



MEMORANDUM

To: Mayor and City Council

From: Michael Tuller

Date: July 11, 2011

Subject: Revisions and re-adoption of the City of Dunwoody Zoning Map, and all previous amendments thereto

ITEM DESCRIPTION

The City of Dunwoody legal department has advised staff to initiate the re-adoption of the GIS Zoning Layer as the Official Zoning Map of City of Dunwoody. The Official Zoning Map will be maintained and administered under the direction of the City Manager as provided by Section 27-14 of the Zoning Ordinance.

The Zoning Ordinance establishes districts (zones) within which particular rules apply. The Ordinance also adopts, by reference, a map showing the boundaries of those districts. For the last couple years, the changes to the map have been maintained digitally on an existing map inherited from DeKalb County. GIS has become a tool available to the City, and the updated Zoning Map generated by the GIS is attached.

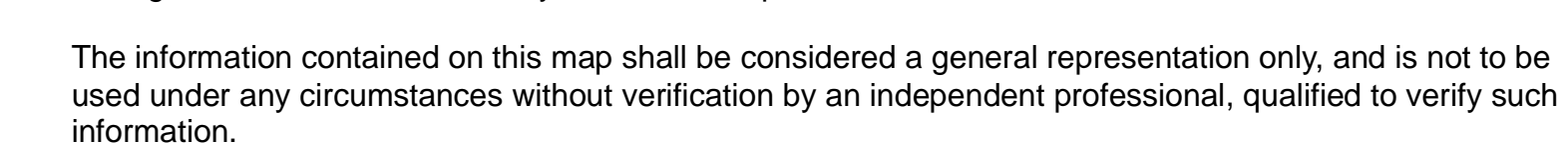
RECOMMENDATION

At their regularly scheduled meeting, Community Council voted 5-0 in favor of the item.

The Planning Commission voted 6-0 in favor of the revisions and re-adoption of the Zoning Map.

Staff recommends adopting the new version that is in the GIS mapping system with the changes indicated below. The map data has been checked internally, but staff invites members of the public to participate by reviewing the map for accuracy. This request would accomplish the step of officially adopting the GIS map data as the Zoning Map.

Subsequent to the previous two meetings, staff has discovered errors identified on the map. Firstly, the property located at 1274 Crown Pointe Parkway (Parcel ID: 18 349 01 003) is incorrectly identified as Office Commercial Residential (OCR), as our records indicate the parcel is zoned Office-Institution conditional (O-Ic). Secondly, the property located at 1212 Perimeter Center (Parcel ID: 18 349 06 026) is incorrectly displayed as an OCR District. The correct zoning for this parcel is O-I.



Dunwoody Zoning

District Map

December 2010

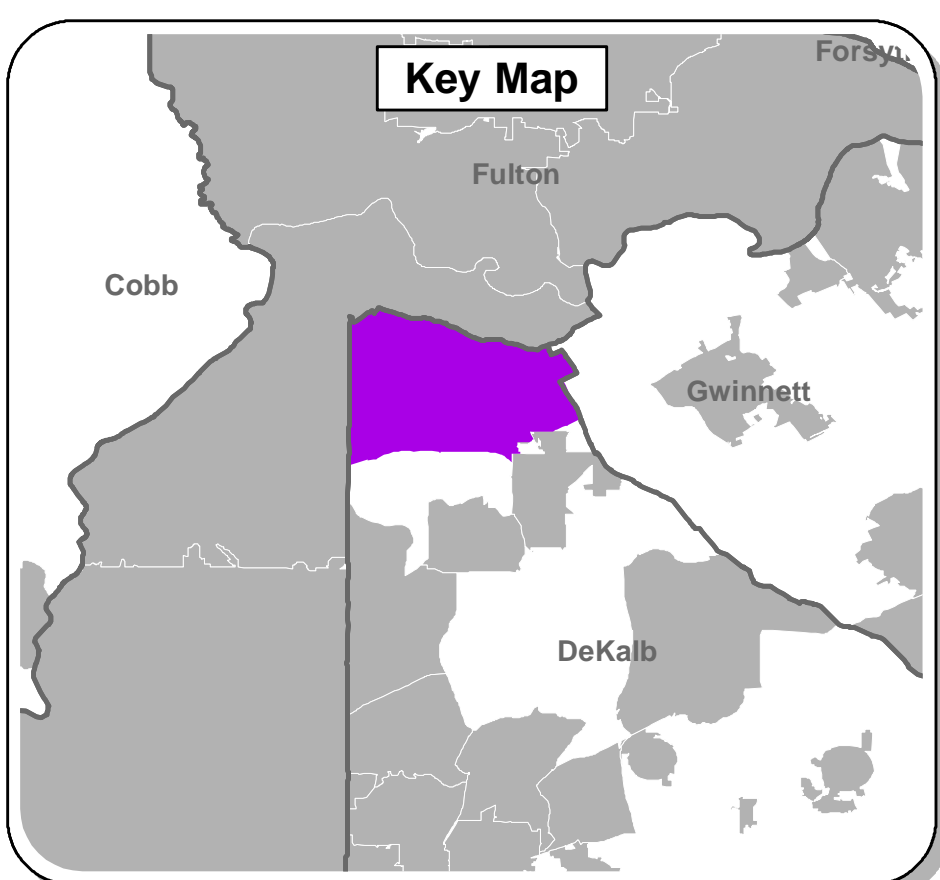
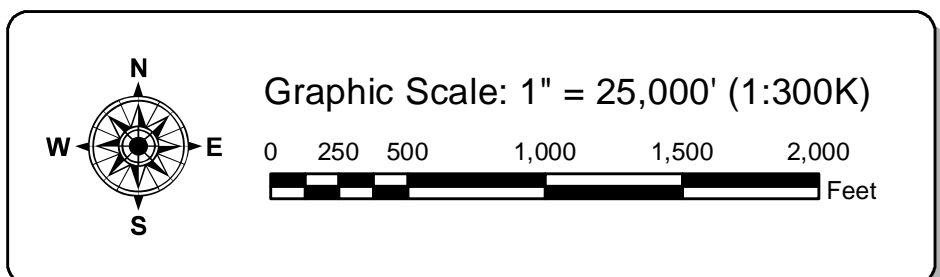
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Legend

- Dunwoody City Boundary
- Roads
- Land Lot Boundaries
- Parcel Boundaries
- Conditional District
- Zoning District

- District Classifications*
- Local Commercial (C-1)
 - Local Commercial (C-1c) *
 - General Commercial (C-2)
 - Industrial (M)
 - Neighborhood Shopping (NS)
 - Office-Distribution (O-D)
 - Office-Institution (O-I)
 - Office-Institution-Transistion (O-I-T)
 - Office-Commercial-Residential (OCR)
 - Office-Commercial-Residential (OCRc)
 - Pedestrian Community (PC-3c) *
 - Single Family (R-100)
 - Single Family (R-150)
 - Single Family (R-50)
 - Single Family (R-60)
 - Single Family (R-75)
 - Single Family (R-85)
 - Single Family (R-A5)
 - Single Family (R-A8)
 - Residential Community Dev. (R-CD)
 - Single Family Cluster (R-CH)
 - RA
 - Multi Family (RM-100)
 - Multi Family (RM-150)
 - Multi Family (RM-75)
 - Multi Family (RM-85)
 - Multi Family (RM-HD)

* Denotes conditional zoning district.



Map Edition:
Map Publication Date:
December 10, 2010

Map Sheet:
Z-1

-175-

**AN ORDINANCE OF THE CITY OF DUNWOODY READOPTING THE CITY OF DUNWOODY ZONING MAP
WITH ALL APPLICABLE REVISIONS**

- WHEREAS,** the City of Dunwoody is charged with providing for the health, safety and welfare of the citizens of the City; and
- WHEREAS,** the City of Dunwoody previously adopted a Zoning Map; and
- WHEREAS,** since the adoption of the Zoning Ordinance, the Dunwoody Zoning Map has been updated with new information and necessary revisions and both the Zoning Ordinance and Map need to be readopted to incorporate the included revisions; and
- WHEREAS,** the first read of this ordinance occurred on July 11, 2011 and a properly advertised public hearings and second read of this ordinance occurred on July 25, 2011.

THEREFORE, THE MAYOR AND COUNCIL FOR THE CITY OF DUNWOODY HEREBY ORDAIN AS FOLLOWS:

ADDITIONS – underlined
DELETIONS – ~~strikethroughs~~

Section 1: The City of Dunwoody Zoning Map is hereby readopted as attached hereto and incorporated herein in its entirety with the following revisions:

- (a) Parcel 18 349 01 003 (1274 Crown Point Parkway) is incorrectly identified as zoning district Office Commercial Residential (OCR). The zoning file indicates that the property is zoned Office-Institutional Conditional (O-Ic) and shall be designated as such on the Official City of Dunwoody Zoning Map.
- (b) Parcel 18 349 06 026 (1212 Perimeter Center) is incorrectly identified as zoning district Office Commercial Residential (OCR). The zoning file indicates that the property is zoned Office-Institutional (O-I) and shall be designated as such on the Official City of Dunwoody Zoning Map.

Pursuant to City of Dunwoody Code Section 27-14, a copy of the current City of Dunwoody Zoning Map(s) shall be kept on file by the Director of Community Development and in any discrepancy between the indications on the Official City of Dunwoody Zoning Map(s) and a specific zoning file, the specific zoning file shall control.

Section 2: This Amendment shall become effective immediately upon its adoption by the City Council, and all parts revising portions of the City of Dunwoody Code of Ordinances shall be incorporated into the Code of the City of Dunwoody, Georgia. This Amendment hereby repeals any and all conflicting ordinances and amendments.

#M.4.

STATE OF GEORGIA
CITY OF DUNWOODY

ORDINANCE 2011-XX-XX

SO ORDAINED, this 25th day of July, 2011.

Approved:

Ken Wright, Mayor

ATTEST:

Approved as to Form and Content:

Sharon Lowery, City Clerk (Seal)

Brian Anderson, City Attorney