

Community Development

Comprehensive Plan Survey

This survey was created by the City of Dunwoody Steering Committee as a means to solicit input from local residents, businesses and property owners as it pertains to the development of the Comprehensive Plan. This survey will provide an opportunity during the planning process for the public to identify their opinions on various subjects concerning the City of Dunwoody. The survey will be provided to the public via the internet and distributed by email. Participation is voluntary, however; by responding to this survey respondents will aid in the development of a thorough Comprehensive Plan. Respondents have until 9:00 a.m. Thursday morning, March 18, 2010 to submit their answers. Any questions may be directed to the City of Dunwoody Community Development Department at 678-382-6700.

Response Status: Completes

Filter: No filter applied

Mar 18, 2010 7:15 AM PST

1. Plan Rhetoric Do you agree/ disagree with the following Vision Statement? City of Dunwoody Vision Statement—"The City of Dunwoody showcases its "big city appeal with small town feel" from the moment you cross its gateways. Through its unique high-quality character as a safe, comfortable and thriving place to live, work, shop and play, the City of Dunwoody preserves the past, promotes economic vitality, protects the residential nature of its neighborhoods, presents viable options as a place to live through all stages of life and ability, and prepares for the future through: Historic designation designed to save, restore, and promote our heritage properties Continued high-quality development of the Perimeter business area designed to promote the economic engine of the city while enhancing convenience to products and services for our citizens Conservative, conscientious growth of our other commercial nodes designed to enhance the quality of life of our residential neighborhoods Development of a variety of living options designed for all stages of life and ability Increased connectivity, enhanced transportation options, expanded greenspace and park ownership designed to improve the health, vitality and recreational enjoyment of our city's businesses and residents and long-term sustainability of our city

Agree	208	71%
Disagree	20	7%
Indifferent	15	5%
Other, please specify	48	16%
Total	291	100%

2. Plan Rhetoric Perimeter Community Improvement District (PCID) Character Area language recommendations: The Perimeter Community Improvement District (DeKalb County/Dunwoody portion) would promote high-density mixed use developments towards the center of the PCID boundaries and reflect transitional zones (i.e. densities similar to the neighboring residential communities) towards the edges of the PCID boundaries. There would also be an effort to promote a Transit Village (i.e. high-rise mixed-uses including residential, commercial, and institutional) within a ½ mile radius of the Perimeter Center MARTA Station.

I agree with the language, as written	105	37%
I agree with the intent of the language, but not the exact language about appropriate land uses	25	9%
I agree with the intent of the draft, but not the exact wording about density and height allowances	0	0%
I do not agree with the intent of the language, at all.	62	22%
Other, please specify	57	20%
Other, please specify	35	12%
Total	284	100%

3. Plan Rhetoric Dunwoody Village Character Area language recommendations: Uses: Mixed Use (combined office, retail and residential where residential is located only on the second floor or above), live-work units, civic institutional, local and unique business, boutique retail, public assembly and entertainment (define under what conditions and what type)

I agree with the draft, as written	136	48%
I agree with the intent of the draft, but not exact language about appropriate land uses	40	14%
I agree with the intent of the draft, but not the exact wording about density and height allowances	40	14%
I do not agree with the intent of the language, at all.	35	12%
Other, please specify	35	12%
Total	286	100%

4. Plan Rhetoric Georgetown/North Shallowford Road Character Area language recommendations: Uses: Appropriate uses include a mix of quality, public space (plazas, pocket-parks) and Institutional, Commercial, Office, Mixed-Use with residential components, and options that create a life-long community. Uses: Appropriate uses include a mix of quality, public space (plazas, pocket-parks) and Institutional, Commercial, Office, Mixed-Use with residential components, and options that create a life-long community. Residential Density: 18 units to the acre at intersections; 18 units to the acre for senior housing; 12 units to the acre elsewhere, and require a 2 story maximum height allowance along border near established single-family detached communities.

I agree with the draft, as written	93	33%
I agree with the intent of the draft, but not exact language about appropriate land uses	34	12%
I agree with the intent of the draft, but not the exact wording about density and height allowances	57	20%
I do not agree with the intent of the language, at all.	54	19%
Other, please specify	43	15%
Total	281	100%

5. Plan Rhetoric Tilly Mill/Jett Ferry Road Character Area language recommendations: Use: retail use, neighborhood-scale commercial (no large-scale retail “big-box”), at a maximum of three (3) stories in height.

I agree with the draft, as written	141	50%
I agree with the intent of the draft, but not exact language about appropriate land uses	24	9%
I agree with the intent of the draft, but not the exact wording about density and height allowances	60	21%
I do not agree with the intent of the language, at all.	37	13%
Other, please specify	18	6%
Total	280	100%

6. Plan Rhetoric Winters Chapel Road Character Area language recommendations: Use: neighborhood-scale retail and commercial, at a maximum height of two (2) stories in height.

I agree with the draft, as written	192	69%
I agree with the intent of the draft, but not exact language about appropriate land uses	23	8%
I agree with the intent of the draft, but not the exact wording about density and height allowances	31	11%
I do not agree with the intent of the language, at all.	16	6%
Other, please specify	15	5%
Total	277	100%

7. Plan Rhetoric Is there additional language you would like to see added or removed from any of the character area recommendations?

83 Responses

8. Current Issues What should be the City of Dunwoody top priorities related to infrastructure investments?

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	High Priority	Moderate Priority	Low Priority	Opposed Altogether	Don't Know	N/A
Intersection improvements	86 30%	135 47%	57 20%	9 3%	0 0%	1 0%
Road repaving	151 52%	101 35%	31 11%	4 1%	1 0%	0 0%
New connecting sidewalks/trails	113 39%	101 35%	61 21%	8 3%	4 1%	0 0%
Purchase green space and park land	118 41%	89 31%	61 21%	17 6%	3 1%	0 0%
Acquiring historic Dunwoody resources	36 12%	68 24%	120 42%	47 16%	16 6%	1 0%

9. Current Issues Should Dunwoody provide additional density incentives to developers that are willing to dedicate significant and usable green space or preserve historic buildings as a condition of the project's approval?

Yes	138	48%
No	128	44%
Indifferent	23	8%
Total	289	100%

10. Current Issues Should the City of Dunwoody pursue being a "Wired City" where we would incorporate "Ultra-High Speed Broadband Networks"?

Yes	160	56%
No	42	15%
Indifferent	84	29%
Total	286	100%

11. Current Issues Would you support pedestrian-only areas in retail/commercial districts in the Dunwoody Village area?

Yes	213	73%
No	43	15%
Indifferent	34	12%
Total	290	100%

12. Current Issues Would you support the development of parking structures within the commercial area of Dunwoody Village?

Yes	86	30%
No	167	58%
Indifferent	36	12%
Total	289	100%

13. Current Issues Do you believe the location of Georgia Perimeter College - Dunwoody Campus is appropriate at Womack Road and Tilly Mill Road?

Yes	104	36%
No	117	40%
Indifferent	69	24%
Total	290	100%

14. Current Issues Are you satisfied with the 911 service provided by DeKalb County?

Yes	107	37%
No	66	23%
Indifferent	115	40%
Total	288	100%

15. Current Issues Are there any additional current issues you would like to see addressed or do you have any additional comments?

135 Responses

16. Future Initiatives Please note the importance of the following issues faced over the next 20 years.

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Very Important	Important	Neutral	Not Important	Don't Want	N/A
Traffic	180 62%	89 31%	18 6%	1 0%	2 1%	0 0%
High-Density Development	118 41%	75 26%	31 11%	9 3%	57 20%	0 0%
Maintain and improved our Public School System	190 66%	58 20%	34 12%	3 1%	1 0%	4 1%
Provide greater increases green space and park locations	88 30%	132 46%	48 17%	16 6%	5 2%	0 0%
Reduce the number of commercial business vacancies	79 27%	131 45%	57 20%	14 5%	6 2%	1 0%

17. Future Initiatives If the Georgetown area were to redevelop in the future, what would you like to see at this location? Check all that apply.

Transit-Oriented High-Rise	28	10%
Single-Family Attached Residential	64	23%
Mixed-Use Development (Neighborhood-scale, 2-3 stories)	148	52%
Single-story strip retail and offices uses, like presently	87	31%
Mid-Rise Office (up to 5 stories)	46	16%
Additional institutional uses (schools, churches/synagogues, libraries, etc.)	98	35%
Other, please specify	44	15%

18. Future Initiatives With the understanding that seniors do not generate increases in vehicular trips and school system impacts, would you support a higher density in the Dunwoody Village for age-restricted housing (55 years and older) if integrated with commercial and retail uses on the ground floor level and possibly professional offices on the second floor?

Yes	164	57%
No	74	26%
Indifferent	50	17%
Total	288	100%

19. Future Initiatives In the future, which area do you feel would be an ideal location for a permanent City Hall? Please rank the locations on a scale of 1 to 3 with 1 being the best location and 3 being the least acceptable.

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	1	2	3	Other Location
Perimeter Mall Area	36 15%	73 30%	127 52%	9 4%
Dunwoody Village	200 72%	47 17%	25 9%	5 2%
Georgetown/North Shallowford area	42 17%	118 47%	84 33%	9 4%

20. Future Initiatives Are there additional future initiatives you would like to see addressed or do you have any additional comments?

75 Responses

21. Demographic Information How many years have you lived in Dunwoody?

Less than 1 year	7	2%
1-5 years	41	14%
5-10 years	70	24%
More than 10 years	172	59%
Total	290	100%

22. Demographic Information Do you currently rent or own your home?

Rent	5	2%
Own	282	98%
Total	287	100%

23. Demographic Information Is your current place of employment located in the City of Dunwoody?

Yes	73	25%
No	150	52%
Retired	50	17%
Unemployed	15	5%
Total	288	100%

24. Demographic Information What is your gender?

Male	142	49%
Female	149	51%
Total	291	100%

25. Demographic Information What is your age?

Under 21	0	0%
21-30	3	1%
31-40	87	30%
41-50	102	35%
51-60	39	13%
Over 60	60	21%
Total	291	100%

1. Plan Rhetoric Do you agree/ disagree with the following Vision Statement? City of Dunwoody Vision Statement-“The City of Dunwoody showcases its “big city appeal with small town feel” from the moment you cross its gateways. Through its unique high-quality character as a safe, comfortable and thriving place to live, work, shop and play, the City of Dunwoody preserves the past, promotes economic vitality, protects the residential nature of its neighborhoods, presents viable options as a place to live through all stages of life and ability, and prepares for the future through: Historic designation designed to save, restore, and promote our heritage properties Continued high-quality development of the Perimeter business area designed to promote the economic engine of the city while enhancing convenience to products and services for our citizens Conservative, conscientious growth of our other commercial nodes designed to enhance the quality of life of our residential neighborhoods Development of a variety of living options designed for all stages of life and ability Increased connectivity, enhanced transportation options, expanded greenspace and park ownership designed to improve the health, vitality and recreational enjoyment of our city’s businesses and residents and long-term sustainability of our city

Response

- 1 Language too lengthy...condense.
- 2 agree but no more high density apartment zoning
- 3 all except for the variety of living options
- 4 Agree, but want clear understanding the "other business nodes" will not increase commercial density, and will not attempt to grow vertically.
- 5 Enhance the value of the properties.
- 6 I agree in the vision but I do not believe we are currently there.
- 7 It's so positive yet generic - who wouldn't!
- 8 I see no mention of education, otherwise I agree.
- 9 Dunwoody is not a "small town" and I wish residents would realize that. I used to live in a town with 12,000 residents and they provided much more structure, organization, traffic flow, commerce, etc. than Dunwoody does.
- 10 "Big city appeal with small town feel?" We do not possess most of the amenities of the "big city" in Dunwoody and I would assert we left "small town" long before we hit 30,000 in population. Generally, I don't disagree with the rest - just delete the first sentence and aspire to be "a unique, high-quality community that thrives as a place to live, work, shop, and play..."
- 11 Disagree with some bullet items: continued development and conservative conscientious growth
- 12 The statement is so broad it's impossible to answer
- 13 I agree in general. But my understanding that the stages of life that involve multi family living is not really welcomed in Dunwoody.
- 14 Lousy question
- 15 Agree, but do not think Dunwoody Village should be turned into generic live/work/play area like the Dunwoody Target. Too many of these have failed as we do not need to have more "live" traffic in the center of Dunwoody.

- 16 Agree with the exception of a variety of living options; suggestes further residential density our streets and schools can't accomodate
- 17 Agree with some but disagree that we should increase connectivity - we are already connected. Disagree that we should develop all living options - good idea but city should strengthen existing zoning and not start developing. Should work to remove existing apts and eliminate/limit/prohibit all parking garages and high rise buildings.
- 18 wording is confusing, too much crammed into each statement
- 19 one thing I see missing is the eduction opportunities: would love to know that we have a vision to move towards more control of this area in our city
- 20 I like several of those ideas, but I do not want any more apartments in Dunwoody
- 21 No more development other than perimeter center
- 22 I am worried that concientious growth will not enhance the quality of life for residential neighbors, but growth will displace residential neighborhoods
- 23 I agree only if the current quality of life for all current residents of Dunwoody can be protected. If development is going to be pushed toward one area (Georgetown Square, East Dunwoody) over another area, then I could not agree with the above statement.
- 24 The statement above belies agendas by certain friends of Council members who are trying to force through special interests at the expense of the greater needs. I don't respect those who play games with semantics, even if they are my neighbors.
- 25 While the vision sounds good, I don't think we're implementing it now.
- 26 Do not agree with 4th bullet point.
- 27 Agree with most, no more multi family housing!
- 28 I'm for NO growth until our roads and schools can handle it!
- 29 Would like to see something reference quality of educational institutions
- 30 Agree, but want us to keep the small town aspect.
- 31 Historic designation is OK only if used for a few historic buildings, not entire neighborhoods.
- 32 The Vision Statement is much too wordy - SIMPLIFY.
- 33 agree with exception to the Williamsburg style requirements. Allow architects more freedom and creativity rather than limiting them to an old Style of Architecture.
- 34 Agree, except the last point regarding connectivity and transportation. Dunwoody does not need to expand into this arena anytime soon.
- 35 I agree "IF" the wording "enhanced transportation options" does not include any proposed widening of Mt. Vernon Road. An increase from two to four lanes would do nothing nut increase the transient "pass-through" vehicle traffic. To four-lane Mt. Vernon Rd. would destroy Dunwoody.
- 36 Increased connectivity? As long as our neighborhoods are not at jeopardy.
- 37 Too broad, sounds like motherhood and apple pie!
- 38 Feel the wording is awkward but most of the points I am in agreement with most of the statement

39 Too long! Make it shorter, more concise

40

I agree with most everything but I am concerned about the gateways becoming "used" by the interior Dunwoody Village citizens as a highly commercial, over populated corridor area to preserve their neighborhoods. I hope they remember we are residents too and we love our Georgetown, Chateau Woods and North Springs homes.

41 I agree with everything except anything that encourages additional apartment or multiple unit living developments in Dunwoody - I also do not want to see increase in road development, but rather improvements and a focus on diverting drive-thru highway traffic away from Dunwoody

42 way too complicated

43 don't know what is typical so can't compare

44

45 Unclear vision with unclear direction

46 Historic designation for heritage properties ONLY, not neighborhoods. This is hokey: "The City of Dunwoody showcases its "big city appeal with small town feel" from the moment you cross its gateways. Rhetoric says it all....

47 statements concerning commercial and transportation disagree, but others agree

48 disagree with the "enhanced transportation options" line, everything else is fine.

2. Plan Rhetoric Perimeter Community Improvement District (PCID) Character Area language recommendations: The Perimeter Community Improvement District (DeKalb County/Dunwoody portion) would promote high-density mixed use developments towards the center of the PCID boundaries and reflect transitional zones (i.e. densities similar to the neighboring residential communities) towards the edges of the PCID boundaries. There would also be an effort to promote a Transit Village (i.e. high-rise mixed-uses including residential, commercial, and institutional) within a ½ mile radius of the Perimeter Center MARTA Station.

Response

1

I agree as written, but not on the Transit Village. MARTA is not a useful focus.

2

The use of the word, "would" seems wrong in both places it is used. I think it should be "will".

3

I agree ONLY if the term "mixed use high-rise" is restricted to mean owner-occupied, not rental dwellings.

4

Need a more specific definition of "high-rise"

5

No need for more high density residential in PCID... No more high density advisable within 1/2 mile of Marta. Density, and impact on infrastructure is already overbuilt.

6

We do not need any more high-density developments in Dunwoody.

7

1/4 mile limit for transit village

8

I do not more residential should be encouraged in Dunwoody

9

I hope this keeps with your "small town feel"

10

"High Density" is NOT Dunwoody

11

12

Unsure about additional high rises and where these would be.

13

I'll defer to people, who live in this area

14

While the concept is reasonable any effort to add higher density residential areas continues to erode our quality of life due to the school over crowding and traffic issues

15

Do not agree that they PCID should at all dictate density or residential options. All residents are part of Dunwoody and kids in this district go to Dunwoody schools which affects Dunwoody. Dunwoody should be responsible for zoning and limit/prohibit new apts, not allow high density, not allow high rise residential communities. We do NOT need this or want this.

16

There are four other choices but 5 other buttons

17

'transit village' not clear

18

have no idea what it means

19

I don't want high density in Dunwoody neighborhoods

20

Knock it off with the "high density" garbage!!! We incorporated so we could put a stop to that development!!!

21 I generally agree, but I think the language needs to be exact and say exactly the area we're talking about.

22 Must include something about the infrastructure to handle higher population density.

23 I am opposed to high-density developments. Traffic is already bad (Mt Vernon, Perimeter, Tilly Mill) and I don't want to expand the roads much more which would take away from the green space. "high-density" and "improvement" do not belong together.

24 There are five sentences but six "bubbles" from which to choose

25 I'm concerned about increasing density which brings in more traffic. Marta is on shaky ground now. Without gov. support it may continue to decline.

26 increase in high density housing will further stress our public schools that are overrun with portable class rooms already.

27 I think that we have more than enough mixed-use residential in the PCID. Would like it to stop. No more renters. No more increase in traffic. That said, if it's to be shoved down our throats, then centralizing all of it to within a half mile of the Perimeter MARTA station is barely palatable. Also, I didn't see any language about height allowances, yet one of the answer options implied such. Less height AND no sprawl.

28 I

29 I think the idea of mixed-use, high density living surrounding the PCID area is a good one, but I am concerned as to where the development stops...the sheer volume of apartment/condo units around the Mall area negatively impacts schools in Dunwoody and may eventual overwhelm them. I realize the schools are county-run, but the city should bear some responsibility when making development decisions that will impact school enrollment.

30 all I hear is development, development, development - who are we trying to please here - real estate developers. A COMMUNITY is much much more than its buildings. And there are more important issues at hand for community development than its buildings. We need SERIOUS and major emphasis on the flow to/from/within the PCID by car AND bike/walking/other and greenspace, places to gather, places to stroll in the evening - that builds community!

31 I don't think we should be promoting high density uses period. This isn't Manhattan! We don't have a subway. We don't have cabs. We don't even usually have sidewalks.

32 The 1/2 mile limits should be displayed graphically.

33

34

I agree with the landuse language but feel something is needed to address issues with HD land use, mainly traffic and schools.

35

I think e need to prohibit new 'high density' residential uses until they are coupled with school capacity, infrastructure capability. We all pay for growth, few locals benefit .

3. Plan Rhetoric Dunwoody Village Character Area language recommendations: Uses: Mixed Use (combined office, retail and residential where residential is located only on the second floor or above), live-work units, civic institutional, local and unique business, boutique retail, public assembly and entertainment (define under what conditions and what type)

Response

1 No increased density, and stress on center of city as a gathering area. Small amphitheater

2 I agree, but with NO additional vertical density. We have enough commercial property in Dunwoody Village area. Any residential space within this area must be owner-occupied, not rental dwellings. All development must retain/maintain the "williamsburg" motif.

3 Residences do not belong in the village.

4 No residential within Dunwoody Village

5 No higher than two stories in Dunwoody Village.

6 Dunwoody Village should have a big "village green"

7 i have been in development for 25 years in atlanta and split use building do not work well we need to mix uses res in one and retail and office in the other

8 language fine, no mention of HOW MUCH

9 See #1. I think the historical look should stay and have hesitations about adding "living" space in this area.

10 Again, we can't continue to add high density housing options without totally revamping our streets - even beyond the dense areas. Traffic and school crowding continue eroding our quality of life

11 Do not agree at all. The village should not allow residential nor 2 story or more buildings nor parking garages. Should remain one store buildings with no zoning for residential. Definitely strike the clause referring to residential on 2nd floor and above as it implies we in some sort favor more than 2 floors when, in reality, we don't favor more than 1 floor.

12 again, not specific enough

13 It is not clear; how many floors will be allowed; 3 max? 5 max? should be specified

14 no more than 2 floors

15 Read above about high density housing! You people are insane, or you lied to us when you ran for office!

16 I think I agree, but the question is taken out of context, so I'm not sure.

17 There should be height restrictions in place to not exceed 2 or 3 stories.

18 entertainment needs to be clarified

19 I agree with option three but not enough inf. to go along with the #3 plan rhetoric

- 20 Dunwoody Villiage needs to be updated but it's inappropriate to add additional attached housing that will further tax our schools and road traffic problems in the area.
- 21 Why are we looking to expand residential upwards? Our roads are jammed enough. Houses sit unsold all across our city. I realize that this is "long-term" thinking but for the long-term I say that we have more than done our share in Dunwoody and Sandy Springs as the developers have raped our way of life with over-built apartments and condos. No more!
- 22 Dunwoody Village has always been limited in structure height to 2 stories or less. I believe that this limitation should be maintained
- 23 I agree with the draft as written. Because #2 is not simply stated it tells me that it is most likely a negative.
- 24 The Village does not, to me, seem to be appropriate living area. It would lose its character. Did anyone at the area meeting indicate a desire for residential develoment in Dunwoody Village?
- 25 I like the idea of live/work developments, but again refer to my response in question 2 for what needs to be focused on more than the buildings. community is not about lining the pockets of real estate developers!!
- 26 The language seems to say the only retail allowed is that which is part of mixed use or 'boutique' or 'unique'. This would not allow a grocery store, drug store, bank, and other normal retail that I think everyone would like there.
- 27 height is not clarified here so generally sounds good, but I would want to know the height of the building allowance
- 28 No wording about density as indicated above.
- 29 total height limits need to be specified.
- 30
- 31 I like this statement but greenspace should be mentioned. I think this is a great are for a "town square" where people can throw frisbees and gather for events.
- 32 I believe the language is too specific regarding residential. I support a higher density mixed use but need to address impact on schools and traffic.
- 33 I like the draft, MUST have public assembly, park, greenspace. Any significant development should include Police, Fire precincts on site.
- 34 Don't agree with residential aspect
- 35 For the Dunwoody Village, I don't think there should be residential dwellings and only businesses and restaurants

4. Plan Rhetoric Georgetown/North Shallowford Road Character Area language recommendations:
Uses: Appropriate uses include a mix of quality, public space (plazas, pocket-parks) and Institutional, Commercial, Office, Mixed-Use with residential components, and options that create a life-long community. Uses: Appropriate uses include a mix of quality, public space (plazas, pocket-parks) and Institutional, Commercial, Office, Mixed-Use with residential components, and options that create a life-long community. Residential Density: 18 units to the acre at intersections; 18 units to the acre for senior housing; 12 units to the acre elsewhere, and require a 2 story maximum height allowance along border near established single-family detached communities.

Response

1 Density is too high.

2 Very concerned about any inncrease in density as was voiced vehemently for at all of our public meetings for all of our smaller commercial nodes, including these larger areas.

3 18 units per acre is not dense enough. 2 story max is too low.

4 I agree witht uses, but the residential density is far too high. A two-story maximum height is ideal. Density should be 6-8 units per acre, no more.

5 I wouldn't limit to height of building but height of land as topo uses could allow some interesting development. Also, may want 3 or 4 story resi if done the right way.

6 I agree: high density makes some sense near the freeway.

7 No higher than three stories in Georgetown/North Shallowford Road area.

8 Once Dunwoody Park is rebuilt (where there are pipes now) that will be enough additional residential for Dunwoody for the next 20 years.

9 Unable to answer as not familiar with density options

10 NO MORE HOUSING AT GEORGETOWN

11 blah blah blah blah

12 unsure

13

Plazas and pocket-parks, yes. Small office or mixed use, okay; but while limiting height around the neighborhood may make the view better for those homeowners it doesn't address the real issue - increased height means increased density that our roads and schools can't accommodate

14

I agree with limiting to 2 story max but need to hear why we need to allow 2 stories versus keeping 1 story. Also, need explanation on unit density and what 18 units per acre looks like versus what is allowed now. Definitly do NOT allow parking garages anywere in Dunwoody. They age out, allow too high of density, are ugly for those who face this and devalue property facing these, and are too costly to repair when they deteriorate which will lead to eventual danger/closing of the structure, devaluing of the property and surrounding area, and high cost to dismantle.

15 'mixed-use' and 'high rise' needs more definition.

- 16 this is not clear at all, what does 18 units to an acre mean: 8 stories of really big luxury townhomes? Industrial, what does that mean; manufacturing (ie pollution?) need to work on this one!
- 17 I don't want 18 units per acre
- 18 I would rather put the Dunwoody Village Character area plan at Georgetown
- 19 senior ok with 12 unit no more than 2 floor all other 2 per acre
- 20 NO MORE HOUSING UNITS AT GEORGETOWN. Already borders on being a slum.
- 21 Intent and wording should be same as winters chapel
- 22 I do not agree with additional mixed-use (read apartments) in the Georgetown. This is a residential area that will highly impact already depleted property values in a negative way.
- 23 I do not want to see any additional space in the Georgetown area being designated for commercial purposes. Going forward I do not want to see ny development that is condiered residential to be more than 4 units per acre and not more than two stories high. A third story would be acceptable if it were equivalent to a basement (ie. underground at least on one side) such that above ground it does not look like more than two stories from street level.
- 24 I think the density is too much. This is an area of residential neighborhoods -- 12-18 units/acre is unacceptable and would impede the quality of life for the neighborhoods!
- 25 I am not in favor of more high-density residential places. 12/18 units to the acre will only burden our infrastructure. There is not sufficient money to repair our current roads. How will more traffic be handled???
- 26 No more apartments
- 27 The Uses statement is good, but should add a prohibition on transient housing like hotels/motels. An Office Density statement must be provided as well - the current language is non-responsive to the community concerns. The Residential Density statement needs a LOT of work. To a layperson, 18 or 20 units/acre has no context. Also, the "border" must be more clearly defined. The way this is drafted, it is unclear if footage setbacks, a quantity of landlots, or some other determining factor defines the border/buffer. Also, the 2 Uses statements are identical - try a little more proofreading before your post.
- 28 Not enough clarity and I'm concerned there are no height restrictions other than the border of single-family detached communities.
- 29 When you say residential does this mean apts. will be included in this plan? Totally against that.

- 30 devoting this parcel to residential and/or commercial creates the risk of losing grocery and retail. Dunwoody doesn't have enough small retail centers for clothes shopping (the mall excluded).
- 31 I would feel more comfortable with this area if a maximum height were listed. 18 units to the acre does not translate to me?
- 32 The density needs to be higher and the maximum height should be up to 8 floors based on additional public green space being provided in consideration
- 33 I don't know enough about density to reply thoughtfully, but I'd just as soon get all of the criminals out of that area as quickly as we can. The Dekalb Police weekly reports reflect that the area is rife with bad actors.
- 34 There needs to be height limits of the higher density residential areas to no more than 5 stories unless the structure is "grandfathered" in as pre-existing
- 35 Do not agree with the density at all - do not want any more residential development at all, but would rather see a better connection with the current high density housing with shopping areas to create a shopping and living area for the southern entrance to Dunwoody
- 36 I am in definite agreement with the mixed-use idea of developing the Georgetown area...but again, as with the PCID, at what point do we stop building apartment/condo units?? This area has been overrun with "18 units to the acre" development...I'd prefer more townhome development closer to the residential areas (which are all over the Georgetown/Shallowford areas) as opposed to huge apartment condo buildings. And, what exactly defines a border area to a single-family detached community? One could argue that the ENTIRE Georgetown shopping center is adjacent to both Georgetown neighborhood and Chateau Woods. This wording here is not specifically clear.
- 37 the mix of land use is fine, but AGAIN we are the missing requirements/vision of what the entire community picture of this area should be. It's not just the buildings! It's much much more than the buildings! plus the density allowances and public space references are too vague.
- 38 Unless you can double the capacity of I-285 and Chamblee Dunwoody - no more high density period.
- 39
- 40 This area being adjacent to I-285 will become denser with or without Dunwoody's input. Dunwoody should plan for it including for provisions for traffic and schools. This area is a huge opportunity for Dunwoody, but they must think long term and local residents need to realize "where" they live.
- 41 18 units is extremely high, NO WAY! No new high density residential.
- 42 Residential density per acre way too high
- 43 no apts, condos, townhomes

5. Plan Rhetoric Tilly Mill/Jett Ferry Road Character Area language

recommendations: Use: retail use, neighborhood-scale commercial (no large-scale retail “big-box”), at a maximum of three (3) stories in height.

Response

1 No increase in density. No increase in height. These sentiments were all voiced loudly by the residents at public meetings.

2 Prefer maximum of two stories

3 I agree in general, but only if the height is a Maximum 2 stories (at grade).

4 No commercials on Tilly Mill. This language is not clear.

5 No higher than two stories in the Tilly Mill/Jett Ferry Road area, which is very much a residential area.

6 Can go for mixed residential townhomes & retail, too. Open up some green space in exchange for underground parking

7 unsure

8 1 story maximum with ability to convert to townhomes if no other use is available and city votes/agrees on it with no more than 2 stories, plenty of trees, offsets from road, limited height. No way for 3 or 2 stories for commercial properties. No parking garages.

9 I thought there was to be some mention of green space within this area as well

10 2 story ht

11 I disagree. 3 storeys at Tilly Mill is beside an existing subdivision with single family homes. That is too high.

12 Three stories definitely too high. Would create a parking nightmare.

13 No higher than 2 stories

14 3 stories WAY too tall in this area.

15 Works for me. Let's just keep more dense residential out of the mix.

16 language about the buildings is fine, but again - community is not all about the buildings.

17 no opinion

18

6. Plan Rhetoric Winters Chapel Road Character Area language recommendations: Use: neighborhood-scale retail and commercial, at a maximum height of two (2) stories in height.

Response

1 need more restrictions for commercial

2 You have 2 stories here and three stories at jett ferry. Yes, it appears as if there might be three at Jett Ferry now. But, it is semantics.

3 No further retail or commercial development in this area; it is already encroaching on established residential neighborhoods in a negative fashion. All further development in area should be owner-occupied residential property.

4 Agree but add residential uses.

5

Not sure we want to limit to height of building but perhaps height of land. Topo would allow for different things here including higher density and more stories residential

6

with out higher density will not get redevelopment need to step the storys like georgetown area to push for redevelopment this is the first area of the city to push the redevelopment

7 unsure

8

No parking garages, 1 story max except for 2 story for townhomes if city is allowed to vote/approve.

9 again, thought there was to be green space;parks, and the potential for industrial

10 Need greater density and height along the Peachtree Industrial corrodor

11 ditto question 5

12 Winters Chapel close to P-tree Indus can handle some density and large retail

13 It should be higher density than Jett Ferry, i.e. 3 or 4 st!

14

15

I believe higher level O/I should be envisioned. This area lacks O/I and the market would support it.

7. Plan Rhetoric Is there additional language you would like to see added or removed from any of the character area recommendations?

Response

1 Higher density allowances in Georgetown to truly affect redevelopment

2 Mt Vernon and Ashford Dunwoody intersection work was a huge waste of money!!!!!!

3 No increase in density in the residential commercial node areas.

4 No residents around the village, nothing over two stories preferable one story

5 I want to see a freeze on rental property in Dunwoody, at the current number of units of "commercial" rentals (ie, apartment buildings or complexes). Future residential development should be strictly for owner-occupied units, whether single-family, or condo/townhome. We do NOT want additional vertical development in the Dunwoody Village area.

6 I think Dunwoody Village plans need to address "walk-ability" where the area is attractive for people to walk from dinner in one shopping center to the next one for dessert.

7 Density is already an issue with overcrowding schools. Please take this problem into account when considering the suggestion of high-rise apartments anywhere in Dunwoody. I believe the Dekalb County code loophole allowed for PLENTY of apartments to be built, and am concerned about how much more the City feels we need.

8 Like the title says, it's all rhetoric!

9 Common theme is limiting height off stories of the buildings. We have topo we could work with and we should base it off flat land as we could develop down and do some interesting things.

10 No specific language - just want to register opposition to the idea that significant development, particularly hi-density residential, is good. We should develop slowly, carefully, and conservatively. One has only to drive a few miles if one wants to be immersed in urban chaos.

11 We do not want to encourage a big-city feel. The residents of Dunwoody chose to live here because of the Georgetown-style buildings and the small-town feel. Please keep this! We do not need or want any more high-density housing. We do need a park area, and Dunwoody Village should be the center of the City.

12 no

13 It would be nice to add bike lanes everywhere. I do not think we need any more residential except maybe more high quality single family.

- 14 No more apartments. Prosecute the school board. Change dunwoody elementary back into a standard k-5 school and redraw school boundaries.
- 15 Dunwoody Village and Georgetown should allow for higher density and heights up to 3 stories at the perimeter, and 5 stories in the centers. Attach good public transportation to the MARTA stations from these nodes (street cars/trams, or shuttles running every 20 min in peak time).
- 16 3 stories for the Tilly Mill/Jett Ferry corridor. I was at that meeting and it was very clear that the community did not want 3 stories.
- 17 I do not believe it is the role of a Comprehensive Plan to specify particular densities. The Comprehensive Plan should seek to establish a general vision for each character area while resulting zoning regulations address density.
- 18 There is not mention of how much development is intended. This greatly impacts answers. Dunwoody is already congested.
- 19 More explicit wording that limits the number of apartments/condos.
- 20 There needs to be more emphasis on green space, pedestrian friendly options and limited high-density growth in any area other than the PCID.
- 21 I am strongly opposed to mix use language and high density apartments in Dunwoody. We already have our share of apartments and Condos and we don't need more!
- 22 A rhetorical question is a figure of speech in the form of a question posed for its persuasive effect without the expectation of a reply (ex: "Why me? . Your blabber should be revises
- 23 No more than 2 stories of height at Till Mill as well.
- 24 NO MORE APARTMENTS!!!!
- 25 I am uncomfortable in addressing specific language about density and development in all areas without focusing on clear transit alternatives. Any further density development will compound issues without proper traffic resolutions.
- 26 N/A
- 27 Georgetown should get the same basic considerations of these other areas whereas it sounds like the plan is more to over-develop that area which will be to the detriment of our schools, roads, and other quality of life issues even further into Dunwoody
- 28 No parking garages allowed. No increase in floors over existing use. Vote by city for any changes. No high rises even in PCID. Dunwoody controls growth/development in PCID not PCID.
- 29 no

- 30 I think the Georgetown density should be the same as the Tilly Mill/Jett Ferry & Winters Chapel areas. The area cannot support the added density. This is the entire reason we voted for the city of Dunwoody!!!!
- 31 I guess looking across each of these, I would hope to find consistency regarding each of the land use criteria (taking out any guessing), ie green space, height allowances, commercial, transportation options, etc.
- 32 I do not like high density developments
33 want residential for Georgetown and bike trails and side walks.
34 No more housing units at Georgetown. Already too crowded, large amounts of vacancies and crime. NO MORE
- 35 Georgetown rhetoric needs to reflect that the community here is single family, single dwelling largely residential. Expanding that to incorporate more multi dwelling or commercial is not appropriate
- 36 I feel the plan rhetoric for the Georgetown Character area is focused on commercial and high density housing. THIS IS THE WRONG FOCUS. Focus should be to maintain or limit commercial and high density projects. The residential areas adjacent to the Georgetown Character area need to be protected. NO MORE HIGH DENSITY HOUSING!!!!!!
(Apartments/condos/townhouses/etc)
- 37 The plans need to be more universal for all of Dunwoody. Don't divide the community against itself with different rules for different areas.
- 38 I want the language to be a reflection of the desires of those who live and pay property taxes here. The above is pure political semantics. Also known as b---s---. Time to vote out the incumbents at the next election. You people are more interested in screwing around with chickens than with making the improvements you promised: stopping high density housing and fixing the roads. YOU LIED!!!
- 39 I'd like to see Dunwoody celebrate its entrance from Tilly Mill. Right now, the Doraville sign is in Dunwoody. I'd also like to see Dunwoody taking a stand against the illegal immigrants lining Tilly Mill at the entrance to Dunwoody. I'd like to see Dunwoody taking a stand and getting involved with the federal government to get these illegals out of the country.
- 40 No
41 You have a max 2 story height elsewhere, make Tilly Mill/Jett Ferry a max of 2 story
- 42 Not in favor of any additional high density developments.

43

Traffic control around Tilly Mill Road at the intersection of Womack Road -- near GPC, Dunwoody Elementary School, and Zaban Park. Also -- a full-function traffic signal at Womack and Vermack -- instead the current 4-way stop with blinking red light.

44

I want to know how Tilly Mill Road from Doraville city limits to Jett Ferry is defined.

45

No new high rises and no high density residential buildings ANYWHERE in Dunwoody. Our schools and roads are already over-crowded!

46

No high-density units. Very limited two-three story buildings next to residential neighborhoods.

47 No

48

Dunwoody village should not contain residential areas and buildings should not exceed three stories

49

clarify types of entertainment

50

Maximum building height of 2 stories in areas that are inside or in close proximity of neighborhoods. This includes Dunwoody Village.

51

I do not agree with higher density housing. Prefer the small town fell. Need to work on roads, parks etc prior to making more living.

52

Overall plan should retain the "Williamsburg" look and style of architecture.

53

Pave the roads - Chamblee-Dunwoody Road has not been overlaid in 20 years and it shows and feels it.

54

Each section should have a use and density statement for each usage type. If a usage type will not be permitted in the future, than the rhetoric should specifically state the restrictions. The Tilly Mill/Jett Ferry & Winters Chapel Road areas must have statements about border/buffer areas.

55

If the city is not able to afford for newly paved roads, if a new big box retail store or development company wants to redevelop in neighborhoods along the chamblee dunwoody/dunwoody village/Winters Chapel Road/Jet Ferry Road- they should also contribute to the maintenance or installation of widened roads to accomadate to additional traffic these stores will attract. So how do define how much capital dollars a developer must contribute to the development of public roads to support their business.

56

Would like more detail. Its difficult to know exactly what you have in mind. It all boils down to how will these changes look and function to the betterment of the community. Its been suggested to me that the look will change to a more urban feel ex. given was Baltimore or Savannah. That certainly would change the look and feel of our neighborhood. I personally find the recent construction around us to be very functional but without character. These developements will be out of style and dated within the next ten years. They are already showing their age. Thanks for listening.

57

yes, the style of the architecture should NOT be limited to Williamsburg or Colonial as it has been in the past.

58

For Georgetown/North Shallowford area, we residential density should not be increased. There are already too many residences in this area.

59

As stated in #1 above. I am most concerned about any future plans to increase the number of lanes, or in any way widen Mt. Vernon Road to increase traffic flow. If not already planned, or at some future point, there will be a push to increase the traffic flow on Mt. Vernon. NO! If morning and afternoon traffic is a problem then then those that use Dunwoody as a pass-through will just have to drive slower. The morning and afternoon traffic delays are caused primarily by non-Dunwoody residents that drive through Dunwoody to avoid traffic on the major highways. They cut through our City to go from I-285 to 400, or to Peachtree Industrial, or to north Fulton. This traffic adds no value to Dunwoody, and Mt. Vernon Road will be a future GDOT target resulting in the destruction of our city.

60

All density recommendations will have an impact on vehicle and pedestrian traffic and these should be mentioned.

61

All areas should ephasize more greenspace and reduction of traffic.

62

no

63

I think it's important that additional residential building be limited in the interior of dunwoody, specifically in and around the village and the jett ferry development. the schools are too crowded and these types of development will draw many many more young children to the area, will drive down neighboring property values, will increase crime rates, increase traffic... and i've never seen an apartment complex get nicer over time. they always go down hill and bring the neighboring property down with it.

64

eliminate high density residential. eliminate commercial in areas that are already 60% or more residential. eliminate references to, "...a variety of living options designed for all stages of life and ability." as well as any increase in MARTA presence. Keep Dunwoody upscale!

65

Again, I believe that we've overbuilt like mad over the past 15 years and that it's time for a moratorium on high-density residential construction. Would prefer that we turn the apartments into condos if possible. If there is such a demand for homeownership that we're considering high-rises and even more residential, then let's get the developers to convert some of the existing, over-built apartments into condos. We don't need any more building in the area. It is over-choked as is. And while I'm at it, all of this live-work-play building is a bunch of hokum. I say we interview every single household in our over-built, live-work-play communities and I'll bet we find that they don't "work" nearby necessarily, which would destroy the premise for the original green-lighted construction that was jammed down our throats by Dekalb and Fulton County commissioners (before we dismissed their crooked butts).

66

I disagree with promoting multi-story structures in an effort to achieve higher density.

67

what does "quality" mean? that's an opinion. can you have a "quality" truck stop in Dunwoody?

68

The Tilly Mill/Jett Ferry Road area - I do not wish to see more than two stories in that area.

69

There needs to be language about "sight-line" whereby no existing structures or neighborhoods should have a direct sight-line to any high density commercial or residential structure that exceeds 12 stories above the surrounding area.

70

We do not need any more apartments in Dunwoody. The schools are full. Apartments do not age well. Dunwoody already has more apartments than single family homes. Residential in Dunwoody Village? Ridiculous. Dunwoody is known for its neighborhoods. Let's keep the suburban feel.

71

Georgetown cluster- 18 units of anything per acre is excessive!!!

72

Residents, including myself, have expressed our need and desire to keep the neighborhood feel of Dunwoody without increasing density near our single family homes. The reason I voted to become a city was to prevent this from happening, so I suggest changing the density requirements to something more like 4 units per acre since we already have so many apartments. I also don't think that street "connection" is an issue, but rather our location/proximity to 400/285 and all of the businesses in the PCID. What we need to focus on is a way to influence areas around us in order to divert cut-through traffic to these highways and focus on making Dunwoody a walking/biking/dog walking community with lots of green space.

73

I do not like the language for Georgetown. It sounds that this will be turned more business than the residential area that is today.

- 74 For Dunwoody Village, 5 or 6 stories should be the maximum, any entertainment areas should be in the center, away from the adjoining neighborhoods. For the Georgetown/North Shallowford area, more clarification is needed on height allowances than just along a border. The area should not have more high rises, 5 or 6 stories maximum.
- 75
- I'd like to see the Georgetown/n. shallowford area referred to as a gateway or entrance point to the city of dunwoody - thus requiring special care as it is the first part of dunwoody a visitor sees. Again, the vision a comprehensive plan lays out should be a general and simple. something along the lines of "a big community with a small town feel" and then require that any plan/development/change must enhance/contribute to/ expand the community atmosphere w.r.t appearance, accessibility by pedestrians/fostering non-business relationships within the community/tranquility. I'm making this up on the fly, but hopefully you'll see where I'm going here.
- 76 It has been proven time and time again that second story retail is not viable. Also, please no more apartments in the Georgetown area. We need more green space in Dunwoody!
- 77 The status and character of adjacent and nearby transportation (i.e.Marta,2 or 4 or 6 lane roads,etc.)and other commercial uses should be noted so as to support the planned density.
- 78 I do not want to see drastic redevelopment of Dunwoody Village. The Georgia Tech proposal was very "cookie-cutter" and unappealing.
- 79 I think the height and density requirements are too conservative for a growing metro area. I'd like to see language that encourages street-front buildings with parking in the back or elsewhere to promote a walkable/bikable community and create a "town square" atmosphere.
- 80 Dunwoody will become more dense and needs to have some plan for traffic and schools in coordination with Dekalb/DOT/ARC/PCID.
- 81 Winters Chapel area needs to include Winters Chapel Road to PIB. PIB from Tilly Mill to Winters Chapel are areas of either potential new wealth or steady decay. I would offer owners big incentives to rebuild, re-rent, redevelop their properties.
- 82 We do not need additional residential properties in the Georgetown area. Chamblee Dunwoody Rd. is already bumper to bumper during rush hour.

The Georgetown/North Shallowford Rd. area should have much of the same language as the Dunwoody Village area. This area needs more entertainment and retail as well and should be considered for local and unique business. It should as be considered for public assembly and possibly a City park or town square. I am troubled by the focus on the word "institutional" in the Georgetown area. Why such a focus on increasing institutional development in this area? This area should be a scaled-down version of the PCID and should focus on business growth.

15. Current Issues Are there any additional current issues you would like to see addressed or do you have any additional comments?

Response

1 The location of GPC is only appropriate if they do not grow to exceed reasonable use of adjacent roads.

2 Overcommercialization. Local Schools.

3 Traffic signal coordination...PCID area and Dunwoody arterials.

4 not sure about the parking structures or pedestrian only areas as it depends. When you repave the roads, make them thicker so we don't have to keep repaving them. Even if it costs more do them right the first time. Soemthing really needs to be done about GPC and all of the traffic issues!!!

5 Brook Run Park needs to be cleared of unused buildings and made into additional green space.

6 we need an ambulance, full time with staff, at fire station on Roberts

7 Resolve ownership of Brook Run. Maximize use of the existing buildings for City offices, and auditorium for civic and arts functions.

8 Stay focused. Easy to get caught up in trivial issues.

9 Traffic needs to be addressed around the college!

10 City of Dunwoody should work to obtain agreement from Perimeter College on freezing current enrollment and on development of incentives for students to carpool or vanpool or ride MARTA. Traffic is unbearable in this area. I would like to see a moratorium on in-fill development, until a plan is developed and approved that makes in-fill retain the character and relative sq. ft. footprint of the neighborhood.

11 Road way improvements should not prioritize auto traffic over pedestrian, bicycle or other alternative transportation. Retail areas should be pedestrian friendly rather than providing convenience to automobiles.

12 I couldn't think of a better way to answer your question about the college. It has been there a long time and I don't see the state inclined nor able to afford moving it. I also don't see the state offering to buy up homes around it to enable widening roads and other measures that would relieve congestion.

13 Dunwoody should not try to apply new more restrictive laws.

14 Road in the City of Dunwoody need to have bike lanes. Dunwoody need a (more) entertainment/nighlife districts.

15 The location of the college is not a problem, however, if Marta discontinues service to GPC we really need to work on additional ways to alleviate traffic in that area - it can be quite burdensome and the mostly younger drivers drive too fast still thru residential areas.

- 16 My biggest concerns are density and transitional buffers between single-home residential areas and commercial areas. If not taken into great consideration, this could hurt Dwdy homeowners' property values.
- 17 I would like to have pet chickens allowed in Dunwoody. If chickens are not allowed, maybe we should look at more restrictions on othe domestic pets like dogs.
- 18 The school system has degraded significantly...this is the key to success for our city. I know we do not "own" it, but whichever way we can influence is a MUST.
- 19 Fill potholes in our streets.
- 20 Roads: adding lanes here and there to support GPC traffic is not the end of the world. And adding bike lanes would be very, very good.
- 21
1. Property tax reduction especially for Seniors in Dunwoody to retain them here for stability and keep them from selling and moving to more Senior friendly counties like Cobb, Forsyth etc.
 2. Creation of a separate County with Sandy Springs and take over the school system. Dunwoody will not flourish until we improve or schools and stop the busing in of students from South DeKalb. DHS has failed to make Adaquate Yearly Progress for the past 2 years primarily for this reason.
 3. Provide a place on the blog for anyone to use to advertise activities and functions within the Dunwoody Community.
 4. Work with owners of vacant commercial properties to reduce their rent to attract the best types of businesses.
- 22 Public Works Department needs to work on watershed projects to fix the old Infrastructure left from DeKalb County days.
- 23 no
- 24 do not widen roads, but instead narrow them by adding bike lanes. "fixing" roads only encourages more cars and speeders. I am happy with current access of shopping and other services. Maybe a couple more restaurants.
- 25 Put more police on the streets. No more apartments.
- 26 do what you can to acquire the parks from the county!
- 27
- Although a long shot, I think Dunwoody needs to take over our public schools. Our kids need to benefit from living in a place like Dunwoody. In addition, our high school needs its own football field. What small town doesn't have its own field? What a great way to get the community involved at our games. In addition, I am disgusted that our mayor has stated he will never widen Mt. Vernon. The amount of traffic alone would benefit from a third turn lane. Also, the danger that our drivers are put in every day with people passing on the right is sickening. I understand it takes a lot of money, time, resources however, I don't think Dunwoody will draw in outside businesses when it takes 20 min to get into town. Also, lets beautify Mt. Vernon, put in sidewalks, clean it up, let it make a statement of a nice, clean town.
- 28 Do underground parking NOT above-ground high-rise parking.

- 29 speed up code enforcement and fine violators
- 30 The pass through traffic from 400 to 285. Withdrawal of building permits for apartments on Dunwoody Park, between Shallowford & Chamblee-Dunwoody. (Way, way, too much)
- 31 GPC it built it is not going any where the city needs widen using GPC funds tilly mill road from 141 to womack to move the traffic away from the schools on north peachtree
- 32 Moratorium on Apartment buildings.
- 33 Traffic calming and/or rerouting, basic upkeep of trash and debris on sides of roads.
- 34 We should make sure that the city is fully inclusive and embracing of many cultures, races, and ethnicities.
- 35 The Georgia Perimeter College has grown too large and poses a tremendous traffic problem with cut through and speeding & noise.
- 36 Don't trust Dekalb County 911 services. We need to look for an alternative that provides better quality.
- 37 I would like to see wider shoulders/bike lanes/trails that would support biking. There are relatively few places to bike safely
- 38 Parking structures within Dunwoody Village would need to conform to 2 story height limits.
- 39 Please no more expansion of Perimeter College. No more housing at Georgetown until the current projects are finished AND rented with very little vacancy.
- 40 where are are "cheaper better faster" road repairs we were promised by our city founders?
- 41 Keep dunwoody a residential community of single family homes, parks, and two lane roads! we can get to shopping in minutes with the shopping districts already established. there is no need for more.
- 42 Take a more active role into what is happeneong in DeKalb County. Commissioner Boyer is not a representative. We have to look out for Dunwoody residents. The upcoming DCSS and County tax increases will fall disproportionately on Dunwoody taxpayers.
- 43 Q. 12 is no, as long as the college continues to grow without a plan to deal with traffic.
- 44 Intersection at Mt. Vernon and Cham-Dunwoody is truly dangerous for motorists and pedestrians alike. Lanes are too narrow, signals are mis-timed, and the pavement is dangerously warped. Thanks.
- 45 Lack of any cohesive traffic planning or transit options for future development. Further development in lesser accessible areas on roads that were once old trails and farm roads cannot be supported without substanital improvement or impacting the quality of life the city chooses to seek.

46 Do not increase the size of Georgia Perimeter College - it is creating traffic issues and having parkign elsewhere is not going to resolve the issue. It is too large for a neighborhood area.

47

Storm water drainage - it is a problem at several key intersections; residential drains are dangerous gaping holes where kids play; and yet I see yard companies blowing leaves and debris into them on a regular basis The problem with 911 is that too many non-emergency services are routed through it and when you call with an emergency you may be stuck with a ringing phone for an extended time. It has happened to me when I've had to call.

48

Should limit number of cars at a home otherwise, all homes could be rented by many parties with many cars parked all over the place. This devalues surrounding homes and the city's taxes. Much more effort to eliminate cutting through neighborhoods to get around traffic. Disallow certain turns between certain times or pass a law only allowing residential access to a resident. More effort to station police to stop cut through traffic or ticket high speeders.

49 no

50

acquisition of our public greenspace - dnc, baseball fields and park adjacent to p'tree middle.

51 Something must be done soon (top priority) about the 285-Chamblee Dunwoody rd area. It looks terrible.

52 Bury overhead cables.

53 I would love to see Dunwoody Village develop the character of somewhere like downtown Decatur or Virginia Highlands.

54

i believe the collegen in our area is wonderful, but it would seem more appropriate to be located closer to transit and not so close to residential and lower school areas

55 I called 911 at my house in Dunwoody and got Fulton County. They had to transfer me to Dekalb County. I had said it was not an emergency, thank goodness. I called on Monday, March 1st, 2010.

56

I would like Brook Run to have sand in the sand box instead of wood chips, and I would like the water running again this summer.

57 I'd like to note that the service provided by DeKalb Sanitation and Watershed Management are exceptional and should be retained.

58 We have too many apartments--the infrastructure cannot support any more. We do not need more highrises.

- 59 no more multi family dwellings outside of PCID - Dunwoody is traditionally a single family dwelling city with a small portion of condos/appartments. That has changed SIGNIFICANTLY over the past few years and the character, infrastructure demands, pressure on the school and road systems have been overwhelming
- 60 Stop the focus on high density in Dunwoody. We wanted a city to preserve our residential areas. We don't want any more apartments or high rise office buildings.
- 61 The county services (Trash, Recycling, Emergency) residents currently enjoy are excellent. Until the powers that be within Dekalb County make those services cost prohibitive to Dunwoody residents, don't mess with the services. City of Dunwoody officials should be working with the county to ensure that residents can continue to enjoy the services we have. Stop trying to fix what isn't broken. The City of Dunwoody can't afford to offer the level of service we current enjoy. If the City of Dunwoody officials pursue establishing guidelines for residents to start using private haulers for services like trash and recycling it will be to the determent of our current quality of life.
- 62 BACK TO BASICS!!! Stop left-field special interests from derailing city plans. The "sustainability" crap is only in place because some dumb blogger is a friend of John Heneghan! That cronyism is worse than in Decatur! Focus on what we incorporated for - better roads, enforced zoning. Stop what we didn't need: we don't need chickens, we don't need community gardens, or some delusional windbag who thinks that selling tomatoes to each other constitutes an independent food supply. You people are either liars or just crazy!
- 63 I believe that excessive speeding on our main streets is a big problem. I would like for there to be better monitoring of this by our police force.
- 64 Has there been any thought of a local bus to provide transportation between the Village and Perimeter Mall?
- 65 Safety needs to be number one
- 66 Get the illegals off Tilly Mill. It presents a bad first impression to people coming to Dunwoody and is scary for homeowners.
- 67 Dunwoody should do everything it can to promote GA Perimiter College. A thriving college would be a tremendous asset. Our biggest issue is with the school system. We should take on the political challenge of creating a new school district separate and distinct from Dekalb similar to Decatur City schools.
- 68 I would REALLY love to see the brook at Brook Run Park open again. That was a treasure to this area and it's a shame the water is not turned on.

69

I would like to see redevelopment in the Georgetown area, but no more apartment buildings. They have created a strain on the schools and to a lesser degree, traffic.

70

Make Dunwoody Village over with pedestrian walk only in areas of retail/restaurants. Need Dunwoody Sr. ball parks under City of Dunwoody care.

71

GPC in Dunwoody as a small satellite. However, their expansion plans and resulting traffic are destructive to neighborhoods along Tilly Mill and Womack.

72

Curb appeal. Much is talked about commercial areas but how about residential areas? When entering some of the neighborhoods of Mount Vernon Rd, it really doesn't reflect Dunwoody at all. It looks like other areas in GA. There is a lot of overgrowth in peoples yard. There is no charm and it looks appalling at times with properties looking run-down. There are also no signs for Mount Vernon Lakes subdivision in comparison to other subdivisions. When entering Dunwoody esp residential areas..it would be nice if it looked grand like Buckhead or Alpharetta does.

73

Speeding along Chamblee Dunwoody Road south of Mount Vernon.

74

The location for GPC is fine -- however, traffic management needs to be improved. Perhaps, building additional entrance/exit points to the campus on streets other than Womack; example: route more traffic directly to Tilly Mill Road or additional points on Womack.

75

GA Perimeter College traffic has to be dealt with. Could they cut their growth? use a vacant church lot to run shuttles during the hrs. of 8-6?

76

I am very concerned that the FAA may soon allow planes to fly at lower altitudes right over Dunwoody. We should devote considerable resources to fighting this!

77

Dunwoody Village is completely under utilized. It could be a real gem of boutiques and restaurants similar to Vinings Jubilee. What a shame and a waste it is now.

78

Traffic flow generated by Perimeter College on Tilly Mill, light timing at North Peachtree at pick time.

79

Traffic congestion needs to be addressed. Mt. Vernon Road and perhaps Chamblee Dunwoody Road need to be expanded to 4 lanes.

80

Womack Rd, Vermack Rd, and Ch-Dun Rd need to be more runner friendly. Commercial signage needs to be reduced around Georgetown area. I-285 ramp lights at North Peachtree Rd and Ch-Dun Rd need to be eliminated.

81

neighborhood crime control of wild animals in Dunwoody

82

I believe the location of Georgia Perimeter College Dunwoody Campus is appropriate but the growth of the college is causing undue hardship on the residents in the area. If the college must grow I think the growth should be in another location.

83

My concern is that the area may grow too big and become just another small town that's swallowed up in the metro area. Dunwoody is unique, and I hope we keep it that way.

84

Consider creating a commuter bike trail system in Dunwoody. Not simply narrowing the current car lanes, but actually build a real lane for bikes.

85

Use tax money wisely protect us from increased taxes with DeKalb. NO parking decks.

86

Brook Run - it is in danger of being overdeveloped. The paved areas in the park are not "roads" but are treated as main roads. We should close off the entire back area from the last building. (yes the gardeners would have to walk a few steps) and stop the parking on the road.

87

GPC is no longer a good fit for the city in its present location. It is located in the middle of RESIDENTIAL areas and therefore can only be accessed by driving through the residential areas on 2-lane residential streets. It generates way too much traffic, from 8:00am to 10:00pm Monday thru Friday and part of Saturday & Sundays. There is no real relief from the constant intrusion into our suburban, residential neighborhoods. Tilly Mill Rd, a main artery thru the city, is often gridlocked with traffic to/from GPC. This makes it difficult for residents as well as police and fire to get through the area.

88

Again, pave the roads - they are atrocious despite the PCI study you had done.

89

More input from Dunwoody citizens other than Bob and the usual suspects.

90

The City Dunwoody should utilize as many of the good, viable services offered by DeKalb to help keep City costs down. The last thing Dunwoody, DeKalb or the State needs is more big, duplicitous government(s). Furthermore, the City should be mindful NOT to bite off more than it can chew - broken promises and failed initiatives will stymie our momentum. Instead of pointing fingers at DeKalb, City officials and local/state reps need to partner with DeKalb officials for a town hall to gather info (what's working & what isn't) and to propose solutions to problems like lack of Fire Stations and lack of responsiveness.

91

I would agree to subcontract Dekalb County on waste removal until it's affordable. They do a very good job with waste and recycling and for now, if the wheel is spinning why change it.

92

I have no issue with GA Perimeter College's location since it has been there for a long time. I think we should be concerned with expansion and emphasize traffic alleviation measures.

93 See the above comments.

94 Would like to investigate a Dunwoody 911, believe the college growth should be limited, and that buildings outside the perimeter should be limited to 2 stories

95

The location of GPC is not the issue.....the college isn't going to pick up and move because we have traffic concerns. There are two solutions; One is to ask the college to stagger when the classes let out so traffic exiting the parking lot will be staggered during our rush-hours. The other solution is to train the traffic officers to limit the number of cars entering Tilly Mill at any one time. Right now, they hold Tilly Mill southbound traffic and let too many cars out of the college at one time, backing up our traffic all the way to the JCC center. GPC could also redesign their exit drive to create a longer exiting lane so the traffic backs up on their property in a loop format, rather than the cars stacking up in their parking lot.

96 How can we get local control of schools -- a Dunwoody City district, like Decatur? Or some other option?

97

Dunwoody should maintain a CONSERVATIVE approach to government. I don't believe we voted to become a city to make radical changes or transform the area. We chose this route to preserve Dunwoody and gain control over decisions that impact the area.

98 Our Police deserve the same quality of 911 service as in use by Sandy Springs and John's Creek. The DeKalb 911 service is slow, inaccurate, and poorly run...

99

Roads need to be widened to facilitate left turn lanes on major arteries through the city, such as Mt. Vernon, Tilly Mill, Chamblee-Dunwoody, Roberts, and Dunwoody Club. Allowing left turning cars their own lane would greatly improve traffic flow without increasing density. Sidewalks are necessary throughout the city, but especially along arteries like those mentioned above. The city is likely to face a suit for violating the Americans with Disabilities Act if actions are not taken to accommodate pedestrian traffic safely in residential and commercial areas.

100

Acquisition of land by the city to provide better quality of life and less congestion.

101

Regarding #13. I think Dunwoody needs to work with GPC to limit the # of students back to a level when the campus was designed to accommodate the student # given the site layout (i.e., land developed inside a perimeter of homes and neighborhoods that were already in place). We need to reduce the # of students, not add to the student body.

102

Have areas not used at Brook Run Fenced off to stop teenage drug use & exchanges.

103

bicycle lanes wherever possible, Mt. Vernon could be a nice walk, bike, car boulevard

104

Little thought was put into high density developments that have occurred over the past five or more years in the Peachford, Cotillion, and North Shallowford corridors. This has caused traffic congestion and a strain on local schools. Though nothing can be done now, we must ensure that future housing development is allowed and performed in a way which does not put a strain on the lives of those already in the city.

105 no new taxes , live inside your means or below

106

I'd like to see Dunwoody work to attract more local retail businesses to the area. Roswell has done a solid job of this in their historic district. The result has been a steady flow of new unique dining options and a nice area for families to gather and interact. Dunwoody village is a far cry from this but we have better proximity and a TON of families wishing for such an outlet.

107

Although GPC is a fine institution providing a quality education to many, it clearly is not suited to its present location in the middle of suburban residential neighborhoods. It is bringing in way too much traffic for our two lane residential streets to handle. Traffic is gridlocked on the surrounding streets because of cars going to and from the college all day long. This is creating a safety hazard and making it difficult for police and fire to respond to emergencies. The community does not and will not widen the roads to accommodate more traffic at GPC. But GPC has intentions of expanding the Dunwoody campus and growing the student body at the campus. GPC is no longer a good fit for the community at its present location! And, this doesn't even begin to address the speeding, illegal passing or excessive noise from the car stereos and muffler systems.

108 Council should stick to important issues and not get sidetracked on issues such as backyard chickens

109

I've spelled my thoughts out above. We've got to get our arms around this chokehold of over-development and the criminals who dwell in the (particularly) extreme south and southeast sections of the city. If the demand to live in Dunwoody is so high that we're having to continually fight off more development, then let's gentrify the areas that are producing little but instead are sucking our taxes and our safety from the area.

110

Addressing apockets of Dunwoody like the Winter Chapel area, Tilly Mill area, which need a lot of attention,should be a top priority. Those are two "secondary" gates into the city, the 285 exits being primary gates, and give a huge negative impression of our city, of being unkept, and unsafe.

111 better EMS staffing for Dunwoody

112 The intersection at Tilly Mill and Peachtree Industrial is an eyesore. I'd like to see some improvements made in that area. I'd also like to see more strict loitering ordinances for the large population of day laborers soliciting for jobs.

113 pot holes

114 The traffic situation created in the Georgia Perimeter college area, the high number of day laborers and loiterers, air traffic noise and flight paths.

115 how can the location of Perimeter College be "appropriate"? maybe the choice of words in the question were "inappropriate"

116 I answered no to question 14 because the road infrastructure is not sufficient to support the cars leaving the campus in the evening as well as the local traffic.

117

The density of the community will have a definite negative impact on the quality of the schools in the area. Because the community is dependent on the resources of DeKalb County and because their management of the school system is less than stellar, the community should curb development until such time as the county's economy and tax base can support improvements to the schools throughout the community or there should be some subsidy or tax credit to make the community more attractive to private schools

118

What difference does it make if we think "the location of Georgia Perimeter College is appropriate?" It's already there. Can the city have it moved? We just need to deal with it.

119 No, not at the moment. Thanks!

120

Residents, including myself, have expressed our need and desire to keep the neighborhood feel of Dunwoody without increasing density near our single family homes. The reason I voted to become a city was to prevent this from happening, so I suggest changing the density requirements to something more like 4 units per acre since we already have so many apartments. I also don't think that street "connection" is an issue, but rather our location/proximity to 400/285 and all of the businesses in the PCID. What we need to focus on is a way to influence areas around us in order to divert cut-through traffic to these highways and focus on making Dunwoody a walking/biking/dog walking community with lots of green space.

121

I don't understand the purpose of the question regarding GPC...the college is there, it's not going to move, and it shouldn't...the issue is with its growth, not with its existence.

122

The clean up of the Georgetown area. So many unoccupied buildings and the property that is undeveloped and left with pipes sticking out of the ground. The old Chamblee Middle School vacant and an eye sore. This is an entrance to Dunwoody and it does not leave a great impression. This is very residential area and has so much potential and the neighborhoods to support the right kind of growth. I really like how Sandy Springs has come in and really cleaned up and refurbished instead of just trying to create more and more density.

123

Pedestrian only areas of the Village are fine as long as its not such a large area that I can no longer make a quick stop at the drug store, the doctor's office and therefore these businesses would leave. One of the things I love about Dunwoody is the ability to do everything I need to do within a very small area. Don't make that impossible. As far as parking structures in the Village, again its about convenience. If all parking is in a garage you limit my ability to do the quick stop on the way to pick up my kids from school. That said, some parking other than surface lots is probably needed. You might want to look at Rice Village in Houston. Several years ago, they redid parts of it so that there is parking above the strip center with many staircases. So that you can park above the store you're going to and not be that far from it.

124

for question 9, I don't know what density incentives are, so I answered indifferent. don't feel like I can answer the question. for question 10, I don't know enough about the issue to adequately answer. for question 14, I answered indifferent because I've never (thankfully) had to use the 911 service, so I don't have any experience one way or another.

125

Re Police I keep getting email encouraging calling 911 if there is anything suspicious or out of the ordinary. I called when I saw a car full of young people at 1:30AM parked on my street not near any driveway. The operator seemed baffled as to why I called to tell her this. I saw a cop using radar on I-285 on the inner loop. Is that even within the city limits? I think it is morally wrong to try to get speeders to pay our city's expenses. I would much rather have them keep people from speeding down my street where kids play. I regularly see cops around I-285. I never see them go through my neighborhood. Non-police - I would like to small landscaped islands in the middle of some of the main roads within the neighborhoods acting like speed bumps. They are small but having to turn slightly to navigate them makes people slow down. They are better for your car and look better than speed bumps.

126

Parking structures: ONLY if plans include making that area pedestrian-only. Then only if the structure adheres to the Williamsburg style and isn't more than 2 levels. GPC: There needs to be infrastructure changes coming from GPC--parking shuttles from other areas, working with MARTA so the routes aren't cut, limit the number of parking passes, adjusting peak class times--City needs to play hardball with GPC to make them be a better community partner.

127

Is there anyway we can annex our public schools from DeKalb County. Pipe dream, I know, but it would be nice to be able to run our schools without the tentacles of DCSS and its crooked ways.

128

A better definition of what is meant by "historic" Dunwoody Village's designation as part of its character area description.

129

City beautification should be a priority - quality landscaping, "adopt a road," initiatives, and a commitment to green space and trees.

130

At the moment, we feel more like urban sprawl and less like a small town. I'd like to see more bikable/walkable areas and a true town square to anchor our city.

131

Dunwoody should support Perimeter College and work with them on options to improve traffic (offsite parking at I-285 possibly leased from church with pay parking for part or all of colleges parking on site). They are important part of community. It is more important to work with developers on traffic improvements than green space. More green space is needed, but a little green space that is used is better than lots that is not used. City of Suwanee did an excellent job working with developers to develop its new downtown with a park that is used. They should be consulted with. Operational budgets are more important than initial build budgets for parks. Dunwoody should institute long term traffic and school improvement program. School improvement may require independent system similar to Decatur and should be studied in depth. GREAT schools are the key to Dunwoody's long term success.

132

WE need to work with GA Perimeter college and build two traffic circles; one at Womack and one at N. Peachtree. Other than traffic, the college is an asset and we need to have it. Until we can have alternative 911 WITHOUT ADDING ANOTHER layer of complexity, I am not in favor of this effort.

133

addressing commercial growth is good in the proposed language but traffic flow and parking needs to be addressed realistically in parallel.

134

I don't think Dunwoody Village should change too much. We already have more than enough traffic in this area -- especially Chamblee Dunwoody Rd.

135 Would like to see 'better' retail options in the Georgetown area. Would like to keep our neighborhoods intact.

17. Future Initiatives If the Georgetown area were to redevelop in the future, what would you like to see at this location? Check all that apply.

- | # | Response |
|----|--|
| 1 | single family homes not attached or institutional, have GPC move to that location right beside the highway |
| 2 | Low-density senior residential units - with 36" doors, ie, accessible units also know as "age in place" housing. |
| 3 | Senior age restricted housing |
| 4 | Planned community area with Park, shopping, and residential |
| 5 | greenspace / park |
| 6 | Combination of mid-rise office, mixed-use, enhanced retail, and institutional uses |
| 7 | NO MORE HOUSING UNITS. There are too many vacant units now. |
| 8 | Development that is appropriately scaled depending on neighboring properties |
| 9 | Theatre |
| 10 | Single family homes or townhomes. No parking garages. No increased density. |
| 11 | that is definitely a hot button! |
| 12 | POCKET PARKS!!!!!! |
| 13 | The side streets and the 285 intersections cannot handle the current traffic levels, much less additional traffic. |
| 14 | We have enough empty office buildings and apartments/condos |
| 15 | no more apt and less apt, |
| 16 | NO MORE HOUSING UNITS |
| 17 | |

None of this options are appealing to someone that lives in the Georgetown area. Don't divide the community against itself by pushing this sort of development to the Georgetown/East Dunwoody area. The NIMBYs on the West and North side of Dunwoody don't want this type of development and neither do the current residents. Why does our quality of life have to suffer so that Dunwoody can "grow". Any development that does occur should be with an eye toward increasing the tax base of the community. High Rise Residential doesn't do that that the way Single-family housing does.

- | | |
|----|--|
| 18 | The Georgetown office park located directly behind the Georgetown Kroger shopping center has a great de-valuing impact on both the Georgetown and Chateau Woods neighborhoods. Making these areas residential would significantly boost the home values in the area. |
|----|--|

19

I would be supportive of keeping the area as it is now but updating it and bringing in more businesses that are family focused. A mixed use development that is done properly with only owner occupied residential housing added at a small scale would also be acceptable. In terms of residential housing only single family homes or small scale owner occupied housing (no more than 2 stories, no more than 8 units per acre) would be agreeable and allow the community to maintain its family friendly atmosphere. I would be concerned about my families well-being if high density, rental units are allowed to build in this area.

20 No high rise apartments. Additional shops/restaurants.

21 Better than strip retail but w/grocery store, etc.

22

23 a small park

24 parks and green space

25 Please do not destroy the Georgetown Recreation Club and surrounding Georgetown neighborhood. How about keeping it as is?

26 This is a major entrance into Dunwoody area.

27 No more than 2 stories, absolutely no more apts. Lower density.

28 something like Caroline St. and Target housing area

29 More green space

30 Transit station to allow for light rail to build commuter rail

31

Not mixed-use. That just brings more traffic (the people who live but don't work there and the people who work but don't live there). I'd prefer single unit family housing. I'm not going to get that so my first two preferences would be either single-story strip retail and office uses, like currently or single-family-OWNED-attached residential, non-high rise.

32 Single family residential

33

I would prefer that this area remain family friendly...mixed-use and community-based institutional uses for this space would increase livability for the city as a whole.

34

A combo of single family and mixed use. Create a walking community. Ma and Pa restaurants, shops and a park within walking distance would be ideal and would be used a lot by the neighborhood.

- 35 mixed use development of 5-6 stories that could help support mass transit, can include institutions (schools, libraries, houses of worship)
- 36 I'm assuming you are referring to both the georgetown shopping center, office parks, and residential areas of georgetown
- 37 With the advent of significant transit improvements, some increased density will be inevitable! (and necessary)
- 38
- 39 I'd like the taller buildings near I-285 and the smaller buildings closer to the single-family residential neighborhoods.
- 40 Let developers have input. Don't want to build something that sits empty. Just don't deny that its location is too valuable to remain as is. Possibility of secondary Health complex to lessen strain on Pill Hill area. Perimeter parkway needs to connect this area eventually. Avoid being Roswell that fought new development at every turn which caused several of their higher density corridors to stagnate so they didn't stop growth, just ended up with bad growth.
- 41 "Last mile" transit connecting to MARTA, other nodes.
- 42 More upscale restaurants and gift or clothing shops
- 43 only retail that wouldn't affect the traffic in that area.
- 44 More quality businesses-Georgetown has such potential, but the stores are not well maintained and in need of a quality facelift.

20. Future Initiatives Are there additional future initiatives you would like to see addressed or do you have any additional comments?

Response

1 The demographic info below is from the perspective of Dunwoody citizens although the survey claims it is for property & business owners. These persons may not live in Dunwoody. Tilly Mill/Jett Ferry Road Character Area. Allowance of 3 stories does not seem consistent with the existing area. If Winters Chapel only has 2 stories, why should this area have more? Only 2 stories exist now, and that is plenty for this area that is so close to residential.

2 Dunwoody schools are being terribly served (see Vanderlyn's ranking change) by county changes and actions. Anything the city can do to reduce county control, or provide alternatives for our children would be welcome. Reduce population density, particularly high density housing and commercial. Infrastructure improvements (e.g. roads and intersections, not useless visibility initiatives like stop signs on main roads intersected by low-traffic sidestreets)

3 Dekalb County Schools location in PCID.

4 Stop worrying about the number of cars people have, where they park them, making recycling mandatory, and when the leaf blowers are in use. What a waste of time and effort. Those are the priorities of old people with nothing better to do than focus on small unimportant annoyances in life. Is that why we formed the City of Dunwoody? Stop the drug dealing and underage drinking at Brooke Run. Improve Brooke Run - Put in an outdoor jogging track and a track going around it where our children could ride their bikes while we walked/jogged.

5 Put City Hall in Brook Run, buildings already exist.

6 The Tilly Mill Area near Peachtree Industrial. Less empty shopping areas and people standing around. This area looks very bad coming in on Tilly Mill from Peachtree Industrial.

7 please keep Williamsburg style

8 Re-visit the plan for Brook Run to provide more emphasis on maintain existing woods.

9 I truly have no preference for a city hall location. I chose as I did based on personal convenience as I live at the edge of the PCID and can easily walk to the current location.

10 redevelopment must continue as dunwoody is looking old and tired as compared to our neighboring cities.

11 Any way to improve the schools is CRITICAL to the success/property values of our city.

- 12 Winters Chapel road needs work, including and especially the parts of the street that are wholly within Dunwoody. Sidewalks on Happy Hollow are needed, with bike lanes. When building sidewalks, don't crowd bikes into traffic - sometimes sidewalks are directly at the expense of bicycles. The Perimeter area has MARTA, workplaces, and high-density development, especially pedestrian oriented development, should be strongly encouraged.
- 13 acquire and improve Brook Run
- 14 I like the idea of having the civic and institutional items on Shallowford!
- 15 I think the city hall could be developed as a main gathering area for events/activities. We need a "downtown" that draws people in, to walk around, eat, people watch, etc. Residents of Dunwoody don't consider Perimeter a part of Dunwoody like they do the village.
- 16 1. Connect cul-de-sac neighborhoods with bike/ped trails and access into adjoining neighborhoods and commercial districts. 2. Build an 8 to 10-ft wide asphalt Multi-Use trail on the north side of Mt. Vernon from Jett Ferry to Chamblee-Dunwoody 3. Acquire right-of-way along the GA Power high-power line easement and build walking/biking trails 4. Default to add paved shoulders for bike accommodation during road improvement 5. Add Bike Lanes along major connecting routes (N-S & E-W)
- 17 Doin' a good job
- 18 Development of a town square area similar to Duluth or Smyrna.
- 19 City of Dunwoody Schools. Strict rules on preserving trees.
- 20 bike lanes
- 21 where are are "cheaper better faster" road repairs we were promised by our city founders?
- 22 Improve roads - many areas need to be repaved.
- 23 Build additional libraries, theatres, Whole Foods, Parks.
- 24 Change road painting on Tilly Mill to reduce very long middle lane. Change road painting on Mt Vernon Rd approaching St Luke's (from Kroger) to eliminate very long turn lanes into St. Luke's and very long turn lanes into neighborhood after St Luke's (heading towards DUMC).
- 25 Turn the open fields in Brook Run into a BMX track.
- 26 285 and Chamblee-Dunwoody Rd - looks terrible!
- 27 Get Brookrun resolved as part of Dunwoody....and get code enforcement as a high priority, i.e. cleaning up area and enforcing housing, neighborhood and business ordinances
- 28 We do not want to increase density over what is currently in place.
- 29 creating our own school district away from dekalb county
- 30 Georgetown should be nicer and no apartments/ condos. Shallowford should be nice expensive townhomes and possibly offices. We have so many apartments, we don't need anymore. They don't pay taxes on the school system like a normal homeowner does

- 31 I truly do not like having GPC right in the middle of our school buildings. Many of the students there drive too poorly, and there is too much traffic. The reason people love Dunwoody so much is our good schools.
- 32 Georgia Perimeter College is in a bad location. It should be closer to a freeway exit and further away from elementary schools, for traffic and safety reasons. Sometimes traffic over there is horrendous.
- 33 empty commercial bike trails empty schools
- 34 No More housing units. Will not add to revenue and will very much detract from quality of life
- 35 I would like to see Dunwoody village become a social focal point for the city. I would like to see a traditional town square, single height boutique shops, restaurants and bars. I would like Dunwoody village become what Roswell or other such cities "feel" like and be a community hub.
- 36 I would like to see initiatives that control the growth of Georgia Perimeter College in Dunwoody. I would like to see better traffic control and management on the main arteries of Dunwoody. Chamblee-Dunwoody and Mt Vernon need attention to develop traffic patterns that allow people to get around our City during high traffic periods. I would like to see an initiative that controls the westbound traffic on Nandina and the intersection of Nandina and Mt. Vernon. I would like to see the community work more closely together to develop a true comprehensive plan rather than divide the community against itself. I would like to see the City of Dunwoody do more with the current resources that they have instead of looking for things to develop. The remaining resources of Brook Run park need attention from the City.
- 37 See above. Fewer special interests due to cronyism, focus on the needs the city has and what we incorporated for.
- 38 More parks would be wonderful. However the upkeep of those we have needs attention. The state of the women's rest room at Brook Run was disgusting yesterday.
- 39 Use of traffic circles in major intersections. Also, repurposing of the old Chamblee Middle School.
- 40 A downtown area similar to Norcross or Woodstock,
- 41 I am very concerned that our elected council will be ignore their campaign promises to halt residential growth in Dunwoody until the over-crowding issue has been resolved.
- 42 Brook Run park needs to be maintained better (e.g., picking up trash, fixing the water that used to flow through the little creek beds, and replacing the vinyl cover over the little iron tunnel structure). The children loved the water when it worked!
- 43 I would like to see a clear strategy to address the unincorporated area at Tilly Mill and Peachtree Industrial. If Doraville couldn't annex that area why not Dunwoody?

- 44 Do something about the traffic mess on 285 near our city.
- 45 Pave the roads!
- 46 More Park space and pedestrian friendly street especially Chamblee Dunwoody Road
- 47
As part of all public relations initiatives, we must market Dunwoody as accepting/inclusive and strategically/deliberately fight the current stereotype that Dunwoody is a bunch of racists, xenophobics and/or elitists. There are some of those types of people in Dunwoody, but I think most of us have an inclusion mindset and the word isn't getting out.
- 48
911- Ensuring that the local 911 system works accurately by qualified people who have enough staff. *****INSTALL FIRE TRUST RED LIGHT ON N PEACHTREE FOR FIRE STATION 18***** Living right in front of Barclay and North Peachtree Road I see MULTIPLE TIMES PER DAY vehicles who IGNORE the sirens and delay the trucks from turning left. It frustrates me to no end seeing this occur with no solutions today. - Brian Mailman
- 49
I think that there should be additional public forums prior to the finalization of the Comprehensive Plan. Previous forums were poorly organized and did not welcome the input from the community.
- 50
City Hall needs to be accessible to the highway; I supported Dunwoody Village in the past, but Georgetown is also a good location, considering they don't remove the grocery store. The grocers are already spaced far apart, and losing one would increase our drive time, or cause us to use the Norcross grocery stores.
- 51
More neighborhood friendly businesses (grocery, Whole Foods, restaurants, conveniences, medical offices) at Tilly Mill- Peachtree Industrial gateway area.
- 52
The old hospital on Shallowford Road would make a good city hall. We should make use of existing buildings like this rather than spend to build new facilities. We should also take control of the parks in Dunwoody. They are under utilized and have great potential.
- 53
I strongly disagree that seniors "55 and older would not "generate increases in vehicular trips." Traffic around Dunwoody Village is already very busy and to say that adding a 55 and older neighborhood wouldn't bring more traffic is ridiculous. Dunwoody Village already has several businesses aimed at families with children as well as pharmacies and restaurants for young and old but I don't want there to be a new "unwelcoming" feeling for families in that area. People 55 and older are still quite young and active but some tend to want to be in quiet settings and families with young children don't always mix well with that picture. I didn't buy a house in Dunwoody to made to feel unwelcome with my family. I could live downtown for that! Also we already have the Target mixed use area off Ashford Dunwoody and I think that type of scenario in Dunwoody Village (high rise in the middle of all that) would rob the nature of the small town feel we came to Dunwoody for.

- 54 Insofar as possible we need to decrease the dependence we have on DeKalb County. Some services are necessary and required but DeKalb County is the reason we formed the City of Dunwoody.
- 55 Community based policing, Citizens on Patrol (COP) and neighborhood watch programs
- 56 no
- 57 keep dunwoody woody. don't over develop
- 58 Question #18 was loaded. Dense senior housing for 55 and older would definitely increase vehicle trips. 55 and older? C'mon! Plus, if there were a second layer of offices on top of the senior residential that would increase vehicle trips because of the influx of workers.
- 59 City Hall should be away from Perimeter Mall area. The traffic is too difficult and makes ordinary citizens want to avoid going to city hall. Yet, we should encourage much more city hall events participation.
- 60 become part of the future Milton County
- 61 I would like to see a definite entry/exit signage when entering the Dunwoody area from Winters Chapel or Tilly Mill area.
- 62 question 18 defines seniors as aged 55. it also falsely asserts that no one over the age of 55 ever drives. the premise of the question is false, so the results of the question should be rendered worthless.
- 63 "With the understanding that seniors do not generate increases in vehicular trips and school system impacts" ? What? My senior mother drives a lot more than I do. I'm at work all day while she is out driving around town. Also...my senior neighbors have a grandchild living with them who attends the local school. Are seniors clamoring to live in Dunwoody Village? Most seem to prefer staying in their neighborhoods.
- 64 I would like to see the Farmhouse on Chamblee Dunwoody turned into a working/teaching small scale farm.

65

I would like to see a future plan for the development of Brook Run park. The space is so available to create a well-designed park for athletic and non-athletic endeavors. I would also like to see more planning for pedestrian pathways through the city, north to south, east to west. It would be fantastic to have some sort of pedestrian access for the Dunwoody North neighbors to bike/walk to Perimeter Mall, or Redfield and Mill Glen neighbors to walk/bike to the Williamsburg shopping center. More non-vehicular connectivity will increase community.

66

Georgetown would be good, not sure of the potential benefits/negatives to live near City Hall.

67

The ideal location of City Hall would be off Ashford Dunwoody Road, north of Meadow Lane. I don't know if the property is large enough, but the retail center at Valley View Rd is in a good spot. Also, back in the Ashwood Development, just south of there might be good. The reason for north of Meadow Lane is shopping traffic around Perimeter Mall especially in December is horrible, but north of Meadow Lane is less effected.

68

Is the city running the schools? If not, why ask about this?

69

Work with DeKalb to REDISTRIBUTE SCHOOLS!!!!!! Tell DeKalb we will fund our own urban growth study/redistricting plan if they will agree to make the changes recommended. Then raise money to pay for it like we did with Dunwoody Yes. I would donate and volunteer in a leadership role in such an effort. Redevelop intersections along Mt. Vernon from Ashford Dunwoody to Tilly Mill, and Chamblee Dunwoody at Womack. Need to add turning lanes. This would allow for traffic to flow better while keeping the 2-lane road everyone seems to want.

70

Increase the amount of underground wiring in the Dunwoody "downtown" area.

71

A city center park(s) in the perimeter east and/or the Georgetown/Shallowford areas.

72

I thought that zoning was a key driver in the formation of the City of Dunwoody. I hope that our new city government will not push high density development in Dunwoody because we do not have the infrastructure to support it and traffic is already too heavy on Chamblee Dunwoody Road and Mount Vernon most of the time.

73

I'd like to learn more about how higher density would impact schools. Wouldn't the greater tax base help fund new schools/expansions?

74

Public Schools

75

Use of 'by appointment' last mile transit system. Like a taxi, but connects the rider to specified destinations (Nodes, MARTA, etc.) A CID, plus fares, could help pay for it. Ongoing plan to use technology to differentiate Dunwoody, 'wi-fi', public broadcast of meetings, etc. Public service tax abatement would save City costs, enable taxpayers to work in lieu of full tax payment. Especially, to utilize the talents of our 'experts'. Free ride from bar to home service, paid for by barkeeps, City, Police. Free ride to Church paid for by Church, with City support.