

Various comments and motions to be made on July 28, 2025

Before us tonight is the City of Dunwoody's fourth proposed Comprehensive Land Use Plan and it is very different from the other three previously presented as this plan in front of us, encourages high density residential development in commercial areas and infill development along major thoroughfares where single family homes now stand. This plan also highlights properties owned by Governments and a single Non-Profit, giving them (and their land) special rights if the property were to be developed or sold. The governmental agencies already have expanded rights to use their property as they see fit so there is no need to do this action for them, but the proposed property rights change for the non-profit is in my opinion a gratuity to a specific landowner that is not being offered to any other non-profit & religious organization. This is just wrong, therefore I will ask that these sections be reverted to Suburban Neighborhood zoning as that is already their current underlying zoning.

Council, I still have grave concerns in approving this Comprehensive Land Use Plan without already having our Unified Development Ordinance (UDO) in place to know the rules for future development, but I understand this document is needed by the state in the next few months therefore I want to put forward a plan that serves us all. The other concern I have in the **UDO, is that other municipalities scraped all prior zoning decisions on the books** and I would hate to see that proposed here in the future as that would be a slap in the face of a great many residents who fought for those protections and plans in each of those decisions

Council, I intend to make the following 14 amendments (subject to what I hear at the public comments and hearing) to the proposed Comprehensive Land Use Plan and I would welcome a second from a fellow Councilmember to start the discussion on each item; then we can discuss as a group and vote up or down accordingly. Finally after a thorough review tonight with changes, I would like to have staff make the changes and bring it back to us in a future meeting for transmittal to the State.

1. Motion to amend the proposed 2045 Comprehensive Land Use Plan, draft dated July 3rd 2025 by removing all language on **Neighborhood Transition Opportunities** – listed on page 80, mentioned as opportunities in the community agenda and other sections too.

This motion failed but I was able to pull North Peachtree from this list where Neighborhood Transitions could occur – still disagreed with other locations therefore voted against entire plan because of this point.

2. Motion to amend the proposed 2045 Comprehensive Land Use Plan, draft dated July 3rd 2025 - **Perimeter Core** chart – page 83. Move from Green to Yellow, Appropriate with Considerations, Regional Commercial, Multi-Unit,

Senior/Assisted Living & Mixed Use to allow City Council to approve appropriateness of each project on its merits as a special land use permit or an additional review process as outlined in the UDO.

3. Motion to amend the proposed 2045 Comprehensive Land Use Plan, draft dated July 3rd 2025 - **Perimeter transition** chart – page 85. Move from Green to Yellow, Appropriate with Considerations, Senior/Assisted Living & Mixed Use to allow City Council to approve appropriateness of each project on its merits as a special land use permit or an additional review process as outlined in the UDO. Also change Multi-Unit considerations in Yellow to allow City Council to approve appropriateness of each project on its merits as a special land use permit or an additional review process as outlined in the UDO.
4. Motion to amend the proposed 2045 Comprehensive Land Use Plan, draft dated July 3rd 2025 - **Dunwoody Village core** chart – page 87. Move from Green to Yellow, Appropriate with Considerations, Senior/Assisted Living & Mixed Use to approve appropriateness of each project on its merits as a special land use permit or an additional review process as outlined in the UDO.
5. Motion to amend the proposed 2045 Comprehensive Land Use Plan, draft dated July 3rd 2025 - **Dunwoody Village transition** chart – page 89. Move from Green to Yellow, Appropriate with Considerations, Senior/Assisted Living to allow City Council to approve appropriateness of each project on its merits as a special land use permit or an additional review process as outlined in the UDO.
6. Motion to amend the proposed 2045 Comprehensive Land Use Plan, draft dated July 3rd 2025 - **Georgetown West core** chart – page 91. Move from Green to Yellow, Appropriate with Considerations, Senior/Assisted Living & Mixed Use to approve appropriateness of each project on its merits as a special land use permit or an additional review process as outlined in the UDO.
7. Motion to amend the proposed 2045 Comprehensive Land Use Plan, draft dated July 3rd 2025 - **Georgetown West transitional** chart – page 93. Move from Green to Yellow, Appropriate with Considerations, Senior/Assisted Living to allow City Council to approve appropriateness of each project on its merits as a special land use permit or an additional review process as outlined in the UDO.

8. Motion to amend the proposed 2045 Comprehensive Land Use Plan, draft dated July 3rd 2025 - **Georgetown East** chart – page 95. Move from Green to Yellow, Appropriate with Considerations, Senior/Assisted Living & Multi-Unit to allow City Council to approve appropriateness of each project on its merits as a special land use permit or an additional review process as outlined in the UDO.
9. Motion to amend the proposed 2045 Comprehensive Land Use Plan, draft dated July 3rd 2025 - **Winters Chapel core** chart – page 97. Move from Green to Yellow, Appropriate with Considerations, Multi-Unit, Senior/Assisted Living & Mixed Use to approve appropriateness of each project on its merits as a special land use permit or an additional review process as outlined in the UDO.
10. Motion to amend the proposed 2045 Comprehensive Land Use Plan, draft dated July 3rd 2025 - **Winters Chapel transition** chart – page 99. Move from Green to Yellow, Appropriate with Considerations, Senior/Assisted Living to allow City Council to approve appropriateness of each project on its merits as a special land use permit or an additional review process as outlined in the UDO.
11. Motion to amend the proposed 2045 Comprehensive Land Use Plan, draft dated July 3rd 2025 - **Jett Ferry** chart – page 101. Move from Green to Yellow, Appropriate with Considerations, Senior/Assisted Living, Mixed Use & Medium Commercial to allow City Council to approve appropriateness of each project on its merits as a special land use permit or an additional review process as outlined in the UDO.
12. Motion to amend the proposed 2045 Comprehensive Land Use Plan, draft dated July 3rd 2025 - **Ashford** chart – page 103. Move from Green to Yellow, Appropriate with Considerations, Senior/Assisted Living to approve appropriateness of each project on its merits as a special land use permit or an additional review process as outlined in the UDO. **Also in that section move Mixed-Use & Multi-Unit from Yellow to “Appropriate with Considerations” to “Inappropriate” (red status).**

My request to move items to Red Failed.

13. Motion to amend the proposed 2045 Comprehensive Land Use Plan, draft dated July 3rd 2025 - **Peachtree Boulevard** chart – page 105. Move from Green to Yellow, Appropriate with Considerations, Multi-Unit, Senior/Assisted Living & Mixed Use to approve appropriateness of each

project on its merits as a special land use permit or an additional review process as outlined in the UDO.

14. Motion to amend the proposed 2045 Comprehensive Land Use Plan, draft dated July 3rd 2025 – remove **Civic Campuses, Brook Run Park & Water Works** areas – pages 106 to 111. Delete all sections and revert maps to Suburban Neighborhood.

I did not win the day regarding Civic Campuses therefore pulled all the special allowances moving the public and institution and senior assisted living down to yellow.