

Council Member Price made a motion to submit the Comprehensive Plan as amended to the Atlanta Regional Commission and the Georgia Department of Community Affairs for review. Council Member Lautenbacher seconded.

Passed: For: 6 (Deutsch, Harris, Lambert, Lautenbacher, Price, Seconder); Against: 1 (Heneghan); Abstain: 0; Absent: 0

CONSENT AGENDA

Council Member Lambert motioned to approve the consent agenda. Council Member Price seconded.

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

5. Approval of July 14, 2025, City Council Meeting Minutes (Action)
6. Approval of a Construction Contract for Old Springhouse Lane Path (Michelle Hirose) (Action)
7. Municipal Court Probation Services Contract Renewal (Norlaundra Huntington) (Action)

BUSINESS ITEMS (ACTION ITEMS)

8. Holiday HQ Proposal (Michael Starling) (Action)

Michael Smith presented the Holiday HQ proposal. The project will be a collaborative project along with Discover Dunwoody and the PCIDs. The financial commitment from the city is \$25,000.

Council Member Price motioned to approve the Holiday HQ proposal with a commitment from the city of \$25,000. Council Member Lautenbacher seconded.

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

DISCUSSION ITEMS

9. Solar Discussion from the Sustainability Committee (Larry Heiman, Sustainability Committee Vice-Chair) (No Action)

Larry Heiman, Vice Chair of the Sustainability Committee, gave a

brief presentation on solar benefits and presented different models for installing solar. He gave an overview of the GA Bright program and options to pay for solar. He asked Council to consider applying for the GA Bright program or consider the option to purchase or lease solar.

10. Dunwoody City Hall Facade Lighting (Rachel Waldron) (No Action)

Rachel Waldron presented a contract with Greenspeed to add permanent façade lighting to three sides of the roofline at City Hall. The contract is in the amount of \$96,156.38.

Following discussion, Mayor Deutsch suggested looking into something different for lighting City Hall.

11. FY2025 Mid-Year Budget Amendment (Richard Platto) (No Action)

Richard Platto presented the FY2025 mid-year budget amendment. He said the adopted General Fund budget revenue will increase \$1.3, with no change to the operating expense budget within the General Fund. Mr. Platto said these changes mean that the adopted budgeted use of fund balance of \$1,262,213 will be eliminated for FY2025.

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

CITY MANAGER COMMENTS

COUNCIL COMMENTS

Council Member Lautenbacher congratulated the citizens that stayed through the whole meeting.

Council Member Heneghan asked staff for an evaluation of the Flock drone on the roof and the feasibility of a second drone on the east side of town prior to budget discussions.

Mayor Deutsch reminded that the first day of school is a week from today and urged everyone to exercise caution and be careful, as children will be where you don't expect to see them.

EXECUTIVE SESSION

ADJOURN

Council Member Secoder motioned to adjourn. Council Member Price seconded.

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

DRAFT