



June 25, 2019

Atlanta Regional Commission  
229 Peachtree Street  
Suite 100  
Atlanta, Georgia 30303  
ATTN: Jared Lombard, AICP

RE: Comprehensive Plan Update Submittal

To Whom It May Concern:

The City of Brookhaven has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Patrice Ruffin, Director of Community Development, at 404-637-0500 or [patrice.ruffin@brookhavenga.gov](mailto:patrice.ruffin@brookhavenga.gov).

Sincerely,

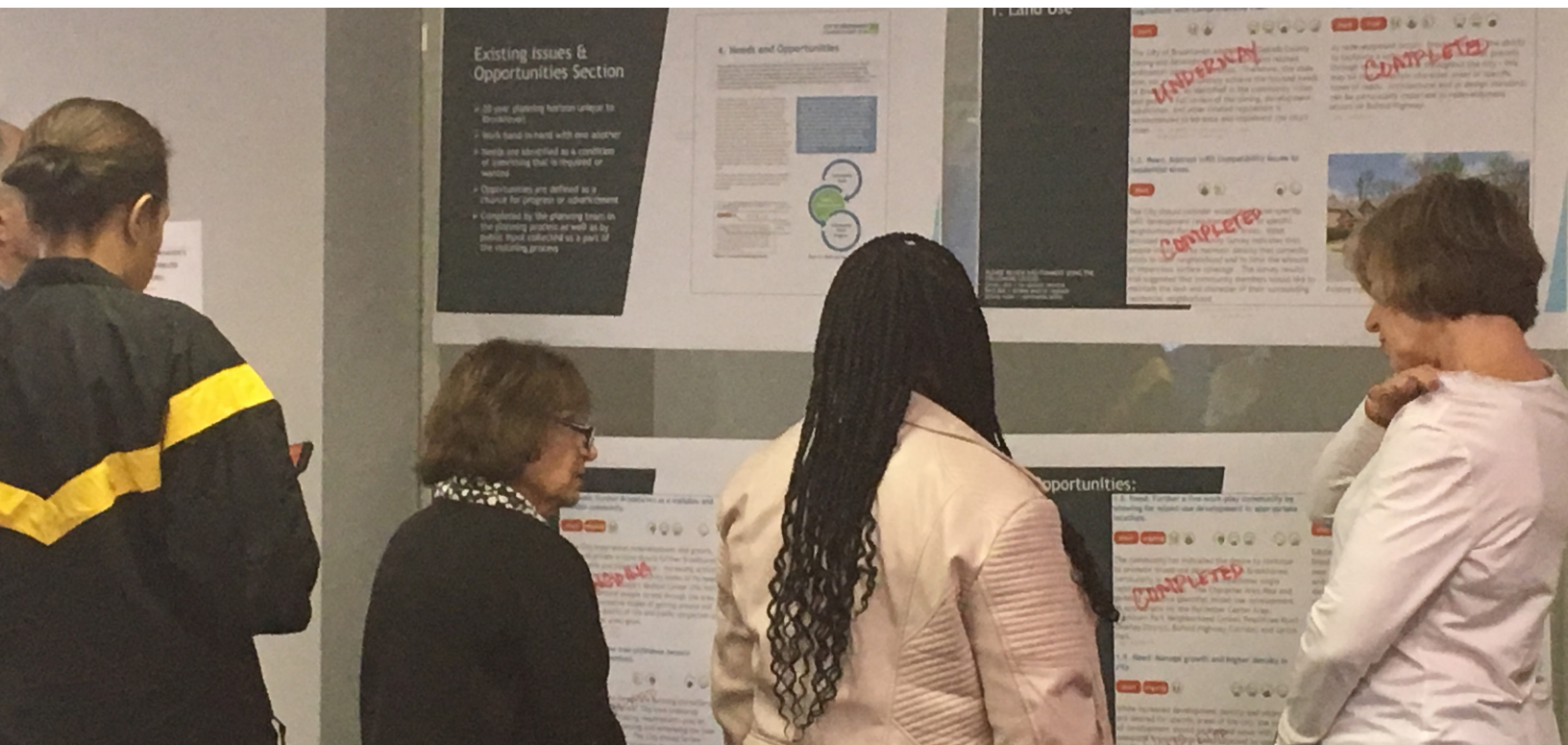
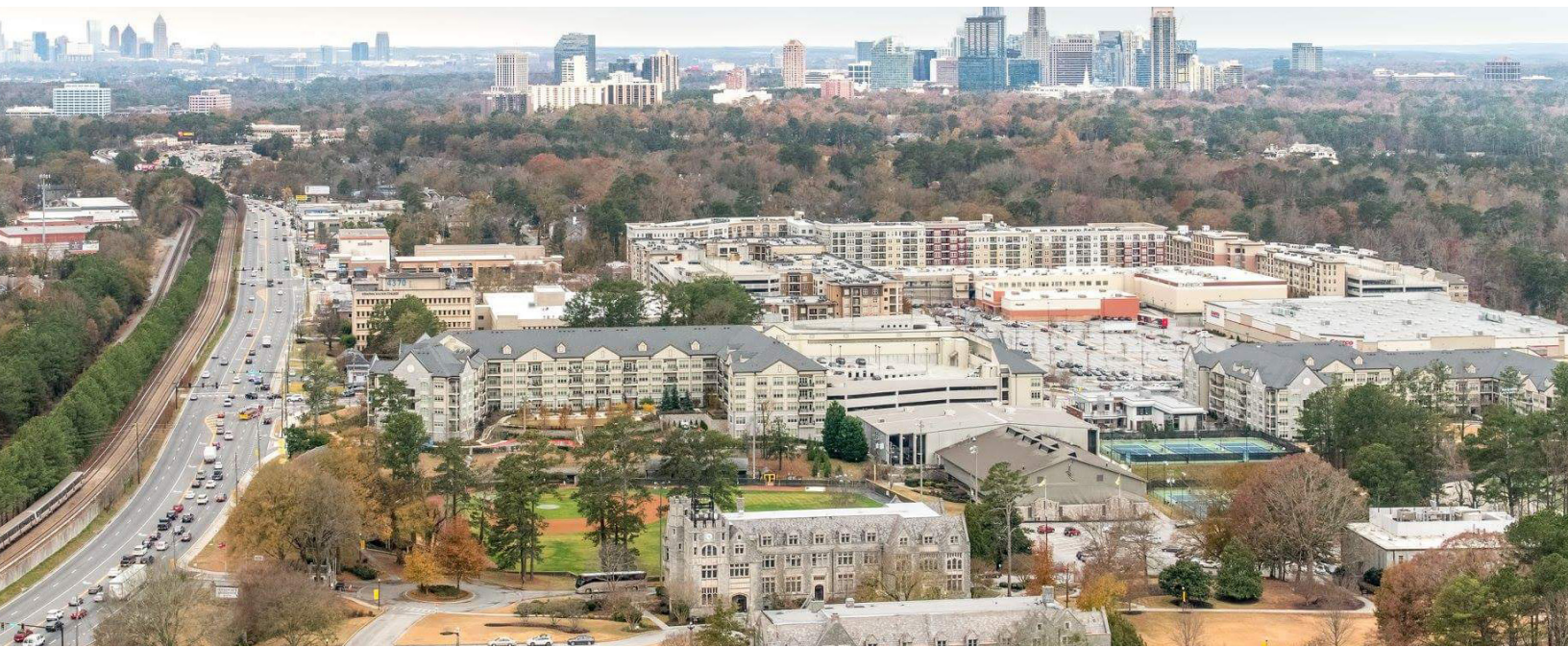
A handwritten signature in black ink, appearing to read "John Ernst", is written over a horizontal line.

John Arthur Ernst, Jr.  
Mayor

# Brookhaven GEORGIA

## 2034 COMPREHENSIVE PLAN

### 5-YEAR UPDATE





## ACKNOWLEDGMENTS

This plan document is the result of a collaborative effort of the Brookhaven community, including: community members, City of Brookhaven elected officials, the Planning Commission/Steering Committee, and City of Brookhaven staff.

A special thank you is given to community members that shared input, ideas, and feedback throughout the planning process to help define the vision and priorities for the City of Brookhaven contained within.

The following individuals played a lead role in the plan's development:

### CITY OF BROOKHAVEN MAYOR + CITY COUNCIL

- John Ernst, Mayor
- Linley Jones, District 1
- John Park, District 2
- Bates Mattison, District 3
- Joe Gebbia, District 4

### CITY OF BROOKHAVEN PLANNING COMMISSION/STEERING COMMITTEE

- Stan Segal, Chairman
- John Funny, Vice Chairman
- Shannon Cameron
- Michael Diaz
- Bert Levy
- Conor Sen
- Madeleine Simmons

### CITY STAFF

- Christian Sigman, City Manager
- Steve Chapman, Assistant City Manager
- Patrice Ruffin, Director of Community Development
- Linda Abaray, Deputy Director of Community Development
- Aronda Smith, Senior Planner
- Drew Murray, Planner II
- Dominique Lockhart, Planner I

# Executive Summary

## Overview of the Comprehensive Plan

Planning is the process of setting the future growth pattern of a city, usually in the form of a land use plan. A land use plan (also known as a comprehensive plan, future land use plan, or master plan) provides general guidance for future land uses as well as goals and policy statements to help direct development and infrastructure improvements for the public good.

These plans address land use issues and define how land should be used in the future (typically over a 20-year period). A future land use/character area map, which accompanies the plan document, designates the intended use and recommended development pattern/density for a particular area.

The future land use recommendations adopted as part of a land use plan and shown on a future land use map are policy, not regulatory; however, the recommendations guide the regulations ultimately adopted as part of city code.

Municipalities in Georgia are required to update their comprehensive plan every five years as required by the Minimum Standards of Local Comprehensive Planning.

The development of a comprehensive plan helps a community to:

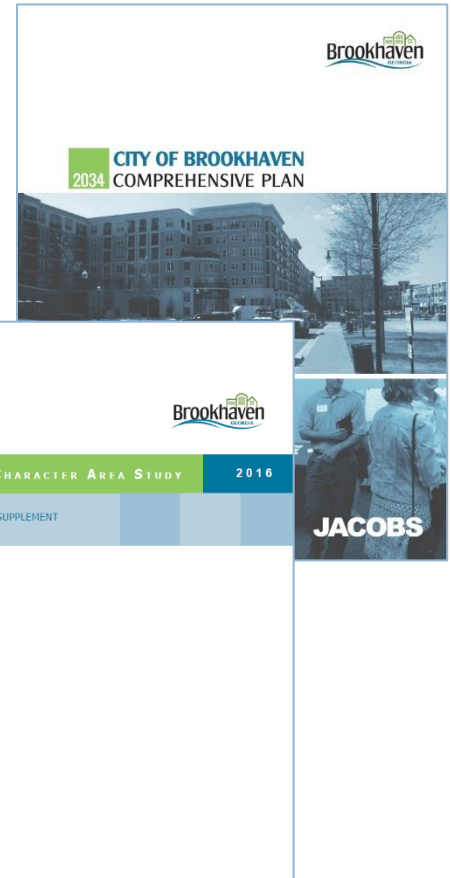
- Develop a vision for what it wants;
- Establish priorities;
- Encourage dialogue and actions;
- Guide decision making; and,
- Determine how to best allocate limited resources.

In a nutshell, the Comprehensive Plan is a roadmap for the City of Brookhaven's future.

## 5-Year Update Process

Brookhaven's first land use plan, Comprehensive Plan 2034, was adopted in November 2014. In addition, the city undertook a Character Area Study, which was approved in January 2017, to further refine the adopted roadmap.

Because the city's planning efforts are so recent, the city has chosen to complete a limited scope update which will include reoption of the existing documents with updates to the existing **Needs & Opportunities** and **Land Use** sections of the plan. Additionally, the update will include new **Community Work Program** for years 2020-2024.





This document is an update to Brookhaven’s plan and affirms the big picture vision set out in the Comprehensive Plan and Character Area Study. This document also provides a list of tasks for city leaders, staff, and citizens to complete in order to implement this vision.

The Brookhaven Planning Commission was identified to serve as the Steering Committee for this update and the schedule for the project was set as follows:

- October 9, 2018 - First Required Public Hearing (City Council)
- October 24, 2018 - Steering Committee Meeting (Planning Commission, Retreat)
- February 6, 2019 - Steering Committee Meeting (Planning Commission, Regular)
- March 28, 2019 and April 25, 2019 - Community Involvement Meeting(s)
- May 28, 2019 - Second Public Hearing (City Council)
- June 2019 - Submittal for Review
- July/August 2019 - Report of Findings and Recommendations
- September 24, 2019 - Adoption & notification (legal) by City
- October 31, 2019 - Final Due Date

## Public Participation

Community Involvement Meetings were held on March 28, 2019 and April 25, 2019 at the Brookhaven City Hall. At the first meeting, the public participated in an open house and was asked to review the sections of the plan identified for updates at various stations around the room. Specifically, citizens were asked to note whether updates were needed or were unnecessary and to provide any specific recommendations in detail. The results were reported at the second meeting and additional comments were taken at that time as well. The public involvement documentation for this project can be found in Appendix F.

## CONTENTS

This document contains updates to the following sections of the original Comprehensive Plan 2034:

- **Chapter 2: Plan Elements**
  - 2.1 Land Use
- **Chapter 4: Needs + Opportunities**
  - 4.1 Land Use
  - 4.2 Community Facilities & Resources
  - 4.3 Economic Development
  - 4.4 Population (Community Building)
  - 4.5 Housing
- **Appendices:**
  - B Community Work Program
    - B.1 Community Work Program for Comprehensive Plan 2034
  - F 5-Year Comprehensive Plan Update (2019) Public Involvement Documentation
  - G Report of Accomplishments (2014-2019)

This document also contains the addition of the following section:

- **Chapter 2: Plan Elements**
  - 2.7 Broadband Services

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## 2 Plan Elements

There are seven substantive elements of the Comprehensive Plan, shown here graphically. As part of the Comprehensive Plan 2034 planning process, the first six elements were explored in detail in both the stakeholder interviews and as a part of the technical analysis completed by the planning team to gain a well-rounded understanding of existing conditions and trends of the community. Highlights from this baseline conditions analysis are provided in this section.

The seventh element is being included in this update as a result of legislation passed by the state in 2018 - the ACE Act (Achieving Connectivity Everywhere) - related to broadband availability within communities.

Land Use

Community Facilities

Economic Development

Demographics

Housing

Transportation

Broadband Services

### Land Use

The Land Use element is the primary element of the comprehensive plan, identifying the long-term use of land and development vision of the community.

### Community Facilities and Resources

This is an optional element of the state planning requirements and is largely supplemented by the City's Parks and Recreation Master Plan.

### Economic Development

This is also an optional extension to the state planning requirements and is included because economic development is viewed as an important component of attracting and maintaining businesses and jobs.

### Demographics

The demographics element considers the characteristics of population and how they may shape the types of jobs, services, and other needs of the city.

### Housing

The housing element of the plan also incorporates the recommendations of the DeKalb County Consolidated Plan, which is spoken to in detail in Appendix A.2.5 of the Comprehensive Plan 2034 document.

### Transportation replaced with the CTP

In place of completing a transportation element as a part of the Comprehensive Plan, the City concurrently completed a Comprehensive Transportation Plan (CTP). The CTP considers regional and county transportation planning efforts. Comprehensive Plan 2034 was closely coordinated with the CTP, which is incorporated by reference.

### Broadband Services

The broadband services element of the plan makes an objective determination of whether the community is served by broadband service and provides steps, if necessary, to improve service.



*Brookhaven offers a mix office, housing and civic uses*



# 2.1 Land Use

## WHY IT MATTERS

Land use is a central component of the comprehensive planning process. Within comprehensive plans, land use plans and policies help establish and clarify the community’s vision for future development. These plans and policies serve as a framework to guide future development decisions made by elected officials. The key product of the land use planning process is the Character Areas Map, provided in Chapter 3 of the Comprehensive Plan 2034 document. The map has been adopted by the City and is consulted when making rezoning decisions. Before future land use plans and policies can be developed, a thorough review of existing land uses and development characteristics must take place. This section provides an overview and key findings from the analysis.

### EXISTING LAND USE ANALYSIS

Figure 2-1 shows the acreages and percentages of land uses in the City of Brookhaven by type. The results show that Brookhaven is virtually built-out with no sizable undeveloped parcels available for development. The primary avenue of land use change within the 2034 planning horizon is anticipated to result from the redevelopment of existing commercial and residential land uses.

#### Single-Family Residential

Single-Family Residential is the most common land use category in the city, representing 58.4 percent of the land area. Brookhaven is truly a city of neighborhoods with over 120 named single-family neighborhoods. The character of these neighborhoods is diverse and varies significantly in regard to architectural style, home size, lot size, block size and street network. The city features historic neighborhoods dating back prior to the 1940s, numerous mid-century neighborhoods established between 1940-1960, and many subdivisions built in recent decades.

#### Multifamily Residential

Multifamily Residential is the second most common land use category within the city comprising 10.0 percent of the city. This category includes apartments, condominiums, and townhome communities. Brookhaven contains over 60 apartment complexes, with the majority of these being found adjacent to Buford Highway. Other clusters of apartments can also be found in the Lenox Park area, Peachtree Road corridor, and the Blackburn Park area. Apartment ages range from recently constructed units in Town Brookhaven and along the Dresden Road corridor to complexes that are many decades old in the Buford Highway corridor.

#### Commercial/Office

Commercial/office land uses are the third most common land use category within the city comprising 13.3 percent of the total land area. This category includes large shopping centers, office development, and strip retail. The majority of the city’s retail uses can be found along the Buford Highway corridor, Peachtree Road corridor, and around Blackburn Park.

Figure 2-1 Existing Land Use Composition 2019

Land Use Type*	Acre	Percentage	Acre	Percentage
Single-Family Residential	4,306.67	59.3%	3,790.42	58.4%
Multifamily Residential	914.34	12.6%	651.80	10.0%
Commercial/Office	717.96	9.9%	864.25	13.3%
Park-Recreation-Conservation	566.37	7.8%	592.90	9.1%
Public-Institutional	306.17	4.2%	330.70	5.1%
Forest-Undeveloped	194.13	2.7%	0.00	0.0%
Under Construction	175.85	2.4%	12.84	0.2%
Transportation-Communication-Utilities	84.32	1.2%	243.89	3.8%
<b>TOTAL</b>	<b>7,265.81</b>	<b>100.0%</b>	<b>6,486.80</b>	<b>100.0%</b>
		Source: ARC LandPro 2010		Source: City of Brookhaven IT/GIS Department 2019

\*2010 and 2019 differ based on available information and current City data on land use types; roadways excluded in 2019 data

Large-scale office development can be found within Executive Park, the Children’s Healthcare of Atlanta campus, Lenox Park, Corporate Square, and the Perimeter Summit area adjacent to I-285.

## DEVELOPMENT TRENDS

Two major trends are evident within the city including a move towards mixed-use pedestrian-friendly development and residential infill redevelopment within older neighborhoods. Redevelopment of aging commercial/office uses is also on the horizon.

### Mixed-Use Development

The most notable mixed-use development within the city is Town Brookhaven. It has a zoning designation of PR-1 (Peachtree Road Districts) which is a category used to promote the redevelopment of existing commercial or light industrial uses into mixed-use developments of medium intensity. The development also falls within the boundaries of the Peachtree Road Overlay District, which seeks to implement the vision of the Brookhaven-Peachtree Livable Centers Initiative study, calling for mixed-use Transit Oriented Development in areas near the Brookhaven MARTA station. Town Brookhaven has been successful in achieving a portion of this vision. The development is a 48 acre pedestrian-friendly urban village, which includes 460,000 sq. ft. of retail, 950 residential units, 20,000 sq. ft. of office, and a number of restaurants.

Another notable mixed-use area developing within the city is the Dresden Drive corridor, known as Brookhaven Village. Like Town Brookhaven, this area is also included within the Peachtree Road Overlay District. The corridor is currently transforming into an urban boulevard with multi-family residential above street-lined retail. This development form provides retail, services, restaurants, and offices within walking distance of surrounding neighborhoods and transit.

Perimeter Summit at I-285 and Ashford Dunwoody is another mixed-use node in the community with office developments, Fortune 500 companies, and multifamily housing.

### Infill Housing

Within the past decade significant residential infill development has occurred in older neighborhoods throughout Brookhaven. Infill development typically includes the purchase of an older home, demolishing it, and building a new dwelling. This is particularly evident in Ashford Park, Drew Valley, Lynwood Park, Brittany, Brookhaven Heights, and Brookhaven Fields. This

development type can present numerous issues relating to neighborhood cohesiveness, historic character, privacy, light, construction impacts, and increased density.

Given Brookhaven’s high quality of life, desirability, and proximity to major employment centers within the region this infill trend is expected to continue. The Comprehensive Plan examines the issue and adequately addresses it through appropriate policies and strategies to minimize any negative impacts that may occur from future residential infill.



*Town Brookhaven*

## KEY FINDINGS

Important key findings from the Baseline Assessment of the Comprehensive Plan 2034 document are as follows:

- Brookhaven is virtually 100 percent developed and does not feature significant amounts of vacant land available for development. As a result, land use changes within the planning horizon are expected to result largely from the redevelopment of commercial/office and residential land uses.
- Significant redevelopment potential is evident along the Buford Highway corridor, Peachtree Road corridor, and within the Blackburn Park commercial center.
- The city has innovative zoning districts to promote mixed-use and pedestrian-friendly development. These include the Peachtree Road (PR) Districts, the Master Planned Development (MPD) District, and a series of mixed-use classifications, which were all adopted as part of the city’s Zoning Ordinance Rewrite project in 2018.
- Residential infill development is common within many neighborhoods in the city and is addressed

within the comprehensive plan to minimize potential negative impacts.

- Mixed-use development is a recent trend in the community with widespread public acceptance.

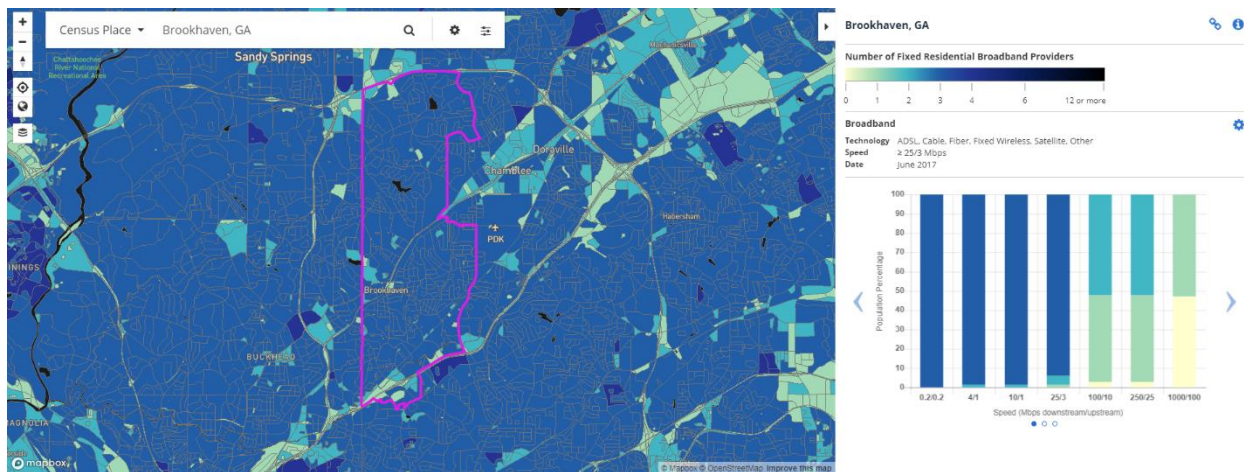
The comprehensive plan focuses on identifying appropriate locations and tools to facilitate mixed-use development and to ensure land use regulations are conducive to mixed-use development.



## 2.7 Broadband Services

Senate Bill 402, known as the ACE Act (Achieving Connectivity Everywhere), directs local communities to address broadband availability in local comprehensive plans. The local government must make an objective determination of whether it is served by broadband service. Appropriate follow-up steps must be identified based on the community's determination of whether it is served by broadband.

The following map identifies broadband services in the City of Brookhaven:



Area Summary Map and Fixed Residential Broadband Providers  
Source: Federal Communications Commission

As used in this section: “Broadband services” means a wired or wireless terrestrial service that consists of the capability to transmit at a rate of not less than 25 megabits per second in the downstream direction and at least 3 megabits per second in the upstream direction to end users and in combination with such service provides:

- Access to the Internet; or
- Computer processing, information storage, or protocol conversion.

And “Broadband services provider” means any provider of broadband services or a public utility or any other person or entity that builds or owns a broadband network project.

Metro Atlanta, DeKalb County, and the City of Brookhaven, generally enjoy widespread access to broadband technology from at least one or two service providers. As the market for broadband technology continues to expand and improve throughout the region and the State, Brookhaven seems positioned to ensure that access to the technology will be available in their market.

## 4 Needs & Opportunities

The needs and opportunities are those that the City should pursue in the 20 year planning horizon. Needs and opportunities work hand-in-hand with one another. Needs are identified as a condition of something that is required or wanted while opportunities are defined as a chance for progress or advancement. The Comprehensive Plan 2034 document identified needs and opportunities which are unique to Brookhaven. These needs and opportunities have been modified in this update based on items identified by staff as completed [see Appendix G Report of Accomplishments (2014-2019)] as well as input from the Planning Commission/Steering Committee, comments received during the community involvement meetings, and recommendations from the public at large.



This section explains each need and opportunity and initiates discussion of potential strategies to address them. Needs and opportunities are divided into the following focus areas:

- Land Use
- Community Facilities and Resources
- Economic Development
- Population
- Housing

The Community Work Program in Appendix B identifies specific actions that are recommended for the City to undertake to address each need and opportunity.

**Figure 4-1: Needs and Opportunities**

## 4.1 Land Use

In the next several years, Brookhaven will continue to face pressure for infill development within its single family residential neighborhoods and for redevelopment along its major roads and within its activity centers. Brookhaven is well positioned to be the beneficiary of positive of public and private investments. Ensuring that the City has the right regulations and incentives in place to preserve neighborhoods while growing compatible mixed-use activity centers of varying intensities is of paramount importance. Land use policies and initiatives should facilitate active streets, healthy living, and a sustainable economy that balances retail and service uses with additional office space. These priorities reflect a community-wide perspective; priorities by unique areas of the city are identified in the Character Area Map.

### PRIORITIES

#### 1.1. Need: Further Brookhaven as a walkable and bikeable community

As the City experiences redevelopment and growth, public and private actions should further Brookhaven as a walkable and bikeable place. Increasing activity in the surrounding regional activity nodes such as Perimeter Center, the Children's Healthcare of Atlanta campus, Executive Park, and the Emory Medical Center (Pill Hill) will bring additional people to and through the area. Furthering alternative modes of getting around will help preserve quality of life and traffic congestion as these and other areas grow.



*New sidewalk and street infrastructure along Buford Highway*

#### 1.2. Need: Review tree ordinance (ensure appropriate protection)

A full and lush tree canopy is a defining characteristic of the City of Brookhaven. The tree ordinance and associated landscaping requirements play an important role in preserving and enhancing the tree canopy in a community. The City should review the existing ordinances to ensure the right level of preservation is occurring. Public investments in trees in the City's parks and other public spaces can also support this effort.

#### 1.3. Need: Address visual clutter in the community

The character of the City of Brookhaven is largely what one views as along the street while driving. Much of this visual clutter is likely a result of nonconforming uses or signs that can be phased out over time through targeted and increased code enforcement, adjustments in the City's sign ordinance, placement of utilities underground, and the development of design guidelines for certain corridors in the city.

#### 1.4. Need: Further health and exercise in the community through supportive infrastructure and design

The way our communities are designed directly impact our long term health. There are various strategies that can be taken to better achieve a healthy community. This includes allowing for uses like community gardens and farmers markets as well as ensuring access to park space within a



reasonable distance of all residential areas and making walking and biking a viable alternative for trips via trails, etc.

Road and the City further considers and plans for a permanent location for its civic and government center.

**1.5. Need: Continue planning efforts that refine and implement the vision and recommendations of the Comprehensive Plan 2034 document and the Character Area Study**

The city should continuously work to implement the ideas expressed by the community during its previous planning efforts by completing further studies of targeted areas and amending codes and ordinances as needed to ensure recommended actions are executed.

**1.6. Opportunity: Install a bicycle and pedestrian bridge connection through the Brookhaven MARTA station across Peachtree Road**

This idea should be approached with MARTA as it pursues development of its parking lots as part of the Transit Oriented Development initiative on its underdeveloped property at the station. This should also be considered as improvements are made along Peachtree Road at North Druid Hills



*Areas still in need of additional walking and biking infrastructure*



*Existing infill housing in the Ashford Park Neighborhood*



*New mixed-use development in Brookhaven Town Center*

## 4.2 Community Facilities & Resources

While it is a developed area, Brookhaven is in its youth as a city and, as such, is in the early phases of establishing a strong foundation of the facilities and resources that it has in place. Areas that are a top priority to the community in terms of both needs and opportunities include transparency, preserving the tree canopy and the city's other natural resources, and addressing utility needs, as further described by each of the items below.

### PRIORITIES

#### 2.1. Need: Preserve the city's tree canopy

The city's tree canopy is one of the aspects of Brookhaven that sets it apart as a neighborhood-centric area within a growing urban context. The opportunities for development and redevelopment bring with it the opportunity to preserve the existing tree canopy while enhancing it with new plantings at previously developed sites. Tree protection should extend from residential to commercial areas and be addressed within both the public realm and private spaces of the city.



*Fernwood Park utilizes the creek system as a community park*

#### 2.2. Need: Stormwater management - evaluate existing program to ensure sufficient capacity to meet needs

As redevelopment and neighborhood development occurs in the city, there will be an increase in impervious surfaces, which will call for additional stormwater management needs. Brookhaven took over management of the stormwater system when it became a city and therefore will be responsible for upgrades.

#### 2.3. Need: Identify infrastructure and utility capacity improvements (water and sanitary sewer) needed to support Future Land Use Plan

Infrastructure and utility capacity are a vital need to facilitate desired development and redevelopment in a community. The City of Brookhaven's water and sewer services are provided and improved by DeKalb County. A full inventory of the city's water and sewer capacity has not been completed since Brookhaven became a city.

#### 2.4. Need: Leverage city's creek system for greater access by community, while protecting their long- term health and viability

North Fork Peachtree Creek and Nancy Creek are two of Brookhaven's most cherished natural resources. The vision for the long term is to make these areas more accessible via development of trail networks and appropriate protections to ensure the creeks are healthy and sufficiently buffered from area development.

#### 2.5. Need: Establish a Town Center

Although establishing a Town Center will likely occur in the mid to long term period, it is essential that in the short term the city identifies a more detailed strategy for what the town center contains, including government offices, civic space, and other community amenities that are desired by the community as well as how the center will interact with private development.

**2.6. Opportunity: Improve coordination with DeKalb County Schools or consider development of a charter school system**

Schools play a fundamental role in the success and health of a community. Quality schools provide a desirable place to live and raise a family and can also provide supplemental facilities for community events and activities. There is ongoing concern in the Brookhaven community about the quality of the public schools in Brookhaven and the degree by which the DeKalb County Schools are adequately planning for the school needs of the population.

**2.7. Need: Document and protect historic resources**

Brookhaven is a well-established community with a variety of historic structures and districts, some of which were identified by community members

and stakeholders during the visioning process. Currently there is no local identification system or local policy in place to protect these resources being removed or altered. The City should complete a historic resources survey and identify ways to protect and preserve these resources in the future.

**2.8. Need: Ensure access to emergency services**

Safety and access to emergency services is an important role of local government. Although Brookhaven has its own Police Department, it still relies on DeKalb County for fire and related services as well as coordination with other local emergency services in cases where the emergency is too large or difficult to be accessed by Brookhaven police.



## 4.3 Economic Development

Needs and opportunities for the economic development component are divided into three groupings:

- **Community Product Enhancements** - Brookhaven, itself, serves as a product to market to prospective residents, employees, and businesses. The community product that the implementation of this Comprehensive Plan will further develop will be instrumental in attracting and retaining future and existing investors. These needs may be used as tools to expose potential investors and residents to the Brookhaven way of life.
- **Economic Opportunities** - This section outlines how the City should move forward to ensure it continues to attract well-matched businesses with quality jobs and facilitate growth of local start-ups.
- **Collaboration and Communication** - The City can position itself as a leader among city programs by clearly defining its role early and establishing how it will share roles with its partners to reduce redundancy and maximize impact. This section outlines how the City can work with its partners for effective collaboration.

### COMMUNITY PRODUCT ENHANCEMENTS

#### 3.1. Opportunity: Continue to enhance, diversify, and attract business establishments and unique restaurants

According to public input collected, the diverse restaurant scene in Brookhaven, particularly those along the Buford Highway Corridor, is an important part of its community fiber. Continuing to enhance and diversify Brookhaven's business establishments and unique restaurants will further Brookhaven as a well-rounded community and welcoming business environment that better serves its residents and business community.

#### 3.2. Opportunity: Identify opportunities for community festivals and events

Although Brookhaven is not as racially diverse as the Atlanta metro and the state, the city is significantly ethnically diverse, with Hispanics making up a quarter of its population. Brookhaven's cultural diversity is one of its prized assets and should be celebrated. Events that bring the community together to highlight various cultures, neighborhoods, businesses, and organizations are informative to citizens wanting to know more about their city, foster appreciation of distinctive groups represented in the city, and encourage community pride which supports talent retention, a key goal of economic development.

### ECONOMIC OPPORTUNITIES

#### 3.3. Opportunity: Use the Buford Highway Economic Development Strategy to drive development of a citywide Economic Development Strategy

As a new city, Brookhaven has the opportunity to establish a strong foundation that can support many years of solid economic development initiatives. A holistic economic development strategy addresses many of Brookhaven's economic development needs including bringing all partners to the table to build consensus, fleshing out the city's economic development goals, the business sectors the City and its partners want to grow, and determining implementation steps.

#### 3.4. Opportunity: Establish additional incentives to encourage sustainable development in the city

Competitive incentives are utilized in many cities, regions, and states to promote targeted growth and development. Once Brookhaven's economic development goals are established, the City should then evaluate which incentives feasibly support these goals and pursue steps to actualize them (opportunity zones, tax allocation districts, etc.).

#### 3.5. Opportunity: Identify ways to regularly engage business community in feedback on city needs and concerns and vice versa

Business retention and expansion (BRE) is a vital component of economic development. The degree to which local government engages with

existing businesses through formal outreach varies greatly. It is important for the City and partners to coordinate their efforts and establish clear roles across economic development initiatives, including BRE, understanding that effective economic development is achieved through public private partnerships.

**3.6. Need: Leverage the Brookhaven MARTA station to encourage further desirable development along the Peachtree Corridor**

The Brookhaven MARTA station is a key asset for the community's development, and it also has the potential to be a top economic development asset. As the City moves forward with its planning and design efforts around the MARTA station, it will need to be proactive in coordinating with MARTA and the ARC to ensure that the firms pursued and attracted are consistent with business sectors in line with the City's economic development goals.

## COLLABORATION AND COMMUNICATION

**3.7. Need: Streamline information accessibility between economic development partners and for site selectors and prospective companies**

A city's website, along with websites of other economic development partners, is often the front door to the community – a first impression to site selectors, prospective companies, and future residents. The City's website can also help build, shape and support relationships with internal constituents. The City should create an

economic development component to its website that is navigable, visually appealing, and visibly interconnected to other websites.

**3.8. Need: Ensure a well-rounded view of the city through coordinated data analysis**

A vital piece to economic development is data analysis: understanding the community's economic dynamics and quickly responding to inquiries. The City must position itself as its own expert, aware and ready to share information about its assets and opportunities, and cognizant of and addressing any perceived or real challenges. The City needs to be able to provide the most recent data available for a variety of indicators, which can be displayed on its economic development online portal.

**3.9. Need: Optimize efforts and resources at county and regional levels**

Organizations such as the DeKalb County Development Authority, DeKalb Chamber of Commerce, and DeKalb Workforce Development at the county level and the numerous regional and state organizations, including but not limited to the Atlanta Regional Commission, Metropolitan Atlanta Rapid Transit Authority (MARTA), Georgia Department of Economic Development, and Georgia Department of Community Affairs have goals that benefit local areas, resources that Brookhaven may be able to tap into, and programs and access to opportunities that the City may leverage.

## 4.4 Population (Community Building)

As a young city, Brookhaven is at a vital point for building a true sense of community and connectedness among its diverse neighborhoods and populations. Part of community building is helping further the needs and goals of all groups of the population.

### PRIORITIES

#### 4.1. Need: Complete a strategic wayfinding and branding study for the city that considers signage, lighting and landscaping unique to Brookhaven

The City should establish and implement a wayfinding and branding program that helps set a unique tone for the City of Brookhaven and creates a physical sense of community and distinction from the surrounding jurisdictions. Although the City has already placed several Brookhaven city limits signs at strategic entry points to the city, several community members have expressed the need to develop notable gateway features at key city entry points.

#### 4.2. Need: Promote lifelong communities

The City of Brookhaven has many older residents; it is a goal of the community to ensure that these individuals are able to continue to live and function within the Brookhaven community. Special needs of the aging population can include accessible housing structures that allow for wheel chair entry and first level necessities, American Disabilities Act accessible community facilities including sidewalks and parks, and activities/locations for social interaction.

#### 4.3. Need: Promote opportunities for community members from all districts to serve on boards or committees

Ongoing public input is essential to providing city leaders with desired direction from its constituents. It also creates a further sense of pride and ownership among residents. The desire to increase more service opportunities in the city was expressed as a part of both public workshops and the community survey. As community boards and commissions are formed, the City should ensure that the different areas of the city have equal representation.



*Citizens at the Community Involvement Meetings*

#### 4.4. Need: Enhance City's communications with public

Community is not something that forms overnight, but one that forms through regular communications, traditions, and interaction among community members. Creating a greater sense of community should be an ongoing goal of the city in its day-to-day operations and strategic events. Actions that could be pursued to enhance communications and other interactions include: continued use of the Brookhaven Blast, regular updates to the City website, City-sponsored festivals, events, and parades (such as the food truck Wednesdays) or public education forums for community members to learn about city operations and departments.

#### 4.5. Opportunity: Grow the City's arts and cultural offerings

Some community members have identified the desire for additional arts and cultural offerings. The City should welcome community scale/level arts and cultural offerings provided by the private sector through regular business development and attraction activities. The City should also develop and implement a public art program to further the city's sense of place and civic environment.



*Marist offers a GED program, accessible to Brookhaven residents*

**4.6. Opportunity: Provide translation services for all city services (hire Spanish speaking staff)**

Through stakeholder engagement, it was identified that the Brookhaven community could be more welcoming to all residents and further a reputation as an open and diverse community if it provided translation services for non-English speaking persons. There were mixed opinions about the need for this when the idea was brought to the public during the public outreach process for the Comprehensive Plan.

**4.7. Opportunity: Promote workforce development programs for citizens as needed**

The City can help link community members with GED classes and workforce development programs that up- skill adults to prepare them for jobs available in the city. The City's population is well educated at this point, with nearly 75 percent of the population having at least some college education if not more than a college degree; however, there is still an opportunity to lift up the approximately 12 percent of the population that does not have a high school diploma.



## 4.5 Housing

Brookhaven has a large and diverse housing supply. Many of its single family homes have very high market values and many of the recent housing products that have been developed, including units for sale and for rent, have very high asking prices or rents. There is also acknowledgment that some of the city's rental housing stock, particularly in some areas of Buford Highway, has reached its useful life and either requires major upgrades to be fit for habitation or should be redeveloped.

### PRIORITIES

#### 5.1. Need: Preserve safe and affordable housing in the community

There is great concern that as Brookhaven flourishes as a city it will gentrify and become unaffordable to some of the diverse families and individuals that make Brookhaven a unique place. Preserving safe and affordable housing is a top priority to ensure that the diverse array of Brookhaven community members can continue to live here. MARTA also has a requirement for affordable housing as a part of its Transit Oriented Development initiative, which can help ensure that there is affordable housing in the Peachtree Road Corridor.

#### 5.2. Need: Work with DeKalb County to target HUD funding for improvement and preservation of affordable housing in city

The City has identified the poor condition of some of its housing stock during a community



*Housing development along Buford Highway*

wide audit of apartment complexes. The City should continue to work with DeKalb County to identify funding to improve and preserve affordable housing in the city while improving quality of life within existing developments.

# APPENDICES

## B Community Work Program

### B.1 Community Work Program for Comprehensive Plan 2034 (2020- 2024)

# Community Work Program 2020-2024



ID	Description of Activity	Timeframe							Responsible Party	Estimated Cost	Potential Funding Source*
		2019	2019 Accomplishments	2020	2021	2022	2023	2024			
*Funding is subject to annual budget allocation by Mayor and Council, potential bond issuance, and the availability of funding from federal and state grants.											
LAND USE											
1.1.	Further Brookhaven as a walkable and bikeable community.										
1.1.1.	Implement recommendations for new parks, trail systems and improvements to existing parks identified in the Parks and Recreation Master Plan.	X	Underway	X	X	X			Parks and Recreation	See Parks and Rec. Master Plan	Gen Fund/ Grants/ User Fees/ Bonds
1.1.2.	Implement recommendations of the Comprehensive Transportation Plan that promotes walkability and bikeability.	X	Underway	X	X				Community Devt, Public Works, Parks and Rec.	See CTP	Gen Fund/ other sources identified
1.1.3.	Identify opportunities to promote neighborhood commercial centers in targeted areas through incentives or other mechanisms.	X	Ongoing	X					City Manager, Devt Authority	Staff	Gen Fund
1.2.	Review tree ordinance (ensure appropriate protection).										
1.2.1.	Review the tree ordinance to ensure that it is working effectively and amend the ordinance, if necessary. Include alternative planting standards (e.g. large planters in public places and parking structures).		Not Started	X					Community Devt	\$15,000	Gen Fund
1.3.	Address visual clutter in the community.										
1.3.1.	Continue Code Enforcement efforts.	X	Ongoing	X	X	X	X	X	Community Devt	Staff	N/A
1.3.2.	Review and amend sign ordinance as needed.	X	Ongoing		X		X		Community Devt, Legal	\$25,000	Gen Fund
1.4.	Further health and exercise in the community through supportive infrastructure and design.										
1.4.1.	Consider the adoption of the Ashford Dunwoody Master Active Living Plan and amend the PC zoning district as appropriate.	X	Underway	X					Community Devt	Staff	Gen Fund
1.4.2.	Consider recommendations of the Master Active Living Plans for the Ashford Dunwoody Study Area and the Buford Highway Corridor Study Area.	X	Underway	X					Community Devt	\$50,000	Gen Fund
1.4.3.	Pursue Healthy Communities designation by CDC or other entity (Requires further research by planning team)	X	Not Started	X	X				Community Devt	Staff	Gen Fund
1.4.4.	Identify locations for community gardens.	X	Underway	X	X	X			Parks and Rec.	Staff	Gen Fund
1.4.5.	Implement a community garden program.	X	Underway	X	X				Parks and Rec.	\$15,000	Gen Fund
1.5.	Continue planning efforts that refine and implement the vision and recommendations of the Comprehensive Plan 2034 document and the Character Area Study.										
1.5.1.	Investigate possibility of establishing design guidelines for Blackburn Park Neighborhood Center.	X	Underway	X					Community Devt	\$25,000	Gen Fund
1.5.2.	Investigate possibility of establishing design guidelines for Clairmont Road.	X	Underway						Community Devt	\$24,500	Gen Fund
1.5.3.	Review sidewalk ordinance and ability to waive/vary standards in consideration of trees and other existing site features.	X	Underway						Community Devt	Staff	Gen Fund
1.5.4.	Develop Special Area Plans for targeted nodes and corridors of the city.		Not Started	X	X	X			Community Devt	\$100,000	Gen Fund
1.5.5.	Review Zoning Ordinance to determine if infill housing requirements are needed.		Not Started	X					Community Devt	Staff	Gen Fund



ID	Description of Activity	Timeframe							Responsible Party	Estimated Cost	Potential Funding Source*
		2019	2019 Accomplishments	2020	2021	2022	2023	2024			
1.5.6.	Review Zoning Ordinance to determine if additional pedestrian safety measures should be included in development regulations.		Not Started	X					Community Devt	Staff	Gen Fund
1.5.7.	Ensure pedestrian safety and multimodal options continue to be provided through implementation of the Comprehensive Transportation Plan and Bicycle, Pedestrian, and Trail Plan.	X	Ongoing	X	X	X	X	X	Public Works, Community Devt	Staff	Gen Fund
1.5.8.	Consider soundproofing standards for new developments near the Peachtree-DeKalb Airport and ensure compatible development in the area.		Not Started	X					Community Devt	Staff	Gen Fund
1.5.9.	Ensure pedestrian safety and multimodal options continue to be provided through implementation of the Comprehensive Transportation Plan and Bicycle, Pedestrian, and Trail Plan.	X	Ongoing	X	X	X	X	X	Public Works, Community Devt	Staff	Gen Fund
1.5.10	Develop separate character area for annexation area south of I-85.		Not Started	X					Community Devt	Staff	Gen Fund
1.5.11	Review land development and subdivisions code to ensure alignment with comprehensive plan policies and recommendations.	X	Underway						Community Devt	Staff	Gen Fund
1.6	Install a bicycle and pedestrian bridge connection through the Brookhaven MARTA station across Peachtree Road.										
1.6.1	Discuss as MARTA TOD project is considered.		Not Started						City Manager, Mayor and Council	TBD	Multiple sources
COMMUNITY FACILITIES AND RESOURCES											
2.1.	Preserve the city's tree canopy.										
2.1.1	See 1.2.1.		Not Started	X					Community Devt	Staff	Gen Fund
2.2.	Stormwater management - evaluate existing program to ensure sufficient capacity to meet needs.										
2.2.2.	Review City's adopted stormwater management ordinances and update to reflect recommendations of the Metropolitan North Georgia Water Planning District Watershed Management Plan	X	Ongoing	X					Community Devt, Public Works, Legal	Staff	Gen Fund
2.2.3.	Explore conversion of 100 year flood FEMA sites and other vacant lands to stormwater management facilities.	X	Ongoing						Public Works	Staff	General Fund/ GEFA/ Stormwater Utility fees
2.3.	Identify infrastructure and utility capacity improvements (water and sanitary sewer) needed to support Future Land Use Plan.										
2.3.1.	Collaborate with DeKalb County regarding water and sewer capacity needs to meet City's Future Land Use Plan, as laid out by the Character Area Map and defining narrative.	X	Ongoing	X					Community Devt, Public Works	Staff	Gen Fund
2.4.	Leverage city's creek system for greater access by community, while protecting their long-term health and viability.										
2.4.1.	Implement recommendations of City's Parks and Recreation Master Plan.	X	Underway	X	X	X	X		Parks and Rec.	See PRMP	Park Bond
2.4.2.	Evaluate stream bank restoration on park property.	X	Underway	X	X				Parks and Recreation	TBD	Gen Fund, Stormwater Utility Fees, Grants
2.4.3.	Deploy stream bank restoration.	X	Underway	X	X				Parks and Recreation	TBD	Gen Fund/ Stormwater Utility fees/ Grants

# Community Work Program 2020-2024



ID	Description of Activity	Timeframe							Responsible Party	Estimated Cost	Potential Funding Source*
		2019	2019 Accomplishments	2020	2021	2022	2023	2024			
2.5.	Establish a Town Center.										
2.5.1.	Determine components and needs of a Town Center.		Ongoing						City Manager, Mayor and Council	Staff	Gen Fund
2.5.2.	Undertake a Master Plan to explore strategic location and desirable attributes of Brookhaven's long-term City Hall and civic area needs.		Ongoing						City Manager, Mayor and Council	\$75,000	Gen Fund
2.5.3.	Explore/inventory available sites.		Ongoing						City Manager, Mayor and Council	TBD	Gen Fund
2.5.4.	Begin process to secure sites for Civic/City Center.		Ongoing						City Manager, Mayor and Council	TBD	Gen Fund
2.6.	Improve coordination with DeKalb County Schools or consider development of a charter school system.										
2.6.1	Develop a coordination program or memorandum of understanding (MOU) with school boards or system personnel to share information on school siting, forecasts, joint use of facilities, infrastructure plans, bus routes, and safe routes to school.	X	Underway	X	X	X	X	X	City Manager, Parks and Rec., Community Devt, Public Works, Mayor and Council, Legal	Staff	TBD
2.7.	Document historic resources.										
2.7.1.	Undertake a historic and archeological resource survey (including cemeteries)		Not Started	X					Community Devt	\$25,000	Gen Fund/ Grants
2.7.2.	Develop historic guidelines for identified resources.		Not Started	X					Community Devt	\$100,000	Gen Fund/ Grants
2.8.	Ensure access to emergency services.										
2.8.1	Evaluate ability to maintain emergency services.	X	Ongoing	X	X	X	X		City Manager, Police, DeKalb County	Staff	Gen Fund
2.8.2.	Implement related recommendations of Comprehensive Transportation Plan.	X	Ongoing	X	X	X	X	X	Public Works, Community Devt	See CTP	Gen Fund/ Grants and aid
2.8.3	Construct new public safety building.	X	Underway	X					City Manager, Police, Public Works	\$12 million	SPLOST
2.8.4	Implement security camera and license plate reader program as part of park plan development including the greenway.	X	Underway	X	X				Police, Parks and Rec.	TBD	Park Bond
ECONOMIC DEVELOPMENT											
3.1.	Continue to enhance, diversify, and attract business establishments and unique restaurants.										
3.1.1.	Inventory current local service establishments and determine if additional services are needed.	X	Ongoing	X					City Manager, Devt Authority	Staff	Gen Fund

# Community Work Program 2020-2024



ID	Description of Activity	Timeframe							Responsible Party	Estimated Cost	Potential Funding Source*
		2019	2019 Accomplishments	2020	2021	2022	2023	2024			
3.1.1.a.	Create a citywide Economic Development Plan and Market Strategy.	X	Underway						City Manager, Devt Authority	\$50,000	Gen Fund/ Tourism
3.2.	Identify opportunities for community festivals and events.										
3.2.2.	Promote and advance these events as a platform to celebrate the various cultures represented within the city.	X	Ongoing	X	X	X	X	X	City Manager, Tourism Office	Convention & Visitors Bureau Budget	Gen Fund/ Tourism/ Grants
3.2.3.	Utilize these events to provide an avenue for local business promotion. An event like "Taste of Brookhaven" could highlight the unique restaurants and catering services in town.	X	Ongoing	X	X	X	X	X	City Manager, Tourism Office	Convention & Visitors Bureau Budget	Gen Fund/ Tourism/ Grants
3.3.	Use the Buford Highway Economic Development Strategy to drive development of a citywide Economic Development Strategy.										
3.3.3.	Evaluate economic opportunities in proximity to the DeKalb- Peachtree Airport (PDK).	X	Underway	X					City Manager, Devt Authority	City Manager/ Devt Authority	Gen Fund/ Devt Authority/ Tourism/ Grants
3.4.	Establish additional incentives to encourage sustainable development in the city.										
3.4.1.	Identify impactful incentives that align with economic development goals once they have been established in the citywide Economic Development strategy.	X	Ongoing	X	X	X	X	X	City Manager, Devt Authority	Included in cost of ED Strategy	Gen Fund/ Devt Authority/ Tourism/ Grants
3.5.	Identify ways to regularly engage business community in feedback on city needs and concerns and vice versa.										
3.5.1.	Develop a business retention and expansion program to gain feedback on needs and concerns.	X	Ongoing	X	X	X	X		City Manager	Staff	General Fund
3.5.2.	Develop and continually evaluate the criteria for business retention and expansion visits, in addition to size, and ensure the data that is collected is actionable.	X	Ongoing	X	X	X	X	X	City Manager, State Economic Devt Dept	Staff	Gen Fund/ Grants
3.5.4.	Maintain a relationship with Brookhaven businesses.	X	Ongoing	X	X	X	X		City Manager	Staff	Gen Fund
3.5.5.	Promote and operate the City's business incubation center.	X	Underway						City Manager	\$500,000	Gen Fund/ User fees/ Grants
3.6.	Leverage the Brookhaven MARTA station to encourage further desirable development along the Peachtree Corridor.										
3.6.1.	Incorporate relevant components of the Comprehensive Transportation Plan and planned transit-oriented development into Economic Development Strategy.	X	Underway	X	X				City Manager, Devt Authority	Included in cost of ED Strategy	Gen Fund/ Devt Authority
3.7.	Streamline information accessibility between economic development partners and for site selectors and prospective companies.										
3.7.1.	Maintain and leverage a comprehensive, up-to-date database of the City's available and developable real estate portfolio.	X	Ongoing	X	X	X	X	X	City Manager, Devt Authority, IT	\$35,000/ \$10,000 annually	Devt Authority/ State Econ Devt Dept
3.8.	Ensure a well-rounded view of the city through coordinated data analysis.										

ID	Description of Activity	Timeframe							Responsible Party	Estimated Cost	Potential Funding Source*
		2019	2019 Accomplishments	2020	2021	2022	2023	2024			
3.8.1.	Maintain data profiles for the website, provide economic- development data analytics for the City, and fulfill data requests from prospective businesses and site selectors.	X	Ongoing	X	X	X	X	X	City Manager, Community Devt, GIS	\$15,000	Gen Fund/ Grants
3.8.2.	Incorporate examination of national and metrowide best practices and peer city benchmarking into periodic City data analysis.	X	Ongoing	X	X	X	X		City Manager	Staff	Gen Fund
3.8.3.	Partner with the Brookhaven Development Authority, local business leaders, and other potential partners to align economic development goals and metrics.	X	Ongoing	X	X	X	X	X	City Manager, Devt Authority	Staff	Gen Fund
3.8.4.	Develop work program as part of the citywide Economic Development Plan.	X	Underway	X	X				City Manager, Devt Authority	Staff	Gen Fund
3.9.	Optimize efforts and resources at county and regional levels										
3.9.1.	Identify programs and funding mechanisms that the City, local business leaders, and other economic development partners can leverage within economic development initiatives.	X	Ongoing	X	X	X	X	X	City Manager, Devt Authority	Staff	Gen Fund
POPULATION											
4.1.	Complete a strategic wayfinding and branding study for the city that considers signage, lighting and landscaping unique to Brookhaven.										
4.1.1.	Complete strategic lighting and landscaping study for City Rights of Way.	X	Underway	X					City Manager, Community Devt, Public Works	Staff	Gen Fund
4.2.	Promote lifelong communities.										
4.2.1.	Complete the Atlanta Regional Commission Local Government Lifelong Communities Assessment Survey.	X	Underway	X					Community Devt	Staff	N/A
4.2.2.	Identify appropriate facilities, programs, and policies to further Brookhaven as a Lifelong Community.	X	Underway	X					Community Devt	Staff	Gen Fund
4.2.3.	Evaluate codes, services and practices to identify regulatory barriers that obstruct the support of Lifelong Communities Principles.	X	Underway	X					Community Devt	See Land Use	Gen Fund
4.3.	Promote opportunities for community members from all districts to serve on boards or committees.										
4.3.1.	Create an application process for citizens interested in serving on appointed boards and commissions.	X	Not Started						City Manager	Staff	Gen Fund
4.4.	Enhance City's communications with public.										
4.4.1.	Hold public forums, offering community members an opportunity to learn about government services.	X	Ongoing	X	X	X	X	X	City Manager, All Departments	Staff	Gen Fund
4.4.2.	Continue to provide e-newsletter option to community members as well as quarterly print newsletters to all community members.	X	Ongoing	X	X	X	X	X	Communications Dept	\$40,000	Gen Fund
4.4.3.	Create a biannual City magazine.	X	Ongoing	X	X	X	X	X	City Manager, Public Relations	\$50,000	Gen Fund/ Ad sales
4.5.	Grow the City's arts and cultural offerings.										
4.5.1.	Develop a public art program via ordinance.	X	Underway	X	X				City Manager, Community Devt, Parks and Rec.	Staff	Gen Fund



# Community Work Program 2020-2024



ID	Description of Activity	Timeframe							Responsible Party	Estimated Cost	Potential Funding Source*
		2019	2019 Accomplishments	2020	2021	2022	2023	2024			
4.5.2.	Implement a public art program.	X	Underway	X	X				City Manager, Community Devt, Parks and Rec., Public Works	TBD	Gen Fund/ Grants
4.5.3.	Identify incentives for incorporation of public art in private development; coordinate with action 1.1.1.	X	Underway	X					City Manager, Community Devt	Staff	Gen Fund
4.5.4.	Continue to promote City led or partnered activities and events.	X	Ongoing	X	X	X	X		City Manager, Tourism Office, Communications Dept, Public Relations	Staff	Gen Fund/ Tourism
4.6.	Provide translation services for all city services (hire Spanish speaking staff).										
4.6.1.	Coordinate with translation service providers or hire staff directly to ensure communications targeted toward non-English speaking citizens.	X	Ongoing	X	X	X	X	X	City Manager, Communications	Staff	Gen Fund
4.7.	Promote workforce development programs for citizens as needed										
4.7.1.	Link community members with program offerings from various service providers.	X	Ongoing	X	X	X	X	X	City Manager, Economic Devt	Staff	Gen Fund
HOUSING											
5.1.	Preserve safe and affordable housing in the community.										
5.1.1.	As multi-family housing redevelops in community, provide incentives for providing affordable housing as a percentage of units.	X	Underway	X	X	X	X	X	City Manager, Community Devt, Devt Authority	See Land Use	Gen Fund
5.1.2.	Continue code enforcement efforts related to housing.	X	Ongoing	X	X	X	X	X	Community Devt	Staff	Gen Fund
5.1.2.a.	Add additional code enforcement as necessary.		Not Started						Community Devt	\$100,000	Gen Fund
5.1.2.b.	Cross-train police officers for code enforcement needs (after hours).	X	Ongoing	X	X	X	X	X	Community Devt, Police	Staff	Gen Fund
5.1.3.	Continue Police Department's Crime Free Housing Program/Addition of Video Monitoring and License Plate Readers throughout City	X	Ongoing	X	X	X	X	X	Police	TBD	Gen Fund/ Grants
5.2.	Work with DeKalb County to target HUD funding for improvement and preservation of affordable housing in city.										
5.2.2.	Conduct interior apartment audit program per ordinance.	X	Ongoing	X	X	X	X	X	Community Devt	\$50,000 annually	Gen Fund/ CDBG

# F 5-Year Comprehensive Plan Update (2019) Public Involvement Documentation

Section	Item #/Section	Comment	Edit Type	Comment by	Response from Staff
LAND USE					
Land Use	Development Trends Existing Land Use Analysis	Figure 2-2 - update needed	Text	Staff	
Land Use		Update zoning district titles referenced and add new classifications as necessary	Text	Staff	
Land Use		Update statistics throughout	Text	Staff	
Land Use		Figure 2-2 - these % are now 9 years old. Anyway to update? In particular, what is % and acreage of multifamily?	Text	Planning Commission	Data will be updated.
Land Use		Preserve single family neighborhoods	Comment only	Public	
Land Use		Lenox Park has almost 1,600 apartments and only 192 homes. We do not need more apartments. Put more owner-occupied townhomes and condos to create balance.	Policy	Public	Will be reviewed for addition to Community Work Program.
ISSUES & OPPORTUNITIES					
Issues & Opportunities	Introductory Section	Update to reflect that Community Work Program is adopted annually	Text	Staff	
Issues & Opportunities: 1. Land Use	1.1	Underway - zoning ordinance rewrite complete; other amendments pending	Comment only	Staff	
Issues & Opportunities: 1. Land Use	1.1	Delete and/or replace.	Policy	Planning Commission	Will be updated as amendments are completed and new amendments are considered by Council.
Issues & Opportunities: 1. Land Use	1.2	Completed - character area study and zoning ordinance rewrite	Comment only	Staff	
Issues & Opportunities: 1. Land Use	1.2	Review tree ordinance and stormwater ordinance as it relates to this item.	Policy	Planning Commission	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 1. Land Use	1.2	"should consider" - I thought we were committed to establishing area-specific infill (beyond character)?	Policy	Planning Commission	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 1. Land Use	1.2	Trees? Larger property built and more stormwater runoff.	Policy	Planning Commission	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 1. Land Use	1.3	Completed - zoning ordinance rewrite	Comment only	Staff	
Issues & Opportunities: 1. Land Use	1.3	Currently address Peachtree only.	Policy	Planning Commission	Design standards were included as part of the Buford Highway Overlay; however, architectural standards were not determined to be appropriate.
Issues & Opportunities: 1. Land Use	1.3	Peachtree Road versus Buford Highway	Policy	Planning Commission	Design standards were included as part of the Buford Highway Overlay; however, architectural standards were not determined to be appropriate.
Issues & Opportunities: 1. Land Use	1.4	Ongoing - bike-ped plan, sidewalk ordinance, sidewalk fund	Comment only	Staff	
Issues & Opportunities: 1. Land Use	1.4	Add "such as," instead of naming specific nodes.	Text	Planning Commission	Text will be updated.
Issues & Opportunities: 1. Land Use	1.4	Change "...nodes of..." to "...nodes such as..." and add annexed properties to potential locations (e.g. Executive Park).	Text	Planning Commission	Text will be updated.
Issues & Opportunities: 1. Land Use	1.4	Scooters. Nodes not named.	Text	Planning Commission	Text will be updated.
Issues & Opportunities: 1. Land Use	1.4	If a sidewalk is installed on Lenox Park Boulevard (on the Arbors side of the street) it would be cutting down some 60+ trees. Instead of helping green up Brookhaven you are doing the opposite. You are not doing what 1.5 tree ordinances is supposed to do.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 1. Land Use	1.4	Please make it safer to cross as crosswalks.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 1. Land Use	1.4	Need stronger measures for pedestrian safety on streets with crosswalks.	Policy	Public	Will be reviewed for addition to Community Work Program.

Section	Item #/Section	Comment	Edit Type	Comment by	Response from Staff
Issues & Opportunities: 1. Land Use	1.4	In building new sidewalks, do not eliminate mature trees. Some streets are fine with a sidewalk on one side only.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 1. Land Use	1.4	Sidewalks not needed on both sides of street. Trees should not be cut down.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 1. Land Use	1.4	Need to consider another option (mode of transport) for last mile - not scooters - for those who cannot walk greater than one mile or bike.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 1. Land Use	1.5	Completed - amended 08/26/14, 02/10/15, 08/25/15, and 08/22/17	Comment only	Staff	
Issues & Opportunities: 1. Land Use	1.5	In addition to trees in the ground, expand use of large planters in public places.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 1. Land Use	1.5	Do not eliminate trees for sidewalks.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 1. Land Use	1.5	Current tree ordinance has not stopped the clear cutting of trees. Need to consider proposal in progress.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 1. Land Use	1.6	Ongoing - sign ordinance amendments, sign registration program	Comment only	Staff	
Issues & Opportunities: 1. Land Use	1.7	Ongoing - community gardens, farmers markets, bike-ped plan	Comment only	Staff	
Issues & Opportunities: 1. Land Use	1.7	Add "trails" and reference "trips" rather than "short trips".	Text	Planning Commission	Text will be updated.
Issues & Opportunities: 1. Land Use	1.8	Completed - zoning ordinance rewrite	Comment only	Staff	
Issues & Opportunities: 1. Land Use	1.8	Many in the community feel we have gone too far in promoting mixed-use.	Policy	Planning Commission	
Issues & Opportunities: 1. Land Use	1.8	Other areas.	Policy	Planning Commission	
Issues & Opportunities: 1. Land Use	1.8	City should give incentives to draw mixed use to targeted neighborhoods like Lenox Park?	Comment only	Planning Commission	
Issues & Opportunities: 1. Land Use	1.9	Completed - zoning ordinance rewrite	Comment only	Staff	
Issues & Opportunities: 1. Land Use	1.9	Is there a real desire for increased density?	Policy	Planning Commission	
Issues & Opportunities: 1. Land Use	1.9	Soundproofing standards for new developments near PDK.	Policy	Agency	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 1. Land Use	1.9	Ensure compatible land-use development near PDK.	Policy	Agency	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 1. Land Use	1.10	Completed - applications provided to school district for review monthly, annual development review meeting between departments	Comment only	Staff	
Issues & Opportunities: 1. Land Use	1.11	Ongoing - some initial contact with property owners	Comment only	Staff	
Issues & Opportunities: 1. Land Use	1.11	This probably should be part of the overall redevelopment of MARTA. May not be worthwhile to make that investment now.	Policy	Planning Commission	
Issues & Opportunities: 1. Land Use	1.11	Change to a mid-term item.	Policy	Planning Commission	
Issues & Opportunities: 1. Land Use	1.11	Consider integrating North Druid Hills Corridor with this item. Should we develop a strategy for improving Peachtree and intersections with North Druid Hills and Dresden that does not depend on MARTA for assistance?	Policy	Planning Commission	



Section	Item #/Section	Comment	Edit Type	Comment by	Response from Staff
Issues & Opportunities: 1. Land Use	1.11	North Druid?	Comment only	Planning Commission	
Issues & Opportunities: 2. Community Facilities & Resources	2.1	Ongoing - tree canopy study 2014 and 2016	Comment only	Staff	
Issues & Opportunities: 2. Community Facilities & Resources	2.1	Language needs editing.	Policy	Planning Commission	Text will be updated.
Issues & Opportunities: 2. Community Facilities & Resources	2.1	All new parking structures and community areas should have large planters to augment the tree canopy.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 2. Community Facilities & Resources	2.1	In your intent is to preserve the tree canopy, why would you cut down 60+ trees on Lenox Park Boulevard (mature trees) to install a sidewalk.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 2. Community Facilities & Resources	2.1	In order to preserve trees do not put sidewalks on both sides of street.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 2. Community Facilities & Resources	2.1	Tree canopy can be preserved by no putting sidewalks on both sides of the street.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 2. Community Facilities & Resources	2.1	Installing additional sidewalk on Lenox Park Boulevard is against effort to conserve tree canopy. There is sidewalk on other side.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 2. Community Facilities & Resources	2.2	Ongoing - public works capital improvement program	Comment only	Staff	
Issues & Opportunities: 2. Community Facilities & Resources	2.2	Continue conversation with DeKalb to review capacity.	Comment only	Planning Commission	This item is related to stormwater capacity, which is not managed by the county. The city, through the development review process, communicates frequently with the county on capacity as it relates to the water/sewer system.
Issues & Opportunities: 2. Community Facilities & Resources	2.2	How do we identify needed improvements?	Comment only	Planning Commission	The city maintains a stormwater management plan in compliance with the state environmental protection division.
Issues & Opportunities: 2. Community Facilities & Resources	2.3	Completed - DeKalb consent order	Comment only	Staff	
Issues & Opportunities: 2. Community Facilities & Resources	2.3	Why would we do the job of Watershed? This should be done more from a basin (watershed) standpoint.	Comment only	Planning Commission	The county is responsible for capacity improvements; however, the city supports the county through the development review process to ensure capacity issues are addressed.
Issues & Opportunities: 2. Community Facilities & Resources	2.3	How do we identify needed improvements?	Comment only	Planning Commission	Through coordination with the county.
Issues & Opportunities: 2. Community Facilities & Resources	2.4	Completed - zoning ordinance rewrite, chapter 14 updates	Comment only	Staff	

Section	Item #/Section	Comment	Edit Type	Comment by	Response from Staff
Issues & Opportunities: 2. Community Facilities & Resources	2.4	Strategic means defining how we get there.	Comment only	Planning Commission	
Issues & Opportunities: 2. Community Facilities & Resources	2.4	Burying utilities is such an important step. Have to be able to continue planting there.	Comment only	Public	
Issues & Opportunities: 2. Community Facilities & Resources	2.5	Ongoing - Peachtree creek greenway	Comment only	Staff	
Issues & Opportunities: 2. Community Facilities & Resources	2.5	Update to include North Fork Peachtree Creek	Comment only	Planning Commission	
Issues & Opportunities: 2. Community Facilities & Resources	2.6	Ongoing - city administration	Comment only	Staff	
Issues & Opportunities: 2. Community Facilities & Resources	2.6	This should be part of the MARTA redevelopment	Policy	Planning Commission	
Issues & Opportunities: 2. Community Facilities & Resources	2.6	Why not consider the park side campus at Lenox Park?	Comment only	Public	
Issues & Opportunities: 2. Community Facilities & Resources	2.7	Ongoing - see 1.10	Comment only	Staff	
Issues & Opportunities: 2. Community Facilities & Resources	2.7	Delete and/or replace.	Comment only	Planning Commission	
Issues & Opportunities: 2. Community Facilities & Resources	2.7	No charter schools	Policy	Planning Commission	
Issues & Opportunities: 2. Community Facilities & Resources	2.8	Not started - no department activity on this item	Comment only	Staff	
Issues & Opportunities: 2. Community Facilities & Resources	2.8	Do we really have any historic facilities?	Policy	Planning Commission	The city has not formally completed a historic resources survey. Task is included in Community Work Program.
Issues & Opportunities: 3. Economic Development	3.1	Ongoing - economic development department	Comment only	Staff	
Issues & Opportunities: 3. Economic Development	3.1	People need affordable places to live including city employees.	Comment only	Public	
Issues & Opportunities: 3. Economic Development	3.1	Please preserve the wonderful cuisine along Buford Highway.	Comment only	Public	
Issues & Opportunities: 3. Economic Development	3.1	Krog Street Market, Ponce City Market are so successful. Why not consider Lenox Park for such a destination?	Comment only	Public	
Issues & Opportunities: 3. Economic Development	3.2	Completed - cherry blossom festival, arts commission, living walls	Comment only	Staff	

Section	Item #/Section	Comment	Edit Type	Comment by	Response from Staff
Issues & Opportunities: 3. Economic Development	3.2	Can we add language that commits to reorganizing and promoting events that are already supported by the community - arts festival, We Love BuHi, etc. - on celebrating things organic to Brookhaven such as greenway?	Policy	Planning Commission	
Issues & Opportunities: 3. Economic Development	3.3	Ongoing - economic development department	Comment only	Staff	
Issues & Opportunities: 3. Economic Development	3.4	Ongoing - economic development department	Comment only	Staff	
Issues & Opportunities: 3. Economic Development	3.4	Be more specific here and define how sustainability can be defined as benefits from an economic, social, and environmental standpoint.	Policy	Planning Commission	
Issues & Opportunities: 3. Economic Development	3.4	Especially for sites such as the Brookhaven-Oglethorpe MARTA station.	Comment only	Planning Commission	
Issues & Opportunities: 3. Economic Development	3.5	Ongoing - economic development department	Comment only	Staff	
Issues & Opportunities: 3. Economic Development	3.5	Add the chamber's intent to include how to recruit and retain businesses.	Policy	Planning Commission	
Issues & Opportunities: 3. Economic Development	3.6	Ongoing - city administration	Comment only	Staff	
Issues & Opportunities: 3. Economic Development	3.6	City needs to understand how to incentivize development to spur other development.	Comment only	Planning Commission	
Issues & Opportunities: 3. Economic Development	3.6	Let's not overlook improvements to Peachtree intersections with Dresden and North Druid Hills intersections; don't wait for MARTA. Update no rezoning to PR to facilitate redevelopment. Consider how to develop area without MARTA. How to engage MARTA to build good will in community by helping with intersection improvements. Allowing public art on walls etc.	Policy	Planning Commission	
Issues & Opportunities: 3. Economic Development	3.7	Ongoing - economic development department	Comment only	Staff	
Issues & Opportunities: 3. Economic Development	3.8	Completed - city administration and economic development department	Comment only	Staff	
Issues & Opportunities: 3. Economic Development	3.9	Completed - city administration and economic development department	Comment only	Staff	
Issues & Opportunities: 3. Economic Development	3.9	Delete and/or replace.	Comment only	Planning Commission	Ongoing
Issues & Opportunities: 4. Population (Community Building)	4.1	Completed - gateway signs installed	Comment only	Staff	
Issues & Opportunities: 4. Population (Community Building)	4.2	Ongoing - community development department	Comment only	Staff	
Issues & Opportunities: 4. Population (Community Building)	4.2	How to incorporate local gathering places for engagement - coffee, tai chi. This is an important part of aging.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 4. Population (Community Building)	4.2	Need last mile transportation that doesn't involve walking, biking, or scooters.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 4. Population (Community Building)	4.2	Pedestrian safety is critical for aging. Traffic needs to be slowed at crosswalks enforced.	Policy	Public	Will be reviewed for addition to Community Work Program.

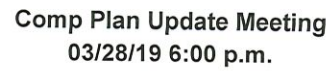
Section	Item #/Section	Comment	Edit Type	Comment by	Response from Staff
Issues & Opportunities: 4. Population (Community Building)	4.2	More safety needed - crosswalks and slowing of traffic.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 4. Population (Community Building)	4.3	Ongoing - city administration	Comment only	Staff	
Issues & Opportunities: 4. Population (Community Building)	4.4	Ongoing - communications department	Comment only	Staff	
Issues & Opportunities: 4. Population (Community Building)	4.4	Not sure how festivals and parades communicate. The events build community, but the Brookhaven Blast, website, etc. are communications.	Text	Planning Commission	Text will be updated.
Issues & Opportunities: 4. Population (Community Building)	4.4	Language needs editing.	Text	Planning Commission	Text will be updated.
Issues & Opportunities: 4. Population (Community Building)	4.5	Ongoing - cherry blossom festival, partnerships with Latin American association, arts commission	Comment only	Staff	
Issues & Opportunities: 4. Population (Community Building)	4.5	Add historic African-American art, specifically around the Lynwood community.	Policy	Planning Commission	Art Advisory Committee has been established.
Issues & Opportunities: 4. Population (Community Building)	4.6	Completed - staff in-house, partnerships with Latin American association, consultant communications	Comment only	Staff	
Issues & Opportunities: 4. Population (Community Building)	4.6	Rapidly losing diversity due to economics. Most people can't afford to live here.	Comment only	Public	
Issues & Opportunities: 4. Population (Community Building)	4.7	Ongoing - partnerships with community-based organizations	Comment only	Staff	
Issues & Opportunities: 4. Population (Community Building)	4.7	Please re-word the title. The intent is good but the title says something different.	Policy	Planning Commission	Text will be updated.
Issues & Opportunities: 4. Population (Community Building)	4.7	Include for all ethnicities.	Policy	Planning Commission	Text will be updated.
Issues & Opportunities: 4. Population (Community Building)	4.7	Language needs editing.	Comment only	Planning Commission	Text will be updated.
Issues & Opportunities: 5. Housing	5.1	Completed - zoning ordinance rewrite	Comment only	Staff	
Issues & Opportunities: 5. Housing	5.2	Ongoing - apartment sweeps, apartment inspections, zoning ordinance rewrite, economic development department	Comment only	Staff	
Issues & Opportunities: 5. Housing	5.2	Need to plan without MARTA.	Policy	Planning Commission	
Issues & Opportunities: 5. Housing	5.2	Language needs editing.	Comment only	Planning Commission	

Section	Item #/Section	Comment	Edit Type	Comment by	Response from Staff
Issues & Opportunities: 5. Housing	5.3	Ongoing - fund development department	Comment only	Staff	
Issues & Opportunities: 5. Housing	5.3	Language needs editing.	Comment only	Planning Commission	
Issues & Opportunities: 5. Housing	5.3	Would very much like to see this happen.	Comment only	Public	
COMMUNITY WORK PROGRAM					
Community Work Program		Each item based on original issues and opportunities section and is updated annually	Comment only	Staff	
Community Work Program	1.3.1	Why on hold?	Comment only	Planning Commission	All "On hold**" notes were related to the Zoning Ordinance Rewrite which has now been adopted. When the Community Work Program is update for 2020-2024 as part of this project "On hold**" will be changed to "Complete."
Community Work Program	3.2.2	A great way to build community and help businesses.	Comment only	Planning Commission	
Community Work Program	3.2.3	Work with We Love BuHi as example.	Comment only	Planning Commission	
Community Work Program	3.5.1	Doesn't promote "feedback."	Comment only	Planning Commission	
Community Work Program	4.2.3	Has Planning Commission ever discussed Lifelong Communities Principles?	Comment only	Planning Commission	The Commission has not been presented or discussed Lifelong Communities outside of the initial comp plan adoption. The department is currently working on this Community Work Program activity and will bring more information to the Commission and City Council before the end of the year.
OTHER UPDATES & RECOMMENDATIONS					
Previously Discussed Updates & Initial Recommendations		>Planning Commission Work Program – Special Area Plans -Nodes vs. corridors -Roxboro -North Druid -Ashford Dunwoody -Dresden -Windsor/Osborne -Clairmont  >New/Separate Character Area for Annexation Area south of I-85 >Transitional Areas >Morrison Farms Property >Update Chapter 14, Land Development & Subdivisions, to reference Comp Plan recommendations >Broadband Services Element as required by State	Comment only	Staff	Will be reviewed for addition to Community Work Program.
Previously Discussed Updates & Initial Recommendations		Keep Dresden single family between Peachtree Road Overlay and Clairmont Road.	Policy	Public	



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## Issues & Opportunities: 1. Land Use

**1.4. Need: Further Brookhaven as a walkable and bikeable community.**  
short ongoing

As the City experiences redevelopment and growth, public and private actions should further Brookhaven as a walkable and bikeable place. Increasing activity in the surrounding activity nodes of Perimeter Center and Joseph's Medical Center (Pill Hill) will bring additional people to and through the area. Furthering alternative modes of getting around will help preserve quality of life and traffic congestion as these and other areas grow.

**1.5. Need: Review tree ordinance (appropriate protection).**  
short

A full and lush tree canopy is a defining characteristic of the City of Brookhaven. The tree ordinance and associated landscaping requirements play an important role in preserving and enhancing the "reportage" in the community. The City should review the existing ordinance to ensure the right level of preservation is occurring. Public investments in trees in the City's parks and other public spaces can also support this effort.

**1.6. Need: Address visual clutter in the community.**  
short

The character of the City of Brookhaven is largely what one views as the City. The streets along the street. Much of this character is likely a result of non-visual clutter targeted and increased out of context. Adjustments to the City's sign code enforcement, adjustments to the City's sign code enforcement, placement of utilities underground, and the development of design guidelines for certain elements in the city.

**1.7. Need: Further health and exercise in the community through supportive infrastructure and design.**  
short

The city our community has designed directly impact our health. There are various strategies that can be taken to better achieve a healthy community. This vision allows for an active lifestyle and family friendly spaces. A walkable distance of all residential areas and having walking like ensuring access to park space visitors a comfortable and being a visual alternative for short trips.

**1.8. Need: Further a live-work-play community by allowing for mixed-use development in appropriate locations.**  
short ongoing

The community has indicated the desire to continue promote mixed-use development in Brookhaven, particularly in the area of the Perimeter Center. The City's and its partners should ensure that the development of mixed-use development in the Perimeter Center area, including the development of the Perimeter Center, Peachtree Road Overlay District, Buford Highway Corridor, and Lenox Park.

**1.9. Need: Manage growth and higher density in city.**  
short ongoing

While increased development density and intensity are desired for specific areas of the city, the intensity of development should be managed down to single-family neighborhoods. Appropriate buffers should also be incorporated without compromising overall connectivity goals of the community. As increased density occurs in areas of the city, increased connectivity and multi-modal access is necessary to prevent overcrowding of the road system.

**1.10. Need: Engage DeKalb County Schools in city development proposals.**  
short

Education and schools are a top concern in the Brookhaven community, particularly in terms of how new developments may impact school enrollment and insufficient school capacity. The City's and its partners should ensure that the development of mixed-use development in the Perimeter Center area, including the development of the Perimeter Center, Peachtree Road Overlay District, Buford Highway Corridor, and Lenox Park.

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## Issues & Opportunities: 1. Land Use

**1.8. Need: Further a live-work-play community by allowing for mixed-use development in appropriate locations.**  
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## Existing Issues & Opportunities Section

- 20 year planning horizon unique to Brookhaven
- Work hand-in-hand with one another
- Needs are identified as a condition of something that is required or wanted
- Opportunities are defined as a chance for progress or advancement
- Completed by the planning team in the planning process as well as by public input collected as a part of the visioning process

### 4. Needs and Opportunities

Issues & Opportunities:  
1. Land Use

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## Issues & Opportunities: 1. Land Use

**1.1. Need: Align zoning and development regulations with Comprehensive Plan.**  
short

The City of Brookhaven and DeKalb County ordinances use different zoning and related codes to achieve the same goals. Therefore, the City of Brookhaven should conduct a full review of the zoning, development, subdivision, and other related regulations is vision.

**1.2. Need: Address infill compatibility issues in residential areas.**  
short

The City should consider establishing specific infill development requirements in specific neighborhood-focused areas. Input provided by the Community Survey indicates that people would like to maintain density that currently exists in their neighborhood and to limit the amount of impervious surface coverage. The survey results also suggested that community members would like to maintain the look and character of their surrounding residential neighborhood.

**1.3. Opportunity: Pursue architectural and/or design standards in targeted areas.**  
short

As redevelopment occurs, Brookhaven has the ability to facilitate a more cohesive and unified look through the use of architectural and/or design standards. The City should consider pursuing architectural and/or design standards in targeted areas of the city, particularly in the area of the Perimeter Center, Peachtree Road Overlay District, Buford Highway Corridor, and Lenox Park.

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## Issues & Opportunities: Community Facilities Resources

2.5. Need: Leverage city's creek system for greater access by community, while protecting their long-term health and viability.

short ongoing

North Fork Peachtree Creek and Nancy Creek are two of Brookhaven's most cherished natural resources. The vision for the future is to make these areas more accessible to the community while ensuring appropriate protections to ensure the creeks are healthy and sufficiently buffered from area development.

2.6. Need: Establish a Town Center.

short mid

Through establishing a Town Center will likely occur mid to long term period, it is essential that the center term the city center contain, including offices, civic space, and other community facilities that are desired by the community as well as how the center will interact with private development.

2.7. Opportunity: Improve coordination with DeKalb County Schools or consider development of a charter school system.

long ongoing

Schools play a fundamental role in the success and health of a community. Quality schools provide a desirable place to live and raise a family and can also provide supplemental facilities for community events and activities. The quality of the public schools in Brookhaven and the degree to which the DeKalb County Schools are adequately planning for the school needs of the population.

2.8. Need: Document and protect historic resources.

short mid

Brookhaven is a well-established community with a variety of historic structures, landmarks, and which we are in the process of identifying. Currently there is a historical identification system or local policy in place to protect these resources being removed or altered. The City should complete a historical resources survey and identify ways to protect and preserve these resources in the future.

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## Issues & Opportunities: Economic Development

3.5. Opportunity: Identify ways to regularly engage business community in feedback on city needs and concerns and vice versa.

Business retention and expansion (BRE) is a vital component of economic development. The degree to which local businesses are able to retain and expand their operations is critical to the city's economic health. The City and partners to coordinate BRE efforts and establish clear roles across economic development initiatives, including BRE, understanding that effective economic development is achieved through public-private partnerships.

3.6. Need: Leverage the Brookhaven MARTA station to encourage further desirable development along the Peachtree Corridor.

The Brookhaven MARTA station is a key asset for the community's development. It also has the potential to be leveraged as a development asset. In coordination with its planning and design, the MARTA station, it will need to be able to attract and retain businesses and services. The City should ensure that the area around and adjacent to the station is developed in a way that is consistent with the city's economic development goals.

3.7. Need: Streamline information accessibility between economic development partners and for site selectors and prospective companies.

A city's website, along with websites of other economic development partners, is often the first point of contact for the community. It is essential that the website be user-friendly, easy to navigate, and provide the information needed by site selectors, prospective companies, and other economic development partners. The City should create an economic development component to its website that is navigable, visually appealing, and easily interconnected to other websites.

3.8. Need: Ensure a well-rounded view of the city through coordinated data analysis.

A vital piece to economic development analysis is understanding the city's demographics and economic landscape. The City should ensure that the data used in its economic development analysis is comprehensive, up-to-date, and easily accessible to all economic development partners.

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## Issues & Opportunities: 2. Community Facilities & Resources

2.1. Need: Preserve the city's tree canopy.

short ongoing

The city's tree canopy is one of the aspects of Brookhaven that sets it apart as a neighborhood-centric area within a growing urban context. The opportunities for development and redevelopment bring with it the opportunity to preserve the existing tree canopy while enhancing it with new plantings at previously developed sites. Tree protection should extend from residential to commercial areas and be addressed within both the public realm and private spaces of the city.

2.2. Need: Stormwater management - evaluate existing program to ensure sufficient capacity to meet needs.

short ongoing

As redevelopment and neighborhood development occurs in the city, there will be an increase in impervious surfaces, which will call for additional stormwater management needs. Brookhaven took over management of the stormwater system when it became a city and therefore will be responsible for upgrades.

2.3. Need: Identify infrastructure and utility capacity improvements (water and sanitary sewer) needed to support Future Land Use Plan.

short

Infrastructure and utility capacity is a vital need to facilitate desired development and redevelopment in a community. The city's water and sewer capacity is a critical component of the city's infrastructure. A full inventory of the city's water and sewer capacity has not been completed since Brookhaven became a city.

2.4. Opportunity: Establish policies for burying utilities along strategic corridors.

short

Multiple stakeholders including the Comprehensive Plan Steering Committee have identified the burying of utilities as a strategic move for the City of Brookhaven. It would help improve the city's character and facilitate a more complete tree canopy. The challenge with burying utilities is the potential cost to both the city and private landowners and in certain cases could deter redevelopment from occurring.

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## Issues & Opportunities: 3. Economic Development

3.1. Opportunity: Continue to enhance, diversify, and attract business establishments and unique restaurants.

short ongoing

According to public input collected, the diverse restaurant scene in Brookhaven, particularly those along the Buford Highway corridor, is an important part of the city's identity. Continuing to enhance and diversify Brookhaven's business establishments and unique restaurants will further Brookhaven as a well-rounded community and welcoming business environment that better serves its residents and business community.

3.2. Opportunity: Identify opportunities for community festivals and events.

short

Although Brookhaven is not as racially diverse as the Atlanta metro and the state, the city is significantly ethnically diverse, with Hispanics making up a quarter of its population. Brookhaven's cultural diversity is one of its prized assets and should be celebrated. Events that bring the community together to highlight various cultures, neighborhoods, businesses, and organizations are informative to citizens wanting to know more about their city, foster appreciation of distinctive groups represented in the city, and encourage community pride which supports talent retention, a key goal of economic development.

3.3. Opportunity: Use the Buford Highway Economic Development Strategy to drive development of a citywide Economic Development Strategy.

short mid

As a new city, Brookhaven has the opportunity to establish a strong foundation that can support many years of solid economic development initiatives. A holistic economic development strategy addresses many of the city's economic development needs: bringing all partners to the table to build consensus, fleshing out the city's economic development goals, the business sectors the City and its partners want to grow, determining implementation steps.

3.4. Opportunity: Establish additional incentives to encourage sustainable development in the city.

short

Competitive incentives are utilized in many cities, regions, and states to promote targeted growth and development. Once Brookhaven's economic development strategy is established, the City should then evaluate which incentives feasibly support these goals and pursue steps to actualize them (opportunity zones, tax allocation districts, etc.).

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## Issues & Opportunities: 4. Population (Community Building)

**4.5. Opportunity:** Grow the City's arts and cultural offerings.

**short** **mid** **long**

Some community members have identified the desire for additional arts and cultural offerings. The City should continue to support the private sector's role in business development and attraction efforts. The City should also develop and implement a public art program to further the city's sense of place and civic environment.

*City Council*

**4.7. Opportunity:** Lower Brookhaven's percentage of adults without a high school diploma.

**short** **mid** **long**

The City can help link community members with GED classes and workforce development programs that up-skill adults to prepare them for jobs available in the city. The City should also encourage residents to pursue post-secondary education. Currently, 12 percent of the population have at least some college education. If not more a college degree; however, there is still an opportunity to lift up the approximately 12 percent of the population that does not have a high school diploma.

*City Council*

**4.6. Opportunity:** Provide translation services for all city services (hire Spanish speaking staff).

**short** **mid** **long**

Through stakeholder engagement, the City has identified that the Brookhaven community is welcoming to all. The City should continue to provide translation services for non-English speaking persons. There were mixed opinions about the need for this when the idea was brought to the public during the public outreach process for the Comprehensive Plan.

*City Council*

See full copy of Work Program located at table display to make comments.

## Previously Discussed Updates & Initial Recommendations

- Planning Commission Work Program - Special Area Plans
  - Nodes vs. corridors
  - Roxboro
  - North Druid
  - Ashford Dunwoody
  - Dresden
  - Windsor /Osborne
  - Clairmont
- New/Separate Character Area for Annexation Area south of I-85
- Transitional Areas
- Morrison Farms Property
- Update Chapter 14, Land Development & Subdivisions, to reference Comp Plan recommendations
- Broadband Services Element as required by State

## Issues & Opportunities: 4. Population (Community Building)

**4.1. Need:** Complete a strategic wayfinding and branding study for the city that considers signage, lighting and landscaping unique to Brookhaven.

**short** **mid** **long**

The City should establish and implement a wayfinding and branding program that helps set a unique tone for the City of Brookhaven and creates a physical sense of community and distinguishes it from the surrounding areas. The City has already placed several landmarks within city limits sign at strategic entry points to the city. Several community members have expressed the need to develop notable gateway features at key city entry points.

*City Council*

**4.3. Need:** Promote opportunities for community members from all districts to serve on boards or committees.

**short** **mid** **long**

Ongoing public input is essential to providing city leaders with desired direction from its constituents. It also creates a forum for citizens to voice their opinions and ownership among residents. The City should continue to increase more service opportunities through workshops and the community survey. As both public workshops and commissions are formed, the City should ensure that the different areas of the city have equal representation.

*City Council*

**4.2. Need:** Promote lifelong communities.

**short** **mid** **long**

The City of Brookhaven has many older residents; it is a goal of the community to ensure that these individuals are able to continue to live and function within the Brookhaven community. The City needs of the aging population to include accessible housing structures, wheelchair chair entry and first level necessities, American Disabilities Act accessible community facilities including sidewalks and parks, and activities/locations for social interaction.

*City Council*

## Issues & Opportunities: Housing

**5.1. Opportunity:** Allow for diverse housing types to support life-cycle housing needs, such as accessory units, townhomes, assisted living, and a variety of single family and multifamily units.

**short** **mid** **long**

As a part of the City's review of its zoning and development regulations, the types of housing uses permitted and in what districts should be reviewed in detail to ensure that a full mix of housing types is allowed. Additionally, tools and resources to facilitate assisted living, aging in place, and mixed-use housing environments should be considered for inclusion in the zoning code.

*City Council*

**5.2. Need:** Preserve safe and affordable housing in the community.

**short** **mid** **long**

There is great concern that as Brookhaven flourishes as a city it will gentrify and become unaffordable to some of the diverse families and individuals that make Brookhaven a unique place. Preserving safe and affordable housing is a top priority for the City. The City should ensure that the diverse array of Brookhaven community members can continue to live here. MARI also has a requirement for affordable housing as a part of its Transit Oriented Development initiative, which can help ensure that there is affordable housing in the Peachtree Road Corridor.

*City Council*

**5.3. Need:** Work with DeKalb County to target HUD funding for improvement and preservation of affordable housing in city.

**short** **mid** **long**

The City has continued in an ongoing audit of community wide apartment complexes that some of its housing stock is in bad condition. The City should continue to work with DeKalb County to identify funding to improve and preserve affordable housing in the city.

*City Council*

**LEGEND:**  
Green dot: no update needed  
Red dot: update needed  
Sticky note: comments/edits

Housing development along Buford Highway



### Existing Community Work Program

- Based on Issues & Opportunities Section
- Currently adopted on an annual basis
- Last update completed in October 2018 for 2019-2023
- Sections include:
  - Land Use
  - Community Facilities and Resources
  - Economic Development
  - Population
  - Housing

Community Work Program 2019-2023					
Item	2019	2020	2021	2022	2023
1. Land Use					
2. Community Facilities and Resources					
3. Economic Development					
4. Population					
5. Housing					

See full copy of Work Program located at table display to make comments.

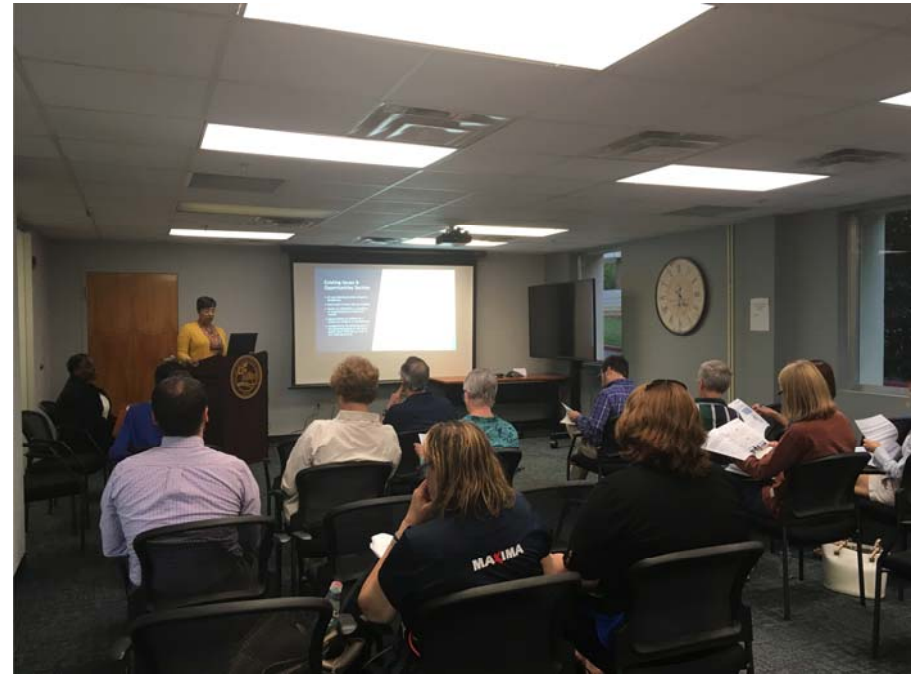
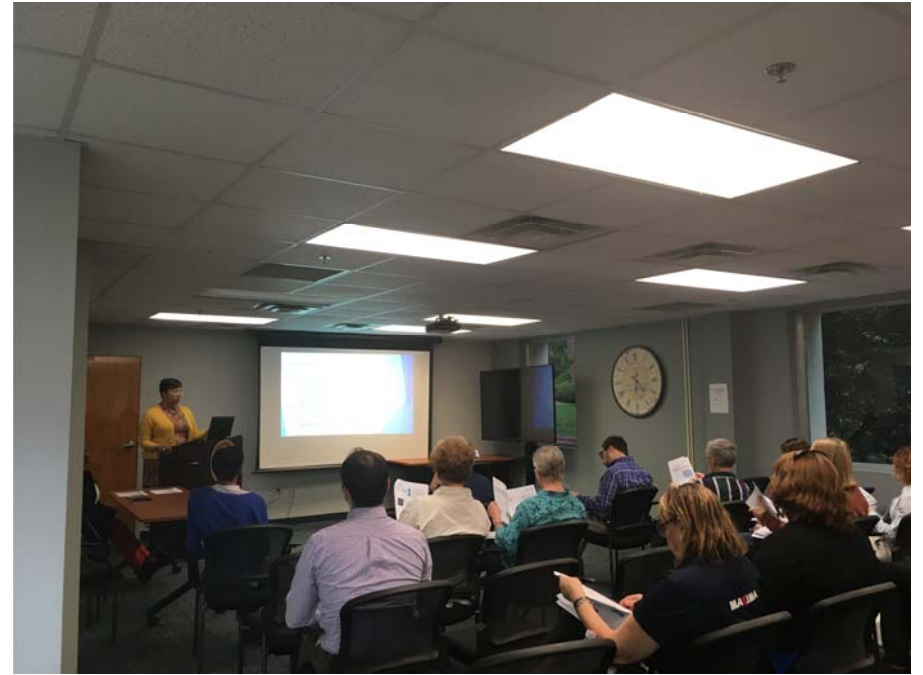
Name	Company/Organization	Address	Phone Number	E-mail
Nate Schattner	PDK Airport	2000 Airport Rd Ste 212, Atlanta 30341	770-936-5420	neschattner@ dckalbrauntyga.gov
SANDY MURPHY		3212 SAYBROOK DR NE 30349	404-293-0906	SANDY MURPHY @ COMCAST.NET
Sheryl Sloane		1267 Village Run NE Brookhaven, GA 30319-5324	404-245-0449	shsloane@comcast.net
Rosalee Clough	Lenox Park	1197 Village Run Brookhaven		rcclough@gmail.com
Barbara Varga		1856 Chapin Lane NW ATL, 30345	404-502-4174	bgvargas@gmail.com
LORI GRAY		2395 THOMPSON	804-339-5800	LORIGRAY.VA @ GMAIL.COM
Terrell Carsters		2444 Dostanaka 1408 Tugaloo		tciorwa@bellsouth.net
Betsy Eggers	Peachtree Creek Greenway		4-831- 88526	betsy@peachtreecreek.org
Andy Dogenski	Lenox Park	1224 Village Run Brookhaven		andy@dogenski.com
Blair Belton		2503 ALTA VISTA	404-315-0284	





5-Year Comprehensive Plan Update  
Community Involvement Meeting #2  
04/25/19 6:00 p.m.


Name	Company/Organization	Address	Phone Number	E-mail
RICARDO KAMENETZKY		1466 CANUCKEE DR NE		
Michael Clifford		3212 Saebrook Dr	4-273-8445	mjclifford@hotmail.com
Rima Vydmantas		3297 Briardiff Rd NE	4-229-3407	rimaraguna@gmail.com
Michael Ruzstal		2430 Field Way NE	815/742-4934	Michael.Ruzstal@gmail.com
Jack Honderd		1408 Tugalo Dr	4-456-6323	jkhonderd@gmail.com





# 5-Year Comprehensive Update

Community Involvement Meeting #2  
Thursday, April 25, 2019



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## Comprehensive Plan History

Date	Tasks Completed
08/17/13	Comprehensive Plan RFP Issued
11/15/13	Comprehensive Plan Contract Awarded
03/27/14	Comprehensive Plan Project Commenced
05/06/14	Steering Committee Meeting #1
05/15/14	Public Meeting #1
05/29/14	Steering Committee Meeting #2
06/09/14	Public Meeting #2
06/26/14	Steering Committee Meeting #3
07/21/14	Public Meeting #3
11/18/14	2034 Comprehensive Plan adopted
06/24/15	Comprehensive Plan Amendment (Executive Park/CHOA Annexation; Clairmont Greenspace)
06/24/15	Comprehensive Plan Amendment (Peachtree Corridor Overlay District Character Area)
12/15/16	Comprehensive Plan Amendment (Woodcliff Annexation)
12/12/17	Comprehensive Plan Amendment (CHOA Annexation)
06/23/15	Zoning Ordinance Rewrite Awarded
01/22/16	Zoning Ordinance Rewrite Placed on Hold to Initiate Character Area Study

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## Comprehensive Plan History (cont.)

Date	Tasks Completed
06/23/15	Zoning Ordinance Rewrite Awarded
01/22/16	Zoning Ordinance Rewrite Placed on Hold to Initiate Character Area Study
03/28/16	Character Area Study RFP Issued
05/31/16	Character Area Study Contract Awarded
07/06/16	Food Truck Outreach #1
07/13/16	Food Truck Outreach #2
07/14/16	Public Kick-Off Meeting #1
07/19/16	Public Kick-Off Meeting #2
07/20/16	Food Truck Outreach #3
08/15/16	Charrette (Initial)
09/28/16	Charrette (final – 26 in total held)
01/24/17	Character Area Study Adopted

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## 5-Year Update - Limited Project Scope

- ▶ In March of 2014, the DCA Local Planning Rules were changed and now require a 5-year cycle of updating the issues and opportunities, community work program, and land use sections of the comprehensive plan
- ▶ Historically, updates had not been required until the 10-year mark and would be a full update of the plan document
- ▶ ARC has advised the department that the City is able to readopt the current plan with the addition of a new community work program because of the recent updates completed as part of the Character Area Study in 2017
- ▶ Required update due on or before October 31, 2019

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## Project Schedule

- ▶ October 9, 2018 - First Required Public Hearing (City Council)
- ▶ October 24, 2018 - Steering Committee Meeting (Planning Commission, Retreat)
- ▶ February 6, 2019 - Steering Committee Meeting (Planning Commission)
- ▶ March 28, 2019 - Community Involvement Meeting #1
- ▶ April 25, 2019 - Community Involvement Meeting #2
- ▶ May 1, 2019 - Planning Commission Meeting
- ▶ May 28, 2019 - Second Public Hearing (City Council)
- ▶ June 2019 - Submittal for Review
- ▶ July/August 2019 - Report of Findings and Recommendations
- ▶ September 24, 2019 - Adoption & notification (legal) by City
- ▶ October 2019 - Final Due Date

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## Existing Land Use Section

The Land Use Element is the primary element of the comprehensive plan, identifying the long-term use of land and development vision of the community.

Section includes:

- Existing Land Use Analysis
- Key Findings

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## What we heard: Land Use

- ▶ Updates to Figure 2-2: Existing Land Use Composition needed
- ▶ Preserve single family neighborhoods

**Figure 2-2: Existing Land Use Composition**

Land Use Type	Acres	Percentage
Single-Family Residential	8,306.62	59.3%
Multi-Family Residential	914.34	12.6%
Commercial/Office	717.96	9.9%
Park/Recreation/Conservation	566.37	7.8%
Public/Institutional	306.17	4.2%
Forest/Undeveloped	294.13	2.7%
Under Construction	175.85	2.4%
Transportation/Communication/Utilities	84.32	1.2%

Source: ARC LandPro 2010

## Existing Issues & Opportunities Section

- ▶ 20 year planning horizon unique to Brookhaven
- ▶ Work hand-in-hand with one another
- ▶ Needs are identified as a condition of something that is required or wanted
- ▶ Opportunities are defined as a chance for progress or advancement
- ▶ Completed by the planning team in the planning process as well as by public input collected as a part of the visioning process



## What we heard: Issues & Opportunities

- ▶ Land Use
  - ▶ Text and policy edits primarily focused on mixed-use development, pedestrian access and safety, and overall traffic patterns
- ▶ Community Facilities & Resources
  - ▶ Tree preservation should be prioritized over facilities and resources (e.g. trees before sidewalks)
- ▶ Economic Development
  - ▶ Focus on incentivizing development to encourage creation of new business opportunities while preserving diversity and affordable housing in areas like Buford Highway and at MARTA
- ▶ Population
  - ▶ Incorporate planning for local gathering places in Lifelong Communities analysis
  - ▶ Pedestrian safety and last mile connectivity is a priority
  - ▶ Diversity in events and art should be promoted in areas throughout the city
- ▶ Housing
  - ▶ Affordable housing is a priority but should be planned for without reliance on a future MARTA TOD development



### Existing Community Work Program

- ▶ Based on Issues & Opportunities Section
- ▶ Currently adopted on an annual basis
- ▶ Last update completed in October 2018 for 2019-2023
- ▶ Sections include:
  - ▶ Land Use
  - ▶ Community Facilities and Resources
  - ▶ Economic Development
  - ▶ Population
  - ▶ Housing



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### What we heard: Community Work Program

- ▶ No public comments received
- ▶ Questions from Planning Commission about notes and tasks outlined within the document

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### Previously Discussed Updates & Initial Recommendations

- ▶ Planning Commission Work Program - Special Area Plans
  - ▶ Nodes vs. corridors
  - ▶ Roxboro
  - ▶ North Druid
  - ▶ Ashford Dunwoody
  - ▶ Dresden
  - ▶ Windsor/Osborne
  - ▶ Clairmont
- ▶ New/Separate Character Area for Annexation Area south of I-85
- ▶ Transitional Areas
- ▶ Morrison Farms Property
- ▶ Update Chapter 14, Land Development & Subdivisions, to reference Comp Plan recommendations
- ▶ Broadband Services Element as required by State

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## What we heard: Initial Recommendations

- ▶ Keep Dresden single family between Peachtree Road Overlay and Clairmont Road

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## Project Schedule

- ▶ October 9, 2018 - First Required Public Hearing (City Council)
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## Questions

City of Brookhaven  
 Department of Community Development  
 Planning & Zoning Division  
[planning@brookhavenga.gov](mailto:planning@brookhavenga.gov)  
 404-637-0500

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## Patrice Ruffin

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**From:** Karstin Bodell <karstinbodell@gmail.com>  
**Sent:** Tuesday, May 28, 2019 2:03 PM  
**To:** Patrice Ruffin; COB-Planning  
**Subject:** Fwd: Brookhaven 5-Year Comprehensive Plan Update - Community Involvement Meetings Follow-Up  
**Attachments:** Community Work Program 2019-2023.pdf; Brookhaven Comp Plan 2034 AMENDED062116 Land Use Section.pdf; Brookhaven Comp Plan 2034 AMENDED062116 Needs & Opportunities Section.pdf; 5-Year Comprehensive Plan Update Public Comments 032819.pdf; ATT00001.htm; 5-Year Comprehensive Plan Update Presentation PC050119.pdf

Thank you for the opportunity to comment on the Comprehensive Plan update.

### Land Use Section:

#### 1.5 Review tree ordinance

Ensure this is done, and make sure it is incorporated into other workstreams that directly affect our canopy, such as 1.4 Walkable and Bikeable Community, 1.2 Infill capability, and 1.7 health and exercise.

### Community Facilities + Resources Section:

2.1 Preserve the city's tree canopy. This is greatly needed, and the word preserve is the important one. Too many old growth trees are coming down and saplings as replacements will not make a difference today. Also this should be a consideration for all the sidewalk initiatives - do not remove trees to put in more concrete.

2.2 Stormwater management - this should very tightly align with tree canopy. Studies show that trees can make a huge difference. "For example, a mature oak tree can intercept more than 5,000 gallons of stormwater that would otherwise run off into sewers, according to an unofficial tree benefits calculator used by the DNR. The same tree also can remove more than 1,500 pounds of carbon from the air — about the amount of carbon generated by driving a typical car 1,600 miles." This is from an article about the tree preservation initiatives in Minnesota.

### Economic Development:

Ensure materials include reference to managing green space and tree canopy. Work to gather awards and certifications for the city, which should include green and sustainable initiatives. This should be a part of the 'Ensure a well rounded view of the city through coordinated data analysis'. 3.8.1 and 3.8.2. These metrics should be available to the citizens.

Thanks!

Thank you,

Karstin Bodell  
770.330.2042  
[www.linkedin.com/in/karstinb](http://www.linkedin.com/in/karstinb)

----- Forwarded message -----

From: **Patrice Ruffin** <[patrice.ruffin@brookhavenga.gov](mailto:patrice.ruffin@brookhavenga.gov)>

Date: Mon, Apr 29, 2019 at 10:37 AM

Subject: Brookhaven 5-Year Comprehensive Plan Update - Community Involvement Meetings Follow-Up

To: Patrice Ruffin <[patrice.ruffin@brookhavenga.gov](mailto:patrice.ruffin@brookhavenga.gov)>

Cc: Aronda Smith <[aronda.smith@brookhavenga.gov](mailto:aronda.smith@brookhavenga.gov)>, Dominique Lockhart <[dominique.lockhart@brookhavenga.gov](mailto:dominique.lockhart@brookhavenga.gov)>,

Drew Murray <[drew.murray@brookhavenga.gov](mailto:drew.murray@brookhavenga.gov)>, Linda Abaray <[linda.abaray@brookhavenga.gov](mailto:linda.abaray@brookhavenga.gov)>

Good morning, everyone:

Thank you for attending the Brookhaven 5-Year Comprehensive Plan Update community involvement meetings on March 28<sup>th</sup> and April 25<sup>th</sup>.

As discussed, in March of 2014, the Georgia Department of Community Affairs (DCA) Local Planning Rules were changed and now require a 5-year cycle of updating the issues and opportunities, community work program, and land use sections of the comprehensive plan. Historically, updates had not been required until the 10-year mark and would be a full update of the plan document. The Atlanta Regional Commission (ARC) has advised the department that the city is able to readopt its current plan with the addition of a new community work program since the city adopted the Character Area Study Supplement in January 2017 following adoption of the original 2034 Comprehensive Plan in November 2014. As part of this required update, which is due on or before October 31, 2019, we have incorporated a public process regarding the adoption of the update (i.e. community meeting and a steering committee).

The department has conferred with ARC, determined that Planning Commission can serve as the Steering Committee for the project, and developed the following schedule for this required update:

- Project Scope: readopt existing Issues & Opportunities and Land Use sections (because the City updated it's 2014 Comp Plan in January 2017 with the Character Area Study); update Community Work Program (already done administratively on an annual basis)
- ~~October 9, 2018 — First Required Public Hearing (City Council)~~

- ~~October 24, 2018 – Steering Committee Meeting (Planning Commission, Retreat)~~
- ~~February 6, 2019 – Steering Committee Meeting (Planning Commission, Regular)~~
- ~~March 28, 2019 and April 25, 2019 – Community Involvement Meeting(s)~~
- May 1, 2019 – Planning Commission Regular Meeting (public hearing)
- May 28, 2019 – Second Public Hearing (City Council)
- June 2019 – Submittal for Review
- July/August 2019 – Report of Findings and Recommendations
- September 24, 2019 – Adoption & notification (legal) by City
- October 31, 2019 – Final Due Date

**Public comments on the following documents will be accepted through May 31, 2019 at [planning@brookhavenga.gov](mailto:planning@brookhavenga.gov).** The documents have been attached for your reference.

- 5-Year Comprehensive Plan Update Presentation PC050119
- Existing Brookhaven Comp Plan 2034 AMENDED062116 Land Use Section
- Existing Brookhaven Comp Plan 2034 AMENDED062116 Needs & Opportunities Section
- Existing Community Work Program 2019-2023
- 5-Year Comprehensive Plan Update Public Comments Received List 032819

Please share with this e-mail with those that you feel may be interested. Should you have any questions or concerns, please do not hesitate to contact the department.

Patrice



**Patrice S. Ruffin, AICP**

Director of Community Development

City of Brookhaven

☎ 404-670-9830 | ☎ 404-637-0532

[patrice.ruffin@brookhavenga.gov](mailto:patrice.ruffin@brookhavenga.gov)

[www.BrookhavenGa.gov](http://www.BrookhavenGa.gov)

4362 Peachtree Rd. | Brookhaven, GA | 30319



## Brookhaven Alert

Stay in the know! Sign up for **BROOKHAVEN ALERT**, a free service to get notifications from state and local authorities like weather, traffic and other emergencies. Sign up now at [www.BrookhavenGA.gov/BrookhavenAlert](http://www.BrookhavenGA.gov/BrookhavenAlert) or download the Smart911 app.

Get Connected with Brookhaven with **Brookhaven Connect**, a free app that allows users to communicate non-emergency issues, like potholes, code enforcement or other issues. **Brookhaven Connect** is available for iPhone, Android, and Windows phones or at CitySourced on other devices. More info at: <http://ow.ly/tkaE30kb9zv> Get it now!

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Project Portal for Development Services: <https://cityworks.brookhavenga.gov/ProjectPortal>

\*\*\*New permitting counter hours: 7:30 a.m. to 4:30 p.m.\*\*\*

## Patrice Ruffin

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**From:** Bates Mattison  
**Sent:** Tuesday, May 28, 2019 12:18 PM  
**To:** Michael Runestad  
**Cc:** Patrice Ruffin  
**Subject:** Re: slide 7 about the comprehensive plan presentation

Very good points. Thank you for taking the time to review. I've copied our community dev director to respond to the specifics of your email.

Sent from my iPhone

D. Bates Mattison  
City Council- District 3  
City of Brookhaven  
4362 Peachtree Road  
Brookhaven, GA 30319  
Main: 404-637-0500  
Direct: 678-390-3424  
Cell: 404-786-6482  
[bates.mattison@brookhavenga.gov](mailto:bates.mattison@brookhavenga.gov)  
[www.brookhavenga.gov](http://www.brookhavenga.gov)

On May 26, 2019, at 3:27 PM, Michael Runestad <[michael.runestad@gmail.com](mailto:michael.runestad@gmail.com)> wrote:

Dear Mayor and City Council Members:

At your meeting on Tuesday, there is a fascinating juxtaposition of information in slide 7 about the comprehensive plan, and I hope you will pay attention to it. Specifically, it presents two concepts:

- Many vocal residents have wanted the city to preserve single family neighborhoods;
- Yet, about 60% of the city is single family homes.

In many parts of the comprehensive plan's character areas, it stresses the need to preserve single family homes, which is also a building type allowed in every character area. City staff have told me that they view this language as being about transitions and buffers between higher and lower density uses, and I do not doubt that is the perspective of city staff; however, since I started paying attention to local issues, I have also read and heard others commenting about preventing the construction of apartments and townhouses specifically because of the types of people who will live in them.

So, I ask you: What does "preserving single family neighborhoods" mean to you? Is maintaining a specific type of building the pinnacle of Brookhaven's policy?

Factoring the history of exclusionary zoning into the city's recent discrimination lawsuit, please consider how that type of language could be perceived as a "dogwhistle" and the message it might unintentionally be sending.

More practically, please also consider how “preserving single family neighborhoods” creates possible contradictions of other goals within the plan (page 33), especially diversity and sustainability. We have already seen the comprehensive plan’s overarching goals undermined for the sake of preserving single family homes, and we have seen middle housing approved over local perspectives that it would hurt their neighborhood’s character.

These situations will continue to come up in the future. Here are some examples:

- If someone needed a zoning change in a residential neighborhood to build a duplex or triplex instead of a multi-million dollar home, would they think it would be seriously considered?
- If a builder wants to replace a tear-down home with a tall-but-skinny building of 5 or 6 condos to preserve trees on the lot while maintaining the same profitability of a new single family home, is that something they should even consider?
- If someone wants to build about a dozen middle housing units in a “single family neighborhood,” how would you react to that request? Which housing types would you support?

To avoid public misconceptions leading to negative impacts on the city’s brand and to better allow builders to plan and propose projects, I think it is vital for the city to better articulate its intentions with preserving single family homes and what it means by single family neighborhoods. I encourage you to use this update as an opportunity to better explain what these philosophies aim to accomplish in practice. Lastly, please also use the update to analyze if city policy may prevent the creation of what the market supports and, if so, what the justifications for this intervention and regulation may be.

Thank you for considering my feedback, and please let me know if you have any questions.

Sincerely,  
Michael Runestad  
2430 Field Way NE  
Brookhaven, GA 30319  
815-742-4930

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## Patrice Ruffin

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**From:** Ricardo Kamenetzky <ricardo.kamenetzky@gmail.com>  
**Sent:** Wednesday, May 22, 2019 6:01 PM  
**To:** Patrice Ruffin; COB-Planning; COB-Mayor and Council  
**Cc:** 'Brett Horsley'; 'Real Estate'; 'Ashley DelFavero'; 'Jared Seff'; Terrell Carstens; 'Mike Hibbard'  
**Subject:** Brookhaven 5-Year Comprehensive Plan Update - input from Brookhaven Fields  
**Attachments:** BF Survey q1-q11.pdf; BFCA survey results 2019 v02.docx; ATT00001.htm; BFCA survey method 2019 v02.docx

Mayor, City Council, Patrice Ruffin and Brookhaven Planning Team:

This communication conveys input from the Brookhaven Fields neighborhood for the update to the City's Comprehensive Plan. The Brookhaven Fields Civic Association (BFCA) decided to survey the neighborhood in order to provide quantified and aggregated input.

The survey was sent through NextDoor and to the BFCA yahoo group mailing list. For clarity, the survey was sent to all Brookhaven Fields neighbors that we could reach via e-mail and social media, not just the dues-paying members of the BFCA. We received 72 answers.

You will find three documents attached to this e-mail message:

First, the document "BF Survey q1-q11.pdf" provides the full detail of the answers, including charts, extracted directly from Survey Monkey. We provide this document for reference, completeness and transparency only. We understand that city staff need "stand alone" comments for inclusion in the plan update and that a 12 page pdf document is not a comment. To facilitate the work of the City staff we prepared the second attachment.

Second, the document "BFCA survey results 2019 v02.docx" includes the complete answers, with a brief introduction for each question, so that each question may be included as a stand-alone comment. This version does include every free text comment we received and we hope you find a way to include these free text comments as well. Our neighbors invested time and thought in writing these valuable comments.

Third, for completeness and context, the document "BFCA survey method v02.docx" provides additional details on the survey population, survey method and survey communications.

Patrice: We hope the second attachment works for you as input to the plan. If not, please let me know. I am willing to work with you and the planning team to reformat the answers or extract the information from Survey Monkey in a different way.

Thank you for the opportunity to provide input.

Ricardo Kamenetzky, for the Brookhaven Fields Civic Association

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**From:** Patrice Ruffin [<mailto:patrice.ruffin@brookhavenga.gov>]  
**Sent:** Monday, April 29, 2019 10:37 AM  
**To:** Patrice Ruffin <[patrice.ruffin@brookhavenga.gov](mailto:patrice.ruffin@brookhavenga.gov)>  
**Cc:** Aronda Smith <[aronda.smith@brookhavenga.gov](mailto:aronda.smith@brookhavenga.gov)>; Dominique Lockhart <[dominique.lockhart@brookhavenga.gov](mailto:dominique.lockhart@brookhavenga.gov)>; Drew Murray <[drew.murray@brookhavenga.gov](mailto:drew.murray@brookhavenga.gov)>; Linda Abaray <[linda.abaray@brookhavenga.gov](mailto:linda.abaray@brookhavenga.gov)>  
**Subject:** Brookhaven 5-Year Comprehensive Plan Update - Community Involvement Meetings Follow-Up

Good morning, everyone:

Thank you for attending the Brookhaven 5-Year Comprehensive Plan Update community involvement meetings on March 28<sup>th</sup> and April 25<sup>th</sup>.

As discussed, in March of 2014, the Georgia Department of Community Affairs (DCA) Local Planning Rules were changed and now require a 5-year cycle of updating the issues and opportunities, community work program, and land use sections of the comprehensive plan. Historically, updates had not been required until the 10-year mark and would be a full update of the plan document. The Atlanta Regional Commission (ARC) has advised the department that the city is able to readopt its current plan with the addition of a new community work program since the city adopted the Character Area Study Supplement in January 2017 following adoption of the original 2034 Comprehensive Plan in November 2014. As part of this required update, which is due on or before October 31, 2019, we have incorporated a public process regarding the adoption of the update (i.e. community meeting and a steering committee).

The department has conferred with ARC, determined that Planning Commission can serve as the Steering Committee for the project, and developed the following schedule for this required update:

- Project Scope: readopt existing Issues & Opportunities and Land Use sections (because the City updated it's 2014 Comp Plan in January 2017 with the Character Area Study); update Community Work Program (already done administratively on an annual basis)
- ~~October 9, 2018 – First Required Public Hearing (City Council)~~
- ~~October 24, 2018 – Steering Committee Meeting (Planning Commission, Retreat)~~
- ~~February 6, 2019 – Steering Committee Meeting (Planning Commission, Regular)~~
- ~~March 28, 2019 and April 25, 2019 – Community Involvement Meeting(s)~~
- May 1, 2019 – Planning Commission Regular Meeting (public hearing)
- May 28, 2019 – Second Public Hearing (City Council)
- June 2019 – Submittal for Review
- July/August 2019 – Report of Findings and Recommendations
- September 24, 2019 – Adoption & notification (legal) by City
- October 31, 2019 – Final Due Date

**Public comments on the following documents will be accepted through May 31, 2019 at [planning@brookhavenga.gov](mailto:planning@brookhavenga.gov).** The documents have been attached for your reference.

- 5-Year Comprehensive Plan Update Presentation PC050119
- Existing Brookhaven Comp Plan 2034 AMENDED062116 Land Use Section
- Existing Brookhaven Comp Plan 2034 AMENDED062116 Needs & Opportunities Section
- Existing Community Work Program 2019-2023
- 5-Year Comprehensive Plan Update Public Comments Received List 032819

Please share with this e-mail with those that you feel may be interested. Should you have any questions or concerns, please do not hesitate to contact the department.

Patrice



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City of Brookhaven

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Get Connected with Brookhaven with **Brookhaven Connect**, a free app that allows users to communicate non-emergency issues, like potholes, code enforcement or other issues. **Brookhaven Connect** is available for iPhone, Android, and Windows phones or at CitySourced on other devices. More info at: <http://ow.ly/tkaE30kb9zv> Get it now!

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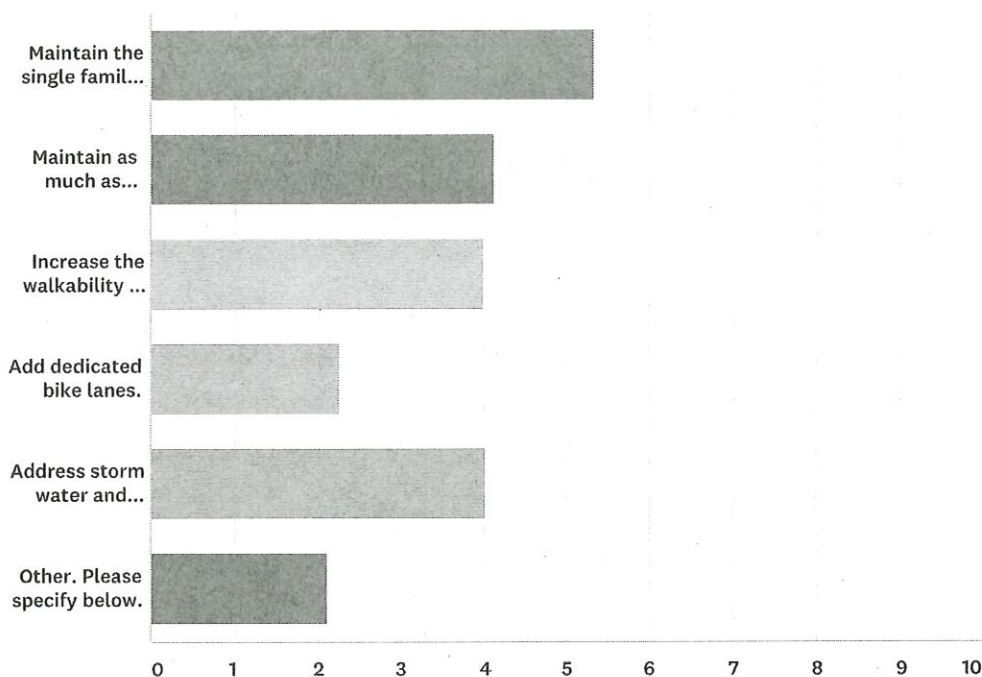


Project Portal for Development Services: <https://cityworks.brookhavenga.gov/ProjectPortal>

\*\*\*New permitting counter hours: 7:30 a.m. to 4:30 p.m.\*\*\*

**Q1 Brookhaven Fields Character – What are your top priorities for the Brookhaven Fields area? Using the drop down lists, please designate your top priority as number 1, your second priority as number 2, and so on...**

Answered: 72 Skipped: 0



	1	2	3	4	5	6	TOTAL	SCORE
Maintain the single family character of the neighborhood.	66.18% 45	14.71% 10	8.82% 6	8.82% 6	0.00% 0	1.47% 1	68	5.34
Maintain as much as possible of the stream buffers and tree canopy.	5.80% 4	34.78% 24	31.88% 22	21.74% 15	5.80% 4	0.00% 0	69	4.13
Increase the walkability of the neighborhood.	14.93% 10	23.88% 16	23.88% 16	25.37% 17	7.46% 5	4.48% 3	67	4.00
Add dedicated bike lanes.	3.08% 2	0.00% 0	9.23% 6	12.31% 8	58.46% 38	16.92% 11	65	2.26
Address storm water and sewage issues	11.59% 8	27.54% 19	24.64% 17	23.19% 16	13.04% 9	0.00% 0	69	4.01
Other. Please specify below.	5.26% 2	5.26% 2	7.89% 3	13.16% 5	13.16% 5	55.26% 21	38	2.11

**Q2 If you prioritized "Other" please explain in the text box. If not, just scroll to the next question:**

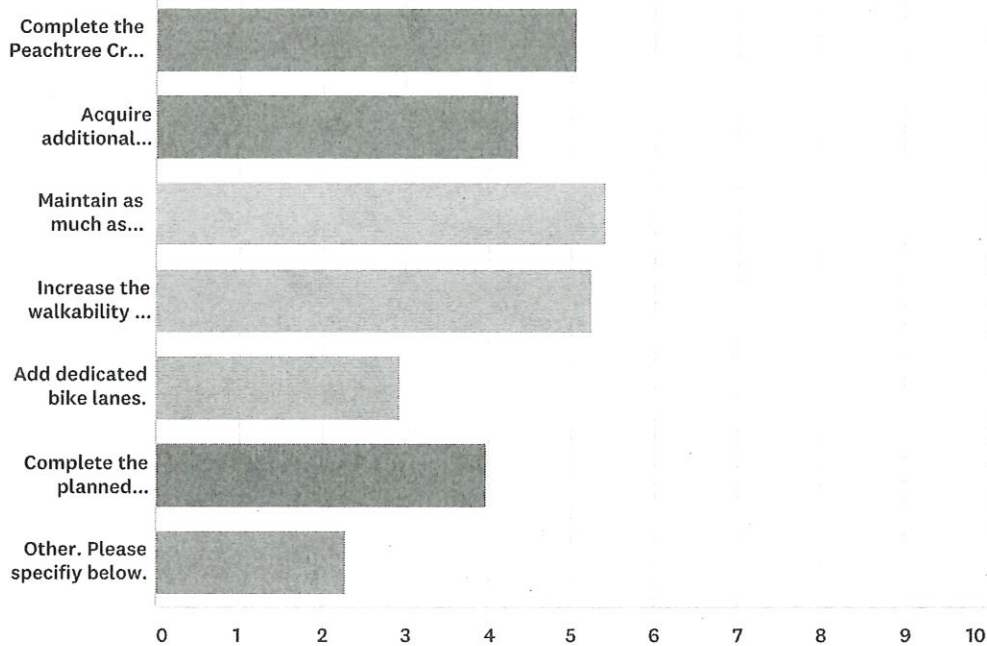
Answered: 15 Skipped: 57

#	RESPONSES	DATE
1	Keep taxes low. Maximize personal freedom and free market solutions to problems.	5/16/2019 10:28 AM
2	Maintain single family detached	5/15/2019 9:29 PM
3	Forget sidewalks everywhere one side of a street is adequate too much concrete	5/15/2019 7:12 PM
4	Na	5/14/2019 12:02 PM
5	Stop the escalation of lot footprints and increase in impervious surface by over-ambitious sidewalk and multi-use/bike-ped plans	5/13/2019 10:59 PM
6	Give citizens more input and control over decisions regarding character. Make some meetings in daytime or on weekends so those of us who work evenings can attend, or have online access to input, surveys, etc.	5/13/2019 1:39 PM
7	Prohibit noise from restaurant entertainment, special events. etc. from disturbing residents.	5/13/2019 1:19 PM
8	3. Add more public spaces for neighbors to meet.	5/10/2019 11:06 AM
9	Improved traffic flow. Less neighborhood traffic. More parks/park space.	5/9/2019 11:17 PM
10	Keep existing businesses/restaurants like Savi, Rita's, Dixie q don't drive them	5/9/2019 7:14 PM
11	Address speeding through the neighborhood	5/9/2019 7:12 PM
12	Variance awards need to be minimal. Work within our code.	5/8/2019 5:12 PM
13	Clean up vacant parcels to improve Dresden and Brookhaven	5/8/2019 12:06 PM
14	Minimize traffic cut through	5/8/2019 12:01 PM
15	Address intersections of Peachtree at NDH and Dresden.	5/8/2019 9:37 AM

**Q3 What are your top priorities for the City of Brookhaven, related to land use and allocation of resources? Using the drop down lists, please designate your top priority as number 1, your second priority as number 2, and so on...**

Answered: 71 Skipped: 1





	1	2	3	4	5	6	7	TOTAL	SCORE
Complete the Peachtree Creek Greenway.	26.23% 16	19.67% 12	11.48% 7	26.23% 16	9.84% 6	6.56% 4	0.00% 0	61	5.07
Acquire additional spaces (like the Ashford Forest, already acquired on Clairmont Rd.) for nature preserves and parks.	6.25% 4	23.44% 15	18.75% 12	17.19% 11	21.88% 14	10.94% 7	1.56% 1	64	4.36
Maintain as much as possible of the stream buffers and tree canopy.	31.88% 22	23.19% 16	15.94% 11	15.94% 11	8.70% 6	4.35% 3	0.00% 0	69	5.41
Increase the walkability of the neighborhoods.	30.30% 20	18.18% 12	21.21% 14	15.15% 10	10.61% 7	1.52% 1	3.03% 2	66	5.26
Add dedicated bike lanes.	0.00% 0	8.33% 5	10.00% 6	5.00% 3	23.33% 14	50.00% 30	3.33% 2	60	2.93
Complete the planned upgrades to the park system.	7.81% 5	10.94% 7	21.88% 14	15.63% 10	21.88% 14	18.75% 12	3.13% 2	64	3.98
Other. Please specify below.	10.53% 4	5.26% 2	5.26% 2	5.26% 2	0.00% 0	2.63% 1	71.05% 27	38	2.29

**Q4 If you prioritized "Other" please explain in the text box. If not, just scroll to the next question.**

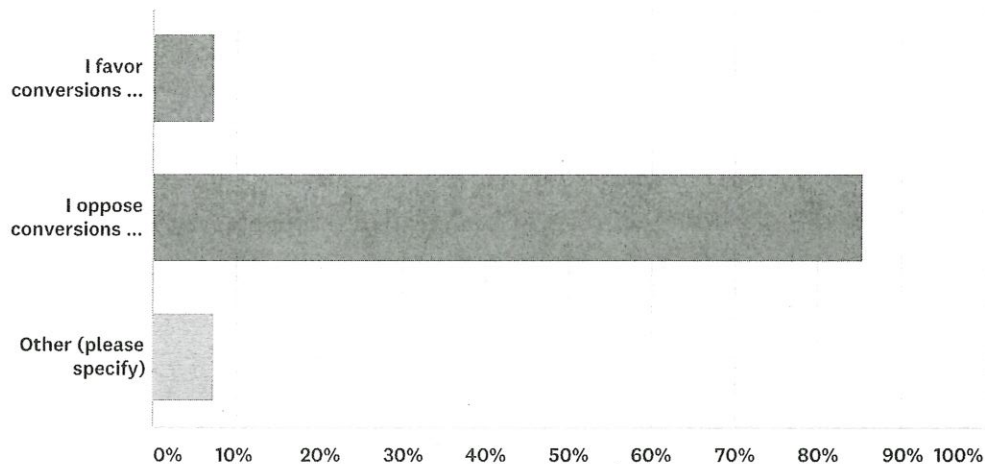
Answered: 11 Skipped: 61

#	RESPONSES	DATE
1	Keep taxes low. Maximize governmental efficiency. Privatize as much as possible.	5/16/2019 10:28 AM
2	Please spend taxpayers money as it is your own. Too much irresponsible spending	5/15/2019 7:12 PM
3	No need to build monuments in every park. We will never be world class so some things are best left alone instead of idealistically shooting for the moon, as Rebecca the ex-mayor encouraged.	5/15/2019 7:05 PM

4	Stop overdeveloping arteries already clogged with traffic	5/13/2019 10:59 PM
5	Have some meetings during the day or on weekends to accommodate citizens who work in the evenings.	5/13/2019 1:39 PM
6	Expediting traffic flow is very much needed.	5/13/2019 1:19 PM
7	Stop granting variance requests.	5/10/2019 8:10 PM
8	6. add more pockets of local, commercial, mixed-use districts throughout the city (like on Dresden Drive)	5/10/2019 11:06 AM
9	More parks/park space in the Dresden Drive, Druid Hills, Peachtree Rd Triangle.	5/9/2019 11:17 PM
10	Protect & PRESERVE current neighborhoods.	5/8/2019 5:12 PM
11	Mitigate crime	5/8/2019 12:01 PM

**Q5 Dresden Corridor - The current overlay allows for high density, multi-use from Peachtree Rd. to Camille Dr. Now, beyond the overlay boundary, from Camille Dr., to Clairmont Rd, we expect substantial pressure in the near future to convert properties from detached single family homes to higher density, such as townhomes or apartments. What is your preference with respect to these potential future conversions?**

Answered: 68 Skipped: 4



ANSWER CHOICES		RESPONSES	
I favor conversions of existing single family homes to higher density housing.		7.35%	5
I oppose conversions of existing single family homes to higher density housing.		85.29%	58
Other (please specify)		7.35%	5
TOTAL			68

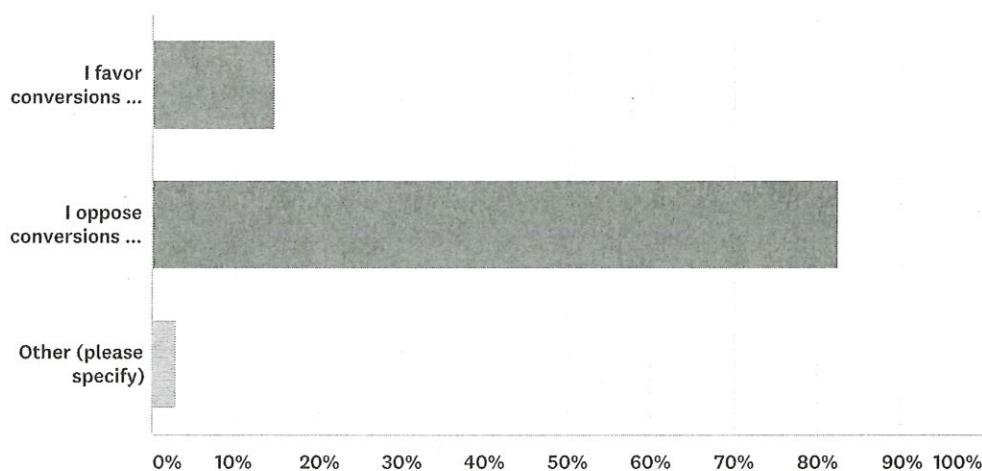
#	OTHER (PLEASE SPECIFY)	DATE
1	no opinion	5/17/2019 5:04 PM
2	Only mixed use with retail and restaurant	5/14/2019 12:02 PM



3	mixed use, but with combined curb-cuts only; don't allow commercial use of existing residential units, or it will look like Clairmont Rd. (many driveways make it unsafe for pedestrians and cyclists)	5/10/2019 11:06 AM
4	I am in favor of responsible development along Dresden	5/10/2019 9:57 AM
5	Strongly oppose- we were promised that we would not have to fight this battle again!!!	5/8/2019 12:01 PM

**Q6 North Druid Hills Corridor – Along North Druid Hills, from Peachtree Rd to Buford Highway, we expect substantial pressure in the near future to convert properties from detached single family homes to higher density, such as townhomes or apartments. What is your preference with respect to these potential future conversions?**

Answered: 68 Skipped: 4

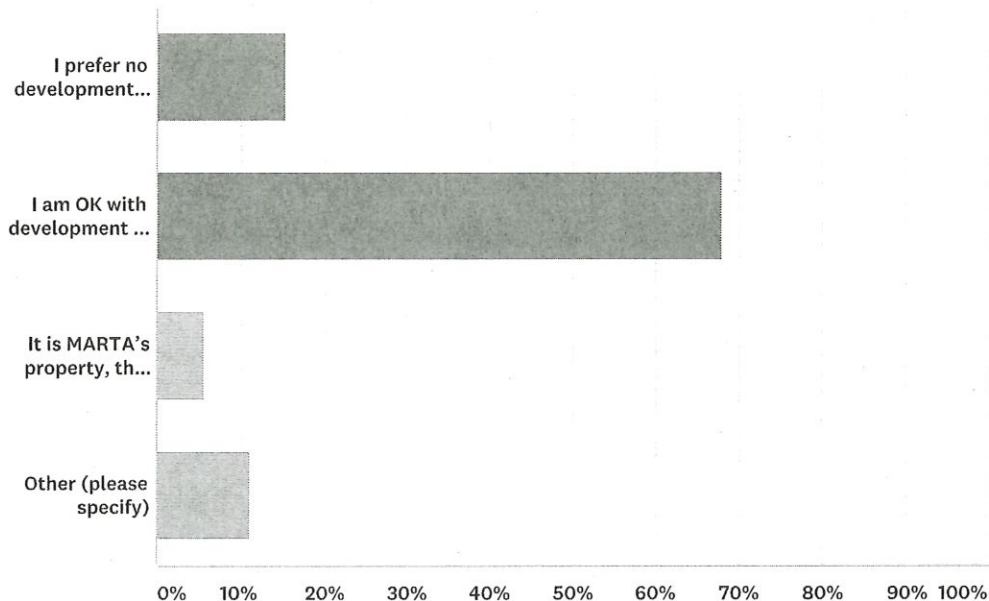


ANSWER CHOICES		RESPONSES	
I favor conversions of existing single family homes to higher density housing.		14.71%	10
I oppose conversions of existing single family homes to higher density housing.		82.35%	56
Other (please specify)		2.94%	2
TOTAL			68

#	OTHER (PLEASE SPECIFY)	DATE
1	Mixed use, but only with bike & pedestrian lanes being prioritized. Decrease curb-cuts with any change of zoning or use.	5/10/2019 11:06 AM
2	I am in favor of responsible development along Druid Hills	5/10/2019 9:57 AM

**Q7 MARTA Development - Which one of the following statements most closely describes your feelings about development at the Brookhaven Marta station?**

Answered: 72 Skipped: 0



ANSWER CHOICES		RESPONSES	
I prefer no development whatsoever.		15.28%	11
I am OK with development as long as there is committed, definite, funded plan to manage the expected traffic congestion issues on Peachtree Rd, Apple Valley Rd., Dresden Dr., and North Druid Hills Rd.		68.06%	49
It is MARTA's property, they should be allowed to do whatever makes sense financially for MARTA, as long as it complies with the criteria in the Peachtree Road Overlay as defined in the Brookhaven Zoning Ordinance, effective Nov 27, 2018		5.56%	4
Other (please specify)		11.11%	8
TOTAL			72

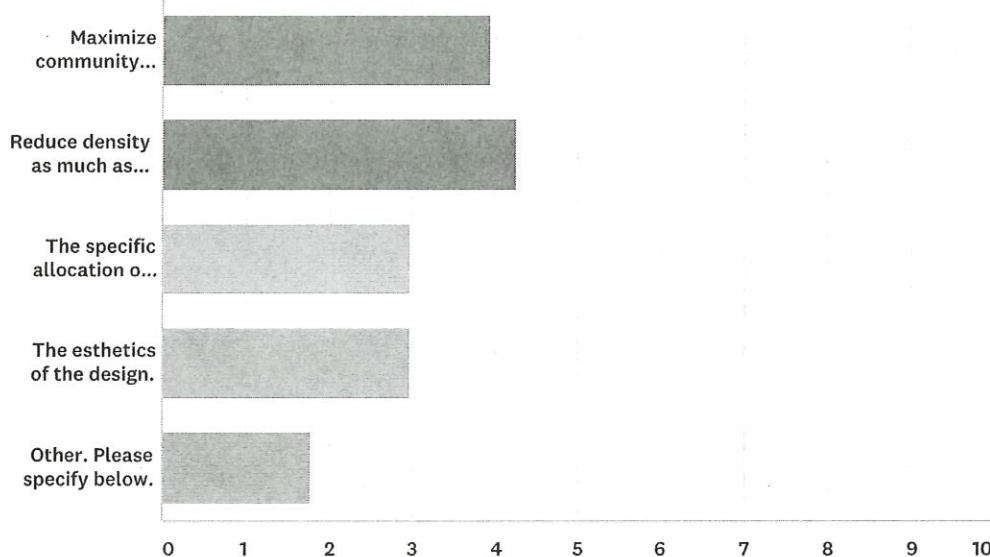
#	OTHER (PLEASE SPECIFY)	DATE
1	With the overriding proviso that no tax abatement should be granted - It is MARTA's property, they should be allowed to do whatever makes sense financially for MARTA, as long as it complies with the criteria in the Peachtree Road Overlay as defined in the Brookhaven Zoning Ordinance, effective Nov 27, 2018	5/16/2019 10:28 AM
2	There will never be a serious, realistic plan to deal with traffic there because the bridges do not allow the passage of traffic, and those viaducts are not going to change. You cannot fit additional density here. Why does everyone think this can work? Do NOT allow ingress and egress with one direction only. It will send cars circling the block. Marta development will likely spoil the walkability as the increased traffic through Brookhaven Fields will be stupid, along with the increased petty crime, homeless campers and hood rats.	5/15/2019 7:05 PM
3	I've not seen the latest update to the overlay, but density and traffic are the major concerns, including building height.	5/13/2019 10:59 PM
4	I would like more information about Brookhaven's plan for a city hall at the location, plans for sewer, and if the city plans to offer tax abatements to the developer. I'm also concerned about traffic and density.	5/10/2019 8:10 PM
5	Thank you for including "other" because the 3 options show limitations, developed by well-intentioned people without any apparent training or education in urban design or survey-balance. Like a restaurant offering only peanut butter sandwiches when we KNOW there's more food choices out there! The MARTA site is a great opportunity for plans that have vision & creativity. The choices are not reasonable approaches. How about one like this: Redevelopment of the Brookhaven MARTA station is inevitable. We should allow for higher residential and office density (including a City Government Center) in exchange for public green/pedestrian space, such as a location for the Brookhaven Arts Festival and the weekly Brookhaven Farmers Market.	5/10/2019 11:06 AM



6	<p>I prefer no development but realize that Marta retains ownership and development rights. I believe it will be developed in the future and it is up to the City of Brookhaven to help direct its development in a way that will not destroy our community. Why not think outside the box with its development. Look to other counties, states and around the world to see how this piece of land could be utilized. Think of what needs our city and community are deficient. Think of what future residents will require and want to have a safe and healthy life. Don't let this piece of land go to the developers that don't live here and have no interest in the residents quality of life. Let it be developed with community at the center of its development. I could envision it being the center of our government with city hall, police, fire, library, parks and rec., and rentable meeting space. I envision a park included with the plan. Maybe it's across the street where Marta's retention "pond" is located. It would be amazing to have a space created for community, not a space that supports a transient population that does not invest in our community. So my recommendation is to research and find other communities where something similar has been done. Then think outside the box as to how we could create something new and unique for this space that could be funded and supported by our community and private non-profits...not developers who only have their interests at heart. Ask the community to volunteer to be a part of its development by donating their time, expertise and input into a final plan that meets the needs of our community, not the needs of a city who wants more of a tax base. Look at all of the families moving here for the schools. Think about what they would want. Look at the elderly who have no supports and are feeling squeezed out. Look at our international population that are kept on the fringe, feeling unwelcome unless they are working in our yards or cleaning our homes. Only when you create a place that is welcoming and inclusive will you find true success in anything you do. Building high density homes, taking away public gathering spaces and green spaces. As we look to future where the climate is becoming warmer and many species are endangered, maybe we should think more about protecting our wildlife and trees. Our trees help protect our homes, cool and clean the air, aesthetically pleasing and wildlife need places of refuge. As Atlanta continues to grow and spread outward we should be liking to maintain a community where we still have green space for private and public use. We are too far removed from nature and it's hurting us all. Stop over building, stop clogging our streets with high density buildings, stop destroying the small pockets of green space and find new and creative ways to meet the needs of our community by creating a community where people know each other, where people are invested and where people want to give back because they love where they live. People will respond if you remind them of all of the great things that make Brookhaven a wonderful place to live. You just have to show them that you are going to support slow growth, protect natural spaces and stop creating more traffic headaches by building more dense housing.</p>	5/10/2019 7:11 AM
7	I am in favor of development as long as it creates a strong city center with walkable, mixed-use character.	5/8/2019 2:31 PM
8	# 2 with the caveat that it be inscale with the neighborhood and no cut through traffic is allowed in to the neighborhood	5/8/2019 12:01 PM

**Q8 MARTA Development – Priorities -** If you could provide input into the design of the development, what would be your top design priority? Using the drop down lists, please designate your top priority as number 1, your second priority as number 2, and so on...

Answered: 72 Skipped: 0



	1	2	3	4	5	TOTAL	SCORE
Maximize community areas: plazas and green spaces.	28.36% 19	46.27% 31	16.42% 11	7.46% 5	1.49% 1	67	3.93
Reduce density as much as possible to minimize traffic congestion issues.	63.24% 43	11.76% 8	10.29% 7	14.71% 10	0.00% 0	68	4.24
The specific allocation of space to different uses: housing, commercial, office space.	6.56% 4	24.59% 15	32.79% 20	31.15% 19	4.92% 3	61	2.97
The esthetics of the design.	6.15% 4	21.54% 14	40.00% 26	29.23% 19	3.08% 2	65	2.98
Other. Please specify below.	5.71% 2	8.57% 3	8.57% 3	11.43% 4	65.71% 23	35	1.77

**Q9 If you prioritized "Other" please explain in the text box. If not, just scroll to the next question.**

Answered: 12 Skipped: 60

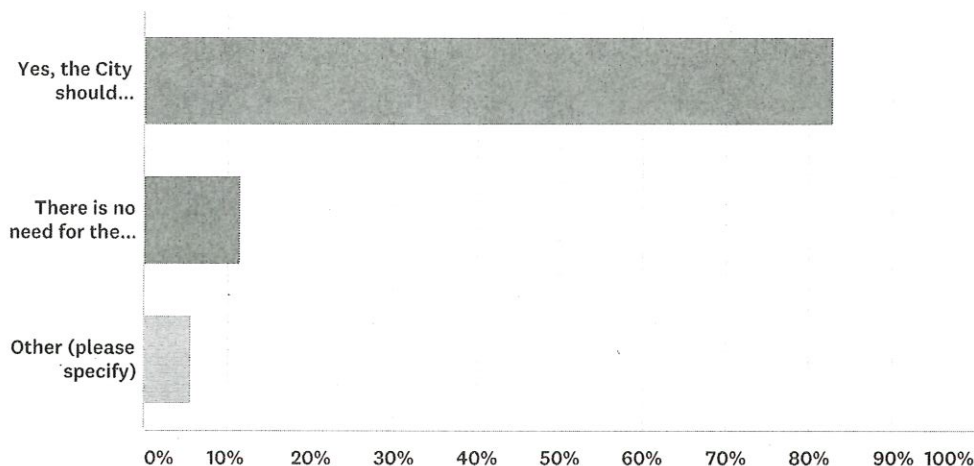
#	RESPONSES	DATE
1	There should be no tax abatement for MARTA and no subsidy of any sort from the city.	5/16/2019 10:28 AM
2	Again, how can density not increase traffic in this two lanes in and out as far as the eye can see, except for Peachtree Road. Find some other use please. Marta ridership is not increasing, with all of these best laid plans. Mega stations shall be a thing of the past, soon. Mark my words.	5/15/2019 7:05 PM
3	Put in place plans FIRST to address traffic congestion and storm water issues before development is planned	5/13/2019 1:39 PM
4	Plan to prohibit noise from entertainment, special events, etc.	5/13/2019 1:19 PM
5	Area for nice dining establishments instead of a food hall. Also, no Taj MaHall City Hall.	5/10/2019 8:10 PM
6	2. Again, these "choices" are limited and parochial in scope. A priority should be connectivity for pedestrians and bicycles to plan for future transportation options. Utilize the Fernwood drainage ditch as a natural buffer and amenity; balance uses so that traffic issues are minimal. (Offices cause much more intensive traffic problems than residential; commercial/restaurants should balance the others based on traffic needs and foot-traffic options.)	5/10/2019 11:06 AM



7	Something similar to Village place on Dresden ok but only in south end of lot. Leave north end for parking. NO hotels, NO big office projects. NO restaurants with outdoor live music	5/9/2019 7:14 PM
8	Marta is heavily used by commuters. Parking for residents and current users should not be overlooked	5/8/2019 5:50 PM
9	Pretty up that Marta area it's an eyesore	5/8/2019 12:06 PM
10	Ingress and egress is NOT they the neighborhood	5/8/2019 12:01 PM
11	Marta is heavily used by commuters. Parking for residents and current users should not be overlooked	5/8/2019 11:45 AM
12	Address sewage and intersections of Peachtree at NDH and Dresden.	5/8/2019 9:37 AM

**Q10 MARTA – Traffic Analysis –** The City recently adopted the conclusions of a traffic study covering the North Druid Hills corridor. However, the scope of the study does not include analysis of the two most critical Peachtree Rd. intersections: Peachtree and North Druid Hills, and, Peachtree and Dresden. Should the city commission an expanded traffic analysis that covers the area around MARTA station and quantifies the potential impact of development of the MARTA station area? Please choose the option that most closely describes your position:

Answered: 70 Skipped: 2



#### ANSWER CHOICES

#### RESPONSES

Yes, the City should commission the analysis now, so that we are ready to discuss the traffic improvements needed to enable development of the MARTA station, and seek funding for these improvements.	82.86%	58
There is no need for the traffic study now. This can wait and the developer should take care of it.	11.43%	8
Other (please specify)	5.71%	4
<b>TOTAL</b>		<b>70</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Continued studies are an exercise in futility. Study after study is completed and no action takes place - why bother.	5/16/2019 10:28 AM



2	How many studies does it take to figure out it does not work? Stop with the dollar infusion idea and take care of the citizens who live here. The other day it took me 25 minutes, at four miles per hour, to travel from the Brookhaven MARTA station by car, and cross Buford Highway. Enough already, ok?	5/15/2019 7:05 PM
3	The study should be done closer to the time of proposed development, and it should be independently done.	5/13/2019 10:59 PM
4	Again, with limited options in the survey choices, I appreciate the "other". Why didn't the City study those? Isn't it because those are GDOT roads? The city can study whatever they'd like. However, with GDOT roads, it will not have much of an impact. So perhaps we want shade trees planted along streets to make them cooler in the summer for pedestrians and cyclists? GDOT says, "No".	5/10/2019 11:06 AM

## Q11 General Comments for the City - Please use the space below to convey any other comments or input to the city for inclusion in the update to the Comprehensive Plan.

Answered: 34 Skipped: 38

#	RESPONSES	DATE
1	With Dresden and N Druid Hills has major thoroughfares from outside our community, we need to minimize the traffic congestion in our community. The railroad bridge at Peachtree minimizes traffic flow. Recognize that there is minimal ability to reduce thus unless we reduce the congestion and amount of traffic through the area. Lower density housing is one answer that will also help preserve our community.	5/17/2019 10:52 PM
2	Let it be dense on Peachtree, but keep the neighborhoods single family and tree-covered.	5/16/2019 2:24 PM
3	it is shocking to me that the City can even consider further development along Peachtree without consideration for the the major roads that feed to it from every other part of the metro area. N Druid, Briarwood, and Dresden are becoming increasingly dense with traffic, and I resent that the failure to consider these routes has led to inevitable and undesirable additional cut-through traffic in both Brookhaven Fields and Brookhaven Heights.	5/16/2019 10:54 AM
4	The main reason most of us voted for the city was to reduce the tax burden from Dekalb County and to free ourselves as much as possible from the dysfunction that is Dekalb. Please keep this in mind as the main objective for Brookhaven. Reduced taxes, less government, freedom!	5/16/2019 10:28 AM
5	Complete infill regulations now. Stop waiting for MARTA and push DOT to fix intersections	5/15/2019 9:29 PM
6	We are too overdeveloped as is. The streets are not safe for our children because too many cars are zooming down at too fast a pace. It takes 15 minutes to get 1/4 mile during rush hour. If the city continues to allow the overdevelopment, it will be clear that the Councilpeople are receiving illegal kickbacks from the developers and we will have no choice but to investigate and prosecute.	5/15/2019 8:12 PM
7	Control spending listen to property owners not developers	5/15/2019 7:12 PM
8	Take care of the citizens of Brookhaven, not the developers. Adding to the city coffers does not need to be city officials primary concern, or am I missing something?	5/15/2019 7:05 PM
9	Construct two two-lane highway tunnels under Peachtree from the western City Limits to Osborne Road, with junction tunnels for N. Druid Hills Road. Driverless vehicles between MARTA station and Town Brookhaven.	5/15/2019 5:40 PM
10	Please continue to pay attention to pedestrian safety and walkability of Brookhaven. Tree cover along sidewalks can be improved in many areas to make them usable in the hot summer months.	5/15/2019 5:11 PM
11	The sidewalk "plan" has no clear timeline on what streets get sidewalks when. It is incredibly slow moving and seemingly vague.	5/15/2019 4:49 PM
12	I am not interested in our city trying to encourage tourism. I don't think I am alone in this. We understand the need for tax revenue but I do not relish the concept of living in an area that encourages tourism.	5/15/2019 3:45 PM

13	Stop rushing all of the development. The sidewalk law to no where on new homes is silly. And for goodness sake stop letting all of the developers clear cut all of the lots.	5/13/2019 8:18 PM
14	Make sure the existing residents are the top priority, and not the desires of the developers.	5/13/2019 5:13 PM
15	I realize money is a priority for the city, and so they tend to side with developers, but I think more effort should be made to find a compromise of some kind that allows development of already-dense areas while preserving (really) the single family neighborhoods and also preserving our precious tree canopy and our creeks.	5/13/2019 1:39 PM
16	Sidewalks should replace green space only when they are NEEDED. Sufficient parking and service (delivery, loading.etc.) areas must be required at commercial areas. Parking should not be allowed right at intersections, so motorists can see clearly to turn right. Utilities and semi-utilities should be regulated when they dig up people's yards.	5/13/2019 1:19 PM
17	The City and it's leaders have strayed too far from the original intent of why the City of Brookhaven was formed.....the power has gone to everyone's head and we want our Clty back !	5/12/2019 4:19 PM
18	If the MARTA development comes to fruition, Brookhaven Fields does not need anymore major development. I can barely leave my little bubble due to traffic. Storm water runoff is getting worse in my neighborhood as well. Promises for sidewalks still haven't been fulfilled six and a half years after the city was officially created. Get back to the basics and respect the single home neighborhood I once loved to live in.	5/10/2019 8:10 PM
19	The priority for the City Comp Plan should be aggressive reassessment for safe inclusion of people who are walking or using bicycles. Adopt a "Complete Streets" policy and begin road diets throughout the city. Continue your support and prioritize the completion of the Peachtree Creek Greenway and the bike- and walk-ways that will complete its connectivity. Move toward making the MARTA location into the City Hub of government including the Library, Greenspace for the Farmers Market, etc. Make car-use concerns secondary. Increase the width of sidewalks ASAP, especially in the Emory Healthcare area and other highly-commercial districts and major corridors. Add tree buffers now so the canopy along streets will be replenished in a few years.	5/10/2019 11:06 AM
20	Those who have seen City decision-making in process know that council reps who don't reside in an affected district give zero weight to the Comp Plan or Supplements when they are contrary to what a rep wants. Which makes these updates a total dog and pony show designed to make citizens feel like they have meaningful input when they don't.	5/10/2019 10:05 AM
21	Infrastructure needs to be addressed also as a major concern if we are going to keep having growth in BH like we have seen in the past 10 years.	5/10/2019 7:15 AM
22	Stop helping developers who are lining their pockets as they destroy our community by tearing out our trees thus adding to our water runoff problems and increasing our heat index and reducing our air quality, creating more traffic issues with high density and less community by allowing a more transient population to move in and out frequently. Our government must put in place restrictions and codes that are enforceable and detrimental financially if a builder doesn't follow the rules. If they "accidentally" cut down a healthy tree which they view is in their way then they must pay a fine that will affect their bottom line, not \$500, not \$1,000, not \$5,000 but \$20,000 per tree. This will get their attention and the government must have the staff in place to make this a reality. Then and only then will you have a community with character and value. Stop being short sighted and look long term. Look at where the decisions made today will impact all that will follow.	5/10/2019 7:11 AM
23	The Peachtree Road, N. Druid Hills and Dresden Triangle should not be treated as the high density development center of Brookhaven. This is a single family home community that is being transitioned by the city into a high density apartment/townhome transitional community.	5/9/2019 11:17 PM
24	No more apartments. Protect our single family homes and tree canopy. Don't make living here a traffic nightmare...that will only decrease the value of Brookhaven Fields over time.	5/9/2019 9:36 PM
25	Traffic lights at Ndruid and Dresden from Peachtree must be addressed. Also we need more dog stations throughout our neighborhood	5/9/2019 9:11 PM
26	Have to address the traffic and storm water/sewage issues comprehensively	5/9/2019 8:41 PM
27	Please do not make the traffic denser in this area. It is almost impossible to get out onto NDH in the morning and the afternoon during rush hours.	5/9/2019 7:19 PM
28	The sewer capacity and traffic redesign at Peachtree/Dresden/Druid Hills is #1 priority!!	5/9/2019 7:14 PM



29	The primary reason I purchased a home in Brookhaven Fields is its single family, neighborhood style. The second reason I like the area is for its proximity to Buckhead. It's close, but not TOO close. I'm very much against multi family and office development along Dresden and North Druid. I chose to live here (one year ago) for the neighborhood atmosphere, not commercial or multi-family development.	5/8/2019 10:56 PM
30	Limit high density. Sewer upgrade. Walk and bike trails	5/8/2019 7:17 PM
31	Overall, the City is doing a commendable job. I look forward to the City's leadership in creating a city center at the MARTA site.	5/8/2019 2:31 PM
32	All of the "old" "I've been here forever" Brookhaven people seem to forget how run down and bad the Ashford Park area was...improving, updating, and growing with the times is important.	5/8/2019 12:06 PM
33	We have spoken many times in many ways....PLEASE listen!	5/8/2019 12:01 PM
34	Address the major issues so we hear less NIMBY complaints. Many of us bought in this area and paid a premium BECAUSE we can walk to things. More walkability is ideal.	5/8/2019 9:37 AM

## BROOKHAVEN FIELDS SURVEY – MAY 2019 – RESULTS

### Introduction

The Brookhaven Fields Civic Association (BFCA) conducted a neighborhood survey to provide quantified and aggregated input for the City of Brookhaven, GA Comprehensive Plan update. This document provides the respondents' complete answers, with a brief introduction for each question, so that each question may be included as a stand-alone comment. This document is being provided to the city staff that is responsible for managing the Comprehensive Plan update.

Two additional related documents are also being provided to the City with the same transmission e-mail:

1. The full detail of the answers, as extracted from the Survey Monkey survey tool, for completeness and transparency.
2. Additional details on the survey population, survey method and survey communications.

### Priorities for the Brookhaven Fields neighborhood

The Brookhaven Fields Civic Association sent a survey to Brookhaven Fields neighbors. Seventy-two (72) responded. The responses with respect to priorities for the Brookhaven Fields neighborhood are (the higher the score, the higher the priority):

Answer Choices	Scores
Maintain the single family character of the neighborhood.	5.34
Maintain as much as possible of the stream buffers and tree canopy.	4.13
Increase the walkability of the neighborhood.	4.00
Add dedicated bike lanes.	2.26
Address storm water and sewage issues	4.01
Other. Please specify below.	2.11
<b>Answered</b>	<b>72</b>
<b>Skipped</b>	<b>0</b>

For more information on how the scores were calculated, please refer to the technical note at the end of this document. The comments provided for the "Other" option follow:

1. Keep taxes low. Maximize personal freedom and free market solutions to problems.
2. Maintain single family detached
3. Forget sidewalks everywhere one side of a street is adequate too much concrete
4. Na
5. Stop the escalation of lot footprints and increase in impervious surface by over-ambitious sidewalk and multi-use/bike-ped plans
6. Give citizens more input and control over decisions regarding character. Make some meetings in daytime or on weekends so those of us who work evenings can attend, or have online access to input, surveys, etc.
7. Prohibit noise from restaurant entertainment, special events. etc. from disturbing residents.
1. Add more public spaces for neighbors to meet.
8. Improved traffic flow. Less neighborhood traffic. More parks/park space.
9. Keep existing businesses/restaurants like Savi, Rita's, Dixie q don't drive them
10. Address speeding through the neighborhood
11. Variance awards need to be minimal. Work within our code.

12. Clean up vacant parcels to improve Dresden and Brookhaven
13. Minimize traffic cut through
14. Address intersections of Peachtree at NDH and Dresden.

### Priorities for the City of Brookhaven

The Brookhaven Fields Civic Association sent a survey to Brookhaven Fields neighbors. Seventy-two (72) responded. The responses with respect to priorities for the City of Brookhaven are, (the higher the score, the higher the priority):

Answer Choices	Scores
Complete the Peachtree Creek Greenway.	5.07
Acquire additional spaces (like the Ashford Forest, already acquired on Clairmont Rd.) for nature preserves and parks.	4.36
Maintain as much as possible of the stream buffers and tree canopy.	5.41
Increase the walkability of the neighborhoods.	5.26
Add dedicated bike lanes.	2.93
Complete the planned upgrades to the park system.	3.98
Other. Please specify below.	2.29
<b>Answered</b>	<b>71</b>
<b>Skipped</b>	<b>1</b>

The comments provided for the "Other" option follow:

1. Keep taxes low. Maximize governmental efficiency. Privatize as much as possible.
2. Please spend taxpayers money as it is your own. Too much irresponsible spending
3. No need to build monuments in every park. We will never be world class so some things are best left alone instead of idealistically shooting for the moon, as Rebecca the ex-mayor encouraged.
4. Stop overdeveloping arteries already clogged with traffic
5. Have some meetings during the day or on weekends to accommodate citizens who work in the evenings.
6. Expediting traffic flow is very much needed.
7. Stop granting variance requests.
8. 6. add more pockets of local, commercial, mixed-use districts throughout the city (like on Dresden Drive)
9. More parks/park space in the Dresden Drive, Druid Hills, Peachtree Rd Triangle.
10. Protect & PRESERVE current neighborhoods.
11. Mitigate crime

### Dresden Corridor Development

The Brookhaven Fields Civic Association sent a survey to Brookhaven Fields neighbors. Seventy-two (72) responded. The responses with respect to development along Dresden Drive beyond the overlay boundary, from Camille Dr., to Clairmont Rd, are:

Answer Choices	Responses	
I favor conversions of existing single family homes to higher density housing.	7.35%	5
I oppose conversions of existing single family homes to higher density housing.	85.29%	58
Other (please specify)	7.35%	5
	<b>Answered</b>	<b>68</b>



	Skipped	4
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The comments provided for the "Other" option follow:

1. no opinion
2. Only mixed use with retail and restaurant
3. mixed use, but with combined curb-cuts only; don't allow commercial use of existing residential units, or it will look like Clairmont Rd. (many driveways make it unsafe for pedestrians and cyclists)
4. I am in favor of responsible development along Dresden
5. Strongly oppose- we were promised that we would not have to fight this battle again!!!

#### North Druid Hills Corridor Development

The Brookhaven Fields Civic Association sent a survey to Brookhaven Fields neighbors. Seventy-two (72) responded. The responses with respect to development along North Druid Hills, from Peachtree Rd to Buford Highway, are:

Answer Choices	Responses	
I favor conversions of existing single family homes to higher density housing.	14.71%	10
I oppose conversions of existing single family homes to higher density housing.	82.35%	56
Other (please specify)	2.94%	2
	<b>Answered</b>	<b>68</b>
	<b>Skipped</b>	<b>4</b>

The comments provided for the "Other" option follow:

1. Mixed use, but only with bike & pedestrian lanes being prioritized. Decrease curb-cuts with any change of zoning or use.
2. I am in favor of responsible development along Druid Hills

#### Brookhaven MARTA Station Development

The Brookhaven Fields Civic Association sent a survey to Brookhaven Fields neighbors. Seventy-two (72) responded. The responses with respect to feelings/opinion about development at the MARTA station are:

Answer Choices	Responses	
I prefer no development whatsoever.	15.28%	11
I am OK with development as long as there is committed, definite, funded plan to manage the expected traffic congestion issues on Peachtree Rd, Apple Valley Rd., Dresden Dr., and North Druid Hills Rd.	68.06%	49
It is MARTA's property, they should be allowed to do whatever makes sense financially for MARTA, as long as it complies with the criteria in the Peachtree Road Overlay as defined in the Brookhaven Zoning Ordinance, effective Nov 27, 2018	5.56%	4
Other (please specify)	11.11%	8
	<b>Answered</b>	<b>72</b>
	<b>Skipped</b>	<b>0</b>

The comments provided for the "Other" option follow:

1. With the overriding proviso that no tax abatement should be granted - It is MARTA's property, they should be allowed to do whatever makes sense financially for MARTA, as long as it complies with the criteria in the Peachtree Road Overlay as defined in the Brookhaven Zoning Ordinance, effective Nov 27, 2018
2. There will never be a serious, realistic plan to deal with traffic there because the bridges do not allow the passage of traffic, and those viaducts are not going to change. You cannot fit additional density here. Why does everyone think this can work? Do NOT allow ingress and egress with one direction only. It will send cars circling the block. Marta development will likely spoil the walkability as the increased traffic through Brookhaven Fields will be stupid, along with the increased petty crime, homeless campers and hood rats.
3. I've not seen the latest update to the overlay, but density and traffic are the major concerns, including building height.
4. I would like more information about Brookhaven's plan for a city hall at the location, plans for sewer, and if the city plans to offer tax abatements to the developer. I'm also concerned about traffic and density.
5. Thank you for including "other" because the 3 options show limitations, developed by well-intentioned people without any apparent training or education in urban design or survey-balance. Like a restaurant offering only peanut butter sandwiches when we KNOW there's more food choices out there! The MARTA site is a great opportunity for plans that have vision & creativity. The choices are not reasonable approaches. How about one like this: Redevelopment of the Brookhaven MARTA station is inevitable. We should allow for higher residential and office density (including a City Government Center) in exchange for public green/pedestrian space, such as a location for the Brookhaven Arts Festival and the weekly Brookhaven Farmers Market.
6. I prefer no development but realize that Marta retains ownership and development rights. I believe it will be developed in the future and it is up to the City of Brookhaven to help direct its development in a way that will not destroy our community. Why not think outside the box with its development. Look to other counties, states and around the world to see how this piece of land could be utilized. Think of what needs our city and community are deficient. Think of what future residents will require and want to have a safe and healthy life. Don't let this piece of land go to the developers that don't live here and have no interest in the residents quality of life. Let it be developed with community at the center of its development. I could envision it being the center of our government with city hall, police, fire, library, parks and rec., and rentable meeting space. I envision a park included with the plan. Maybe it's across the street where Marta's retention "pond" is located. It would be amazing to have a space created for community, not a space that supports a transient population that does not invest in our community. So my recommendation is to research and find other communities where something similar has been done. Then think outside the box as to how we could create something new and unique for this space that could be funded and supported by our community and private non-profits...not developers who only have their interests at heart. Ask the community to volunteer to be a part of its development by donating their time, expertise and input into a final plan that meets the needs of our community, not the needs of a city who wants more of a tax base. Look at all of the families moving here for the schools. Think about what they would want. Look at the elderly who have no supports and are feeling squeezed out. Look at our international population that are kept on the fringe, feeling unwelcome unless they are working in our yards or cleaning our homes. Only when you create a place that is welcoming and inclusive will you find true success in anything you do. Building high density homes, taking away public gathering spaces and green spaces. As we look to future where the climate is becoming warmer and many species are endangered, maybe we should think more about protecting our wildlife and trees. Our trees help protect our homes, cool and clean the air, aesthetically pleasing and wildlife need places of refuge. As Atlanta continues to grow and spread outward we should be liking to maintain a community where we still have green space for private and public use. We are too far



removed from nature and it's hurting us all. Stop over building, stop clogging our streets with high density buildings, stop destroying the small pockets of green space and find new and creative ways to meet the needs of our community by creating a community where people know each other, where people are invested and where people want to give back because they love where they live. People will respond if you remind them of all of the great things that make Brookhaven a wonderful place to live. You just have to show them that you are going to support slow growth, protect natural spaces and stop creating more traffic headaches by building more dense housing.

7. I am in favor of development as long as it creates a strong city center with walkable, mixed-use character.
8. # 2 with the caveat that it be inscale with the neighborhood and no cut through traffic is allowed in to the neighborhood

### Priorities for Marta Station Development

The Brookhaven Fields Civic Association sent a survey to Brookhaven Fields neighbors. Seventy-two (72) responded. With respect to priorities for the development at the MARTA station, if it were to happen, the responses are (the higher the score, the higher the priority):

Answer Choices	Scores
Maximize community areas: plazas and green spaces.	3.93
Reduce density as much as possible to minimize traffic congestion issues.	4.24
The specific allocation of space to different uses: housing, commercial, office space.	2.97
The esthetics of the design.	2.98
Other. Please specify below.	1.77
<b>Answered</b>	<b>72</b>
<b>Skipped</b>	<b>0</b>

The comments provided for the "Other" option follow:

1. There should be no tax abatement for MARTA and no subsidy of any sort from the city.
2. Again, how can density not increase traffic in this two lanes in and out as far as the eye can see, except for Peachtree Road. Find some other use please. Marta ridership is not increasing, with all of these best laid plans. Mega stations shall be a thing of the past, soon. Mark my words.
3. Put in place plans FIRST to address traffic congestion and storm water issues before development is planned
4. Plan to prohibit noise from entertainment, special events, etc.
5. Area for nice dining establishments instead of a food hall. Also, no Taj MaHall City Hall.
3. Again, these "choices" are limited and parochial in scope. A priority should be connectivity for pedestrians and bicycles to plan for future transportation options. Utilize the Fernwood drainage ditch as a natural buffer and amenity; balance uses so that traffic issues are minimal. (Offices cause much more intensive traffic problems than residential; commercial/restaurants should balance the others based on traffic needs and foot-traffic options.)
6. Something similar to Village place on Dresden ok but only in south end of lot. Leave north end for parking. NO hotels, NO big office projects. NO restaurants with outdoor live music
7. Marta is heavily used by commuters. Parking for residents and current users should not be overlooked
8. Pretty up that Marta area it's an eyesore
9. Ingress and egress is NOT they the neighborhood
10. Marta is heavily used by commuters. Parking for residents and current users should not be overlooked

11. Address sewage and intersections of Peachtree at NDH and Dresden.

#### North Druid Hills Traffic Study

The Brookhaven Fields Civic Association sent a survey to Brookhaven Fields neighbors. Seventy-two (72) responded. Neighbors were asked whether the scope of the study should be extended include the critical intersections near the MARTA station: Peachtree and North Druid Hills, and, Peachtree and Dresden. The responses are:

Answer Choices	Responses	
Yes, the City should commission the analysis now, so that we are ready to discuss the traffic improvements needed to enable development of the MARTA station, and seek funding for these improvements.	82.86%	58
There is no need for the traffic study now. This can wait and the developer should take care of it.	11.43%	8
Other (please specify)	5.71%	4
	<b>Answered</b>	<b>70</b>
	<b>Skipped</b>	<b>2</b>

The comments provided for the "Other" option follow:

1. Continued studies are an exercise in futility. Study after study is completed and no action takes place - why bother.
2. How many studies does it take to figure out it does not work? Stop with the dollar infusion idea and take care of the citizens who live here. The other day it took me 25 minutes, at four miles per hour, to travel from the Brookhaven MARTA station by car, and cross Buford Highway. Enough already, ok?
3. The study should be done closer to the time of proposed development, and it should be independently done.
4. Again, with limited options in the survey choices, I appreciate the "other". Why didn't the City study those? Isn't it because those are GDOT roads? The city can study whatever they'd like. However, with GDOT roads, it will not have much of an impact. So perhaps we want shade trees planted along streets to make them cooler in the summer for pedestrians and cyclists? GDOT says, "No".

#### General Comments for the City, related to the Comprehensive Plan

The Brookhaven Fields Civic Association sent a survey to Brookhaven Fields neighbors to collect input for the update to the Comprehensive Plan. Seventy-two (72) responded. The survey included structured questions and also included space for open-ended comments. Thirty-eight (38) neighbors provided comments. The comments follow:

1. With Dresden and N Druid Hills has major thoroughfares from outside our community, we need to minimize the traffic congestion in our community. The railroad bridge at Peachtree minimizes traffic flow. Recognize that there is minimal ability to reduce this unless we reduce the congestion and amount of traffic through the area. Lower density housing is one answer that will also help preserve our community.
2. Let it be dense on Peachtree, but keep the neighborhoods single family and tree-covered.
3. It is shocking to me that the City can even consider further development along Peachtree without consideration for the major roads that feed to it from every other part of the metro area. N Druid, Briarwood, and Dresden are becoming increasingly dense with traffic, and I resent that the failure to consider these routes has led to inevitable and undesirable additional cut-through traffic in both Brookhaven Fields and Brookhaven Heights.



4. The main reason most of us voted for the city was to reduce the tax burden from Dekalb County and to free ourselves as much as possible from the dysfunction that is Dekalb. Please keep this in mind as the main objective for Brookhaven. Reduced taxes, less government, freedom!
5. Complete infill regulations now. Stop waiting for MARTA and push DOT to fix intersections
6. We are too overdeveloped as is. The streets are not safe for our children because too many cars are zooming down at too fast a pace. It takes 15 minutes to get 1/4 mile during rush hour. If the city continues to allow the overdevelopment, it will be clear that the Councilpeople are receiving illegal kickbacks from the developers and we will have no choice but to investigate and prosecute.
7. Control spending listen to property owners not developers
8. Take care of the citizens of Brookhaven, not the developers. Adding to the city coffers does not need to be city officials primary concern, or am I missing something?
9. Construct two two-lane highway tunnels under Peachtree from the western City Limits to Osborne Road, with junction tunnels for N. Druid Hills Road. Driverless vehicles between MARTA station and Town Brookhaven.
10. Please continue to pay attention to pedestrian safety and walkability of Brookhaven. Tree cover along sidewalks can be improved in many areas to make them usable in the hot summer months.
11. The sidewalk "plan" has no clear timeline on what streets get sidewalks when. It is incredibly slow moving and seemingly vague.
12. I am not interested in our city trying to encourage tourism. I don't think I am alone in this. We understand the need for tax revenue but I do not relish the concept of living in an area that encourages tourism.
13. Stop rushing all of the development. The sidewalk law to no where on new homes is silly. And for goodness sake stop letting all of the developers clear cut all of the lots.
14. Make sure the existing residents are the top priority, and not the desires of the developers.
15. I realize money is a priority for the city, and so they tend to side with developers, but I think more effort should be made to find a compromise of some kind that allows development of already-dense areas while preserving (really) the single family neighborhoods and also preserving our precious tree canopy and our creeks.
16. "Sidewalks should replace green space only when they are NEEDED.
17. Sufficient parking and service (delivery, loading.etc.) areas must be required at commercial areas.
18. Parking should not be allowed right at intersections, so motorists can see clearly to turn right.
19. Utilities and semi-utilities should be regulated when they dig up people's yards."
20. The City and it's leaders have strayed too far from the original intent of why the City of Brookhaven was formed.....the power has gone to everyone's head and we want our City back !
21. "If the MARTA development comes to fruition, Brookhaven Fields does not need anymore major development. I can barely leave my little bubble due to traffic. Storm water runoff is getting worse in my neighborhood as well. Promises for sidewalks still haven't been fulfilled six and a half years after the city
22. was officially created. Get back to the basics and respect the single home neighborhood I once loved to live in. "
23. The priority for the City Comp Plan should be aggressive reassessment for safe inclusion of people who are walking or using bicycles. Adopt a "Complete Streets"policy and begin road diets throughout the city. Continue your support and prioritize the completion of the Peachtree Creek Greenway and the bike- and walk-ways that will complete its connectivity. Move toward making the MARTA location into the City Hub of government including the Library, Greenspace for the Farmers Market,etc. Make car-use concerns secondary. Increase the width of sidewalks ASAP, especially in the Emory Healthcare area and other



- highly-commercial districts and major corridors. Add tree buffers now so the canopy along streets will be replenished in a few years.
24. Those who have seen City decision-making in process know that council reps who don't reside in an affected district give zero weight to the Comp Plan or Supplements when they are contrary to what a rep wants. Which makes these updates a total dog and pony show designed to make citizens feel like they have meaningful input when they don't.
  25. Infrastructure needs to be addressed also as a major concern if we are going to keep having growth in BH like we have seen in the past 10 years.
  26. Stop helping developers who are lining their pockets as they destroy our community by tearing out our trees thus adding to our water runoff problems and increasing our heat index and reducing our air quality, creating more traffic issues with high density and less community by allowing a more transient population to move in and out frequently. Our government must put in place restrictions and codes that are enforceable and detrimental financially if a builder doesn't follow the rules. If they "accidentally" cut down a healthy tree which they view is in their way then they must pay a fine that will affect their bottom line, not \$500, not \$1,000, not \$5,000 but \$20,000 per tree. This will get their attention and the government must have the staff in place to make this a reality. Then and only then will you have a community with character and value. Stop being short sighted and look long term. Look at where the decisions made today will impact all that will follow.
  27. The Peachtree Road, N. Druid Hills and Dresden Triangle should not be treated as the high density development center of Brookhaven. This is a single family home community that is being transitioned by the city into a high density apartment/townhome transitional community.
  28. No more apartments. Protect our single family homes and tree canopy. Don't make living here a traffic nightmare...that will only decrease the value of Brookhaven Fields over time.
  29. Traffic lights at Ndruid and Dresden from Peachtree must be addressed. Also we need more dog stations throughout our neighborhood
  30. Have to address the traffic and storm water/sewage issues comprehensively
  31. Please do not make the traffic denser in this area. It is almost impossible to get out onto NDH in the morning and the afternoon during rush hours.
  32. The sewer capacity and traffic redesign at Peachtree/Dresden/Druid Hills is #1 priority!!
  33. The primary reason I purchased a home in Brookhaven Fields is its single family, neighborhood style. The second reason I like the area is for its proximity to Buckhead. It's close, but not TOO close. I'm very much against multi family and office development along Dresden and North Druid. I chose to live here (one year ago) for the neighborhood atmosphere, not commercial or multi-family development.
  34. Limit high density. Sewer upgrade. Walk and bike trails
  35. Overall, the City is doing a commendable job. I look forward to the City's leadership in creating a city center at the MARTA site.
  36. All of the "old" "I've been here forever" Brookhaven people seem to forget how run down and bad the Ashford Park area was...improving, updating, and growing with the times is important.
  37. We have spoken many times in many ways....PLEASE listen!
  38. Address the major issues so we hear less NIMBY complaints. Many of us bought in this area and paid a premium BECAUSE we can walk to things. More walkability is ideal.

#### **APPENDIX - Technical Note on Scores for Ranking Questions**

Survey Monkey automatically calculates a "score" for ranking questions, and that is the score that we reported. For example, if there are six (6) answer choices to be ranked and all respondents ranked the same answer as their #1 priority (i.e. their highest/top priority), then that answer choice would have a score of 6, the highest score possible. Survey Monkey explains that the rationale for

calculating the scores in this manner as: *"We apply weights in this way to ensure that when the data is presented on a chart, it's clear which answer choice is most preferred."*

For those who may be interested, a more detailed explanation, copied directly from the Survey Monkey help text, follows:

*Ranking questions calculate the average ranking for each answer choice so you can determine which answer choice was most preferred overall. The answer choice with the largest average ranking is the most preferred choice.*

*The average ranking is calculated as follows, where:*

*w = weight of ranked position*

*x = response count for answer choice*

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$$x_1w_1 + x_2w_2 + x_3w_3 \dots x_nw_n$$

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*Total response count*

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*Weights are applied in reverse. In other words, the respondent's most preferred choice (which they rank as #1) has the largest weight, and their least preferred choice (which they rank in the last position) has a weight of 1. You can't change the default weights.*

*For example, if a Ranking question has 5 answer choices, weights are assigned as follows:*

- *The #1 choice has a weight of 5*
- *The #2 choice has a weight of 4*
- *The #3 choice has a weight of 3*
- *The #4 choice has a weight of 2*
- *The #5 choice has a weight of 1*

*We apply weights in this way to ensure that when the data is presented on a chart, it's clear which answer choice is most preferred.*



## BROOKHAVEN FIELDS SURVEY – MAY 2019 – SURVEY METHOD

### INTRODUCTION

The Brookhaven Fields Civic Association (BFCA) decided to survey the neighborhood in order to provide quantified and aggregated input for the update of the City of Brookhaven, GA Comprehensive Plan. This document concerns only the survey method. Two other documents are also being provided to the City with the e-mail transmission.

1. The full detail of the answers, extracted directly from the Survey Monkey software, for completeness, reference and transparency.
2. The answers, with an introductory comment added to each one, so that they may be included in the Comprehensive Plan as stand-alone documents.

### METHOD

The survey was administered using the Survey Monkey software.

Population surveyed: The survey was sent to:

1. All NextDoor accounts identified as belonging to the Brookhaven Fields neighborhood. That is 1,171 accounts as of May 17, 2019.
2. All e-mail accounts belonging to the BFCA's yahoo mail list. That is 322 recipients. However, these are not additional to the names in NextDoor since there is substantial overlap between the two lists.

For clarity then, the survey was sent to all neighbors that we could reach, not just the dues-paying members of the BFCA.

We received 72 answers by the deadline of May 17. The survey is now closed.

### SURVEY COMMUNICATIONS

**Survey invitation. Sent through NextDoor on May 8 and later relayed to the BFCA yahoo e-mail list.**



Ricardo Kamenetzky, Brookhaven Fields

### Brookhaven Comprehensive Plan Update - Brookhaven Fields Survey

Brookhaven Fields Neighbor: The Brookhaven Comprehensive Plan is due for its first 5 year update. The city is accepting input through the end of May. This survey is organized by the Zoning Committee of the Brookhaven Fields Civic Association (BFCA). The survey is being sent via NextDoor to participants in the Brookhaven Fields area. The intent is to clarify residents' positions regarding key land use issues facing Brookhaven Fields. The results of the survey will be presented to the City as Brookhaven Fields's contribution to the plan. We have worked hard to minimize the number of questions and "what-ifs" so that you can answer the survey in less than 10 minutes.

We encourage you to complete the survey and also to convey your input directly by writing to [planning@brookhaven.gov](mailto:planning@brookhaven.gov). The survey will be open through May 17. The link to the survey follows: <https://www.surveymonkey.com/r/SHZMH87>

Thank you in advance for your reply. We appreciate your involvement in the future of our neighborhood and our city.



Terrell Carstens, Mike Hibbard, and Ricardo Kamenetzky for the BFCA Zoning Committee.

Technical notes:

1. The survey is anonymous. You will not be identified.
2. Please do not forward the survey link outside of Brookhaven Fields. We are trying to survey only Brookhaven Fields.
3. You can change your answers until you complete the survey. The survey is completed when you press the "DONE" button at the bottom of the survey.
4. To move to the next question press the "OK" button below the question. Some questions do not have an "OK" button: simply scroll down to the next question.
5. The survey can be taken only once from the same device.
6. PM me via NextDoor, Ricardo Kamenetzky, if you have technical difficulties.

**Reminder sent May 13 2019.**

Brookhaven Fields Neighbor: This is a reminder about the survey on land use issues. We have received many replies already, but we want to make sure everybody's voice is heard, both by the City of Brookhaven and by the Brookhaven Fields Civic Association (BFCA). As previously communicated the survey will be open through May 17. Only four days left. If you have replied already, we thank you for your participation. If you have not yet, we encourage you to reply. You can find the link in the original posting. The average time to respond is only 7 minutes.

Terrell Carstens, Mike Hibbard, and Ricardo Kamenetzky for the BFCA Zoning Committee.

**Reminder sent May 16 2019.**

Brookhaven Fields Neighbor: This is the last reminder about the survey on land use issues. We have received many replies already, but we want to make sure everybody's voice is heard, both by the City of Brookhaven and by the Brookhaven Fields Civic Association (BFCA). As previously communicated the survey will be open through May 17, tomorrow. Only one day left. If you have replied already, we thank you for your participation. If you have not yet, we encourage you to reply. You can find the link in the original posting. The average time to respond is only 7 minutes.

Terrell Carstens, Mike Hibbard, and Ricardo Kamenetzky for the BFCA Zoning Committee.

## Patrice Ruffin

---

**From:** Ricardo Kamenetzky <ricardo.kamenetzky@gmail.com>  
**Sent:** Thursday, May 16, 2019 7:46 PM  
**To:** COB-Planning  
**Cc:** Aronda Smith; Dominique Lockhart; Drew Murray; Linda Abaray; Patrice Ruffin  
**Subject:** RE: Brookhaven 5-Year Comprehensive Plan Update - input

Patrice Ruffin and Brookhaven Planning Team: Thanks very much for the follow up e-mail after the Brookhaven 5-Year Comprehensive Plan Update Community Involvement Meetings on March 28<sup>th</sup> and April 25<sup>th</sup>. I attended the April 25<sup>th</sup> meeting. I was impressed by your preparation for and the follow-up to the meeting I attended. Thank you for all the work that is going into the plan update.

Until recently, I had not seen the Comprehensive Plan. I was impressed by the thoroughness of the process and the quality of the document. Well done!

Now with respect to the update to the plan, I have these specific comments to offer:

I want to second this comment: *"Keep Dresden single family between Peachtree Road Overlay and Clairmont Road."* It is on the last page of the document "5-Year Comprehensive Plan Update Public Comments Received List 032819"

You already captured the comment I made verbally during the April 25<sup>th</sup> meeting: *"Plan for traffic around the MARTA station without waiting on a potential redevelopment plan."* Expanding on that comment: It is unrealistic to expect that MARTA or the developer will be able to solve this problem. It is also unrealistic to expect that the City of Brookhaven alone can solve the problem. It will take cooperation, resources and funding from multiple agencies and stakeholders. However, our City owns the problem, and it has to take a leadership role now in starting and coordinating this effort. There needs to be a sense of urgency around this. It is not too early or premature.

Regarding waste water infrastructure. I understand that DeKalb County manages waste water and I understand there is working relationship between DeKalb and Brookhaven. That is all good. However, a solid capital plan for the waste water infrastructure should be part of a "Comprehensive Plan" for the city, for completeness. If for nothing else, to show this was looked at. The plan should address current issues as well as expected growth. So I suggest adding as an appendix the latest capital plan for waste water treatment, agreed between Brookhaven and DeKalb County.

Finally, I want to second two public comments from the "Character Area Supplement" of the Comprehensive Plan, on page 40, under the heading "Zoning and Development." These comments were made in July of 2016. Unfortunately, they still ring true today:

- *"We need to get to the point as a city where we know that the zoning will stand and will 'be okay' when we walk away. We need to uphold the zoning in the neighborhoods."*
- *"I feel the City of Brookhaven is passing everything through. The wording is there but they're ignoring it. We should not have to watch everything that the City does."*

Thank you for considering my input.

Ricardo Kamenetzky  
1466 Canoochee Dr. NE



**From:** Patrice Ruffin [mailto:patrice.ruffin@brookhavenga.gov]

**Sent:** Monday, April 29, 2019 10:37 AM

**To:** Patrice Ruffin <patrice.ruffin@brookhavenga.gov>

**Cc:** Aronda Smith <aronda.smith@brookhavenga.gov>; Dominique Lockhart <dominique.lockhart@brookhavenga.gov>; Drew Murray <drew.murray@brookhavenga.gov>; Linda Abaray <linda.abaray@brookhavenga.gov>

**Subject:** Brookhaven 5-Year Comprehensive Plan Update - Community Involvement Meetings Follow-Up

Good morning, everyone:

Thank you for attending the Brookhaven 5-Year Comprehensive Plan Update community involvement meetings on March 28<sup>th</sup> and April 25<sup>th</sup>.

As discussed, in March of 2014, the Georgia Department of Community Affairs (DCA) Local Planning Rules were changed and now require a 5-year cycle of updating the issues and opportunities, community work program, and land use sections of the comprehensive plan. Historically, updates had not been required until the 10-year mark and would be a full update of the plan document. The Atlanta Regional Commission (ARC) has advised the department that the city is able to readopt its current plan with the addition of a new community work program since the city adopted the Character Area Study Supplement in January 2017 following adoption of the original 2034 Comprehensive Plan in November 2014. As part of this required update, which is due on or before October 31, 2019, we have incorporated a public process regarding the adoption of the update(i.e. community meeting and a steering committee).

The department has conferred with ARC, determined that Planning Commission can serve as the Steering Committee for the project, and developed the following schedule for this required update:

- Project Scope: readopt existing Issues & Opportunities and Land Use sections (because the City updated it's 2014 Comp Plan in January 2017 with the Character Area Study); update Community Work Program (already done administratively on an annual basis)
- ~~October 9, 2018 – First Required Public Hearing (City Council)~~
- ~~October 24, 2018 – Steering Committee Meeting (Planning Commission, Retreat)~~
- ~~February 6, 2019 – Steering Committee Meeting (Planning Commission, Regular)~~
- ~~March 28, 2019 and April 25, 2019 – Community Involvement Meeting(s)~~
- May 1, 2019 – Planning Commission Regular Meeting (public hearing)
- May 28, 2019 – Second Public Hearing (City Council)
- June 2019 – Submittal for Review
- July/August 2019 – Report of Findings and Recommendations
- September 24, 2019 – Adoption & notification (legal) by City
- October 31, 2019 – Final Due Date

**Public comments on the following documents will be accepted through May 31, 2019 at [planning@brookhavenga.gov](mailto:planning@brookhavenga.gov).** The documents have been attached for your reference.

- 5-Year Comprehensive Plan Update Presentation PC050119
- Existing Brookhaven Comp Plan 2034 AMENDED062116 Land Use Section
- Existing Brookhaven Comp Plan 2034 AMENDED062116 Needs & Opportunities Section
- Existing Community Work Program 2019-2023
- 5-Year Comprehensive Plan Update Public Comments Received List 032819

Please share with this e-mail with those that you feel may be interested. Should you have any questions or concerns, please do not hesitate to contact the department.

Patrice



**Patrice S. Ruffin, AICP**  
Director of Community Development  
City of Brookhaven  
404-670-9830 | 404-637-0532  
[patrice.ruffin@brookhavenga.gov](mailto:patrice.ruffin@brookhavenga.gov)  
[www.BrookhavenGa.gov](http://www.BrookhavenGa.gov)  
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\*\*\*New permitting counter hours: 7:30 a.m. to 4:30 p.m.\*\*\*



## Patrice Ruffin

---

**From:** Drew Murray  
**Sent:** Thursday, May 16, 2019 7:27 PM  
**To:** Patrice Ruffin  
**Subject:** FW: Comp Plan Feedback

So you can see the below comments.

Best Regards,



---

**Drew Murray, AICP**  
Planner II  
City of Brookhaven  
404-637-0546  
[Drew.Murray@BrookhavenGA.gov](mailto:Drew.Murray@BrookhavenGA.gov)  
[www.BrookhavenGA.gov](http://www.BrookhavenGA.gov)  
[www.linkedin.com/in/DrewMurray](https://www.linkedin.com/in/DrewMurray)  
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**From:** Michael Runestad <michael.runestad@gmail.com>  
**Sent:** Thursday, May 16, 2019 7:15 PM  
**To:** COB-Planning <planning@brookhavenga.gov>  
**Subject:** Comp Plan Feedback

Dear Planning Department:

Thank you for offering to let residents submit written feedback on the comprehensive plan.

I have feedback on four areas:

- What does the city mean by "preserve single family homes"?
- When will the city invest in evidence-based biking infrastructure?
- How are you going to simultaneously preserve trees at the expense of sidewalks and also build sidewalks to improve pedestrian safety?
- Can we just pay builders to create more complete sidewalks and paths?

### Preservation of single-family homes

In many parts of the comprehensive plan's character areas, it stresses the need to preserve single family homes. However, considering the history of exclusionary zoning and the city's discrimination lawsuit, that language could be considered a "dogwhistle." Certainly, it does create possible contradictions of other goals within the plan (page 33), especially diversity and sustainability.

At the most recent meeting, it was stated that this language is about transitions and buffers between higher and lower density uses, and I do not doubt that is the perspective of city staff; however, I have also read several residents openly commenting online about needing to prevent the construction of apartments and townhouses specifically because of the types of people who will live in them. Furthermore, per the April 25 presentation, Brookhaven is approximately 60% single family homes, and that building type is allowed in every character area.

Therefore, to avoid public misconceptions leading to negative impacts on the city's brand, I think it is vital for the city to better articulate its intentions for why it feels preserving single family homes is explicitly needed and what, in practice, this approach aims to accomplish. The comprehensive plan also needs to explain how the city will achieve the plan's other goals when they are undermined for the sake of preserving single family homes.

One option might be creating something like Figure 2-2 (from the April 25 presentation) for each character area and include the ranges of each land use that the city hopes to see by the end of the plan's time period. Another might be a table that articulates how each of the comprehensive plan's goals are supported and undermined by the preservation of single family homes. At the very least, the city needs to articulate the criteria it uses for reconciling the contradictions between the comprehensive plan's overall goals and the specific intentions within the character areas.

### **Biking Infrastructure**

I do not own a bike, and I live within two miles of where I work. I am a prime candidate for someone who should bike to work; however, I do not for a simple reason: It is not safe. I am also not alone.

Studies tell us that people respond to the infrastructure that is provided: Build roads and require parking, and they drive; build protected bike lanes, and they will use bikes, which will also reduce traffic for those who do drive.

However, not all bike lanes are the same. The ones the city currently creates—inconsistently painted lines in sporadic locations—are not safe. Therefore, the city should including adopting a complete streets policy in its work program to ensure our TSPLIT dollars are spent effectively. In addition, the community works list should also include identifying when and where road diets ought to take place.

The city should also require that public works provide updates on GDOT's progress on improvements for Buford Highway and Peachtree Road as often as the city receives updates on the Peachtree Creek Greenway and the parks bond (even if the report is as simple as GDOT not providing information). This type of insight on forthcoming transportation improvements affects appropriate future land uses, which is why it should be reflected in planning documents.

### **Trees and sidewalks**

In the April 25 presentation, there were two bullets on trees and sidewalks. It appears city staff's understanding is that residents want trees preserved at all costs (including sidewalks) while also building more sidewalks to improve pedestrian safety.

In case it helps, I would like to offer the following idea for reconciling the issue of preserving trees and building sidewalks:

1. Identify lots with specimen trees in danger of being removed in the future for sidewalks,
2. Further refine the list of lots to those that do not appear to be in danger of near-term redevelopment,
3. Emulate Trees Atlanta front yard tree program and fund it using the tree fund,
4. Begin planting replacement trees in these lots in hopes of mitigating the future impact on the canopy when the other trees need to be cut down for sidewalks and paths,

5. For large-scale projects that remove lots of trees (like a future Druid Hills path or the Peachtree Creek Greenway), consider creating an arboretum as part of the paths similar to what is being done with the Atlanta BeltLine, and
6. Continue to build sidewalks and multi-use paths with an annual budget at least on par with a recent land acquisition for future car infrastructure.

The above is just an idea. Trees can be replaced but lives cannot, so I would continue to encourage prioritization of pedestrian safety via sidewalk/path construction over tree preservation.

### **Avoiding sidewalks and paths to nowhere**

Residents have criticized sidewalks created during redevelopments as seeming disjointed and those built by the city as needlessly expensive. Public works has explained how developers can build sidewalks cheaper than the city because builders are largely just paying the marginal costs (rather than the full costs) of new sidewalks and paths. The city has also instituted a fee that builders must pay when they are doing redevelopment of areas where the city plans do not call for sidewalks and paths.

In order to accelerate the building of new sidewalks and paths and ensure more complete networks, I would like to see the city adopt a new procurement policy for sidewalks: no-bid contracts for builders to continue construction of sidewalks and paths on additional lots, and paying them at a rate similar to the fee (~\$50 per linear foot). Please add the exploration of this new type of policy to the community works list.

Allowing builders to continue sidewalks and paths past a single lot will let them recoup some of their costs for the required sidewalk. It will also give taxpayers a more complete network in less time, and it will better maximize tax dollars by building below the rate that the city has established it usually gets from open competition.

As always, thank you for taking the time to consider my feedback, and please let me know if you have any questions about my comments.

Sincerely,  
Michael Runestad  
2430 Field Way NE  
Brookhaven, GA 30319



## Patrice Ruffin

---

**From:** Linda Abaray  
**Sent:** Thursday, May 16, 2019 7:51 AM  
**To:** Donna Hall; COB-Planning  
**Cc:** Patrice Ruffin  
**Subject:** RE: Bikes and the comp plan

Good Morning Emma,

Thank you for your comments. The City confirms receipt of this email and your comments.



---

### Linda Abaray

Deputy Director of Community  
Development  
City of Brookhaven

678-274-2574 | 404-637-0536

[linda.abaray@brookhavenga.gov](mailto:linda.abaray@brookhavenga.gov)

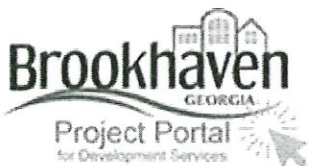
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\*\*\*New permitting counter hours: 7:30 a.m. to 4:30 p.m.\*\*\*

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**From:** Donna Hall <halldj@me.com>  
**Sent:** Wednesday, May 15, 2019 6:29 PM  
**To:** COB-Planning <planning@brookhavenga.gov>  
**Subject:** Bikes and the comp plan

I have been biking in Brookhaven since 1984. The improvements made for bikers now allows for kids to consider biking, as the boundaries are becoming clearer.

Please address the three points below as a part of your Comp Plan, so that we can get around better, and more people can enjoy the outdoors.

1. PASS A COMPLETE STREETS POLICY IN 2019.
2. ACHIEVE "BICYCLE-FRIENDLY COMMUNITY" STATUS IN THE NEXT 5 YEARS.
3. PRIORITIZE NETWORKS OVER CONVENIENT (BUT DISCONNECTED) SEGMENTS SO WE CAN SAFELY GET TO COMMON DESTINATIONS BY BIKE OR FOOT (MARTA, Oglethorpe, PCG, City Hall, Brookhaven Village, city parks, Ashford-Dunwoody Village, etc)

Thank you for your strong consideration.

Donna Hall

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## Patrice Ruffin

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**From:** Linda Abaray  
**Sent:** Tuesday, May 14, 2019 2:02 PM  
**To:** Patrice Ruffin  
**Subject:** FW: Brookhaven bike friendly

FYI

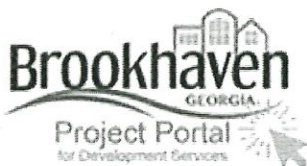


**Linda Abaray**  
Deputy Director of Community  
Development  
City of Brookhaven  
678-274-2574 | 404-637-0536  
[linda.abaray@brookhavenga.gov](mailto:linda.abaray@brookhavenga.gov)  
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\*\*\*New permitting counter hours: 7:30 a.m. to 4:30 p.m.\*\*\*

**From:** Chris Kaiser <[chris.a.kaiser@gmail.com](mailto:chris.a.kaiser@gmail.com)>  
**Sent:** Tuesday, May 14, 2019 11:30 AM  
**To:** COB-Planning <[planning@brookhavenga.gov](mailto:planning@brookhavenga.gov)>  
**Subject:** Brookhaven bike friendly



I just wanted to let the planning committee know how important it is for my family and my neighbors to incorporate bike friendly policies into the city's planning. As an avid cyclist I ride Brookhaven streets a few times a week. The safer they are the lower the probability I get hit by a car.

Regards,

--

Chris Kaiser  
404-270-0441

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## Patrice Ruffin

---

**From:** Linda Abaray  
**Sent:** Monday, May 13, 2019 9:13 AM  
**To:** Patrice Ruffin  
**Subject:** FW: 5 year comp plan update

Linda Abaray  
Deputy Director of Community Development City of Brookhaven  
☎ 678-274-2574 | 📠 404-637-0536  
linda.abaray@brookhavenga.gov  
www.BrookhavenGa.gov  
4362 Peachtree Rd. | Brookhaven, GA | 30319

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-----Original Message-----

From: Zac Stewart <hi@zacstewart.com>  
Sent: Saturday, May 11, 2019 2:59 PM  
To: COB-Planning <planning@brookhavenga.gov>  
Subject: 5 year comp plan update

Please include in the 5 year Comp Plan the following:

1. PASS A COMPLETE STREETS POLICY IN 2019.
2. ACHIEVE "BICYCLE-FRIENDLY COMMUNITY" STATUS IN THE NEXT 5 YEARS.
3. PRIORITIZE NETWORKS OVER CONVENIENT (BUT DISCONNECTED) SEGMENTS SO WE CAN SAFELY GET TO COMMON DESTINATIONS BY BIKE OR FOOT (MARTA, Oglethorpe, PCG, City Hall, Brookhaven Village, city parks, Ashford-Dunwoody Village, etc)

Best regards,

Zac Stewart

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## Patrice Ruffin

---

**From:** Linda Abaray  
**Sent:** Friday, May 10, 2019 2:01 PM  
**To:** Patrice Ruffin  
**Subject:** FW: 5 year comp plan update request for inclusion

FYI

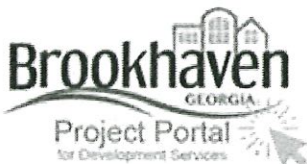


**Linda Abaray**  
Deputy Director of Community  
Development  
City of Brookhaven  
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[linda.abaray@brookhavenga.gov](mailto:linda.abaray@brookhavenga.gov)  
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**From:** Michele Sheriff Allum <micheleallum@gmail.com>  
**Sent:** Thursday, May 09, 2019 6:52 PM  
**To:** COB-Planning <planning@brookhavenga.gov>  
**Cc:** John Park <john.park@brookhavenga.gov>  
**Subject:** 5 year comp plan update request for inclusion

Hello Patrice,

How are you? I think the last time we connected was about Liam attending Sydney's bday party. What a small world!

I'm sure you're being inundated with emails about the 5 year comp plan. I hope my own personal few words will help illuminate the three points in red at the bottom of this email.

I am a firm believer that the environment we develop can have a profound effect on how we live our lives. Not only did I study this during my Masters in Public Health days but I live it with my family everyday.

My boys (9 and 10) love riding their bikes to their friend's house down the street and on Saturday's to the Farmer's Market. We also walk the boys to and from APS everyday. However, I would never let them ride their bikes alone. It's still not safe enough. On Caldwell, there has been a huge improvement with the new bike/walk path (which I love!) but there are sections where the bike path is almost non-existent (which is scary!).

We are also limited to Ashford Park(where we live) residential streets, basically creating an island that we can't leave because there are no safe/easy connections to other parts of Brookhaven. We tried once to bike to Oglethorpe where the boys play for Brookhaven FC but the car dominated roads made it a perilous trek. I think I have a few new grey hairs from that day!

Anyway, these are just a few personal stories. However, I think that becoming more bike friendly can have a huge impact on our city from so many perspectives. It's a differentiator. It's a stepping stone to a healthier population. It will just make us a happier community where people want to live!

Thanks for hearing me out and please...

Please include in the 5 year Comp Plan the following:

1. PASS A COMPLETE STREETS POLICY IN 2019.
2. ACHIEVE "BICYCLE-FRIENDLY COMMUNITY" STATUS IN THE NEXT 5 YEARS.
3. PRIORITIZE NETWORKS OVER CONVENIENT (BUT DISCONNECTED) SEGMENTS SO WE CAN SAFELY GET TO COMMON DESTINATIONS BY BIKE OR FOOT (MARTA, Oglethorpe, PCG, City Hall, Brookhaven Village, city parks, Ashford-Dunwoody Village, etc)

Kindest Regards,  
Michele

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## Patrice Ruffin

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**From:** Jack Honderd <jkhonderd@gmail.com>  
**Sent:** Wednesday, May 08, 2019 1:57 PM  
**To:** Patrice Ruffin  
**Cc:** John Ernst; Joe Gebbia; Bates Mattison; John Park; Linley Jones; Christian Sigman  
**Subject:** Comp Plan Update changes  
**Attachments:** BBA.CompPlanUpdateLetter.pdf

Hi Patrice,

Please find attached a letter from the Brookhaven Bike Alliance with requested changes for the 5 Year Comp Plan Update. We will post this on our Facebook page so you may hear from more citizens in support of these changes. Please let us know if you have any questions or comments. We look forward to working with you on this.

Thanks,

Jack (for the Brookhaven Bicycle Coalition)





## **BROOKHAVEN BIKE ALLIANCE**

May 8, 2019

Ms. Patrice Ruffin  
Director, Community Development  
City of Brookhaven  
Brookhaven, GA 30319

RE. Comp Plan update recommendations

Dear Ms. Ruffin:

We have reviewed the current Comp Plan and discussed the 5 year update in detail at our recent Brookhaven Bike Alliance meeting, and we would like to offer the following for inclusion.

1. Pass a Complete Streets policy in 2019. It is listed in the "Top Needs/Actions" section of the Comp Plan but hasn't been completed yet after 5 years.

"Complete Streets Policy" can mean somewhat different things depending on the text used, but what's common to all versions is that "all modes of mobility are considered" during road projects. Specifically, this includes "active transportation" modes such as walking and biking. This has not always been the case in Brookhaven recently (eg. the first Buford Highway/Briarwood intersection design). Moreover, the policy should include all repaving and road-marking projects as well. Brookhaven has done a remarkable job repaving its roads, but Public Works doesn't always take advantage of the opportunities to mark 10' wide travel lanes that would leave wide shoulders for safer bike travel. A Complete Streets Policy could make sure these no cost/low cost opportunities aren't missed.

Through our supporting organizations Georgia Bikes and the League of American Bicyclists, the Brookhaven Bike Alliance can provide the City with examples of other cities' Complete Streets Policies as models for Brookhaven's.

2. Achieve "Bicycle-Friendly Community" status as recognized by the League of American Bicyclists within the next 5 years. Produce a "road map" for reaching this status in the 2019 Community Work Plan. Then fund bikeway construction and supporting initiatives to accomplish this by 2023.

This is a recommendation of the Bike Ped Plan, incorporated into the Comp Plan by reference via its inclusion in the Comprehensive Transportation Plan. However, we believe this needs to be made an explicit, high-level goal of the City and should have its own listing in the Community Work Program. Georgia currently has 12 designated Bicycle-Friendly Communities, including Roswell, Alpharetta, Carrollton, Decatur, Atlanta, Columbus and Peachtree City. The League of American Bicyclists has a clear menu and checklist on how to achieve this. Surely Brookhaven can do this, too!

3. When allocating "Active Transportation" (bike and pedestrian) funds 2019-2023, prioritize NETWORKS over convenient (but disconnected) segments so pedestrians and bicyclists can use the bikeway/sidewalks/path facilities to get to common destinations (MARTA, Oglethorpe, PCG, City Hall, Brookhaven Village, city parks, Ashford-Dunwoody Village, etc)

We agree that all "Active Transportation" improvements will be useful in the big picture, and we agree with the City's approach to take advantage of ongoing re-development opportunities. Many of these opportunities may not connect us to useful destinations in the short term, though. We ask that the City of Brookhaven make an explicit goal of the Comp Plan that NETWORKS of active transportation facilities (sidewalks and bikeways) that connect us to important city nodes receive priority in engineering and funding. The reason is obvious: we have wheels/feet on the ground that need to get somewhere TODAY. A beautiful multi-use path that will be funded in 10 years doesn't help us. Moreover, disconnected segments are often lightly used, and leave the City open to skeptics who then question additional investment.

Please let us know what we can do have these points included in the 5 Year Comp Plan Update. We will post this on our Facebook page and ask our members to voice their support as well.

Thanks,



Brookhaven Bike Alliance Leadership Committee

Jack Honderd  
Marjon Manitius  
Bill Cox  
Michael Clifford  
Tom Embry  
Rob Klein  
Sandra Murray  
Caryn Klein  
Christian Cherniak

## Patrice Ruffin

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**From:** Linda Abaray  
**Sent:** Tuesday, May 07, 2019 11:07 AM  
**To:** Patrice Ruffin  
**Subject:** FW: Comments for 5 Year Comprehensive Plan Update

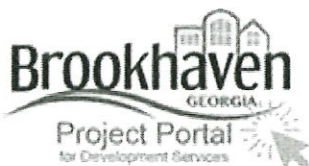


**Linda Abaray**  
Deputy Director of Community  
Development  
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[linda.abaray@brookhavenga.gov](mailto:linda.abaray@brookhavenga.gov)  
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\*\*\*New permitting counter hours: 7:30 a.m. to 4:30 p.m.\*\*\*

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**From:** Terrell Carstens <[tciowa@bellsouth.net](mailto:tciowa@bellsouth.net)>  
**Sent:** Tuesday, May 07, 2019 10:56 AM  
**To:** COB-Planning <[planning@brookhavenga.gov](mailto:planning@brookhavenga.gov)>  
**Cc:** Terrell Carstens <[tciowa@bellsouth.net](mailto:tciowa@bellsouth.net)>  
**Subject:** Comments for 5 Year Comprehensive Plan Update



- \* Please think smart growth "first" within our planning. Right now it appears that increased density is the accepted plan. Higher density is appropriate in some of our planning but should not be the main focus.
- \* Save trees before installing sidewalks and get more creative in the sidewalk designs.
- \* Strengthen the tree ordinance ASAP. Citizens truly believe that if a tree is removed and a new tree is planted this evens the initial loss. It doesn't. Environmental conditions are not the same now and the new planting has no chance of ever being what the grand larger diameter tree had become. Sad but true.
- \* Many residential areas do not want sidewalks on both sides of the street.
- \* Allow variances for multi-use path widths. Many times a 6' or 8' path will more than suffice, function and save trees.
- \* Keep Dresden resident from Camille to Clairmont.
- \* Preserve single family neighborhoods. Esp. along the NDH Corridor.
- \* Some of the apartment complexes along Buford Hwy offer much larger units than what are typically being built today. These apartment complexes need to be protected and given greater consideration as new development plans may arise. This will help to provide "homes" for "families" that are more suitable in size, cost and their needs.
- \* Continue to pursue the "boulevard" planning for Clairmont Road.
- \* Implement a city policy that will not allow stream buffer variances past or into the 50' buffer. Period! Many citizens and builders believe that to be the case now. As we continue to approve variances all the way to the State 25' more and more asks keep coming. This implementation could also "naturally" provide Workforce Housing within the single family residential category.
- \* Storm water - Review and evaluate raised homes along stream buffers. Do not allow slab or basements. This would allow the larger homes to still be constructed without causing storm water flow issues.
- \* Storm water - Review and evaluate the installation of pools. The ground water is currently being directed around the underground concrete of the pool and causing water/flooding issues onto neighboring property owners where they never had water issues in their yards prior.
- \* Minimize the creation of new retention ponds unless they are designed as a public asset. Underground facilities should be encouraged in an effort to maximize a dual use of the land area above them.
- \* Housing is now at 50/50 for owner occupied vs. rental. This is a dangerous tipping point. Even the SFR properties are more and more becoming rentals and are not owner occupied. This trend can destroy neighborhoods and communities. Primary residential owners are more invested in their property and their neighborhoods.
- \* Make invasive plant removal of the entire parcel(s) a requirement for ALL construction applications. On the deeper lots the problem is never addressed and the invasive material remains to continue to kill trees and invade neighboring properties.
- \* 1.2 Need - I can't emphasize this enough. Year over year it still holds true.  
**Input provided via the Community Survey indicates that people would like to maintain density that currently exists in their neighborhoods and to limit the amount of impervious surface coverage. The survey results also suggest that community members would like to maintain the look and character of their surrounding residential neighborhoods.**
- \* 1.6 Need – No huge obnoxious BROOKHAVEN lettering painted on walls as murals. We know, and visitors know where they are. Instead, manage graffiti and utilize plantings at the tops of the walls or paint murals that look like plants growing and cascading down the wall. Utilize them as a natural feature.
- \* 1.7 Need – The city needs to work with GDOT to expedite and achieve sidewalks along Buford Hwy. One can see the worn foot paths that are used daily by hundreds of people including children getting on & off the school buses. It's dangerous.



\* 1.9 Need – Manage growth while minimizing or balancing increases in density.

\* 1.11 Need – I know Peachtree is a GDOT road and the likelihood of a bridge being built over Peachtree probably isn't in the near future. Bikers currently are impatient and do not follow the rules of the road when crossing at NDH or Dresden. These intersections are looked at as the only option for bikers, pedestrians and automobiles all at the same time and none take heed nor consider the other. What about installing light activated bike crossings at Bellaire OR Brookhaven Dr and at Redding for now. Riders coming south or going north would know to go to those locations for a safer crossing. Esp. families. Small directional signs could direct them to those locations. It is not that much further when on a bike and many on a bike aren't going to MARTA anyway compared to pedestrians. The light wouldn't be activated all that frequently and the timing to cross could be adjusted to the use. Just a thought, but worth consideration when it comes to connectivity and safety concerning crossing Peachtree Rd.

\* 2.2 Need – Flo-wells aren't doing the job. Need to create a property maintenance program for regular inspection and clean out by the property owners that requires them to report the findings to the city and makes them aware of their responsibility to maintain them. Maybe every 2-3 years.

\* Embrace, protect and preserve the diversity, culture, businesses, and citizens that comprise a large part of the southern part of town. Is there a way to stop referring to the area as just Buford Hwy. It's Brookhaven but the area still seems to be referenced in an odd way that isn't as inclusive as many of us would like to hear. This includes the neighborhoods that have been annexed. Too many people still don't even know that some of these areas are within Brookhaven.

\* Our traffic capabilities should mandate how dense MARTA can be. There is no room for error about this.

\* Incentives for development should be far and few in the current economic conditions. Don't rob Peter, aka citizens, to pay Paul, aka deep pocket developers. Incentives are intended for areas of need not needs of developers.

\* 3.9 Need – Needs to be reworded and a reference to working with adjacent and surrounding municipalities added.

\* Promote sculptural art in our parks, outside of our public facilities buildings and create a dual use with art on our FEMA lots and some of our retention pond properties.

\* 4.7 – Title reads oddly.

\* Where the term affordable housing is used consider replacing or including the term workforce housing. Affordable housing seems outdated and doesn't incorporate the full range of possibilities, needs and intent.

\* In the Buford Hwy Overlay please do not require buildings to be positioned so close to the road. It looks awful, is uninviting and no one wants to be that close to the traffic and the exhaust fumes.

\* 1.7.6 - ?????? We already have a FEMA lot / Community Garden program that has been implemented and in use.

\* Provide citizen participation and advantages to many of the HR programs offered to staff.

\* 1.8.1 - ?????????????? Other than Overlays? Additional locations in mind?

\* 1.4.4 - ?????????????? - I don't see the need for incentives. Location & opportunity are enough at this early stage.

\* 2.2.1 – Excellent – Where can this be found? It shows as Complete.

Thank you,  
Terrell Carstens  
2444 Oostanaula Dr.

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## Patrice Ruffin

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**From:** Sandra Murray <sandymurray@comcast.net>  
**Sent:** Tuesday, April 30, 2019 3:55 PM  
**To:** Patrice Ruffin  
**Cc:** Aronda Smith; Dominique Lockhart; Drew Murray; Linda Abaray  
**Subject:** RE: Brookhaven 5-Year Comprehensive Plan Update - Community Involvement Meetings Follow-Up  
**Attachments:** Review of Community Development Plan 2034 Revisions.docx

Thank for presenting this material for comment. I have attached a Word document with comments about several items from your presentation that have to do with Land Development, Trees and Stormwater Runoff Management.

Sandy Murray  
404-273-0906  
Face Book @BrookhavenTreeConservancy

---

**From:** Patrice Ruffin [mailto:patrice.ruffin@brookhavenga.gov]  
**Sent:** Monday, April 29, 2019 10:37 AM  
**To:** Patrice Ruffin  
**Cc:** Aronda Smith; Dominique Lockhart; Drew Murray; Linda Abaray  
**Subject:** Brookhaven 5-Year Comprehensive Plan Update - Community Involvement Meetings Follow-Up

Good morning, everyone:

Thank you for attending the Brookhaven 5-Year Comprehensive Plan Update community involvement meetings on March 28<sup>th</sup> and April 25<sup>th</sup>.

As discussed, in March of 2014, the Georgia Department of Community Affairs (DCA) Local Planning Rules were changed and now require a 5-year cycle of updating the issues and opportunities, community work program, and land use sections of the comprehensive plan. Historically, updates had not been required until the 10-year mark and would be a full update of the plan document. The Atlanta Regional Commission (ARC) has advised the department that the city is able to readopt its current plan with the addition of a new community work program since the city adopted the Character Area Study Supplement in January 2017 following adoption of the original 2034 Comprehensive Plan in November 2014. As part of this required update, which is due on or before October 31, 2019, we have incorporated a public process regarding the adoption of the update (i.e. community meeting and a steering committee).

The department has conferred with ARC, determined that Planning Commission can serve as the Steering Committee for the project, and developed the following schedule for this required update:

- Project Scope: readopt existing Issues & Opportunities and Land Use sections (because the City updated it's 2014 Comp Plan in January 2017 with the Character Area Study); update Community Work Program (already done administratively on an annual basis)
- ~~October 9, 2018 — First Required Public Hearing (City Council)~~
- ~~October 24, 2018 — Steering Committee Meeting (Planning Commission, Retreat)~~
- ~~February 6, 2019 — Steering Committee Meeting (Planning Commission, Regular)~~
- ~~March 28, 2019 and April 25, 2019 — Community Involvement Meeting(s)~~
- May 1, 2019 – Planning Commission Regular Meeting (public hearing)
- May 28, 2019 – Second Public Hearing (City Council)



- June 2019 – Submittal for Review
- July/August 2019 – Report of Findings and Recommendations
- September 24, 2019 – Adoption & notification (legal) by City
- October 31, 2019 – Final Due Date

**Public comments on the following documents will be accepted through May 31, 2019 at [planning@brookhavenga.gov](mailto:planning@brookhavenga.gov).** The documents have been attached for your reference.

- 5-Year Comprehensive Plan Update Presentation PC050119
- Existing Brookhaven Comp Plan 2034 AMENDED062116 Land Use Section
- Existing Brookhaven Comp Plan 2034 AMENDED062116 Needs & Opportunities Section
- Existing Community Work Program 2019-2023
- 5-Year Comprehensive Plan Update Public Comments Received List 032819

Please share with this e-mail with those that you feel may be interested. Should you have any questions or concerns, please do not hesitate to contact the department.

Patrice



**Patrice S. Ruffin, AICP**  
 Director of Community Development  
 City of Brookhaven  
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 4362 Peachtree Rd. | Brookhaven, GA | 30319

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## **Review of Land Use 4.1 and Land Development 2.1 Needs & Opportunities With Regard to Trees and Neighborhood Development**

**1.2 Need: Address infill compatibility issues in residential areas.** Not only should we deal with infill character, but also look at the trees in the Brookhaven Urban Forest (BUF) and protect them in our neighborhoods, so we don't deforest our neighborhoods while we permit tearing down older homes and building new much larger homes in their places. The BUF is as much a part of the character of our neighborhoods as are the homes. Make trees a priority in CP2034, new trees don't have high-value, like our existing high-value trees. Preserve BUF as much as possible. Replanting trees is not as beneficial as preservation. Building bigger homes creates false density, because often an older home houses 2-4 people and the new, bigger home built in its place still only houses 2-4 people. Creating a unique look for Brookhaven has not so far been done. The styles of new houses built look much the same as we seen anywhere in the metro area. Need to further limit how much of a lot can be covered.

**1.5 Need: Review tree ordinance (ensure appropriate protection).** Currently the tree protection ordinance is only being enforced using the Alternative Compliance section, which permits cutting 99% of the trees on a property when a new house is being built and property-owners are allowed to remove 3 trees per year. This practice results in the loss of many of our high-value trees. We also only measure trees by their diameter at breast height, which means that many high-value trees are cut down because they don't reach that diameter in their lifetimes. Brookhaven Tree Conservancy has re-written the Tree Preservation Ordinance and is working on presenting it to city staff, city council and planning commission. The character of the City is negatively impacted when driving along city streets and the canopy is largely removed. Let's preserve our best trees and urban forest areas by using a Tree Value Matrix to assess trees; plan for trees at the beginning of the development process rather than after demolition and clearing has taken place; reduce grading and impervious surface building; and educate and enforce the tree preservation ordinance effectively.

**1.7 Need: Further health and exercise in the community through supportive infrastructure and design.** Trees are an important part of good health for the citizens of Brookhaven. We must do more to protect them.

**2.1 Need: Preserve the city's tree canopy.** We are cutting trees at a faster rate than the City has experienced in the past. We need a revised tree preservation ordinance to protect the high-value trees we have. I don't feel that we are doing a good job with this need, especially, since the current tree ordinance is only being enforced with alternative compliance. We need to improve our tree ordinance to preserve more trees.

**2.2 Need: Stormwater management.** Include trees as part of stormwater management program. Trees absorb a lot of stormwater and by cutting them down to put in flow wells we are depriving our community of one of its best resources for stormwater management as well as the other benefits of trees.

**2.4 Opportunity: Establish policies for burying utilities along strategic corridors.** This policy should not impact high-value trees in a way that requires them to be cut down. We should use bridging to go over tree roots or lay our multiuse paths around the tree so the critical root zone is not impacted.



## Patrice Ruffin

---

**From:** Linda Abaray  
**Sent:** Tuesday, April 30, 2019 2:11 PM  
**To:** Patrice Ruffin  
**Cc:** Drew Murray; Aronda Smith; Dominique Lockhart  
**Subject:** FW:  
**Attachments:** Comprehensive Plan Proposal by MJC-043019.pdf

See below



---

**Linda Abaray**  
Deputy Director of Community  
Development  
City of Brookhaven  
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**From:** Michael Clifford <mjclifford@hotmail.com>  
**Sent:** Tuesday, April 30, 2019 11:04 AM  
**To:** COB-Planning <planning@brookhavenga.gov>  
**Subject:**



I attended the Comprehensive Plan review last Thursday night and would like my comments to be enclosed for the review of the Planning Commission meeting tomorrow.

Thank you.

Regards,

Michael Clifford

Phone: (c) 404-273-9445.

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I recommend the following for a new insertion into the Comprehensive Plan, probably under the 1.4 section (*Further Brookhaven as a walkable and bikeable community*).

### **Recommendation One**

*Every year the City of Brookhaven will deliver a written report on the State of Biking in the City of Brookhaven. This report must detail key indicators (including money spent) of the efforts that the city has used to promote biking activities in the Bike Ped Plan, as well as other similar efforts.*

One of the key indicators will be the bike related portion of the projects addressed in the Bike Ped Plan, by project name or ID. To reiterate, the bike activities and expenses must be broken out from projects that combine sidewalks and bike transportation.

Furthermore, also reported will be the percent of the transportation budget spent in the year on bike related activities versus all other modalities.

The City of Brookhaven shall also discuss in this Annual Report:

- Progress to connect bikers to Parks within the City and our city to other cities
- Efforts to obtain the status as a Bike Friendly City, as established by the League of American Bicyclists.
- The use of City land (Parks, flood plains) to connect neighborhoods
- Efforts to train and certify our Police for patrolling by bike and the number of hours per year that patrols have been conduct on bikes.
- If the Complete Streets policy has been concretely adopted.
- Efforts to adopt such established programs as Safe Routes to Parks or Safe Routes to Schools
- Efforts to train existing and/or hire part time or full time staff trained in the design of bicycling infrastructure
- Measure the miles of special land features such as flood plains, FEMA properties, easements, and COB parkland that are used to improve connectivity to little trafficked roads and neighborhoods.

### **Rationale:**

There have been several press statements released by the City of Brookhaven on the total dollars spent on sidewalks and roads. Nothing has been printed to document any activity for installation of bike infrastructure for a variety of reasons. Furthermore, The Bike Ped Plan has combined sidewalk and bike project expenditures in the Plan. Assessing progress for biking is difficult due to the commingling of funds. While subsections of 1.4 call for streetscape standards to be developed for the major "spines" of Brookhaven streets, bicyclist can employ little used streets – if these are connected now, rather than years in the future.

A yearly report of the progress of becoming a bike friendly city, measured with concrete indicators helps everybody.

**Recommendation Two:**

Insert under Opportunities (around 1.11) the following:

*Opportunity: Pursue sources of funding to speed the adoption of bicycle trails.*

- Actively apply for additional funding such as the Department of Natural Resources' Recreational Trails Program.
- Choose to use SPLOST funding for bicycle related transportation.

**Rationale:**

The Bike Ped Plan states that funding is a key restriction on the rate in which projects will be adopted. Only over late Middle Term to Long Term are resource intensive projects scheduled to be adopted – and that is years or decades away. Currently, cities around Brookhaven are aggressively building trails and bridges using sources that we do not or have not chosen to approach.

Submitted by: Michael Clifford / 3212 Saybrook Drive / Brookhaven, GA 30319 4/30/2019



## Patrice Ruffin

---

**From:** Drew Murray  
**Sent:** Monday, April 29, 2019 2:14 PM  
**To:** Patrice Ruffin  
**Cc:** COB-Planning  
**Subject:** RE: Brookhaven 5-year Comp Plan update

Forwarding the below sent to the Planning email.

Best Regards,



---

**Drew Murray, AICP**  
Planner II  
City of Brookhaven  
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**From:** Betsy Eggers <betsyeggers@gmail.com>  
**Sent:** Monday, April 29, 2019 1:28 PM  
**To:** COB-Planning <planning@brookhavenga.gov>  
**Subject:** Brookhaven 5-year Comp Plan update

Dear Patrice,

First of all, thank you for all you do to make our city a better place to live and to wisely accommodate the growing "pains" that happen in a suburb as it grows into a city!

I am not speaking for the Peachtree Creek Greenway Inc. but as a citizen.

Tree Ordinance:

The priority in our city should be walk-ability and bike-ability. People in wheelchairs, moms/dads with strollers, kids on bikes... they need wide, safe sidewalks protected from street traffic by a tree-lined street. Trees are a renewable resource, and new trees should be replanted to re-secure a strong tree canopy. However, trees should not be spared over peoples' needs for safety. Old trees are often the next trees that die naturally. In just a few years, newly planted trees will replenish the canopy.

Naming the Peachtree Creek Greenway:

When this plan was developed, the PCG had not yet been named and within the Comp Plan it is referred to vaguely, e.g. "It is also targeted for a major trail network along the North Fork Peachtree Creek and location for a community park as well as pocket park space along the corridor to better serve the multi-family residential users in the corridor. " (5.2 Buford Highway Corridor)

Perhaps naming the Greenway in the text adds clarity.

Speedbumps:

Speedbumps on streets may slow down cars, but are a safety hazard for bike riders. Consider placement relative to a bike rider: have a wide enough gap in the center (2 feet) for riders to pass through. The speedbumps installed on Skyland Drive are mighty steep as cyclists descend down a hill!

Complete Streets:

Adopt the complete streets policy. A painted stripe along the edge of any street helps for cyclists to have more elbow room, even if it's less than the ideal width.

Thanks so much,  
Betsy Eggers

**From:** City of Brookhaven <news@brookhavenga.gov>  
**Sent:** Friday, February 08, 2019 6:01 PM  
**To:** Patrice Ruffin  
**Subject:** The Brookhaven Blast



## The Brookhaven Blast

*Your weekly roundup of news, events, and meetings from the City of Brookhaven.*

### City announces 2019 Brookhaven Cherry Blossom Festival

The City of Brookhaven announces the return of the Brookhaven Cherry Blossom Festival. The music and arts extravaganza takes place at Blackburn Park, 3493 Ashford Dunwoody Road, on Saturday and Sunday, March 30-31, 10 a.m. to 6 p.m. Admission is free.

In addition to an all-star music lineup, the festival will also bring back perennial favorites such as the Arts & Crafts Market, Classic Car Show, Pet World, Kidz Zone and food trucks.

For more information about the 2019 Brookhaven Cherry Blossom Festival, visit [www.BrookCherryFest.org](http://www.BrookCherryFest.org), Facebook at [@BrookhavenBlossomFest](https://www.facebook.com/BrookhavenBlossomFest) and Twitter at [@BrookCherryFest](https://twitter.com/BrookCherryFest).



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**Wallflowers, Smash Mouth to headline Brookhaven Cherry Blossom Festival**





The City of Brookhaven announces an all-star music lineup for the 2019 Brookhaven Cherry Blossom Festival on Saturday and Sunday, March 30-31, at Blackburn Park, 3493 Ashford Dunwoody Road in Brookhaven. Admission is free.

Performing Saturday, March 30, is headliner Smash Mouth along with the Spin Doctors and the Romantics. The Wallflowers will headline the music lineup on Sunday, with supporting acts to be announced.

Read more [here](#).



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## Registration open for Brookhaven Cherry Blossom Festival 5K

Registration is now open for the 2019 Brookhaven Cherry Blossom Festival 5K/1K, taking place Saturday, March 23, at 7:30 a.m. at Blackburn Park, 3493 Ashford Dunwoody Road. This year's 5K, which is both USATF-certified for 2019 Peachtree Road Race qualifying and a fundraiser for Children's Healthcare of Atlanta, will take runners through Brookhaven's Blackburn Park. Oglethorpe University is the presenting sponsor for this race. Read more [here](#).





**CITIZENS  
POLICE  
ACADEMY**  
Enrolling  
Now



## Get to know the Brookhaven Police Department

Registration is now open for the Brookhaven Citizens Police Academy, taking place Thursday nights, March 7-May 9. Learn more and register by Feb. 22 [here](#).

---

## City to host public meetings for Comprehensive Plan 5-year update

The City of Brookhaven's Community Development Department will host a series of public meetings for five-year Comprehensive Plan update, required by the Georgia Department of Community Affairs.

The following meetings will take place at **Brookhaven City Hall, 4362 Peachtree Road**:

- **Thursday, March 28, 6 p.m.:** Community Involvement Meeting #1
- **Thursday, April 25, 6 p.m.:** Community Involvement Meeting #2

---

## Next City Council Meeting: Tuesday, Feb. 12

City Council Work Session:  
3:30 p.m.

City Council Regular Meeting:  
7 p.m.

Click [here](#) for additional meeting dates and agendas.



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## Parks & Rec Spring 2019 Activity Guide available now

## Patrice Ruffin

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**From:** Susan Hiott  
**Sent:** Tuesday, April 02, 2019 2:43 PM  
**To:** Patrice Ruffin; Linda Abaray  
**Subject:** FW: Comp Plan Steering Committee Meetings  
**Attachments:** City to host public meetings for Comprehensive Plan 5.docx

---

**From:** Susan Hiott  
**Sent:** Tuesday, February 05, 2019 12:05 PM  
**To:** 'John Hewitt' <JohnH@dekalbchamp.com>; Carla Parker <carla@dekalbchamp.com>; 'Dyana Bagby' <DyanaBagby@reporternewspapers.net>  
**Cc:** Dianne Govekar <dianne.govekar@brookhavenga.gov>; Receptionist <receptionist@brookhavenga.gov>  
**Subject:** Comp Plan Steering Committee Meetings

Champion, please note under Open Meetings Act. These times have been sent to you through our Communications Department, also.

Staff, please post these meetings outside City Hall. Thank you.

### City to host public meetings for Comprehensive Plan 5-year update

The City of Brookhaven's Community Development Department will host a series of public meetings for five-year Comprehensive Plan update, required by the Georgia Department of Community Affairs.

The following meetings will take place at **Brookhaven City Hall, 4362 Peachtree Road:**

- **Wednesday, Feb. 6, 5 p.m.:** Steering Committee Meeting (Planning Commission) – 5 p.m.
- **Thursday, March 28, 6 p.m.:** Community Involvement Meeting #1 – 6 p.m.
- **Thursday, April 25, 6 p.m.:** Community Involvement Meeting #2 – 6 p.m.



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**Susan D. Hiott, MMC**

City Clerk

City of Brookhaven

770-359-9779 | 404-637-0464

[susan.hiott@brookhavenga.gov](mailto:susan.hiott@brookhavenga.gov)

[www.BrookhavenGa.gov](http://www.BrookhavenGa.gov)

4362 Peachtree Rd. | Brookhaven, GA | 30319

## Brookhaven Alert

Stay in the know! Sign up for **BROOKHAVEN ALERT**, a free service to get notifications from state and local authorities like weather, traffic and other emergencies. Sign up now at [www.BrookhavenGA.gov/BrookhavenAlert](http://www.BrookhavenGA.gov/BrookhavenAlert) or download the Smart911 app.



Get Connected with Brookhaven with **Brookhaven Connect**, a free app that allows users to communicate non-emergency issues, like potholes, code enforcement or other issues. **Brookhaven Connect** is available for iPhone, Android, and Windows phones or at CitySourced on other devices. More info at: <http://ow.ly/tkaE30kb9zy> Get it now!

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No promise or warranty is made by the City of Brookhaven with respect to any information provided by these services. They are for informational purposes only and no service, response, or other performance by the City of Brookhaven is made or implied.

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This e-mail message (including any attachments) is for the sole use of the intended recipient(s) and may contain confidential and privileged information. If you have received this message in error, please contact the sender and destroy all copies of the original message (including attachments). The City of Brookhaven is a public entity subject to the Official Code of Georgia Annotated §§ 50-18-70 to 50-18-76 concerning public records.

## **City to host public meetings for Comprehensive Plan 5-year update**

The City of Brookhaven's Community Development Department will host a series of public meetings for five-year Comprehensive Plan update, required by the Georgia Department of Community Affairs.

The following meetings will take place at **Brookhaven City Hall, 4362 Peachtree Road**:

- **Wednesday, Feb. 6, 5 p.m.:** Steering Committee Meeting (Planning Commission) – 5 p.m.
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- **Thursday, April 25, 6 p.m.:** Community Involvement Meeting #2 – 6 p.m.

**Patrice Ruffin**

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**From:** Susan Hiott  
**Sent:** Tuesday, April 02, 2019 3:01 PM  
**To:** Patrice Ruffin; Linda Abaray  
**Subject:** FW: Posting for Planning Commission Retreat  
**Attachments:** PlanningCommissionRETREAT10242018.docx

---

**From:** Susan Hiott  
**Sent:** Thursday, October 11, 2018 9:32 AM  
**To:** 'John Hewitt' <JohnH@dekalbchamp.com>; Carla Parker <carla@dekalbchamp.com>  
**Cc:** Dianne Govekar <dianne.govekar@brookhavenga.gov>; Receptionist <receptionist@brookhavenga.gov>; Burke Brennan <burke.brennan@brookhavenga.gov>; Ann Marie Quill (annmarie.quill@brookhavenga.gov) <annmarie.quill@brookhavenga.gov>; Kelly Reynolds <Kelly.Reynolds@brookhavenga.gov>  
**Subject:** Posting for Planning Commission Retreat

Champion, please note meeting under Open Meetings Act.  
Staff, please post meeting notice outside City Hall.

Thank you.

CITY OF BROOKHAVEN  
4362 PEACHTREE ROAD  
BROOKHAVEN, GA 30319

THE PLANNING COMMISSION ANNUAL RETREAT WILL BE  
HELD WEDNESDAY, OCTOBER 24, 2018

9:00 A.M. – 4:00 P.M.  
PERIMETER SUMMIT  
4004 SUMMIT BOULEVARD  
16<sup>TH</sup> FLOOR





**Susan D. Hiott, MMC**

City Clerk

City of Brookhaven

770-359-9779 | 404-637-0464

[susan.hiott@brookhavenga.gov](mailto:susan.hiott@brookhavenga.gov)

[www.BrookhavenGa.gov](http://www.BrookhavenGa.gov)

4362 Peachtree Rd. | Brookhaven, GA | 30319

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CITY OF BROOKHAVEN  
4362 PEACHTREE ROAD  
BROOKHAVEN, GA 30319

THE PLANNING COMMISSION ANNUAL RETREAT  
WILL BE HELD WEDNESDAY, OCTOBER 24, 2018

9:00 A.M. – 4:00 P.M.  
PERIMETER SUMMIT  
4004 SUMMIT BOULEVARD  
16<sup>TH</sup> FLOOR

## Patrice Ruffin

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**From:** Susan Hiott  
**Sent:** Tuesday, April 02, 2019 3:06 PM  
**To:** Patrice Ruffin; Linda Abaray  
**Subject:** FW: Message from "RNP002673AEC7F9"  
**Attachments:** 20190402145307621.pdf

Council's agenda was sent to Champion and Dyana Bagby and posted outside.

-----Original Message-----

**From:** no-reply  
**Sent:** Tuesday, April 02, 2019 2:53 PM  
**To:** Susan Hiott <susan.hiott@brookhavenga.gov>  
**Subject:** Message from "RNP002673AEC7F9"

This E-mail was sent from "RNP002673AEC7F9" (MP C6502).

Scan Date: 04.02.2019 14:53:07 (-0400)  
Queries to: no-reply@brookhavenga.gov

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5. **Resolution RES-2018-10-01:** Consideration and Approval of Resolution Authorizing the Abandonment of All Remaining Right of Way Adjacent to and Abutting Tullie Road and Tullie Circle Authorizing the Sale of the Such Abandoned Right of Way to Children's Healthcare of Atlanta, Inc., as the Adjacent Property Owner of Such Right of Way, to Authorize the Mayor or City Manager to Execute Necessary Documents, to Authorize the Receipt of Funds from the Sale of Abandoned Right of Way, and for Other Purposes

**K) ANNOUNCEMENTS**

**L) REPORTS AND PRESENTATIONS**

1. Presentation of Proposed FY2019 Budget to Council - City Manager Christian Sigman

**M) OLD BUSINESS**

**N) NEW BUSINESS**

1. **Ordinance ORD-2018-10-01:** TA18-10 an Ordinance to Amend Chapter 15, Licenses, Permits, and Business Regulations, of the Code of the City of Brookhaven to Establish Permit Requirements for Special Events - *Public Comment for Ordinance - Action Item*
2. **Ordinance ORD-2018-10-02:** TA18-09 an Ordinance to Amend Chapter 15, Licenses, Permits, and Business Regulations, of the Code of the City of Brookhaven to Establish Permit Requirements for Film Production - *Public Comment for Ordinance - Action Item*
3. 5-Year Comprehensive Plan Update - First Public Hearing - *Public Hearing*
4. Consideration and Approval for Acceptance of GDOT Agreement for Peachtree Creek Greenway - Phase II - and TIP Federal Funding - *Action Item*
5. **Resolution RES-2018-10-02:** Consideration and Approval of a Resolution to Authorize the City Attorney to Bring Such Action as May be Necessary to Secure, in Fee Simple, Real Property Located Within the City of Brookhaven for Public Purposes And/Or Roadways as Authorized Under Georgia Law - *Action Item*
6. Consideration and Approval of Submittal of Application for FY 2019 EPA 319 (H) Funding North Fork Peachtree Creek Streambank Restoration - *Action Item*

**O) OTHER BUSINESS**

**P) PUBLIC COMMENTS**

**Q) MAYOR'S AND COUNCIL'S COMMENTS**

**R) EXECUTIVE SESSION (IF NEEDED) TO DISCUSS PERSONNEL, REAL ESTATE, AND/OR PENDING/POTENTIAL LITIGATION**

**S) ADJOURNMENT**

Sent  
Agenda to  
Christian  
9/11/18  
00:51:22  
sk



280-422255 4/4, 4/11, 4/18, 4/25sk  
**NOTICE ++2018-2246 ++**  
 PROBATE COURT OF DEKALB COUNTY  
**RE: PETITION OF ERROL NORMAN FOR LEAVE TO SELL PROPERTY OF ESTATE OF ROSA N. HILL, DECEASED.**

**TO: Mimi Norman and Tammi White**  
 All interested parties and to whom it may concern: This is to notify you to file objection, if there is any, to the above reference petition, in this Court on or before **APRIL 29, 2019**.

**BE NOTIFIED FURTHER:** All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

**Bedelia C Hargrove**  
 Judge of the Probate Court  
 Morgan Johnson, Clerk of the Probate Court  
 556 North McDonough Street  
 Decatur Georgia 30030  
 404-371-2601

### Miscellaneous

290-421959 3/21, 3/28, 4/4, 4/11sk  
**RE: JOHN GEORGE LOUIS, Deceased**  
**Estate No. ++2017-2047 ++**

**NOTICE**  
 GEORGIA, DEKALB COUNTY PROBATE COURT

**TO: M'Deja Louis, Harold Lionel Louis, Alisa Breyon Louis, John George Louis, Dionne Yvette Louis, Dieter Casanave Louis, Darlesia Nicole Cearcy, Dorothy Daan Radis Louis, Emily Marie Dionne Warner, Miles Blakely Hamilton, Adrianna Patricia Darjean, John Henry Warner, and Any Unknown Heirs**  
**KAREN C. GAINNEY** has petitioned for a Determination of Heirs regarding the **Estate of John George Louis**. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **April 15, 2019**. **BE NOTIFIED FURTHER:** All pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees.

**Bedelia C Hargrove**  
 Judge of the Probate Court  
 J. Enrique Morales, Clerk of the Probate Court  
 556 North McDonough Street  
 Decatur Georgia 30030  
 404-371-2601

290-422256 4/4, 4/11, 4/18, 4/25sk  
**IN RE: Estate of JOAN BUCHWALD STEIN**

**Estate No. ++2016-1421++**  
**Petition By Personal Representative for Waiver of Bond and Grant of Certain Powers**

**NOTICE**  
 GEORGIA, DEKALB COUNTY PROBATE COURT  
**JACQUELINE S. BOLD** has petitioned for waiver of bond and for the grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **APRIL 29, 2019**.

**BE NOTIFIED FURTHER:** All pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a

hearing.  
**Bedelia C Hargrove**  
 Judge of the Probate Court  
 Morgan Johnson, Clerk of the Probate Court  
 556 North McDonough Street  
 Decatur Georgia 30030  
 404-371-2601

290-423121 4/11 4/18, 4/25, 5/2jb  
**RE: ANTHONY JEROME HAND, Deceased**  
**Estate No. ++2018-1763 & 2018-1893++**

**NOTICE**  
 GEORGIA, DEKALB COUNTY PROBATE COURT

**To: Elizabeth Hand, Mirablia Hand, and Any Unknown Heirs**  
**LUANNE M. BONNIE** has petitioned for a Determination of Heirs regarding the **Estate of Anthony Jerome Hand**. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **May 6, 2019**.

**BE NOTIFIED FURTHER:** All pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees.

**Bedelia C Hargrove**  
 Judge of the Probate Court  
 J. Enrique Morales, Clerk of the Probate Court  
 556 North McDonough Street  
 Decatur Georgia 30030  
 404-371-2601

### Will

300-421902 3/21, 3/28, 4/4, 4/11sk  
**NOTICE ++2019-0171++**

**RE: PETITION OF JUDY RILEY TO PROBATE IN SOLEMN FORM THE WILL OF TYRONE JAMES SINGLETON, DECEASED, UPON WHICH AN ORDER OR SERVICE WAS GRANTED BY THIS COURT.**  
**TO: Unknown Heirs**

This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before **APRIL 15, 2019**. **BE NOTIFIED FURTHER:** All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

**Bedelia C Hargrove**  
 Judge of the Probate Court  
 Morgan Johnson, Clerk of the Probate Court  
 556 North McDonough Street  
 Decatur Georgia 30030  
 404-371-2601

300-421903 3/21, 3/28, 4/4, 4/11sk  
**NOTICE ++2019-0432++**

**RE: PETITION OF KATHY DIANE CRADIC TO PROBATE IN SOLEMN FORM THE WILL OF MARY SAMS MARSHALL, DECEASED, UPON WHICH AN ORDER OR SERVICE WAS GRANTED BY THIS COURT.**  
**TO: BARBARA SAMS SALYERS; JOHNNY LEE SAMS; PENNY SAMS BYINGTON; RICKY ALAN SAMS; ROSEMARY SAMS WALTERS; GREGORY ALAN SAMS; LARRY GENTRY; TIMOTHY GENTRY; VERNON GENTRY; JASON GENTRY**

This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before **04/15/2019**. **BE NOTIFIED FURTHER:** All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a

hearing. The Petition may be granted without a hearing.  
**Bedelia C Hargrove**  
 Judge of the Probate Court  
 Kim Guyton, Clerk of the Probate Court  
 556 North McDonough Street  
 Decatur Georgia 30030  
 404-371-2601

300-422159 3/28, 4/4, 4/11, 4/28sk  
**NOTICE ++2018-1615++**

**RE: PETITION OF LETRICIA JONES TO PROBATE IN SOLEMN FORM THE WILL OF MYRTICE MCDANIEL, DECEASED, UPON WHICH AN ORDER OR SERVICE WAS GRANTED BY THIS COURT.**  
**TO: Juanita McDaniel**

This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before **04/22/2019**. **BE NOTIFIED FURTHER:** All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

**Bedelia C Hargrove**  
 Judge of the Probate Court  
 Donna Whitehead, Clerk of the Probate Court  
 556 North McDonough Street  
 Decatur Georgia 30030  
 404-371-2601

### Year's Support

310-421904 3/21, 3/28, 4/4, 4/11sk  
**NOTICE ++2018-2048++**

**TO: All Interested Parties**  
 The Petition of **BEVERLY A. KIRKPATRICK**, for a year's support from the estate of **JOHN FRANK KIRKPATRICK, JR.**, Deceased, for Decedent's Surviving Spouse and minor child, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **APRIL 15, 2019**, why said Petition should not be granted.

All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing.

**Bedelia C Hargrove**  
 Judge of the Probate Court  
 By: Morgan Johnson, Clerk of the Probate Court  
 556 North McDonough Street  
 Decatur Georgia 30030  
 404-371-2601

310-421905 3/21, 3/28, 4/4, 4/11sk  
**NOTICE ++2019-0449++**

**TO: All Interested Parties**  
 The Petition of **JULIA BEHNKEN a/k/a JULIA DOLLY ROVOLIS BEHNKEN**, for a year's support from the estate of **JOHN OWEN BEHNKEN**, Deceased, for Decedent's Surviving Spouse and minor child, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **APRIL 15, 2019**, why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing.

ing.  
**Bedelia C Hargrove**  
 Judge of the Probate Court  
 By: Morgan Johnson, Clerk of the Probate Court  
 556 North McDonough Street  
 Decatur Georgia 30030  
 404-371-2601

310-421906 3/21, 3/28, 4/4, 4/11sk  
**NOTICE ++2019-0428++**

**TO: All Interested Parties**

The Petition of **ORA NELLE SHOCKLEY FIELDS**, for a year's support from the estate of **GEORGE WILLIAM FIELDS, JR.**, Deceased, for Decedent's Surviving Spouse and minor child, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **APRIL 15, 2019**, why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing.

**Bedelia C Hargrove**  
 Judge of the Probate Court  
 By: Morgan Johnson, Clerk of the Probate Court  
 556 North McDonough Street  
 Decatur Georgia 30030  
 404-371-2601

### Public Hearing

320-423107 4/11, 4/18, 4/25jb  
**CITY OF BROOKHAVEN**  
**NOTICE OF PUBLIC HEARING**

**Topic: ++CITY OF BROOKHAVEN COMPREHENSIVE PLAN 2034++**  
**Purpose: PUBLIC HEARINGS RELATING TO REVIEW OF THE FIVE-YEAR UPDATE OF THE CITY OF BROOKHAVEN 2034 COMPREHENSIVE PLAN.**

**Date: PLANNING COMMISSION PUBLIC HEARING: MAY 1, 2019**  
**MAYOR AND CITY COUNCIL HEARING: MAY 28, 2019**  
**Time: 7:00 P.M.**

**Location: CITY HALL COUNCIL CHAMBERS, 4362 PEACHTREE ROAD, BROOKHAVEN GA 30319**

320-423146 4/11jb

**PUBLIC NOTIFICATION:**  
 Ivy Preparatory Academy at Kirkwood will be holding its first public hearing for their ++FY20 Proposed Budget++ on Thursday, April 18, 2019 at 5:30pm at 1807 Memorial Drive Atlanta, GA 30317. The second public hearing meeting for the FY20 Proposed Budget will be held on Thursday, May 2, 2019 at 5:30pm at the same location.

320-423120 4/11, 4/18jb  
**NOTICE TO THE PUBLIC**  
**YOU ARE HEREBY NOTIFIED** that on the 22nd day of April, 2019, at 9:00 a.m., at the DeKalb County Courthouse in the City of Decatur, Georgia, Judge Adams of the Superior Court of DeKalb County will hear the case of the **STATE OF GEORGIA, Plaintiff, v. HOUSING AUTHORITY OF THE COUNTY OF DEKALB, GEORGIA AND INDIAN CREEK FAMILY DEVELOPMENT, LP, Defendants**, Civil Action File No. 19CV4074-5, in the Superior Court of DeKalb County, the same being a proceeding to confirm and validate the issuance of the Housing Authority of the County of DeKalb, Georgia Multifamily Housing Revenue Bonds (Sunrise View Apartments Project), Series 2019A (Tax-Exempt) (the "Series 2019A Bonds") and the Housing Authority of the County of DeKalb, Georgia Multifamily Housing Revenue Bonds (Sunrise View Apartments Project), Series 2019B (Taxable) (the "Series 2019B Bonds"), and together with the Series 2019A Bonds, the "Bonds", in the combined aggregate principal amount of not to exceed \$36,000,000. The Bonds are to be issued by the Housing Authority of the County of DeKalb, Georgia (the "Authority"), for the purpose of financing a portion of the costs of the acquisition, construction and equipping of a multifamily housing apartment facility, consisting of approximately 240 units

and related personal property and equipment, located in unincorporated DeKalb County, Georgia and known as "Sunrise View Apartments" (collectively, the "Project"), and to pass upon the validity of the Housing Authorities Law (O.C.G.A. § 8-3-1, et seq.), as amended. A portion of the costs of the acquisition, construction and equipping of said Project will be financed by the Authority for the benefit of Indian Creek Family Development, LP, a Georgia limited partnership, pursuant to a Loan Agreement, to be dated as of the first day of the calendar month in which the Bonds are issued. In said proceeding, the Court will also pass upon the validity of said Loan Agreement; a Bond Resolution; an Indenture of Trust; a Promissory Note; a Deed to Secure Debt and Security Agreement; an Assignment of Deed to Secure Debt Documents; and a Land Use Restriction Agreement in connection therewith. Said Bonds will mature in the amounts, on the dates and bear interest at the rates set forth in the Indenture.

**THE AUTHORITY HAS WAIVED THE PERFORMANCE AUDIT AND PERFORMANCE REVIEW REQUIREMENTS PROVIDED IN O.C.G.A. §36-82-100 AND WILL NOT CONDUCT ANY "PERFORMANCE AUDIT" OR "PERFORMANCE REVIEW" WITH RESPECT TO THE BONDS, AS SUCH TERMS ARE DESCRIBED IN O.C.G.A. §36-82-100.**

Any citizen of the State of Georgia residing in DeKalb County, Georgia, or any other person wherever residing who has a right to object, may intervene and become a party to this proceeding.

This 22nd day of April, 2019.  
 CLERK, SUPERIOR COURT,  
 DEKALB COUNTY, GEORGIA  
**++Civil Action File No. 19CV4074-5/Sunrise View Apartments++**

### Public Notice

330-421592 3/7, 3/21, 4/4, 4/11sk  
**PUBLIC NOTICE OF CAUCUS OF ELECTORS CENTRAL PERIMETER COMMUNITY IMPROVEMENT DISTRICT**

Notice is hereby given to all owners of real property within the Central Perimeter Community Improvement District whose property is subject to taxes, fees, and assessments levied by the District's board ("Electors") that a caucus of Electors has been called for **April 24, 2019**. The purpose of the caucus of Electors will be to elect four members to fill four seats on the Central Perimeter Community Improvement District Board pursuant to 1998 Ga. L. 4228. The caucus of Electors will be held at Two Ravinia Drive, Atlanta, Georgia 30346. Registration will begin at 7:00 a.m., with the election to be held at 8:00 a.m. A quorum shall consist of those Electors present. No proxy votes may be cast. Electors has been called for **++April 24, 2019**. Electors will elect four members to fill four seats on the Central Perimeter Community Improvement District Board++

330-421867 3/21, 3/28, 4/4, 4/11sk  
**Georgia Department of Transportation**  
**To Hold A Location and Design Public Information Open House For ++P.I. No. 0013991++**  
**DeKalb County**

On Thursday, April 18, 2019 at Peachtree Baptist Church, 2108 Briarcliff Rd, Atlanta, GA 30329, the Georgia Department of Transportation will hold a Public Information Open House concerning the project listed above.

This project proposes to replace the bridge on State Route (SR) 42/Briarcliff Road over South Fork Peachtree Creek. The proposed project would have two 12-foot travel lanes and 6-foot shoulders on both sides of the bridge. Total length of the project is approximately 1750 feet. The proposed bridge would utilize staged construction, allowing an onsite detour.

The purpose of this Location and Public Information Open House is to provide the public with an opportunity to view the project, ask questions, and comment on the project. The Open House will be held from 5:00 p.m. to 7:00 p.m. It will be informal, and the public is invited to attend anytime during these hours. There will be no formal presentation. A court reporter will be available to allow the public an opportunity to make verbal comments about the project.

Americans with Disabilities Act (ADA) Information:  
 The meeting site is accessible to persons with disabilities. Accommodations for people with disabilities can be arranged with advance notice by calling Joshua Higgins at 770-216-3896.  
 Written statements will be accepted concerning this project until Thursday, May 02, 2019. Written statements may be submitted to:  
 Mr. Eric Duff  
 State Environmental Administrator  
 Georgia Department of Transportation  
 600 West Peachtree Street, NW  
 - 16th Floor  
 Atlanta, Georgia 30308

330-422087 3/28, 4/4, 4/11jb  
**LEGAL NOTICE**

**TO: UNITED STATES; STATE OF WISCONSIN; Registrar; Department of Health - Vital Records; Transportation; Motor Vehicles; Revenue; All States, Subdivisions, Counties, Municipalities, Local/Federal, inter/municipal governments, any construed attorneys (at law and/or in fact), corporations, companies, partnerships, persons, vessels, military; DISTRICT OF COLUMBIA, and all political subdivisions thereof: IRS; Department of The Treasury/de jure 1789; Commerce; Homeland Security; Agriculture; Transportation; Territories and Possessions; UNITED NATIONS and organs; Vatican; Kingdom; Crown City of London; IMF; affiliates and subordinates: courts, tribunals, jurisdictions, districts, venues, unrecognized Indian/Native tribes, bands and clans, and any agents, employees, officers, directors, successors, assigns and all others existing. TAKE NOTICE!** The undersigned is Attorney-in-Fact, "AIF," to the mark: **John Larry Payne™**. All prior authority, even irrevocable, on behalf of **John Larry Payne™**, herein means and includes derivatives, forms and copy, is hereby **REVOKED, CANCELLED, RESCINDED AND TERMINATED**, nunc pro tunc, to the 15th day of February, 1951, "DOB," for eternity. The NAME **John Larry Payne™**, is for my benefit. I make claim as beneficiary, beneficial owner/interest holder of the State of Wisconsin Certificate of Live Birth / Birth Certificate (Classified), with **John Larry Payne™**. I further DISSOLVE, nunc pro tunc, ab initio, to DOB, for eternity, all undisclosed and unauthorized PARTNERSHIPS, with **John Larry Payne™**. NOTICE: All use of **John Larry Payne™** MUST BE AUTHORIZED BY AIF, under use terms in the Notices of Common-Law: Trademark and Copyright, of record in the California Secretary of State Office, Filing Numbers: **17-7623122738; 17-7618130963 and 17-7618131095**. Rural Development Deposit and Loan Security Agreements, GSA SF28, OF90, OF91, and attendant forms, are the basis of commercial contracts by **John Larry Payne™**, signed only per 3-402(b)(1), whose: Permanent location is at the Office of Certificate custodian, State Registrar; whose mail location is permanently outside of the federal district. Mail will be accepted only when addressed in compliance with postal law, and without a ZIP Code; and refused, otherwise, without liability. THIS IS NOTICE to the WORLD that **John Larry Payne™**: 1) is the subject of Common-Law Trademark/Copyright Protection; with a record Attorney-in-Fact. The mail location for Occupant to Executor Office is: in care of Bearer and Attorney-in-Fact, near. 345 West Saint Paul, 1695, Milwaukee, Wisconsin U.S.A. ZIP Code Exempt Postal Code DMM 602 1.3(e)(2). 2) Any use of my protected Property, without specified express written permission is UNAUTHORIZED USE. 3) ANY UNAUTHORIZED USER MUST IMMEDIATELY CEASE AND DESIST. 4) Unauthorized use immediately and automatically invokes the SELF-EXECUTING CONTRACT/SECURITY AGREEMENT. UNAUTHORIZED USE IS IDENTITY THEFT, IMPERSONATION, COUNTERFEITING, THEFT, TRESPASS, PIRACY, MISUSE, CONVERSION, FORGERY AND FRAUD, WITH \$15,000,000 (Fifteen Million) DOLLARS PER INSTANCE OF UNAUTHORIZED USE. Govern yourself accordingly.

**++John Larry Payne™++**

**++John Larry Payne™++**

330-422179 4/4, 4/11jb  
**NOTICE TO THE PUBLIC**  
 YOU ARE HEREBY NOTIFIED that on the 15th day of April, 2019, at 9:00 a.m., at the DeKalb County Courthouse, 556 North McDonough Street, Decatur, Georgia 30030, the Presiding Judge of the Superior Court of DeKalb County will hear the case of the **State of Georgia v. Housing Authority of the County of DeKalb, Georgia, and BJS Starnes Elderly, LP, Civil Action File No. 19CV3737-5** before Judge Adams in the Superior Court of DeKalb County, the same being a proceeding to confirm and validate an issue of the Housing Authority of the County of DeKalb, Georgia Multifamily Note (the "Governmental Note"). The Governmental Note is to be issued by the Housing Authority of the County of DeKalb, Georgia (the "Issuer") for the purpose of financing the acquisition, construction and equipping of an approximately 128 apartment units to be known as Starnes Senior Living Apartments located in the County of DeKalb, Georgia (the "Project"). The Project is to be owned and operated by BJS Starnes Elderly, LP, a Georgia limited partnership (the "Borrower"). The financing of the Project will be by the Issuer for the benefit of the Borrower pursuant to a Funding Loan Agreement (the "Funding Loan Agreement") among Bank OZK in its capacity as initial funding lender (the "Initial Funding Lender"), the Issuer and U.S. Bank National Association as fiscal agent (the "Fiscal Agent") and a Project Loan Agreement (the "Project Loan Agreement") among the Issuer, the Fiscal Agent and the Borrower. In said proceeding, the Court will also pass upon the validity of said (i) Funding Loan Agreement, (ii) Project Loan Agreement, (iii) Project Note, (iv) Deed to Secure Debt, Assignment, Security Agreement and Fixture Filing and Joinder of the Issuer, as fee owner and ground lessor, by the Borrower and Issuer in favor of Fiscal Agent with respect to the Project, (v) Collateral Assignment of Architect's Contract, Plans, Construction Contract and Permits by the Borrower in favor of the Initial Funding Lender, (vi) Collateral Assignment and Subordination of Development Fee among the Issuer, the Housing Development Corporation of DeKalb, a Georgia non-profit corporation ("HDC"), the Borrower and the Initial Funding Lender, (vii) the Environmental Indemnity Agreement among the Borrower, the Issuer, HDC, the Beverly J. Searles Foundation Inc., a non-profit corporation organized and existing under the laws of the State of Delaware (the "Foundation") and the Initial Funding Lender, (viii) Payment and Performance Guaranty by the Issuer guaranteeing principal and interest due under the Project Loan and Project Note in favor of the Initial Funding Lender, (ix) Payment and Performance Guaranty by HDC guaranteeing principal and interest due under the Project Loan and Project Note in favor of the Initial Funding Lender, (x) Payment and Performance Guaranty by the Foundation guaranteeing principal and interest due under the Project Loan and Project Note in favor of the Initial Funding Lender, (xi) Completion Guaranty by the Issuer, HDC and Foundation in favor of the Initial Funding Lender, (xii) Construction Disbursement Agreement between the Borrower and the Initial Funding Lender and (xiii) Land Use Restriction Agreement in connection therewith relating to the Governmental Note, as well as upon the validity of the Housing Authorities Law, Official Code of Georgia Annotated, Section 8-3-1, et seq., as amended. Said Governmental Note will mature in the amounts, on the date and bear interest at the rate set forth in the Governmental Note and the Funding Loan Agreement.

**NO PERFORMANCE AUDIT OR PERFORMANCE REVIEW OF THE NATURE DESCRIBED IN OFFICIAL CODE OF GEORGIA ANNOTATED SECTION 36-82-100 SHALL BE CONDUCTED WITH RESPECT TO THE GOVERNMENTAL NOTE OR THE PROJECT.** Any citizen of the State of Georgia residing in DeKalb County or any other person wherever residing who has a right to object, may intervene and become a party to this proceeding.

This 4TH day of APRIL, 2019.  
 CLERK, SUPERIOR COURT,  
 DEKALB COUNTY, GEORGIA  
**++19CV3737-5/Starnes Senior Living Apartments++**

**++19CV3737-5/Starnes Senior Living Apartments++**

**++19CV3737-5/Starnes Senior Living Apartments++**

**CITY OF BROOKHAVEN  
NOTICE OF PUBLIC HEARING**

Topic: CITY OF BROOKHAVEN COMPREHENSIVE PLAN 2034

Purpose: PUBLIC HEARINGS RELATING TO REVIEW OF THE FIVE-YEAR UPDATE OF THE CITY OF BROOKHAVEN 2034 COMPREHENSIVE PLAN.

Date: PLANNING COMMISSION PUBLIC HEARING: MAY 1, 2019  
MAYOR AND CITY COUNCIL HEARING: MAY 28, 2019

Time: 7:00 P.M.

Location: CITY HALL COUNCIL CHAMBERS, 4362 PEACHTREE ROAD, BROOKHAVEN GA 30319

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Date Notice Sent to Newspaper: 04/04/19  
For Newspaper: Run Legal Ad on 04/11/19, 04/18/19, 04/25/19

# G Report of Accomplishments (2014-2019)



# Appendix G Report of Accomplishments - Community Work Program 2014-2019



ID	Description of Activity	Status	Accomplishment
<b>LAND USE</b>			
<b>1.1.</b>	<b>Align zoning and development regulations with Comprehensive Plan.</b>		
1.1.1.	Revise Zoning Ordinance and Code to align City's zoning, development and related regulations with Comprehensive Plan 2034. (consider Unified Development Code)	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.
1.1.a.	Amend zoning map pursuant to 1.1.1.	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.
<b>1.2.</b>	<b>Address infill compatibility issues in residential areas.</b>		
1.2.1.	Conduct neighborhood specific surveys regarding infill uses for designated neighborhoods in the city.	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.
1.2.2.	Pursue adjustments to City's zoning based on findings of 1.2.1, in coordination with action item 1.1.1.	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.
1.2.3.	Prepare a small scale neighborhood commercial (node) zoning district. <i>Coordinate with action item 1.1.1., Revise Zoning Ordinance and Code.</i>	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.
<b>1.3.</b>	<b>Pursue architectural and/or design standards in targeted areas.</b>		
1.3.1.	Develop and adopt an overlay district for the Buford Highway corridor to regulate the form and character of redevelopment in the corridor.	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.
1.3.2.	Investigate possibility of establishing design guidelines for Blackburn Park Neighborhood Center.	Not Started	Special Area Plan to be considered in 2020.
1.3.2.a.	Investigate possibility of establishing design guidelines for Clairmont Road.	Underway	Special Area Plan currently underway in conjunction with the City of Chamblee and will be adopted before the end of 2019
<b>1.4.</b>	<b>Further Brookhaven as a walkable and bikeable community.</b>		
1.4.1.	Establish streetscape standards for major roads within the City's Zoning Ordinance and Code review, requiring street trees and Complete Street principles.	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.
1.4.1.a.	Establish streetscape standards for Buford Highway.	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.
1.4.1.b.	Establish streetscape standards for Ashford Dunwoody Road.	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.
1.4.1.c.	Establish streetscape standards for Clairmont Road.	Underway	Special Area Plan currently underway in conjunction with the City of Chamblee and will be adopted before the end of 2019
1.4.1.d.	Establish streetscape standards for Peachtree Road.	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.
1.4.2.	Implement recommendations for new parks, trail systems and improvements to existing parks identified in the Parks and Recreation Master Plan.	Underway	Park bond approved, project manager identified, and park plan implementation underway. <a href="https://www.brookhavenga.gov/parks-bond-ref">https://www.brookhavenga.gov/parks-bond-ref</a>
1.4.3.	Implement recommendations of the Comprehensive Transportation Plan that promotes walkability and bikeability.	Underway	Sidewalk program and other recommendations being implemented. <a href="https://www.brookhavenga.gov/publicworks/page/capital-program">https://www.brookhavenga.gov/publicworks/page/capital-program</a>
1.4.4.	Identify opportunities to promote neighborhood commercial centers in targeted areas through incentives or other mechanisms.	Underway	Economic Development Department and Development Authority initiatives. <a href="https://www.brookhavenga.gov/econdev">https://www.brookhavenga.gov/econdev</a>
<b>1.5.</b>	<b>Review tree ordinance (ensure appropriate protection).</b>		
1.5.1.	Review the tree ordinance to ensure that it is working effectively and amend the ordinance if necessary, as a part of task 1.1.1.	Complete	Tree Ordinance amendments Complete 08/26/14, 08/10/15, 08/25/15, and 08/22/17. Task Complete. Due to significant public input task being added for future consideration.
<b>1.6.</b>	<b>Address visual clutter in the community.</b>		
1.6.1.	Continue Code Enforcement efforts.	Ongoing	
1.6.2.	Review and amend sign ordinance as needed.	Complete	Sign Ordinance amendments Complete 01/15/13, 09/23/14, 06/09/15, 03/27/18, 02/12/19, and 05/28/19.
<b>1.7.</b>	<b>Further health and exercise in the community through supportive infrastructure and design.</b>		
1.7.1.	Consider the adoption of the Ashford Dunwoody Master Active Living Plan and amend the PC zoning district as appropriate.	Underway	To be considered in 2020.
1.7.2.	Consider recommendations of the Master Active Living Plans for the Ashford Dunwoody Study Area and the Buford Highway Corridor Study Area.	Underway	To be considered in 2020.
1.7.3.	Ensure that community gardens and other healthy, local foods initiatives are permitted in City's ordinances.	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.



# Appendix G Report of Accomplishments - Community Work Program 2014-2019



ID	Description of Activity	Status	Accomplishment
1.7.4.	Pursue Healthy Communities designation by CDC or other entity (Requires further research by planning team)	Not Started	To be considered in 2020.
1.7.5.	Identify locations for community gardens.	Underway	Park bond approved, project manager identified, and park plan implementation underway. <a href="https://www.brookhavenga.gov/parks-bond-ref">https://www.brookhavenga.gov/parks-bond-ref</a>
1.7.6.	Implement a community garden program.	Underway	Park bond approved, project manager identified, and park plan implementation underway. <a href="https://www.brookhavenga.gov/parks-bond-ref">https://www.brookhavenga.gov/parks-bond-ref</a>
1.8.	Further a live-work-play community by allowing for mixed-use development in appropriate locations.		
1.8.1.	Develop and adopt a new mixed-use zoning district.	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.
1.8.2.	Identify appropriate locations for community events and gatherings; ensure appropriate activities are permitted, such as temporary sale of alcohol.	Ongoing	Initiatives through Tourism/Convention & Visitors Bureau.
1.9.	Manage growth and higher density in city.		
1.9.1.	As a part of action item 1.1.1, review and update City's buffer, transitional height plane, and connectivity requirements for buildings taller than 2 stories.	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.
1.9.2.	Conduct an update for the Peachtree Brookhaven LCI study, which would include a review of the existing overlay district regulations and recommend necessary changes to be in concert with amended zoning ordinance.	Complete	The LCI update was completed in December 2016 and an update of the Overlay District was adopted in January 2018.
COMMUNITY FACILITIES AND RESOURCES			
2.1.	Preserve the city's tree canopy.		
2.1.1.	Document and complete analysis of City's tree canopy through GIS mapping program.	Complete	Tree Canopy Studies completed in 2015 and 2017. <a href="https://www.brookhavenga.gov/sites/default/files/fileattachments/community_development/page/17055/2016_brookhaven_treestudyresults_final021317.pdf">https://www.brookhavenga.gov/sites/default/files/fileattachments/community_development/page/17055/2016_brookhaven_treestudyresults_final021317.pdf</a>
2.1.2.	Hire a Land Development Inspector/Tree Arborist to review trees on public/private property or pursue International Society of Arboriculture certification for a member of staff to serve as a City Arborist	Complete	
2.1.3.	Pursue Tree City USA designation with the Arbor Day Foundation.	Complete	
2.1.4.	Establish a tree bank planting program.	Complete	
2.2.	Stormwater management - evaluate existing program to ensure sufficient capacity to meet needs.		
2.2.1.	Inventory all impervious surfaces within Brookhaven using GIS or similar method.	Complete	
2.2.2.	Review City's adopted stormwater management ordinances and update to reflect recommendations of the Metropolitan North Georgia Water Planning District 2009 Watershed Management Plan. <i>Consider incorporation of rain gardens and bio-detention ponds as a stormwater management component and other BMPs.</i>	Ongoing	
2.2.3.	Explore conversion of 100 year flood FEMA sites and other vacant lands to stormwater management facilities.	Ongoing	
2.3.	Identify infrastructure and utility capacity improvements (water and sanitary sewer) needed to support Future Land Use Plan.		
2.3.1.	Collaborate with DeKalb County regarding water and sewer capacity needs to meet City's Future Land Use Plan, as laid out by the Character Area Map and defining narrative.	Ongoing	
2.4.	Establish policies for burying utilities along strategic corridors.		
2.4.1.	Enter into discussions with the local electric and communications provider to discuss costs and options for burying utilities.	Complete	In Late 2016, the City did get an estimate from GA Power of \$800,000 to \$900,000 per mile for just GA Power service. Other utilities on GA poles would be an additional cost. Additionally, this figure did not cover the connect from the service line to each structure, which was \$20,000-\$40,000 per structure. The Peachtree Overlay district includes requirements for undergrounding utilities.

ID	Description of Activity	Status	Accomplishment
2.4.1.	As a part of Zoning Ordinance and Code review (see Land Use), provide policies for burying utilities along specific corridors.	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.
2.5.	Leverage city's creek system for greater access by community, while protecting their long-term health and viability.		
2.5.1.	Implement recommendations of City's Parks and Recreation Master Plan.	Underway	Park bond approved, project manager identified, and park plan implementation underway. <a href="https://www.brookhavenga.gov/parks-bond-ref">https://www.brookhavenga.gov/parks-bond-ref</a>
2.5.2.	Evaluate stream bank restoration on park property. <i>Coordinate with Parks and Recreation Master Plan.</i>	Underway	
2.5.3.	Deploy stream bank restoration.	Underway	
2.6.	Establish a Town Center.		
2.6.1.	Determine components and needs of a Town Center.	Ongoing	
2.6.2.	Undertake a Master Plan to explore strategic location and desirable attributes of Brookhaven's long-term City Hall and civic area needs.	Ongoing	
2.6.3.	Explore/inventory available sites.	Ongoing	
2.6.4.	Begin process to secure sites for Civic/City Center.	Ongoing	
2.7.	Improve coordination with DeKalb County Schools or consider development of a charter school system.		
2.7.1	Develop a coordination program or memorandum of understanding (MOU) with school boards or system personnel to share information on school siting, forecasts, joint use of facilities, infrastructure plans, bus routes, and safe routes to school.	Underway	The City and the DeKalb County Board of Education have a joint use of facilities related to the new turf field that was built at Ashford Park Elementary School. The City can use the new turf field during non-school hours for recreational activities and the school can use the field during school hours and school sanctioned special events.
2.8.	Document historic resources.		
2.8.1.	Undertake a historic and archeological resource survey (including cemeteries)	Not Started	
2.8.2.	Develop historic guidelines for identified resources.	Not Started	
2.9.	Ensure access to emergency services.		
2.9.1	Evaluate ability to maintain emergency services.	Ongoing	
2.9.2.	Implement related recommendations of Comprehensive Transportation Plan.	Ongoing	
ECONOMIC DEVELOPMENT			
3.1.	Continue to enhance, diversify, and attract business establishments and unique restaurants.		
3.1.1.	Inventory current local service establishments and determine if additional services are needed.	Ongoing	
3.1.1.a.	Create a citywide Economic Development Plan and Market Strategy.	Underway	Awaiting adoption by Development Authority.
3.2.	Identify opportunities for community festivals and events.		
3.2.1.	Convene a committee of local leaders representing diverse constituencies to gain insight on the types of community events they would support and potentially host or sponsor.	Complete	
3.2.2.	Promote and advance these events as a platform to celebrate the various cultures represented within the city.	Ongoing	
3.2.3.	Utilize these events to provide an avenue for local business promotion. An event like "Taste of Brookhaven" could highlight the unique restaurants and catering services in town.	Ongoing	The inaugural Taste Brookhaven event will be held 08/10/19.
3.3.	Use the Buford Highway Economic Development Strategy to drive development of a citywide Economic Development Strategy.		
3.3.1.	Explicitly define the City's vision and core economic development goals to ensure that businesses opening, relocating to, and expanding in Brookhaven create jobs and make investments that are in alignment with those goals.	Complete	Economic Development Department and Development Authority initiatives. <a href="https://www.brookhavenga.gov/econdev">https://www.brookhavenga.gov/econdev</a>
3.3.2.	Identify the most appropriate business sectors to pursue within various areas within the city.	Complete	Economic Development Department and Development Authority initiatives. <a href="https://www.brookhavenga.gov/econdev">https://www.brookhavenga.gov/econdev</a>
3.3.3.	Evaluate economic opportunities in proximity to the DeKalb- Peachtree Airport (PDK).	Underway	

# Appendix G Report of Accomplishments - Community Work Program 2014-2019



ID	Description of Activity	Status	Accomplishment
3.4.	Establish additional incentives to encourage sustainable development in the city.		
3.4.1.	Identify impactful incentives that align with economic development goals once they have been established in the citywide Economic Development strategy.	Underway	Awaiting adoption by Development Authority.
3.4.2.	Consider adopting and implementing an Opportunity Zone.	Complete	
3.4.3.	Consider adopting and implementing a Tax Allocation District (TAD).	Complete	
3.5.	Identify ways to regularly engage business community in feedback on city needs and concerns and vice versa.		
3.5.1.	Develop a business retention and expansion program to gain feedback on needs and concerns.	Ongoing	The City established "welcome baskets" for the Brookhaven Chamber to hand out at ribbon cuttings and other welcome events held by all new Brookhaven businesses.
3.5.2.	Develop and continually evaluate the criteria for business retention and expansion visits, in addition to size, and ensure the data that is collected is actionable.	Ongoing	
3.5.3.	Invest in customer relationship management (CRM) software.	Not Started	
3.5.4.	Maintain a relationship with Brookhaven businesses.	Ongoing	The economic development department continues to promote the City by spearheading marketing efforts in strategic publications alongside the Brookhaven Convention and Visitors Bureau, touting the city's assets to large-scale developers, site selectors, brokers, and regional partners, and establishing an economic development toolkit to attract employers.
3.5.5.	Promote and operate the City's business incubation center.	Underway	This item has been funded in the budget.
3.6.	Leverage the Brookhaven MARTA station to encourage further desirable development along the Peachtree Corridor.		
3.6.1.	Incorporate relevant components of the Comprehensive Transportation Plan and planned transit-oriented development into Economic Development Strategy.	Underway	
3.7.	Streamline information accessibility between economic development partners and for site selectors and prospective companies.		
3.7.1.	Maintain and leverage a comprehensive, up-to-date database of the City's available and developable real estate portfolio.	Ongoing	
3.8.	Ensure a well-rounded view of the city through coordinated data analysis.		
3.8.1.	Maintain data profiles for the website, provide economic- development data analytics for the City, and fulfill data requests from prospective businesses and site selectors.	Ongoing	
3.8.2.	Incorporate examination of national and metrowide best practices and peer city benchmarking into periodic City data analysis.	Ongoing	This occurs during the budget process and during specific policy analysis. For example, the budget document includes response times for police. During policy analysis, comparison to neighboring cities and peer cities is the norm, including false alarm and alcohol ordinance revisions, police officer salaries, rights-of-way maintenance, side walk installation, etc.
3.8.3.	Partner with the Brookhaven Development Authority, local business leaders, and other potential partners to align economic development goals and metrics.	Ongoing	
3.8.4.	Develop work program as part of the citywide Economic Development Plan.	Underway	
3.9.	Optimize efforts and resources at county and regional levels		
3.9.1.	Identify programs and funding mechanisms that the City, local business leaders, and other economic development partners can leverage within economic development initiatives.	Ongoing	
POPULATION			
4.1.	Complete a strategic wayfinding and branding study for the city that considers signage, lighting and landscaping unique to Brookhaven.		
4.1.1.	Complete strategic wayfinding study for signage.	Complete	Gateway monument design adopted and signs installed.
4.1.2.	Complete strategic lighting and landscaping study for City Rights of Way.	Complete	Streetscape Design standards were completed in 2018.
4.1.3.	Establish a "Gateway" monument program.	Complete	Gateway monument design adopted and signs installed.
4.1.4.	Implement Phase 1 of 4.1.1, 4.1.2, and 4.1.3.	Ongoing	
4.2.	Promote the aging population.		

ID	Description of Activity	Status	Accomplishment
4.2.1.	Complete the Atlanta Regional Commission Local Government Lifelong Communities Assessment Survey.	Underway	
4.2.2.	Identify appropriate facilities, programs, and policies to further Brookhaven as a Lifelong Community.	Underway	
4.2.3.	Evaluate codes, services and practices to identify regulatory barriers that obstruct the support of Lifelong Communities Principles.	Underway	
4.3.	Promote opportunities for community members from all districts to serve on boards or committees.		
4.3.1.	Create an application process for citizens interested in serving on appointed boards and commissions.	Underway	This was implemented with the reappointment of Boards and Commission members in January 2019.
4.4.	Enhance City's communications with public.		
4.4.1.	Hold public forums, offering community members an opportunity to learn about government services.	Ongoing	
4.4.2.	Establish and regularly update a Residents Page on the City's website that shares information on community events and resident accomplishments.	Complete	The city's website has a city calendar, a community calendar, and a section with resources for residents with links to services outside of the City's jurisdiction, such as drivers license, schools, county sanitation, etc. The website also includes a tourism information page that links to the convention and visitors bureau website.
4.4.3.	Continue to provide e-newsletter option to community members as well as quarterly print newsletters to all community members.	Ongoing	The city provides a weekly e-blast and a quarterly printed newsletter.
4.4.4.	Create a biannual City magazine.	Ongoing	The city's quarterly newsletters are in magazine format and the city has just completed its second annual report.
4.5.	Grow the City's arts and cultural offerings.		
4.5.1.	Develop a public art program via ordinance.	Underway	The City has established an Arts Advisory Committee to begin the process of establishing a public arts program in the City as well as the parks.
4.5.2.	Implement a public art program.	Underway	The City has established an Arts Advisory Committee to begin the process of establishing a public arts program in the City as well as the parks.
4.5.3.	Identify incentives for incorporation of public art in private development; coordinate with action 1.1.1.	Underway	
4.5.4.	Continue to promote City led or partnered activities and events.	Ongoing	
<b>HOUSING</b>			
5.1.	Allow for diverse housing types to support life-cycle housing needs, such as accessory units, townhomes, assisted living, and a variety of single family and multifamily units.		
5.1.1.	In alignment with Comprehensive Plan, as a part of the City's Zoning Ordinance and 'Development Regulations, ensure that a variety of housing types and densities are available to ensure a full mix of housing is allowed.	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.
5.1.2.	Complete an analysis to explore application of accessory housing units in different areas of Brookhaven.	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.
5.2.	Preserve safe and affordable housing in the community.		
5.2.1.	As multi-family housing redevelops in community, provide incentives for providing affordable housing as a percentage of units.	Underway	
5.2.2.	Continue code enforcement efforts related to housing.	Ongoing	
5.2.2.a.	Add additional code enforcement as necessary.	Not Started	
5.2.2.b.	Cross-train police officers for code enforcement needs (after hours).	Ongoing	
5.2.3.	Continue Police Department's Crime Free Housing Program.	Underway	
5.3.	Work with DeKalb County to target HUD funding for improvement and preservation of affordable housing in city.		
5.3.1.	Complete communitywide audit of city's apartment complexes.	Complete	



ID	Description of Activity	Status	Accomplishment
5.3.2.	Conduct interior apartment audit program per ordinance.	Ongoing	
5.3.3.	Participate in updates to the DeKalb County Consolidated Plan to identify opportunities to meet Brookhaven affordable housing needs.	Ongoing	