

**5.9 CITY OF DUNWOODY**

The City of Dunwoody (Dunwoody) formed a Local Planning Group (LPG) to work with the DeKalb County Mitigation Advisory Committee. The LPG reviewed a set of jurisdictional-level information including critical facility information and potential hazard exposure/loss estimates to help identify the top hazards threatening their jurisdiction. After reviewing the hazard information and exposure/loss estimates, the following hazards were identified by the Dunwoody LPG as their most critical hazards:

Flooding – Frequent and Historical

Winter Storm – Frequent and Historical

Tornado – Historical

**5.9.1 Capabilities Assessment**

The LPG identified current capabilities available for implementing hazard mitigation activities. The Capability Assessment portion of the jurisdictional mitigation plan identifies administrative, technical, legal and fiscal capabilities. This includes a summary of departments and their responsibilities related to hazard mitigation planning as well as codes, ordinances, and plans already in place applicable to hazard mitigation planning. The second part of the Assessment provides Dunwoody's fiscal capabilities that may be applicable to providing financial resources for implementing identified mitigation action items.

**5.9.1.1 Existing Institutions, Plans, Policies and Ordinances****Form of Governance**

The City of Dunwoody was incorporated in December of 2008. Dunwoody is chartered as a Council-Manager form of local government, which includes both elected officials and an appointed city manager. Dunwoody has six Council Members. Three each are elected from three districts and three members are elected at-large. The Mayor is also elected at-large. The Council members elect a Mayor Pro-Tem each year.

The Mayor and City Council make up Dunwoody's legislative body, which includes responsibilities for setting policy, approving budgets, and setting tax rates. The City Manager is responsible for the day-to-day administration of the city, and serves as the Mayor and Council's chief advisor. The City Manager prepares a recommended budget, is responsible for all personnel activities, and ensures that the Mayor and Council's policies are executed. While the City Manager may recommend policy decisions, he or she is ultimately bound by the actions of the Mayor and Council. The Mayor and Council appoints the City Attorney and the City Clerk, as well as citizen based boards and commissions.

City Departments involved in activities related to Hazard Mitigation include:

- City of Dunwoody Community Development Department
  - Develop and maintain city Comprehensive Land Use Plan, Zoning Ordinance, and Land Development regulations.

## **SECTION FIVE**

## **Capability Assessment / Mitigation Plans**

- 
- Oversight of city development process assuring compliance with zoning and Comprehensive Land Use Plan, and including environmental impact reports, design review, landscape review, and floodplain development standards.
  - Review and issue permits for buildings, demolition, electrical, grading/site development, HVAC, plumbing, signs, and tree removal.
  - Conduct building and technical inspections with the exception of the Life Safety and ADA code inspections, which are completed by DeKalb County.
  - City of Dunwoody Engineering Division
    - Reviews engineering on private and public earthwork, floodways, retention basins, transportation infrastructure and structures to assure compliance with Federal, State and local ordinances on seismic and structural stability.
    - Develops engineering ordinances and policies that help protect and preserve city infrastructure.
  - City of Dunwoody Public Works Department
    - Maintains city infrastructure (assets) including parks, buildings, streets, sidewalks, traffic signals, and markings.
    - Responds to city emergencies, includes Emergency Operations Center response in disasters.
    - Oversees maintenance of trees in public rights of way.
    - Maintains sidewalks, curbs and pavements. Also maintains traffic signs and markings.
    - Coordinates other response agencies assisting with damage assessment.
    - Evaluates all circulation elements for projected traffic impacts.
  - City of Dunwoody Stormwater Division
    - Determines needed infrastructure improvements, and stormwater system capabilities.
    - Manages the City's Stormwater Utility which provides maintenance to the City owned drainage infrastructure including flumes, ditches, detention ponds, inlets, manholes, pipes and culverts.
    - Provides response personnel for evaluation of damaged infrastructure and rescue situations.
  - City of Dunwoody Police Department
    - Performs functions in the Emergency Operations Center or on-scene as assigned.
    - Provides Emergency Management Committee and/or Emergency Operations Center initial situation/damage reports as per field units' observations and reports from the general public.
    - Conducts lost person search and rescue, and coordination of heavy rescue operations.
    - Maintains law and order and provide public safety activities as required.

- Provides security for critical facilities.
- Provides assistance in the capture and control of animals.
- Protects property in evacuated areas.
- Enforces orders of fire officers and implement/enforce evacuation orders, when necessary.
- Provides law enforcement and traffic control in support of fire department actions.
- Orders/conducts and ensures transportation for evacuations when necessary to save lives and property.
- Coordinates mobilization of emergency transportation services.
- Responds to safety concerns involving threats and/or damage to life or property. Acts as the enforcement entity for violations of State and local laws and ordinances.
- Provides primary emergency responders to acts of civil disobedience and public disorders and terrorism. Support personnel for emergency rescue and management.
- Investigative services for criminal acts that result in personal injury/death and the destruction of property.
- Develops and implements emergency response plans and policies, focusing on evacuation procedures and traffic control.
- Primary responders to acts of terrorism, focusing on suspect intervention and facility and staff protection.
- City of Dunwoody Marketing and Public Relations Division
  - Supports all departments with media interaction and provision of information to the community-at-large.
  - Maintains City website

### **Guiding Community Documents**

The City of Dunwoody has a range of guidance documents and plans for each of its departments. The city uses Zoning Ordinance, Land Development Ordinance, the Building and Buildings Regulations Ordinance, and various planning strategies to address how and where development occurs. The essential ways the City guides its future is through policies laid out in the Comprehensive Land Use Plan.

#### The Comprehensive Land Use Plan

The inaugural Comprehensive Land Use Plan for the City of Dunwoody is currently under review by the Department of Community Affairs and Atlanta Regional Commission. Dunwoody anticipates adoption by the close of 2010. The Comprehensive Land Use Plan is an official document that describes and helps guide decisions about the physical, economic, and social aspects of a community. The plan is generally broad and long-range in nature, covering the 2030 planning period and addresses such elements as population, economic development, housing, natural and cultural resources, community facilities and

## **SECTION FIVE**

## **Capability Assessment / Mitigation Plans**

services, intergovernmental coordination, transportation, and land use. In addition to these eight elements, a vision statement describing what citizens and community leaders need and desire is also included.

### Zoning and Land Development Ordinances

The City has a Zoning Ordinance and a Land Development Ordinance as part of its Code of Ordinances. The entire Code can be viewed online at [www.municode.com](http://www.municode.com). The City of Dunwoody is a Local Issuing Authority for land disturbance activities.

### Buildings and Building Regulations Ordinance

The City has a Buildings and Building Regulations Ordinance, also available at [www.municode.com](http://www.municode.com) which is based on the IBC, IRC, and IFPC. The City of Dunwoody Building and Inspections Division is principally responsible for enforcing state and city codes for building residential and commercial structures and enforcing environmental codes and guidelines for maintaining existing structures.

### Floodplain Management Ordinance

As part of the City of Dunwoody's Land Development Ordinance, Dunwoody has a floodplain ordinance that is administered by the Community Development Department. Any construction or other development must receive a development permit prior to working within any area of special flood hazard. The City of Dunwoody participates in the National Flood Insurance Program and maintains for public inspection the applicable Flood Insurance Rate Maps.

### Stormwater Utility

The City of Dunwoody instituted a stormwater utility in 2009. The City's utility is independent of the one run by the County. The utility assesses fees based on the amount of stormwater produced and the amount of impervious surface. The utility is intended to be self-sufficient, with revenues raised to maintain and improve the stormwater drainage infrastructure. In 2010, Dunwoody began conducting a Stormwater Asset Inventory. As of July 2010, over 40% of the City's stormwater structures have been surveyed. Moving forward, the City plans to survey 20% of the stormwater assets each year.

### Emergency Management

The City of Dunwoody acknowledges that the State of Georgia has given emergency management authority for DeKalb County to the DeKalb County Emergency Management Agency (DEMA). The City of Dunwoody's emergency management plan, including an inclement weather call notification system, and Emergency Operations Center standard operating procedures are intended to complement the DeKalb County Emergency Management Agency plan.

### **Mitigation Activities**

With the City of Dunwoody's recent incorporation, Dunwoody has not performed hazard mitigation activities. However, as noted above the City is planning and conducting inventory and analysis to better prepare for hazard mitigation in the future.

### **GIS Technology**

Dunwoody operates its own Geographic Information Systems database. In 2010, the City will complete its basemap and preliminary layers.

**Financial Resources**

Dunwoody’s Fiscal Year 2010 approved budget is just over \$16.8 million. Dunwoody’s diversified revenue stream includes property taxes, business and occupational taxes, homestead option sales tax, insurance premium taxes, franchise fees, licenses and permits, and court fines.

The following is a summary of existing departments in Dunwoody and their responsibilities related to hazard mitigation planning and implementation, as well as existing planning documents and regulations related to mitigation efforts within the community. The administrative and technical capabilities of Dunwoody, as shown in Table 5.9-1, provides an identification of the staff, personnel, and department resources available to implement the actions identified in the mitigation section of the Plan. Specific resources reviewed include those involving technical personnel such as planners/engineers with knowledge of land development and land management practices, engineers trained in construction practices related to building and infrastructure, planners and engineers with an understanding of natural or manmade hazards, floodplain managers, surveyors, personnel with GIS skills and scientists familiar with hazards in the community.

**Table 5.9-1  
City of Dunwoody: Administrative and Technical Capacity**

Staff/Personnel Resources	Y/N	Department/Agency and Position
K. Planner(s) or engineer(s) with knowledge of land development and land management practices	Y	Community Development Department and Public Works Department
L. Engineer(s) or professional(s) trained in construction practices related to buildings and/or infrastructure	Y	Community Development Department and Public Works Department
M. Planners or Engineer(s) with an understanding of natural and/or manmade hazards	Y	Community Development Department and Public Works Department
N. Floodplain manager	Y	Community Development Department
O. Surveyors	Y	Community Development Department and Public Works Department
P. Staff with education or expertise to assess the community’s vulnerability to hazards	Y	Community Development Department and Public Works Department
Q. Personnel skilled in GIS and/or HAZUS	Y	Community Development Department, Public Works Department, and Police Department (GIS only)
R. Scientists familiar with the hazards of the community	N	
S. Emergency manager	Y	Police Chief
T. Grant writers	Y	All departments

The legal and regulatory capabilities of Dunwoody are shown in Table 5.9-2, which presents the existing ordinances and codes that affect the physical or built environment of Dunwoody. Examples of legal and/or regulatory capabilities include: the City’s building codes, zoning ordinances, subdivision

# SECTION FIVE

## Capability Assessment / Mitigation Plans

ordinances, special purpose ordinances, growth management ordinances, site plan review, Comprehensive Land Use Plan, capital improvement plans, economic development plans, and emergency response plans.

**Table 5.9-2  
City of Dunwoody: Legal and Regulatory Capability**

Regulatory Tools (ordinances, codes, plans)	Local Authority (Y/N)	Does State Prohibit (Y/N)
N. Building code	Y	N
O. Zoning ordinance	Y	N
P. Subdivision ordinance or regulations	Y	N
Q. Special purpose ordinances (floodplain management, storm water management, hillside or steep slope ordinances, wildfire ordinances, hazard setback requirements)	Y	N
R. Growth management ordinances (also called “smart growth” or anti-sprawl programs)	N	N
S. Site plan review requirements	Y	N
T. General or comprehensive plan	Y	N
U. A capital improvements plan	Y	N
V. An economic development plan	N	N
W. An emergency response plan	Y	N
X. A post-disaster recovery plan	N	N
Y. A post-disaster recovery ordinance	N	N
Z. Real estate disclosure requirements	N	N

### 5.9.1.2 Fiscal Resources

Table 5.9-3 shows specific financial and budgetary tools available to Dunwoody such as community development block grants; capital improvements project funding; authority to levy taxes for specific purposes; impact fees for homebuyers or developers for new development; ability to incur debt through general obligations bonds; and withholding spending in hazard-prone areas.

**Table 5.9-3  
City of Dunwoody: Fiscal Capability**

Financial Resources	Accessible or Eligible to Use (Yes/No)
K. Community Development Block Grants	Y
L. Capital improvements project funding	Y
M. Authority to levy taxes for specific purposes	Y – Vote required
N. Fees for water, sewer, gas, electric service stormwater	Y
O. Impact fees for homebuyers or developers for new	N

# SECTION FIVE

## Capability Assessment / Mitigation Plans

developments/homes	
P. Incur debt through general obligation bonds	Y– Vote required
Q. Incur debt through special tax and revenue bonds	Y – Vote required
R. Incur debt through private activity bonds	N
S. Withhold spending in hazard-prone areas	N
T. Other Grants	Y

### 5.9.2 Goals, Objectives, and Actions

The LPG discussed the results of the hazard identification and risk assessments, reviewed mitigation goals and alternatives based on the priority areas and hazard types, and began developing the mitigation strategy. In addition, the City solidified its goals, which are discussed in more detail in sub-section 1.1.2.1, below.

The goals and objectives were developed by considering the risk assessment findings, localized hazard identification and loss/exposure estimates, and an analysis of the jurisdiction’s current capabilities assessment. These preliminary goals, objectives and actions were developed to represent a vision of long-term hazard reduction or enhancement of capabilities. To help in further development of these goals and objectives, the LPG compiled and reviewed current jurisdictional sources including the City’s planning documents, codes, and ordinances. In addition, City representatives met with consultant staff to specifically discuss these hazard-related goals, objectives and actions as they related to the overall Plan. Representatives of numerous City departments involved in hazard mitigation planning, including Community Development, Public Works, and Police participated in the Dunwoody LPG. These members include:

- Chuck Davis – Deputy Public Works Director
- Rich Edinger – City Engineer
- Kimberly Greer – Assistant to the City Manager
- Billy Grogan – Chief of Police
- Warren Hutmacher – City Manager
- Howard Koontz – City Arborist
- Michael Smith – Public Works Director
- Michael Tuller – Community Development Director

Once developed, City staff presented them to the City of Dunwoody City Council for their approval.

Public meetings were held throughout the County to present these preliminary goals, objectives and actions to citizens and to receive public input. At these meetings, specific consideration was given to hazard identification/profiles and the vulnerability assessment results. The following sections present the hazard-related goals, objectives and actions as prepared by Dunwoody’s LPG in conjunction with the Hazard Mitigation Working Group, locally elected officials, and local citizens.

**5.9.2.1 Goals**

The City of Dunwoody has developed the following goal for our Hazard Mitigation Plan. Objectives for achieving this goal are discussed in the subsequent section.

Goal 1: Reduce the possibility of damage and losses to our citizens, employees, property, and critical facilities/infrastructure due to natural hazards.

**5.9.2.2 Objectives**

The City of Dunwoody developed the following broad list of objectives to assist in the achievement of each of its identified goal. For each of these objectives, specific actions were developed that would assist in their implementation. A discussion of the prioritization and implementation of the action items is provided in Section 1.1.2.3.

<b>MITIGATION GOALS AND OBJECTIVES.</b>
<b>Goal 1: Reduce the possibility of damage and losses to our citizens, employees, property, and critical facilities/infrastructure due to natural hazards.</b>
<i>Objective 1.A: Mitigate flood damage</i>
<i>Objective 1.B: Improve personal safety of residents and reduce property damage</i>
<i>Objective 1.C: Decrease the vulnerability of public infrastructure including facilities and roadways.</i>
<i>Objective 1.D: Provide for the continuity of government</i>
<i>Objective 1.E: City tree maintenance</i>

**5.9.2.3 Prioritization and Implementation of Mitigation Action Items**

Once the comprehensive list of jurisdictional goals and objectives listed above was developed, proposed mitigation actions were developed and prioritized. This step resulted in a list of acceptable and realistic actions that address the hazards identified in each jurisdiction. This prioritized list of action items was formed by the LPG as a result of weighing STAPLE/E criteria.

The Disaster Mitigation Action of 2000 (at 44 CFR Parts 201 and 206) requires the development of an action plan that not only includes prioritized actions but one that includes information on how the prioritized actions will be implemented. For each of the strategies developed, the goal and objective(s) addressed are listed. In addition, each mitigation action item includes a priority level, responsible department, implementation strategy, timeframe for implementation, a potential funding source, and a discussion of the action’s benefits and costs. A description of each of these components is included below:

**Priority Level:** For each mitigation measure a priority level of *Very High*, *High*, *Medium*, or *Low* has been assigned. These priority levels have been developed based on input from Committee members, the overall planning consideration of the hazard as assigned in the hazard identification section of this document, the anticipated benefit-cost ratio, and consideration of the STAPLE/E criteria.

**Responsible Department:** The responsible department listed for each alternative is tasked with the lead role in all aspects of the implementation of that measure. However, many of the measures identified will require effort and support from other departments. The responsible department is expected to coordinate the efforts of all local departments as well as relevant regional, state, and federal entities.

**Implementation Strategy:** The implementation strategy developed for each measure includes a general description of potential methods that could be utilized or actions that could be taken. Due to the complex nature of a number of these measures, not all of the listed methods will ultimately prove feasible. Before initiating the implementation of each measure, the responsible department should develop a detailed project plan with particular attention to technical feasibility and cost effectiveness.

**Timeframe for Implementation:** The timeframe for implementation describes the length of time from the date of plan adoption to the target date for completion. It should be noted that timeframes listed are goals and may be influenced by additional factors. Through the development of detailed project plans by the responsible department, the timeframe will be evaluated and revised as necessary.

**Potential Funding Source:** For each mitigation measure, potential funding sources are listed. Whenever possible, non-local sources of funding have been identified, including state and federal grants. The sources listed are not intended to represent all possible options. Additional opportunities for funding may be identified during implementation.

**Benefit vs. Cost:** For most measures, a general discussion comparing potential benefits and costs is provided and an anticipated level of cost effectiveness assigned. The levels assigned include *Highly Cost Beneficial*, *Cost Beneficial*, and *Potentially Cost Beneficial*. This discussion is not intended to replace a full benefit cost analysis that should be completed prior to implementation.

All of the strategies identified in the remainder of this section are summarized in an appended table entitled *Mitigation Implementation Strategy Tracking Table for Dunwoody*.

The prioritized mitigation actions, as well as an implementation strategy for each, are numbered within their appropriate heading: GEN (General Mitigation), WIN (Wind), FLD (Flood), ICE (Winter Storm), DAM (Dam Breach) EQ (Earthquake), EH (Extreme Heat) and WDF (Wildfire).

As Dunwoody is a recently incorporated community, their actions are essentially “new” relative to the mitigation plan and thus they will show no current status. The proposed actions are listed and described below:

**Action #FLD 1: Stormwater System Infrastructure Mapping:** In 2009, the City took over the storm drainage system within its boundaries. The system has previously been under the domain of the County. The City therefore does not have a good database or knowledge of the infrastructure.

**Priority:** Very High

**Objectives Addressed:** 1A, 1B, 1C, 1D

**Coordinating Individual/Organization:** Public Works Department

**Implementation Strategy:** Conduct GPS surveying all the existing stormwater structures & conveyances and determining the condition and materials of each.

**Benefit vs. Cost:** By gathering data regarding the condition of the structures and conveyances, the City can better evaluate replacement costs and remaining service life.

**Implementation Timeline:** Fiscal Year 2010-2012 or earliest feasible date.

**Potential Funding Source:** Funding for stormwater system infrastructure mapping may be available from grant funds such as PDM, HMGP, FMA grant programs. Matching funds may be required from the City which may be available from the Stormwater Utility Fund.

**Action #FLD 2: Stormwater System Infrastructure Improvements:** Much of the City's Stormwater System Infrastructure is in need of repairs and upgrades. Pipes and culverts are undersized or in need of repair which in many instances causes localized flooding.

**Priority:** Very High

**Objectives Addressed:** 1A, 1B, 1C, 1D

**Coordinating Individual/Organization:** Public Works Department

**Implementation Strategy:** Replace culverts and downstream storm lines with a system that provides adequate capacity to provide relief for minor localized flooding.

**Benefit vs. Cost:** Replacing the undersized and eroding system will allow for safer vehicular access on the street and also improve emergency response for the Police Department.

**Implementation Timeline:** Fiscal Year 2011-2012 or earliest feasible date.

**Potential Funding Source:** Funding for stormwater system infrastructure may be available from grant funds such as PDM, HMGP, FMA grant programs. Matching funds may be required from the City which may be available from the Stormwater Utility Fund.

**Action #FLD 3: Floodplain Mapping:** Since the City's incorporation, we have not updated the floodplain maps. In partnership with FEMA, Dunwoody seeks to maintain accurate floodplain maps will allow the City and property owners to prepare and mitigate possible future flooding issues.

**Priority:** Very High

**Objectives Addressed:** 1A, 1B, 1C, 1D

**Coordinating Individual/Organization:** Public Works Department

**Implementation Strategy:** Update the floodplain maps in conjunction with FEMA using the most current data and calculation techniques. Additionally, expanding the data to include the “Future” floodplain based on comprehensive plan.

**Benefit vs. Cost:** This will allow the City to make property owners aware of possible future flooding issues which will reduce the possibility of flood damage. This information will also allow the City to be better prepared to the possible impact to the City’s infrastructure.

**Implementation Timeline:** Fiscal Year 2011-2012 or earliest feasible date.

**Potential Funding Source:** Funding for this work will come from the Stormwater Utility Fund. Grant funding for floodplain mapping may be available from grant funds such as PDM, HMGP, FMA grant programs.

**Action # FLD 4: Flood-prone Property Acquisition:** There are several properties, mostly single-family, that were built in the floodplain prior to the regulations against such construction. These properties are subject to periodic flooding and cannot be upgraded due to their location. Some do not even have flood insurance because the structures pre-date the requirement for flood insurance, but are nonetheless subject to flood damages. Of these properties, 8 are classified as repetitive losses by FEMA and will be considered for acquisition and removal as FEMA grant programs become available and City can allocate matching funds.

**Priority:** Very High

**Objectives Addressed:** 1A, 1B

**Coordinating Individual/Organization:** Community Development Department and Public Works Department

**Implementation Strategy:** Remove structures from floodplain and return area to its natural state.

**Benefit vs. Cost:** The properties in question have been flooded many times in the past, although some do not appear in the roster of repetitive loss properties because the owners do not have flood insurance. Over time it will be cost effective to remove the properties from the floodplain and eliminate the periodic property damages.

**Implementation Timeline:** Fiscal Year 2011-2012 or earliest feasible date.

**Potential Funding Source:** Funding for property acquisition must be from grant funds, such as PDM, HMGP, FMA grant programs. Matching funds may be required from the City.

## SECTION FIVE

## Capability Assessment / Mitigation Plans

**Action # GEN 1: Emergency Alert and Warning System:** Emergency notification systems can be an effective way to warn the public of severe weather and other emergency situations. The City of Dunwoody has no emergency notification system.

**Priority:** High

**Objectives Addressed:** 1A, 1B

**Coordinating Individual/Organization:** Police Department

**Implementation Strategy:** Establish an implementation strategy to acquire an emergency notification system to alert Dunwoody residents are aware of severe weather situations such as tornados.

**Benefit vs. Cost:** Although notification systems require a substantial investment and ongoing maintenance costs, Dunwoody currently has no means of alerting the public for the possibility of tornado or severe weather activity in our area. With the installation of an emergency notification system, the City of Dunwoody will be able to enhance its level of emergency preparedness and keep its residents safer.

**Implementation Timeline:** Fiscal Year 2011-2012 or earliest feasible date.

**Potential Funding Source:** Funding for an emergency alert and warning system must be from grant funds. Matching funds may be required from the City. PDM, HMGP, FMA grant programs.

**Action # ICE 1: City Tree Maintenance:** Dead or dying trees are more easily blown down or toppled during winter storms. Removing dead trees on City property or within the right of way can prevent loss of life, injury, and damage to property and utilities.

**Priority:** Medium

**Objectives Addressed:** 1B, 1C, 1D, 1E

**Coordinating Individual/Organization:** Public Works Department and Community Development Department

**Implementation Strategy:** Implement tree maintenance and trimming program. Work with the City Arborist to identify and mitigate possible dangerous trees and/or tree limbs in public rights of way. Perform outreach to the community, through code enforcement, so residents know to call and report trees and limbs that may threaten property, roads and other infrastructure.

**Benefit vs. Cost:** Although identifying and mitigating possible dangerous trees and/or tree limbs can be costly, an ongoing effort will result in reduction of storm damage due to trees.

**Implementation Timeline:** Fiscal Year 2011 or earliest feasible date.

## **SECTION FIVE**

## **Capability Assessment / Mitigation Plans**

---

**Potential Funding Source:** This program could be funded through the Community Forestry Program Budget.

This page intentionally left blank