City of Dunwoody Georgia

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MEMORANDUM

To: Mayor and City Council

From: Paul Leonhardt, Deputy Community Development Director

Date: November 16, 2026

Subject: Temporary Moratorium on the Acceptance of New Applications for Zoning Map Amendments or Special Land Use Permits

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ITEM DESCRIPTION

This item is a resolution to establish a temporary moratorium on the acceptance of new applications for zoning map amendments or special land use permits. The staff has currently released a draft Unified Development Ordinance that would, if adopted, replace all existing zoning districts with new districts. Adoption hearings are anticipated for March or April of 2027. Replacing zoning districts makes the moratorium necessary to ensure that no applications to rezone to a district that will no longer exist are in progress while the new ordinance is adopted. The moratorium is set to expire on April 26, 2027, but is intended to be shortened if Unified Development Ordinance adoption is completed sooner.

ATTACHMENTS

- Proposed Resolution

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 Seconder City Council Post 5
John Heneghan City Council Post 6

STATE OF GEORGIA
CITY OF DUNWOODY **RESOLUTION 2026-XX-XX**

A RESOLUTION FOR A TEMPORARY MORATORIUM ON THE ACCEPTANCE OF NEW APPLICATIONS FOR ZONING MAP AMENDMENTS OR SPECIAL LAND USE PERMITS

WHEREAS, the Mayor and City Council of the City of Dunwoody ("City Council") are charged with the protection of the public health, safety, and welfare of citizens of the City of Dunwoody ("City"); and

WHEREAS, the City is currently in the process of drafting a new Unified Development Ordinance that will replace its existing Zoning Ordinance; and

WHEREAS, as part of the new Unified Development Ordinance, the City will consider adopting a new zoning map, new zoning districts, and a new use table; and

WHEREAS, zoning map amendment applications for zoning districts that may not exist upon adoption of the new Unified Development Ordinance and special land use permit application for uses that may not exist upon adoption of the new Unified Development Ordinance would cause confusion and legal ambiguity; and

WHEREAS, after review, the Mayor and Council have determined that it is in the best interest of the City to issue a Temporary Moratorium as set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF DUNWOODY, GEORGIA:

Section 1. The Temporary Moratorium imposed herein incorporates the findings and statements set forth in the preceding "whereas" clauses and such clauses are made as part of this moratorium, and the aforesaid recitals are not mere recitals, but are material portions of this Resolution.

Section 2. This Amendment becomes effective immediately upon adoption of this resolution.

Section 3. Notwithstanding any provisions of the Code of Ordinances of the City of Dunwoody to the contrary, there shall be a moratorium on the filing, consideration, or approval of any new Applications for Zoning Map Amendment and/or Special Land Use Permit, during the time that the Temporary Moratorium shall remain in force and effect.

Section 4. During the Temporary Moratorium neither the City nor any of its departments or staff shall accept, process or review new applications for Zoning Map Amendments and/or Special Land Use Permits.

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Section 5. This Temporary Moratorium shall expire at **11:59 p.m. on April 26, 2027,** and be of no further force and effect, unless shortened or extended by an official action of the Mayor and City Council of the City of Dunwoody.

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Section 6. The moratorium period adopted in the Temporary Moratorium is deemed to be the appropriate minimum time for the development of such regulations without unduly diminishing the rights of individuals.

Section 7. This Resolution shall not apply to or otherwise affect completed applications duly filed prior to the effective date of this Resolution, however, this moratorium shall apply to all applications which have not been completed.

Section 8. The provisions of this Resolution are severable, and should any section, subsection, sentence, clause, phrase or other portion of this Resolution, or its application to any person, entity or circumstance, be held by a court of competent jurisdiction to the be unconstitutional or invalid, the remainder of the Resolution, or application of the provision to other persons, entities or circumstances, shall not be affected.

Approved:

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Lynn P. Deutsch, Mayor

ATTEST:

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Sharon Lowery, City Clerk (Seal)

Approved as to Form and Content:

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City Attorney