



ATLANTA REGIONAL COMMISSION

# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

**DATE:** May 16, 2023

**TO:** Mayor Frank Auman, City of Tucker  
**ATTN TO:** Courtney Smith, Community Development Director, City of Tucker  
**FROM:** Mike Alexander, Director, ARC Center for Livable Communities

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

**Name of Proposal:** 2023 City of Tucker Draft Comprehensive Plan Update

**Description:** A regional review of the draft 2023 City of Tucker Comprehensive Plan Update.

**Submitting Local Government:** City of Tucker

**Action Under Consideration:** Approval

**Date Opened:** May 16, 2023

**Deadline for Comments:** June 6, 2023

## THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

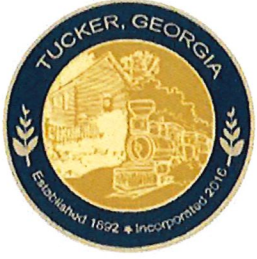
ATLANTA REGIONAL COMMISSION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY  
CITY OF AVONDALE ESTATES  
CITY OF STONE MOUNTAIN  
CITY OF CLARKSTON

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
DEKALB COUNTY  
CITY OF ATLANTA  
CITY OF CHAMBLEE  
GWINNETT COUNTY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
CITY OF DECATUR  
CITY OF LILBURN  
CITY OF NORCROSS  
CITY OF BROOKHAVEN

### Review documents are attached.

For questions, please contact Donald Shockey at [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) or 470-378-1531. If ARC staff do not receive comments from you on or before **June 6, 2023**, we will assume that your agency has no comments and will close the review. Comments via e-mail are strongly encouraged. The ARC review website is located at <https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/>



# City of Tucker

## CITY COUNCIL

**Frank Auman**  
Mayor

**Roger W. Orlando**  
District 1, Post 1

**Virginia Rece**  
District 1, Post 2

**Cara Schroeder**  
District 2, Post 1

**Noelle Monferdini**  
District 2, Post 2

**Alexis Weaver**  
District 3, Post 1

**Anne Lerner**  
District 3, Post 2

May 12, 2023

Atlanta Regional Commission  
229 Peachtree Street, NE  
Suite 100, International Tower  
Atlanta, GA 30303

RE: Comprehensive Plan Update Submittal

The City of Tucker 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(s) 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 Courtney Smith, Director of Community Development at 470-273-3091 or [csmith@tuckerga.gov](mailto:csmith@tuckerga.gov).

Sincerely,

Anne Lerner  
Mayor Pro Tem

### Enclosures

- Checklist of Requirements
- Tucker Tomorrow 2023 Comprehensive Plan Report Update (spreads)
- Tucker Tomorrow 2023 Comprehensive Plan Report Update (8.5x11 printable)
- Appendix
- Character Area Map/Future Land Use Map GIS digital vector data





# Tucker Tomorrow

---

2023 COMPREHENSIVE PLAN REPORT UPDATE



Kimley»Horn





An aerial photograph of Tucker, Georgia, showing residential neighborhoods, a church steeple, and a parking lot. A large, stylized sun logo with a spiral center and radiating rays is overlaid on the right side of the image.

# Tucker Tomorrow

---

2023 COMPREHENSIVE PLAN REPORT UPDATE

Prepared by Sizemore Group in association with Kimley Horn



# CREDITS

## CITY TEAMS

### TUCKER CITY COUNCIL

Frank Auman  
*Mayor*

Roger W. Orlando  
*Council Member, District 1 - Post 1*

Virginia Rece  
*Council Member, District 1 - Post 2*

Cara Schroeder  
*Council Member, District 2 - Post 1*

Noelle Monferdini  
*Council Member, District 2 - Post 2*

Alexis Weaver  
*Council Member, District 3 - Post 1*

Anne Lerner  
*Council Member, District 3 - Post 2*

### CITY OF TUCKER STAFF

Tami Hanlin  
*City Manager*

John McHenry  
*Deputy City Manager*

Courtney Smith  
*Director of Community Development*

Matthew Couper  
*Planner*

### CORE TEAM

Malisa Anderson-Strait

Jason Burton

Ryan Davidson

Carl Deckers

Stanley Harper

Crayton Lankford

Debbie Namer

Simone Pacely

Virginia Rece

J. Barry Schrenk

Cara Schroeder

Michael Thomas

Josh Wallace

Jennifer Winterscheidt

## CONSULTANT TEAMS

### SIZEMORE GROUP

Bill de St. Aubin, AIA, LEED AP  
*Principal-in-Charge*

Deanna Murphy, AICP  
*Project Manager & Lead Planner*

Nishant Ostwal  
*Planner*

Ashlyn Oakes  
*Planner*

### KIMLEY HORN

Jon Tuley, AICP  
*Economic Development Planner*

Chris Fuga, AICP  
*Economic Development Planner*

Currie Cole Smith, AICP  
*Transportation Planner*

# CONTENTS

<b>PLAN OVERVIEW</b>	<b>7</b>
What is the Comprehensive Plan Process?	7
What are the Benefits of a Comprehensive Plan?	8
How to Use this Comprehensive Plan Update	9
<b>EXISTING CONDITIONS</b>	<b>11</b>
Existing Studies & Plans	11
Economic Development & Housing	16
Transportation	28
Regional Water Plan and Environmental Planning Criteria	38
Broadband	40
Land Use	42
Previous Accomplishments	49
<b>VISION &amp; GOALS</b>	<b>53</b>
The Vision	53
The Goals	53
<b>PLAN IMPLEMENTATION &amp; COMMUNITY WORK PROGRAM</b>	<b>87</b>
Character Area Map	87
Character Areas	88
Character Area Descriptions	88
Community Work Program	102
<b>COMMUNITY ENGAGEMENT</b>	<b>115</b>
Core Team Engagement	116
Community Participation	116
Online Survey	118



A photograph of a street scene. In the foreground, a concrete sidewalk leads towards a street. A black lamppost with a glass globe stands on the sidewalk. To the right, there are bushes and a white picket fence. In the background, a street with cars and a blue pickup truck is visible. A sign for 'CARR'S DRUGS' is partially obscured by trees. The sky is overcast.

# PLAN OVERVIEW



# PLAN OVERVIEW

The City of Tucker established its first Comprehensive Plan in 2018, after incorporating as a city in 2016. In accordance with the Georgia Department of Community Affairs (DCA), the plan must be updated every five years, with a major update required every ten years. This document aims to complete a minor update of the 2018 Comprehensive Plan with a focus on developing a new five-year Community Work Program. The Community Work Program identifies the priority projects that the city will work to accomplish over the next five years, in support of the established community vision and goals as found within this report.

This report provides a thorough summary of the comprehensive plan process, including: an assessment of existing conditions; vision, goals, and policy updates; character area updates; a new Community Work Program; and a summary of the community engagement process. The existing conditions assessment is focused on DCA required elements: Economic Development, Housing, Broadband Services, Transportation, and Land Use. As the 2018 Comprehensive Plan included a significant community engagement process and led to the establishment of several master plans over the past five years, this report aims to update and consolidate these previous efforts.

The Tucker Tomorrow 2023 Comprehensive Plan serves as a ten-year visionary road map for citizens, business owners, community leaders, and elected officials guiding future land development and public investment, with a focus on supportive efforts to be completed in the next five years.

The Tucker Tomorrow Plan aims to create a sustainable, resilient, and equitable community that meets the needs of current and future residents. The plan seeks to enhance downtown Tucker, improve transportation connections, preserve &

enhance neighborhoods, strengthen recreational & community resources and bolster the economic base.

To comply with the Georgia Department of Community Affairs' requirements, the City of Tucker began an update to the Comprehensive Plan in early 2023. The city, in partnership with its consultant teams—Sizemore Group and Kimley-Horn Associates—conducted a community engagement process spanning three months. This process included two public hearings, two core team meetings and two community meetings designed to identify opportunities and areas of concern within the city. Announcements and flyers were distributed throughout the city to publicize meetings, and residents were encouraged to participate in an online survey available on the city's website.

This extensive public process provided an opportunity for the city's residents, business owners, and community leaders to share their vision for the city and engage in conversations about its future growth.

## **WHAT IS THE COMPREHENSIVE PLAN PROCESS?**

The Tucker Tomorrow Comprehensive Plan is a process that involves residents, business owners, and elected officials providing guidance on the future growth and development of the city. It requires an analysis of the community's physical, economic, social, and political factors and robust public engagement. Comprehensive plans typically cover a long-range period and provide guiding principles for a community's growth and development. The plan will serve as a blueprint for Tucker's growth and development over the next two decades and will be regularly updated to ensure the city's vision for the future remains achievable.

In the comprehensive planning process, the city meets the requirements set by the Georgia Department of Community Affairs, which include:

- A physical, economic, social, and political analysis
- Public engagement
- Guiding principles for community growth
- Five-year reassessment



### WHAT ARE THE BENEFITS OF A COMPREHENSIVE PLAN?

There are several benefits to the entire community that result from the planning process:

- Quality of life is maintained and improved.
- There is a shared vision for the future of the community.
- Private property rights are protected, including residents.
- Economic development is encouraged and supported.
- The process for where, how and when development will occur is outlined, as well as how the community might navigate those development costs.

Comprehensive plans guide the creation of great community places and spaces. This process allows community residents to interact with planning experts, city staff and elected officials to discuss land development, transportation and economic development goals and other objectives.





## HOW TO USE THIS COMPREHENSIVE PLAN UPDATE

This document is designed for use by elected officials, city staff, property owners and developers, business owners, and citizens of Tucker. It provides a plan for both private and public development decisions. This plan is organized around the core components required by the Georgia Department of Community Affairs for local comprehensive plans:



# 1

### CONSOLIDATED VISION

Comprised of 5 goals, the vision of this comprehensive plan articulates an overarching vision supported by technical analysis and the community engagement process.



# 2

### SWOT ANALYSIS & POLICIES

A Strengths, Weaknesses, Opportunities & Threats (SWOT) Analysis identifies the major needs and opportunities that the city must address through the plan policies and action steps.



# 3

### COMMUNITY WORK PROGRAM

A Community Work Program outlines the steps that need to be taken to ensure that a community's comprehensive plan is effective and successful.



# 4

### CHARACTER AREAS MAP

The plan's Character Areas Map serves as a guiding map for future development in the City of Tucker. It identifies specific areas that will share special or unique characteristics, based on either existing conditions or the vision for the future.



# EXISTING CONDITIONS



# EXISTING CONDITIONS

The following section summarizes existing conditions in the City of Tucker, specific to the Department of Community Affairs (DCA) required elements: Economic Development, Housing, Transportation, Broadband Services, and Land Use. This section begins with a summary of existing studies and plans, relevant to this process.

## EXISTING STUDIES & PLANS

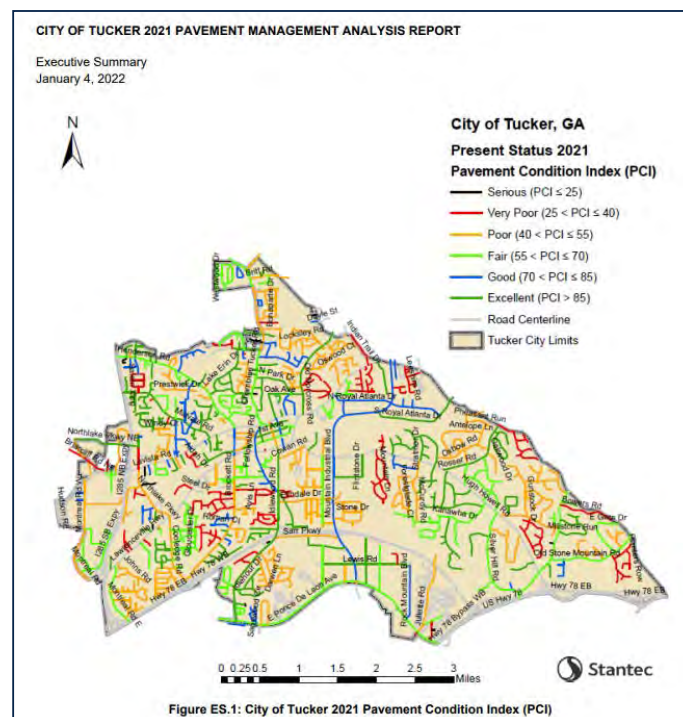
Following is a summary of existing plans and studies accomplished in recent years. Information and findings from these studies were incorporated into the vision, goals, and policies developed within this document.

### City of Tucker Economic Development Strategic Plan (EDSP) (2023)

The EDSP is a foundational document for the City of Tucker's Economic Development Department. It identifies Tucker's existing assets, considers a five-year economic outlook, establishes the economic vision, and provides strategies and implementation steps to achieve the outlined goals. The plan identifies target industries as professional services, manufacturing and healthcare and sets the following initiatives: economic development

capacity building; business retention and attraction; major projects accelerator; visibility, marketing, and branding; and business and developer programming.

### City of Tucker Pavement Management Analysis Report (2021)



This document, titled the “Pavement Management Study,” discusses the findings of a study done by the city to evaluate the condition of its roadways. The study made use of data from multiple sources, including pavement condition index (PCI) ratings, visual inspections, and traffic counts. The study found that the overall condition of the city's roadways is good, and much of the pavement is in fair to excellent condition. However, some areas of the city have pavement in poor condition, and require more attention and investment. The study also highlighted areas with higher traffic volumes, as well as those with lower traffic volumes, which can help inform planning and budgeting decisions. Ultimately, the document concluded that the city will need to continue to invest in maintenance and rehabilitation of its roadways in order to maintain the current level of service. An initial study was completed in 2018.

**City of Tucker**  
**Economic Development Strategic Plan**  
**Community Meetings**

**Our Economic Development Strategic Plan (EDSP) Community Meetings are coming up and we look forward to seeing you there!**

**Community Meetings**

Date: Tuesday October 11, 2022  
Time: 6:00 pm - 8:00 pm  
Location: City of Tucker - City Hall

Date: Monday October 17, 2022  
Time: 6:00 pm - 8:00 pm  
Location: City of Tucker - City Hall Annex

**TAKE OUR BRIEF SURVEY!**  
[HTTPS://WWW.SURVEYMONKEY.COM/R/B63HYMH](https://www.surveymonkey.com/r/B63HYMH)



### Lavista Road at Chamblee Tucker Road & Fellowship Road Traffic Study (2021)



This traffic study was performed to evaluate the congestion and safety concerns created by heavy traffic within the Tucker Triangle and one more adjacent intersection (Lavista Rd and Main St) within the study area. The operational issues intended to be addressed by this study include existing and future projected congestion within the study area. A total of 24 unconventional designs and access refinement alternatives were evaluated in terms of operation and cost. The issues, constraints and potential improvements were identified and then three alternatives with the highest improvement and reasonable costs were selected as “preferred alternatives” to analyze in more details.

### Lawrenceville Highway Safety Improvement Corridor (2021)



This study evaluated 5 intersections along a 0.7 mile stretch of US 29/SR 8/Lawrenceville Highway to examine potential short-term and long-term improvements to address operational and safety issues. In addition to being a major thoroughfare for commuters, the study area consists of several commercial and institutional developments including multiple stores, restaurants, and a public library which generate high levels of vehicular and pedestrian traffic along the corridor. The study corridor is experiencing a high crash rate and is a major transit route with ten MARTA bus stops along the 0.7-mile corridor.

### Jimmy Carter Boulevard & Mountain Industrial Boulevard Corridor Study (2021)



This study, a joint effort between Gwinnett County, the City of Tucker, Gateway 85 CID, Lilburn CID, and Tucker Summit CID, aimed to develop a cohesive long term multi-jurisdictional vision for the corridor with a specific focus on safe and efficient traffic operations and a broader examination of other multimodal transportation needs. Goals included mobility and infrastructure, quality of life, economic development, improved traffic flow, and better employee access. Recommended projects for implementation evaluated deficiency, benefit/cost, public input, safety, and goals. The resulting prioritization scores were used to sort projects into three tiers for consideration in implementation.

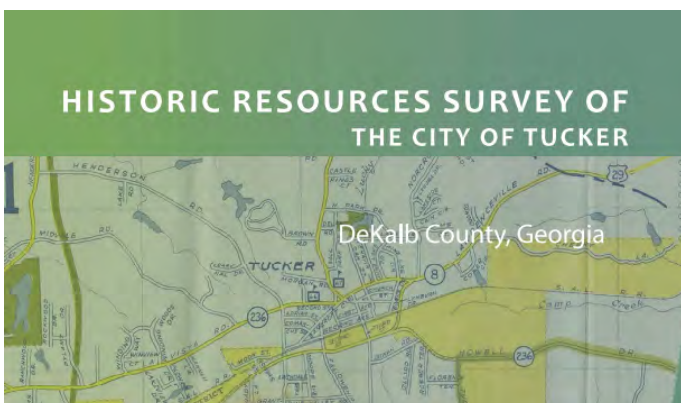
## Tucker Downtown Master Plan (2020)

The Downtown Master Plan provides a vision for the city's downtown area, outlining strategies to increase economic development, create a vibrant public realm, and foster a sense of community. The plan focuses on four areas of action: Enhance the Business Community, Activate the Public Realm, Enhance Mobility, and Strengthen Connections. Each of these action areas includes specific goals and strategies to help achieve the vision of a vibrant and connected downtown.



## Historic Resources Survey of the City of Tucker (2019)

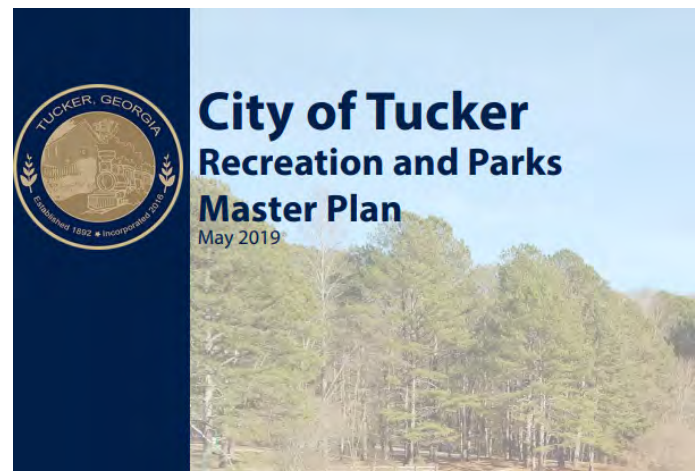
This document is a report on the historic resources of Tucker. It provides an overview of the city's history, as well as a comprehensive inventory of its historic resources. It includes information on the physical, architectural, and cultural significance



of each resource. Additionally, the report provides recommendations for the preservation of Tucker's historic resources, including the establishment of an Historic Preservation Commission, the creation of a Historic Preservation Plan, and the adoption of new local ordinances.

## City of Tucker Recreation and Parks Master Plan (2019)

The Tucker Parks Master Plan is a document created by the City of Tucker to guide the development of the city's parks and recreational facilities. The plan outlines a vision for the city's parks and recreational facilities, including the development of new parks and greenways, and the preservation of existing parks and natural areas. The plan also includes strategies for increasing public access to existing parks, creating more programming and activities for park visitors, and improving the city's overall parks system. Additionally, the plan includes goals for increasing public safety and improving the city's overall quality of life.



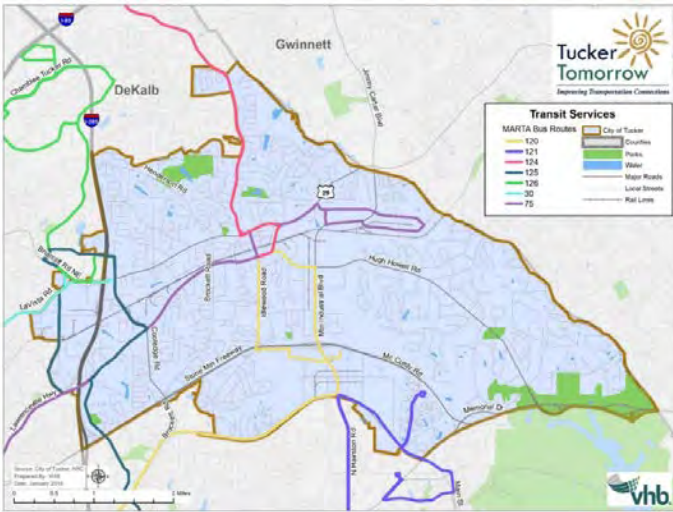
## City of Tucker Pedestrian Crossing Improvements Field Observations & Recommendations (2019)

This document identified several potential locations that may be suitable for mid-block pedestrian crossing improvements based upon distance between existing signalized intersections and proximity to schools, parks, and public



transportation. The report identified Brockett Elementary School, Emory University Hospital/Orthopedic Clinic, Idlewood Elementary School, Tucker Middle School, Midvale Elementary School (Midvale Circle) and Henderson Road (Gleneagles Lane) as Tier 1 properties for improvements.

**Tucker Tomorrow Strategic Transportation Master Plan (2019)**



The Tucker Strategic Transportation Master Plan is a comprehensive document outlining the transportation policies and strategies for the City of Tucker. It provides a detailed analysis of the city’s current transportation needs and outlines the strategies for improving the city’s transportation system. The plan includes recommendations for improving existing infrastructure & services, expanding public transit options, and promoting walkability, bikeability & other active transportation options. The plan also provides a framework for implementing the strategies and policies outlined within the document.

**Tucker PATH Trail Master Plan & Implementation Strategy (2019)**

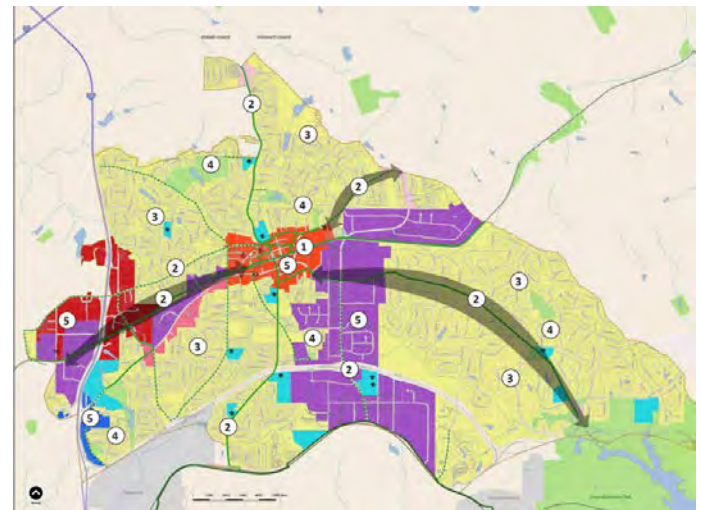
This document outlines the Tucker Path Plan, a project that will create a series of pedestrian and bicycle paths in the City of Tucker. The plan includes



the creation of a network of pathways connecting the city’s neighborhoods, schools, parks, and commercial areas. The plan also looks at potential funding and financing sources for the project, as well as potential traffic and safety improvements. In addition, the document outlines potential partnerships with neighboring cities and counties, with a goal of creating a larger regional network of paths. Finally, the plan includes both short-term and long-term implementation strategies.

**Tucker Tomorrow Comprehensive Plan (2018)**

The Tucker Comprehensive Plan is an actionable plan for the City of Tucker to ensure the city’s growth and development. The plan focuses on the five key elements of economic development,





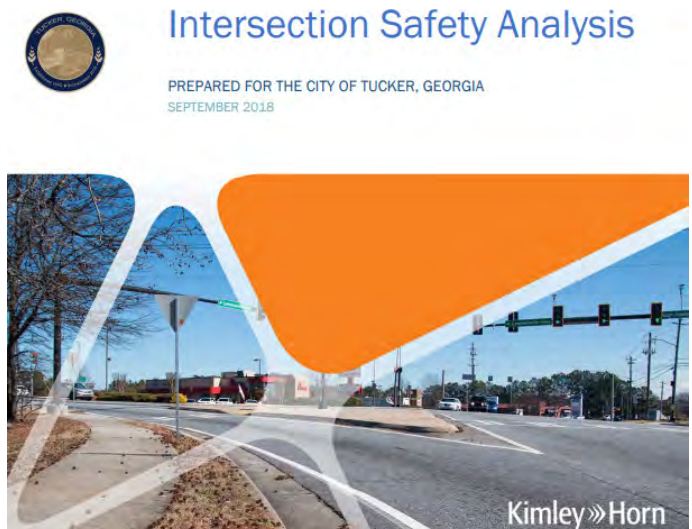
transportation, housing, public services, and land use. It includes strategies for improving the city's infrastructure, increasing access to transportation, providing affordable and safe housing, and promoting a vibrant and diverse local economy. The plan also outlines goals for preserving and enhancing the city's natural resources, cultural heritage, and quality of life. The plan is intended to guide the city's decision-making over the next 10 years and is intended to be a living document that can be adjusted as needed.

### City of Tucker Housing Density Study (2018)

This report provided the baseline data at the time to assess current inventory and plan for preserving, restoring, improving our communities, and future growth. It included a comparison report between the City of Tucker, DeKalb County, Brookhaven, Dunwoody, and Peachtree Corners that covered population characteristics, household characteristics and housing variables including age, unit type and value/rent. It also included an apartment inventory summary, a map of medium and high density (residential) zoned parcels, and a map of vacant land zoned for multifamily development.

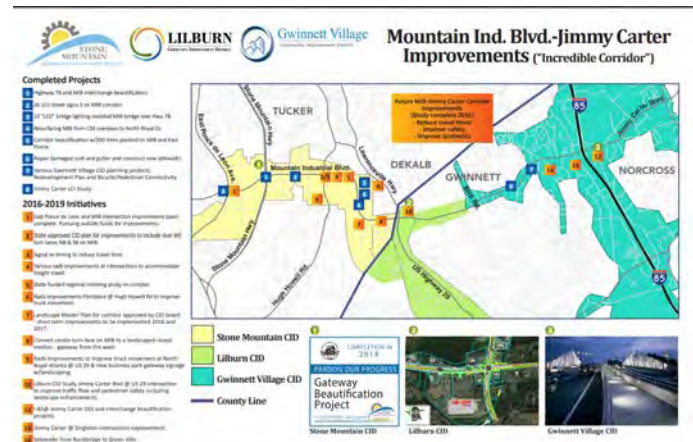
### Intersection Safety Analysis (2018)

This document outlines the process of an Intersection Safety Analysis undertaken by the city. It outlines the process of data collection, analysis,



and recommendations for improving safety at each of the intersections within the city. The analysis includes analyzing crash data, traffic volumes, and current intersection geometry. The document also provides general recommendations for improving traffic safety, such as installing traffic calming devices, improved signage, and improving the visibility of intersections. The goal of the analysis is to reduce collisions and create a safer environment for pedestrians, cyclists, and drivers.

### US-78 and Mountain Industrial Boulevard Interchange Study (2016)



This study evaluated the US 78 and Mountain Industrial Boulevard interchange for opportunities to reduce congestion, improve turning movement radii, and improve traffic safety. Three alternatives were developed to improve operations at the interchange, which included a diverging diamond interchange; duel left turns on Mountain Industrial Boulevard onto the US 78 on-ramps; and the realignment of both US 78 off-ramps with Mountain Industrial Boulevard and the increase in the number of lanes on both US 78 off-ramps.

## ECONOMIC DEVELOPMENT & HOUSING

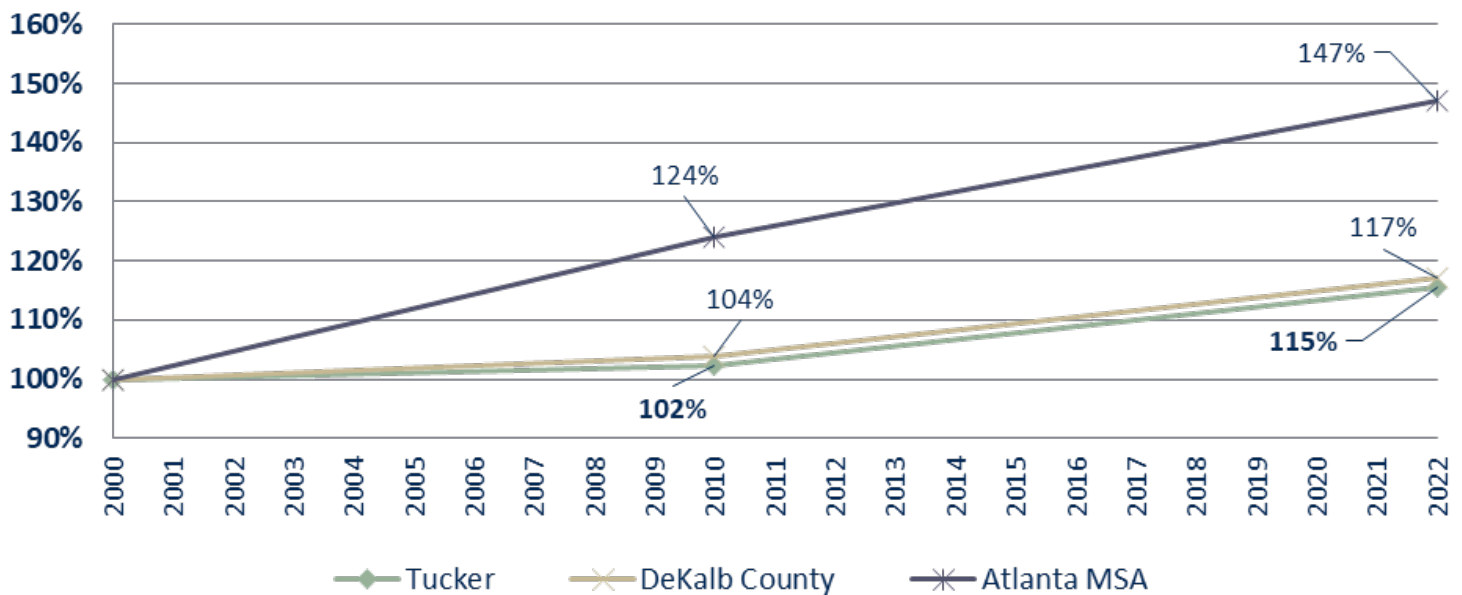
The following analysis was conducted by reviewing the Tucker Economic Development Strategic Plan, the Metro Atlanta Housing Strategy, the Tucker Housing Density Study, and data on recent large-scale residential developments collected by the city, to draw findings that illustrate the existing market conditions in Tucker:

- **Established Employment Center:** There are approximately 27,000 jobs in Tucker, as compared to the 37,000 residents. According to the Census, roughly 96% of Tucker jobs are filled by residents that live outside the area.
- **Strong Industrial Sector in Need of Land, Buildings & Labor:** There is the opportunity to nurture preferred industrial sectors through a targeted Business Retention & Expansion Program with a focus on expansion needs and business friendly workforce development pathways/up-skilling offerings.
- **Opportunity for Expansion into Cold Storage Operations:** Industrial operators and brokers in the submarket noted pent-up demand for a cold storage facility.
- **Industrial Re-purposing Opportunities:** Obsolete industrial space located in proximity to downtown Tucker is a near-term, prime opportunity for urban re-purposing into breweries, maker space, or family entertainment/sporting uses.
- **Retail/Dining/Entertainment Reinvention:** downtown Tucker is a tremendous community asset with clear inflow draw from throughout the region.
- **Emerging Multi-family Development:** The city could focus on attracting new housing typologies in downtown and Northlake as proposed by the Comprehensive Plan to increase the supply of competitive product and inflow residents.
- **Medical Office Backfill/Infill Opportunities:** In addition to short-term administrative back office and medical office backfill/infill redevelopment opportunities at the Northlake Mall site, there are longer-term opportunities related to spin-off sectors, such as MedTech (from nano-scale diagnostics to implanted devices) and businesses which support the film industry and other graphic design and professional services.
- **Future Employment Growth Supports Hotel Development:** The city is experiencing employment growth and could therefore support one new hotel (midscale class, 100-150 keys, 2-4 stories) in the next five years along a major commercial corridor or intersection with good visibility.
- **New Housing Markets:** Tucker has an older housing stock, older median age, and higher percentage of owner-occupied houses than similar nearby cities. Additionally, the median home value and average rent is lower than these cities. This suggests that there are opportunities to attract younger demographics looking for affordable housing.

## Population

- The City of Tucker has maintained steady population growth over the past two decades, mirroring DeKalb County trends.
- Currently Tucker comprises approximately 4.84% of the total County population and 0.60% of the population of the Atlanta MSA.
- Since 2000, Tucker has experienced an average annual growth of 0.7%.

**Estimated and Projected Population Growth  
(Indexed 2000=100%)**



**Historical and Projected Population**

Population	2000	2010	2022	2000-2022 Est. Growth Rate
Tucker	32,728	33,465	37,767	15%
DeKalb County	665,977	691,893	780,214	17%
Atlanta MSA	4,263,438	5,286,722	6,268,860	47%

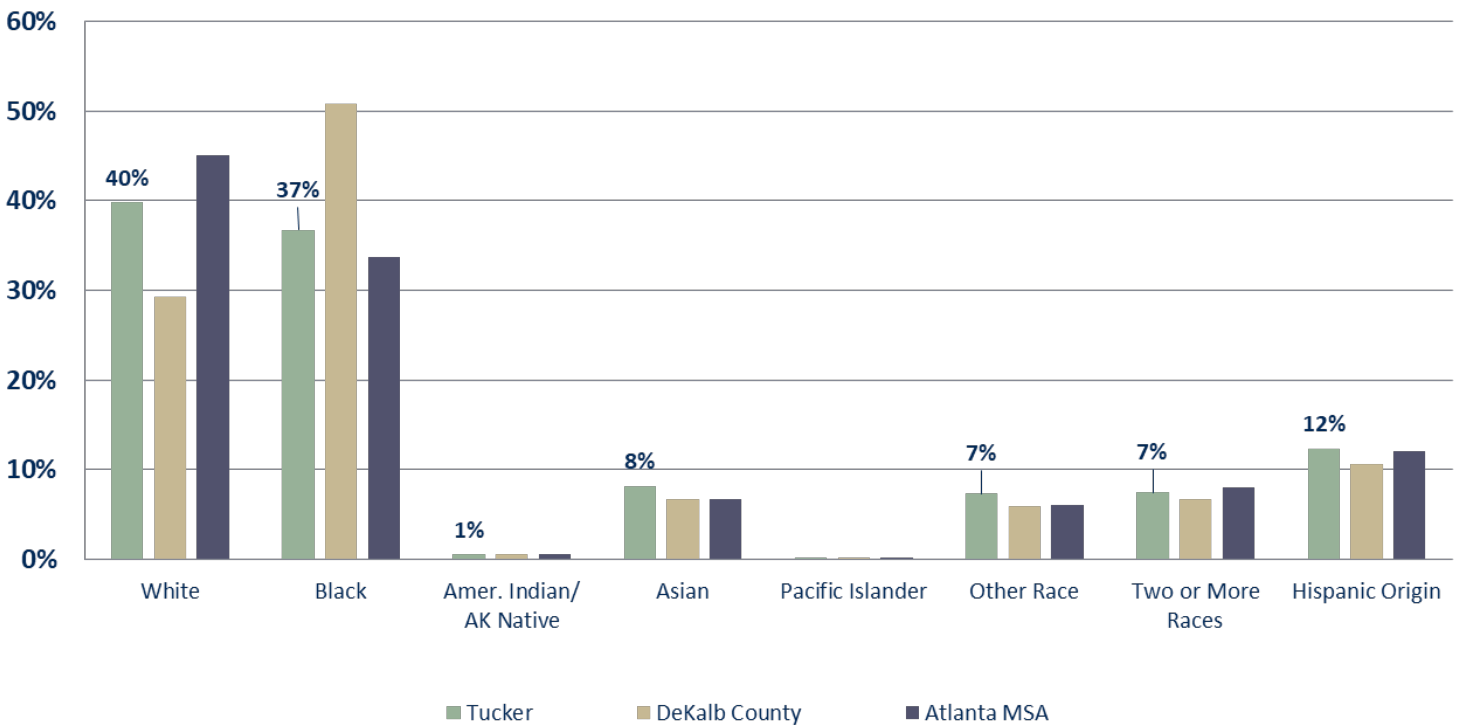
Source: ESRI Business Analyst; Willdan, 2022.

Figures 1 & 2: Estimated and Projected Population Growth data (above) and Historical and Projected Population data (below)

### Population by Race and Ethnicity

- Racial and ethnic diversity within Tucker city limits is similar to the composition of the larger region with a proportionally larger representation of Asian and Other Races, as well as a proportionally larger share of Hispanic residents.
- The Atlanta MSA is home to a predominately white and black population, which together comprise 78.8% of the region’s population.
- Proportionally, there is a larger share of Asian and Hispanic residents within the city, and residents identifying as mixed-race or other comprise 14% of Tucker’s population.

#### Population by Race



Note: Persons of Hispanic origin are a subset of other race categories; therefore, totals do not add. The category labeled "Other Race" includes the Census Categories "Indian American," "Pacific Islander," "Some Other Race Alone," and "Two or More Races," which individually represent a small percentage of the City's and County's population.

Source: ESRI Business Analyst; Willdan, 2022.

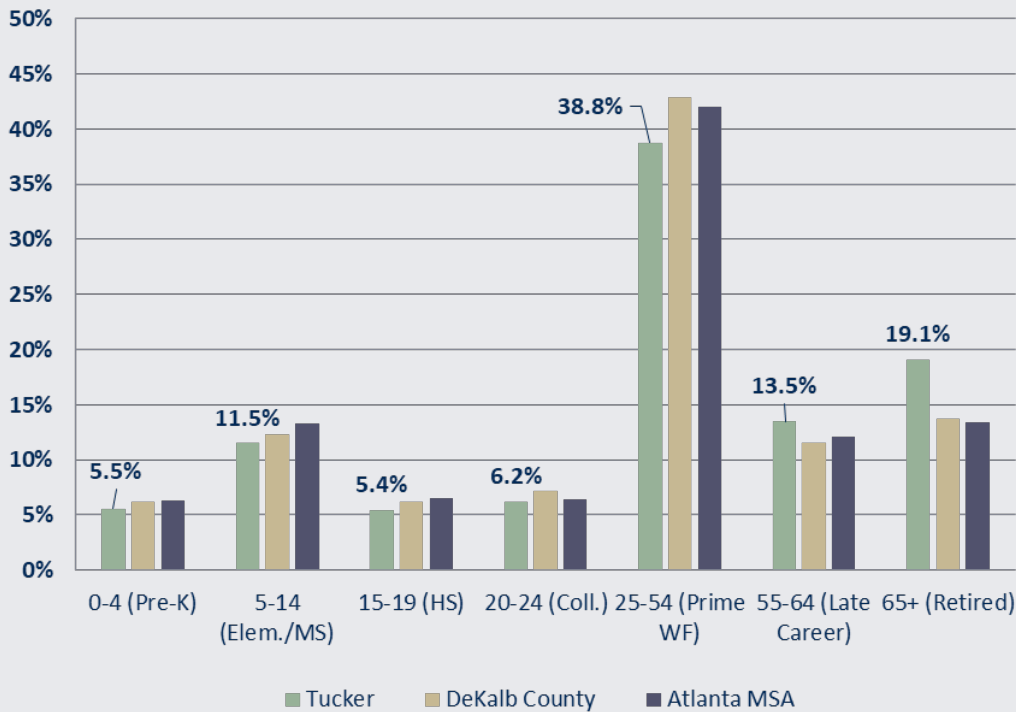
Figure 3: Population by Race

### Age Distribution

- Tucker’s population is relatively older than both DeKalb County and the Atlanta MSA while still providing a competitive share of prime workforce age residents aged 25 to 54.
- The median age in Tucker is 41.8 years, while the median age in the Atlanta MSA is 36.8 years. The median age in DeKalb County is similar to the MSA at 36.3 years old.



### Age Distribution (by cohort)



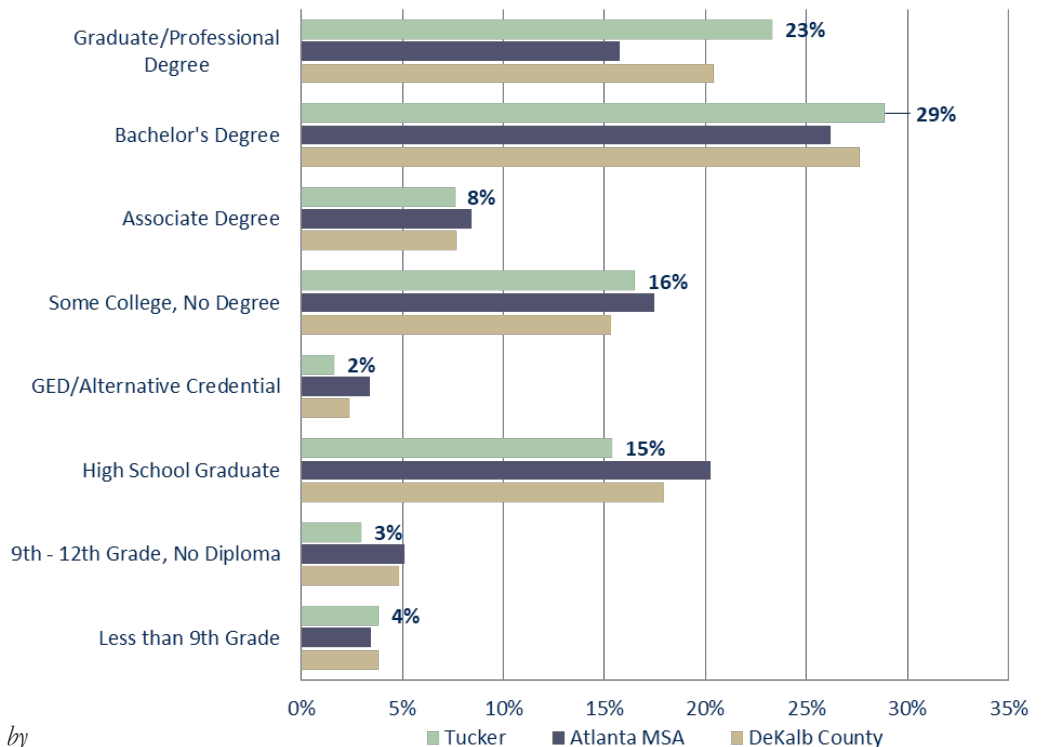
Source: ESRI Business Analyst; Willdan, 2022.

Figure 4. Age Distribution (by cohort)

### Education

- Residents around Tucker and the Atlanta MSA are highly educated with over half earning a bachelor's degree or higher—about 1.4 times the rate of Georgia.
- Notably, 23% of Tucker residents have a Graduate or Professional Degree, representing a significant concentration of highly educated residents with DeKalb County.

### Population 25+ Years by Educational Attainment



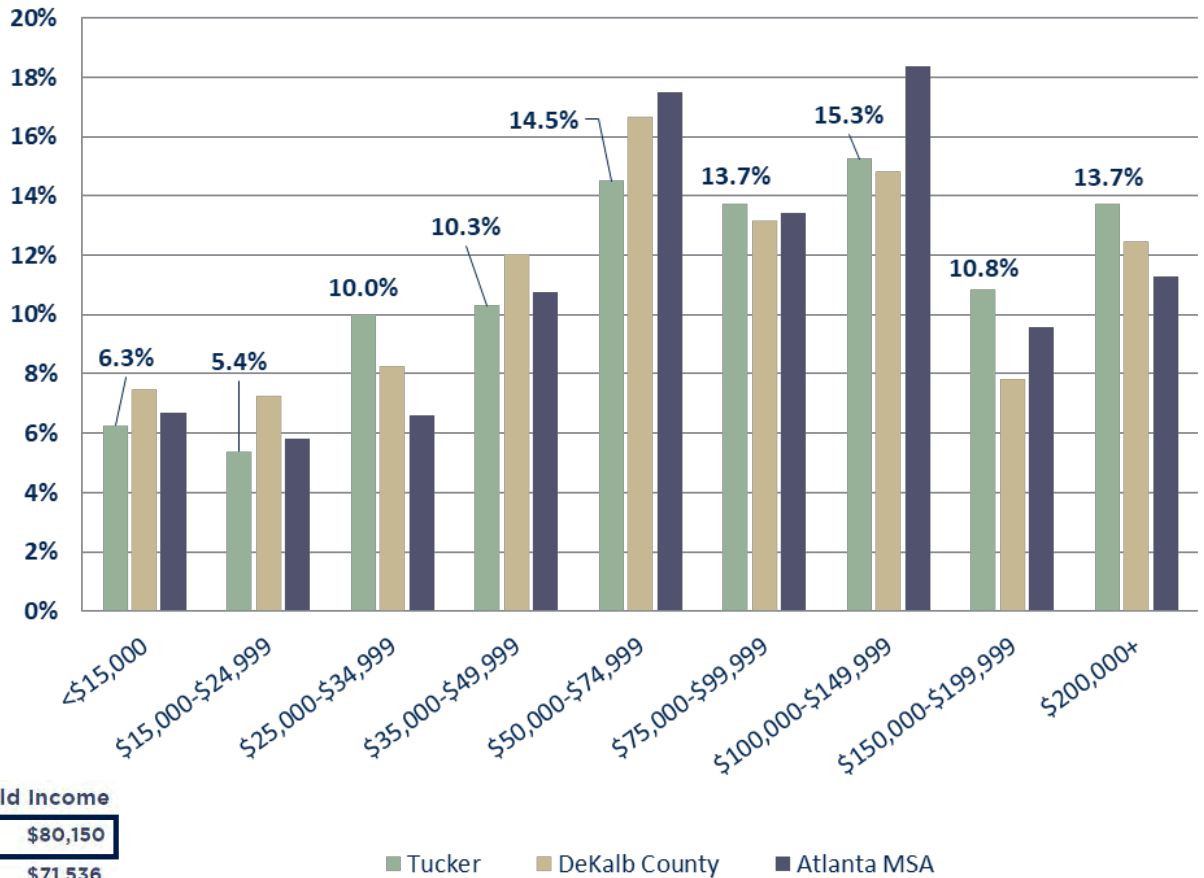
Source: ESRI Business Analyst; Willdan, 2022.

Figure 5: (right) Population 25+ Years by Educational Attainment

## Household Income

- Household income distributions indicate that Tucker has the highest concentrations of lower & middle-income households as compared to the County and the Atlanta MSA.
- More than half of Tucker’s population (53%) reported household incomes of \$75,000 or more – a specific income threshold attractive to mixed-use multi-family investors & developers.

Household Income by Income Group



Source: ESRI Business Analyst; Willdan, 2022.

Figure 6: Household Income by Income Group

## Housing Value & Tenure Characteristics

- The share of homeowners compared to renters has remained relatively constant in Tucker, DeKalb County & the Atlanta MSA since 2010.
- Tucker’s average family size is slightly smaller than DeKalb County and the MSA at 3.10 persons per family versus 3.26 and 3.27 persons, respectively.
- Approximately 70% of Tucker’s existing owner-occupied housing stock serves low- to moderate-income households with housing values between \$100,000 to \$499,000. By comparison, 51% and 65% of DeKalb County and the Atlanta MSA’s total housing stock are valued at this level, demonstrating Tucker’s relatively better affordability.

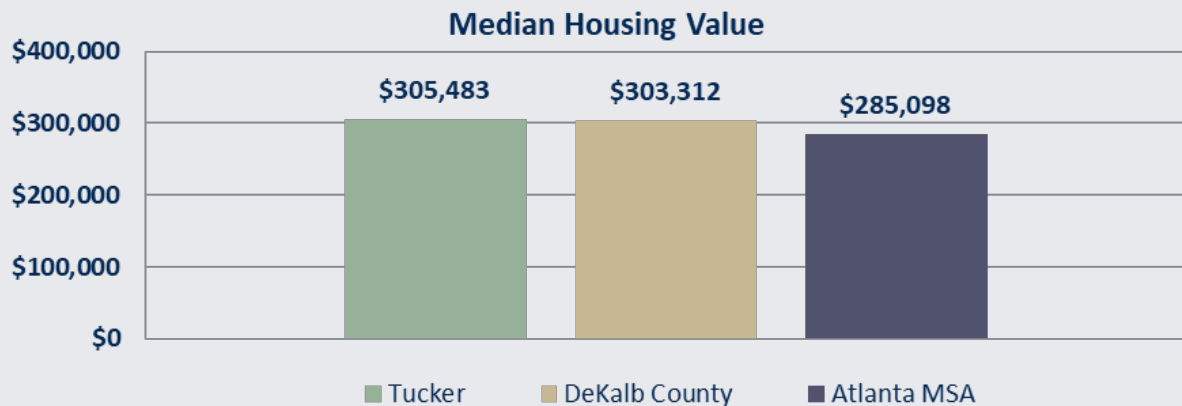


### Housing Tenure Trends & Projections

Housing Tenure	2010	2022	2027
Owner-occupied	9,149	10,290	10,289
% of Total	59.9%	61.5%	60.6%
Renter-occupied	4,853	5,048	5,025
% of Total	31.8%	30.2%	29.6%
Vacant	1,262	1,385	1,674
% of Total	8.3%	8.3%	9.9%
Total Units:	15,264	16,723	16,988

### Housing Values

Median Value Per Unit	\$305,483	\$347,360
Average Value Per Unit	\$339,498	\$385,261



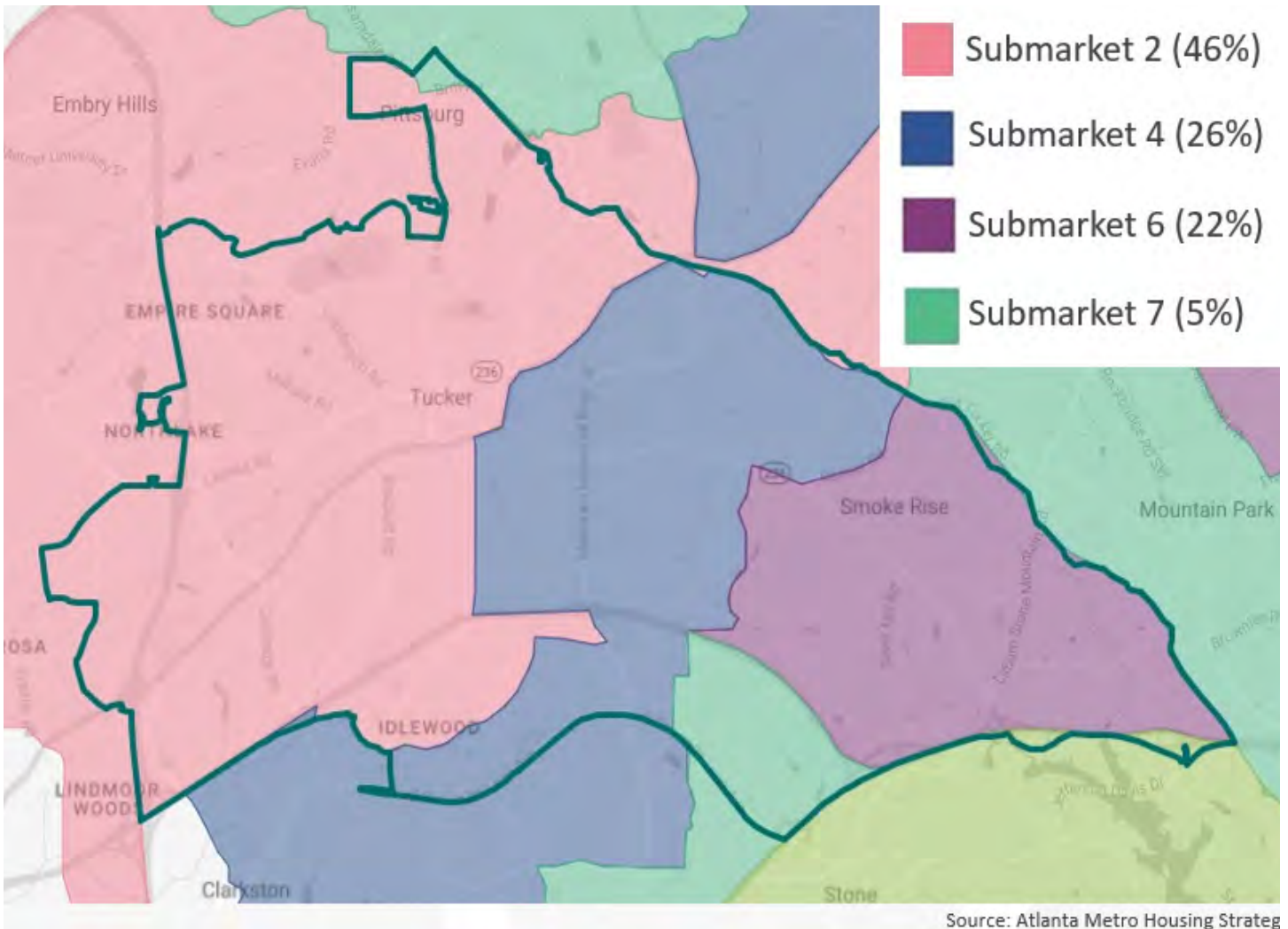
Source: ESRI Business Analyst; Willdan, 2022; Claritas.

Figures 7 & 8: Housing Trends & Projections (above) and Median Housing Value (below)

## Metro Atlanta Housing Strategy

- The Atlanta Regional Commission created the Metro Atlanta Housing Strategy to provide detailed information and data about the region’s housing market.
- The metro area is broken into 10 housing submarkets based on characteristics such as average sale price, age, type, and size.
- The City of Tucker includes four housing submarkets that are shown on the following map.
- The four housing submarkets within Tucker are outlined below:
  - **Submarket 2 (46%):** Neighborhoods near the city core and employment corridors, with a mix of newer and older higher-priced homes and higher rents.
    - Median Home Sale Price (2020): \$320,000
    - Median Year Built: 1983

- o **Submarket 4 (26%):** Lowest-priced urban neighborhoods with mostly older single-family and multi-family units, housing both renters and a rapidly declining number of owners.
  - o Median Home Sale Price (2020): \$157,500
  - o Median Year Built: 1965
- o **Submarket 6 (22%):** Moderate-to-higher-priced suburban neighborhoods consisting almost entirely of single-family homes.
  - o Median Home Sale Price (2020): \$350,000
  - o Median Year Built: 1996
- o **Submarket 7 (5%):** Lower-priced suburban neighborhoods with both single-family owners and a large, rapidly-increasing number of single-family renters.
  - o Median Home Sale Price (2020): \$202,000
  - o Median Year Built: 1992





## Large Residential Developments (Since 2016)

- A total of 963 residential units have been added within large-scale residential developments in Tucker since 2016.
- An additional 982 residential units are proposed or under construction.
- Completed:
  - Five single-family developments (168 units)
  - Five townhome developments (460 units)
  - Two multi-family developments (335 units)
- Proposed/Under Construction:
  - Five single-family developments (171 units)
  - Four townhome developments (186 units)
  - Two multi-family developments (625 units)

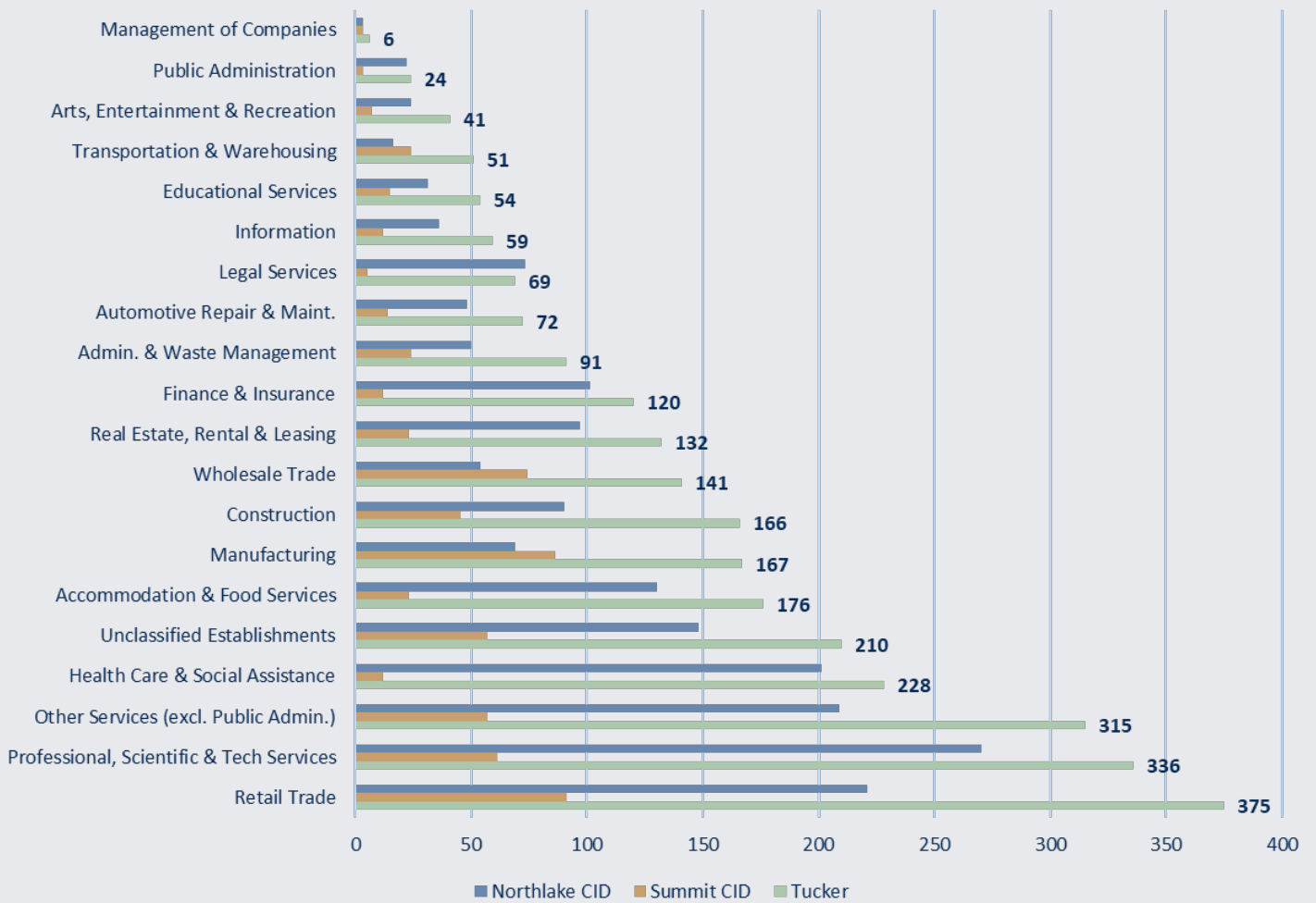
## Industries

- Tucker serves as corporate headquarters for several nationally recognized companies including Oglethorpe Power and Inland Seafood.
- Tucker's concentration of food processing/distribution businesses are a natural fit for the city's location as a last mile-oriented industrial base.
- Tucker is also home of the U.S. Poultry & Egg Association, the Emory University Orthopedics and Spine Hospital, the Montreal Industrial district, a portion of the Northlake retail area, and Royal Atlanta Business Park.

## Businesses by Industry

- In Tucker, the highest concentration of businesses are within Retail Trade, followed closely by Professional, Scientific, and Technical Services.
- Professional, Scientific, and Technical Services are mostly located in the Northlake CID.
- The majority of the Summit CID's businesses are split between Retail Trade, Manufacturing, and Wholesale Trade.
- Retail Trade is one of the highest concentrated industries in all three areas.

City of Tucker Businesses by Industry, 2022



Source: ESRI Business Analyst; Willdan, 2022

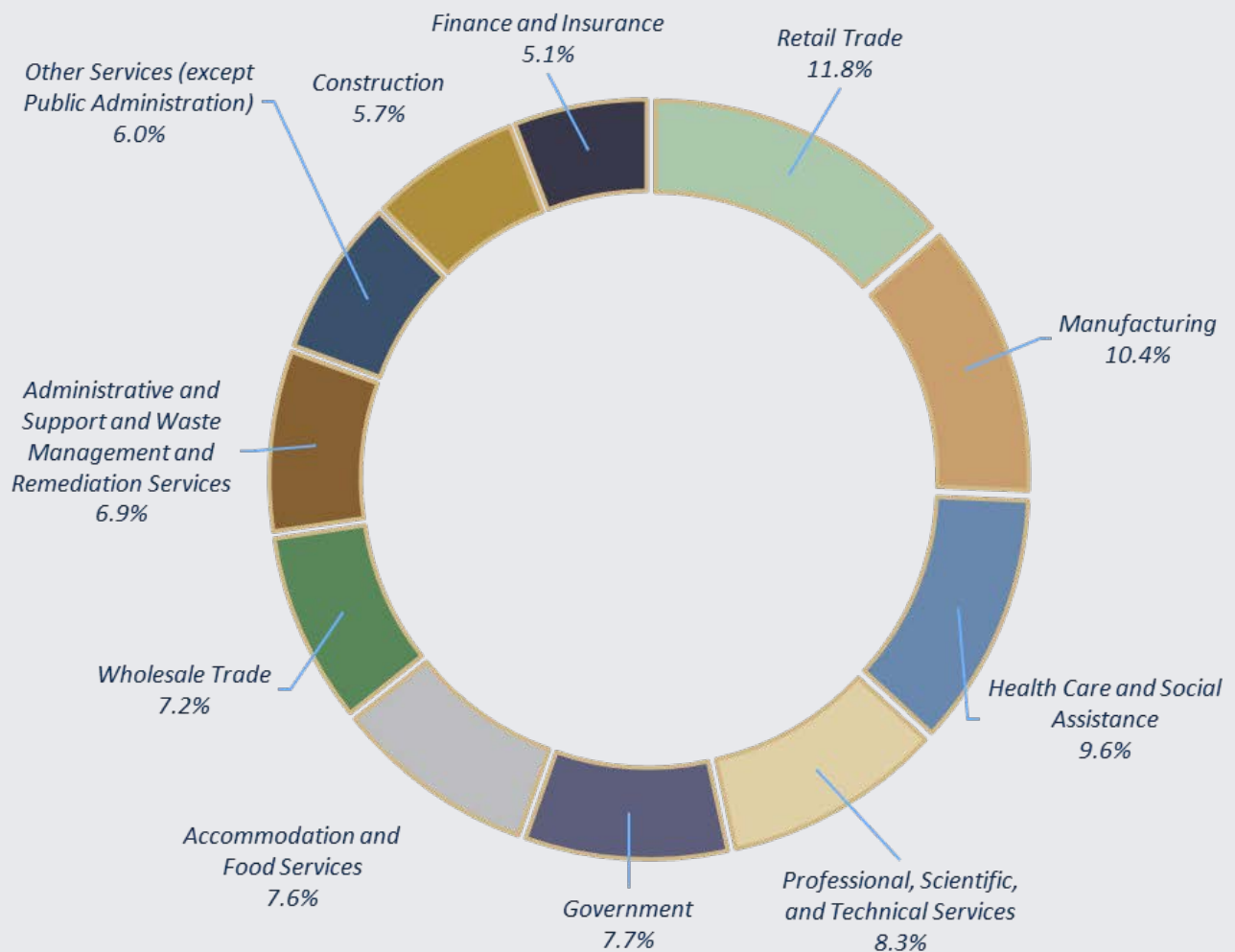
Figure 9: City of Tucker Businesses by Industry, 2022

### Industries and Jobs

- Retail Trade, Manufacturing, and Health Care & Social Assistance have the highest number of jobs within the city.
- Health Care is a driving force countrywide and there are opportunities for further expansion such as the Emory Medical wellness hub concept.
- Manufacturing plays a larger role in Tucker than countrywide.
- The finance sector added 700 jobs from 2017 to 2022 in Tucker—by far, the largest increase of any other city sector.
- The industries with the largest growth potential in Tucker are:
  - o Manufacturing (food, equipment)
  - o Healthcare (MedTech, labs, imaging)
  - o Professional Services (film, graphic design, telemarketing, data processing)



## Share of Total Jobs - City of Tucker, 2022



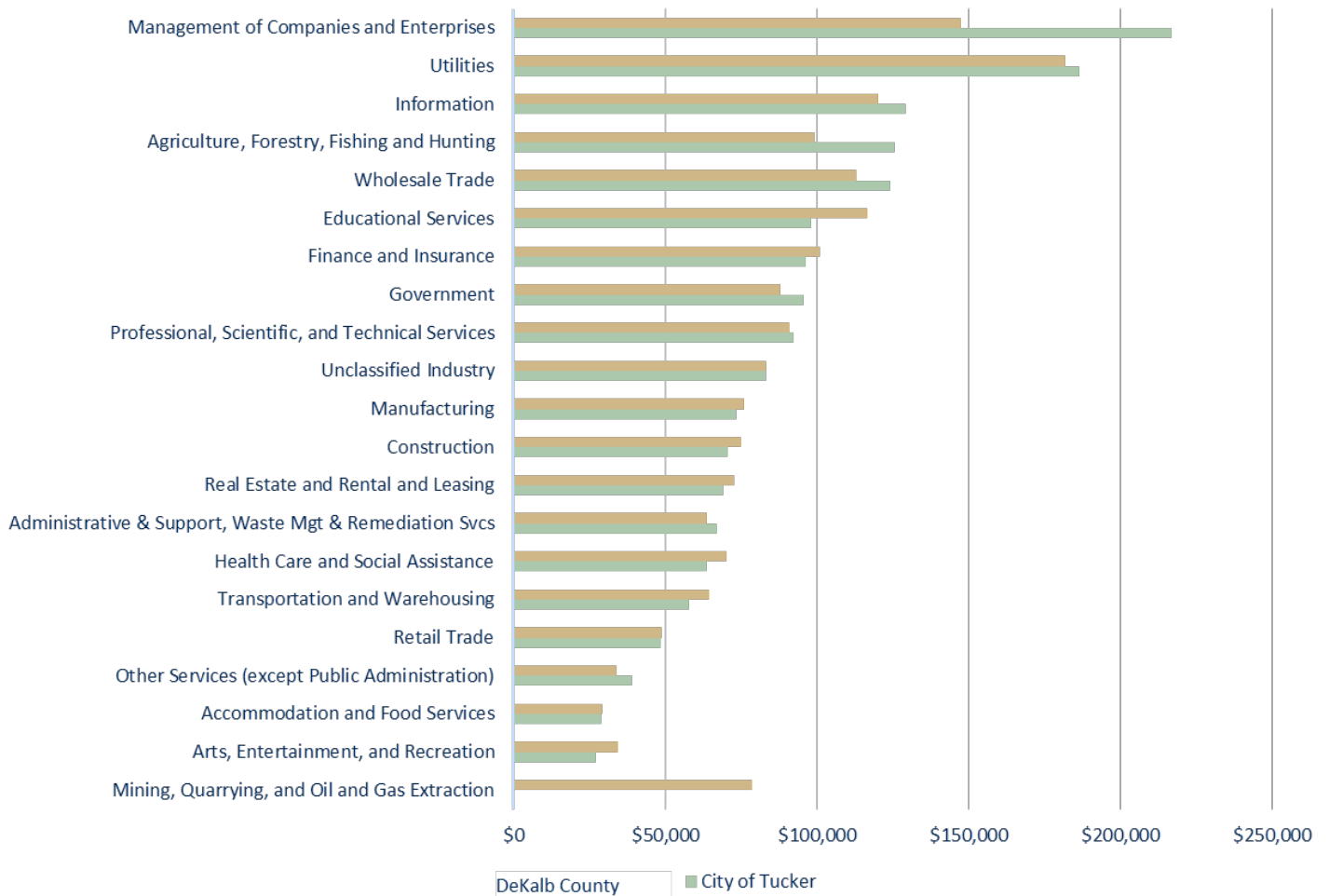
Source: ESRI Business Analyst; Willdan, 2022

Figure 10: Share of Total Jobs - City of Tucker 2022

### Wages

- On average, wages within the City of Tucker are in line with those of the County as a whole, with average wages in Tucker slightly below the County.
- The average hourly earnings for a worker in Tucker is \$27.23 per hour, which is six-percent lower than the DeKalb County average of \$28.83 and four-percent higher than the statewide average of \$26.24.
- Tucker wages significantly outperform those of the County in management of companies and enterprises.

### Top Industry Earnings\* per Worker (2022)



\*Average earnings is the sum of wages and salaries and supplements as defined by the BLS QCEW

Source: ESRI Business Analyst; Willdan, 2022

Figure 11: Top Industry Earnings, Earnings per Worker (2022)

### Top Employers

- Quest Diagnostics Inc. is the largest company in Tucker by number of employees, with more than double the next company’s employment.
- The next three companies with the highest employment in Tucker are food and food processing related businesses.

### Workforce

- The following inflow/outflow map depicts the daily number of employees that commute in, commute out, or live and work within the city.
- Tucker’s daytime population increases by 40% over the total resident population.
- This indicates that Tucker is a smaller to moderate-sized regional employment center.

Company	SIC Description	Employees
Quest Diagnostics Inc.	Medical Laboratories	1,000
Inland Seafood Inc.	Fish & Seafoods	436
CSM Bakery Solutions	Food Preparations, Other	400
Hormel Foods Corp.	Meats & Meat Products	375
Ricoh USA Inc.	Office Equipment	350
Emory Univ Orthopedics & Spine Hospital	Hospitals, General Medical & Surgical	300
Flowers Baking Co. of Tucker LLC	Bread & Other Bakery Products	300
Walmart	Department Stores	300
Wood	Construction & Mining Machinery & Equipment	275
Georgia System Operations Corp.	Electric Services	260

Figure 12: City of Tucker Top Employers

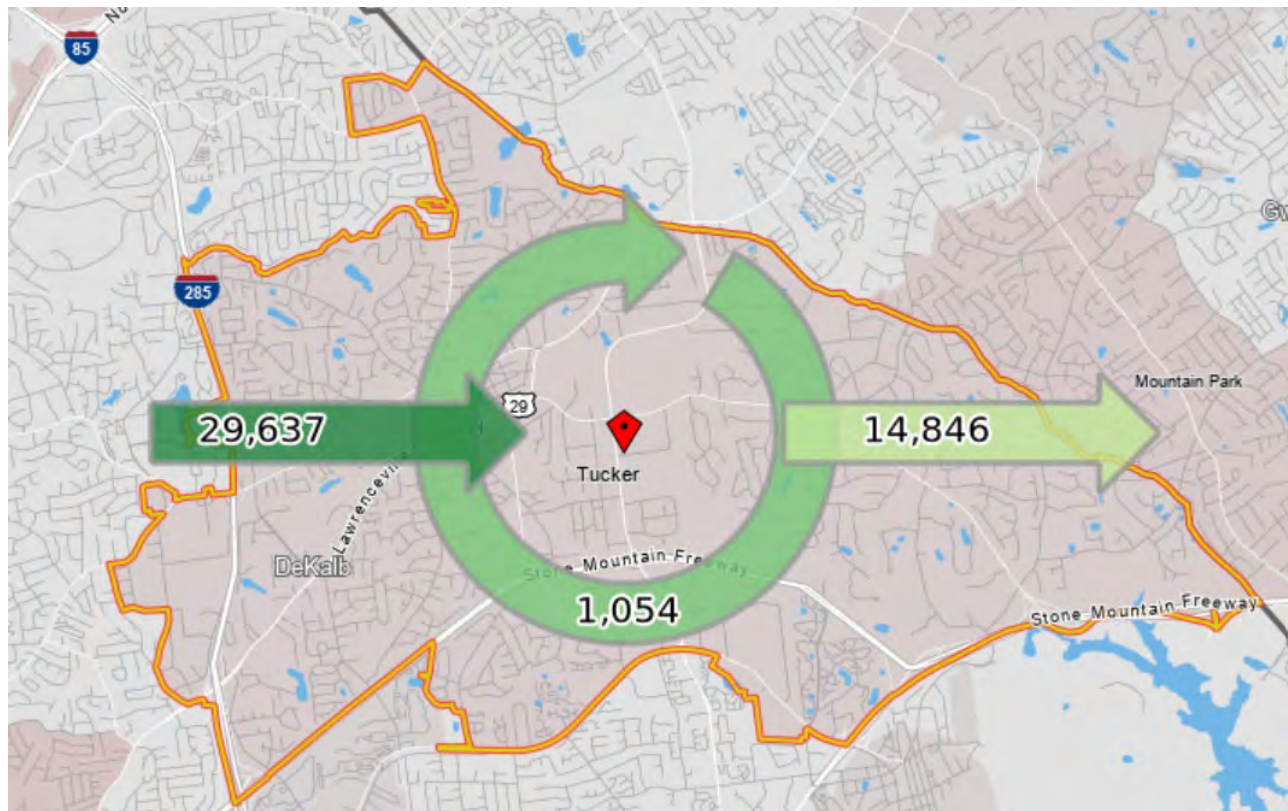


Figure 13: Employee Inflow-Outflow Diagram



## TRANSPORTATION

The transportation existing conditions analysis was conducted by reviewing previous plans, ongoing studies, and proposed/funded projects. This analysis was completed to understand the current state of transportation efforts in Tucker and to inform recommendations. Previous plans reviewed include the Tucker Downtown Master Plan, Tucker PATH, Tucker Tomorrow Strategic Transportation Plan, Intersection Safety Analysis, Tucker Summit CID Freight Cluster Plan, and the DeKalb County Unified Plan.

### City of Tucker Downtown Master Plan

- The Downtown Master Plan findings include:
  - Lack of crosswalks throughout downtown
  - Lack of crosswalks at two railroad crossings
  - Lack of sidewalk infrastructure
- Tucker-Northlake CID received ARC Livable Centers Initiative funding to research ways to activate alleys in Tucker as part of the Downtown Master Plan:
  - Recommended each alley is named to build identity and create sense of place
  - These alleys have potential to:
    - Create a more walkable downtown
    - Be a place for green infrastructure
    - Create additional street frontage
    - Off-street spaces for events

### Alley Activation Study (2020)

- Alley Activation study was conducted in 2020 which recommended that the alleys mentioned in the Downtown Master Plan be:
  - Pedestrian-oriented
  - Vegetated/green
  - Well-lit



Figure 14: City of Tucker Downtown Master Plan

## City of Tucker Trails Master Plan

- The Trails Plan proposes:
  - o 32 total miles planned
  - o 2.3 miles proposed in next 5 years
  - o Connections to 7 schools and 7 parks with 9 trail head and access points
- Connections to the Stone Mountain Trail along E. Ponce de Leon Ave.
- These trails will connect Stone Mountain Trail to downtown Tucker



Figure 15: City of Tucker Trails Master Plan



## MARTA Transit Map

Listed below are the MARTA bus routes which currently provide service within the city:

- 121 - Kensington Station to Royal Atlanta Dr.
  - 15 to 40-minute headway
- 124 - Doraville Station to downtown Tucker
  - 30 to 45-minute headway
- 125 - Kensington Station to Northlake Mall / Henderson Mill Rd.
  - 30 to 45-minute headway
- 126 - Chamblee Station to Northlake Mall
  - 1-hour headway
- 30 - Lindbergh Center Station to Lavista Rd.
  - 1-hour headway
- 75 - Avondale Station to Tuckerstone Parkway.
  - 45-minute headway
- 120 - Avondale Station to Goldsmith Park & Ride
  - 30-minute headway
- 221 - Kensington Station to Juliette Road
  - 30-minute headway during weekday peaks.

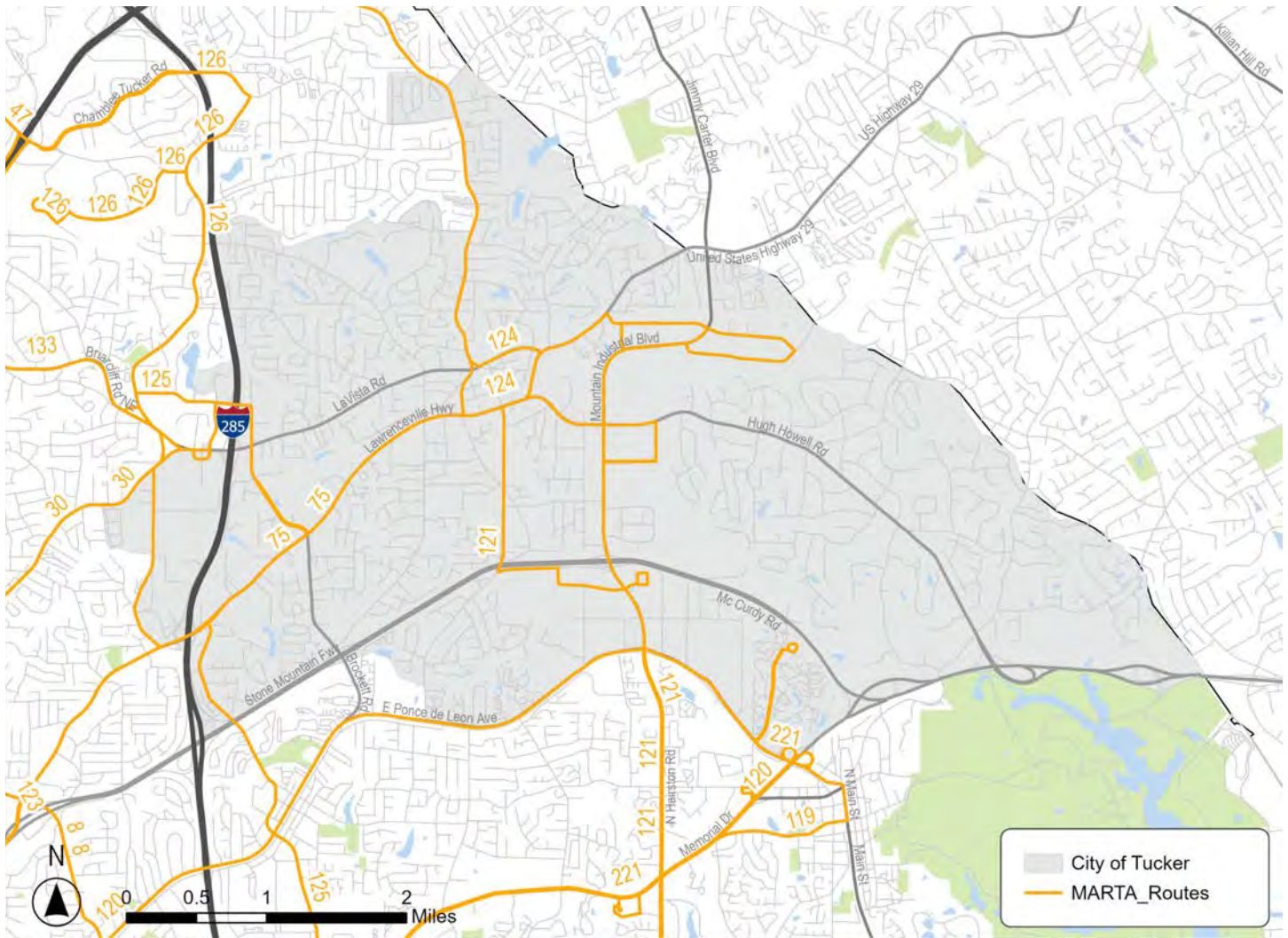


Figure 16: MARTA Transit Map



## City of Tucker Strategic Transportation Master Plan (STMP)

- Traffic volume map highlights functional classification of roads and corresponding traffic volumes
- Mountain Industrial Blvd. carries highest volume of vehicular traffic
  - Hugh Howell Rd. to E. Ponce de Leon Ave. is the most traveled road
- I-285 and Stone Mountain Freeway are major limited access facilities that provide critical regional connections
- Crash map illustrates crash density at top 20 intersections throughout Tucker
- Highest crash frequency is at I-285 and Lavista Rd.
- Other major crash intersections are I-285 and Lawrenceville Highway and Mountain Industrial Blvd. and Stone Mountain Highway.
- Intersection Safety Analysis Plan recommended improvements to mitigate crashes and improve safety on many of these high crash density locations.
- STMP recommends interchange upgrades and intersection improvements at most of these high-crash intersections
  - Improvements to enhance the safety, operation, and/or capacity of a street intersection. This could include adding turn lanes or reconfiguration and realignment

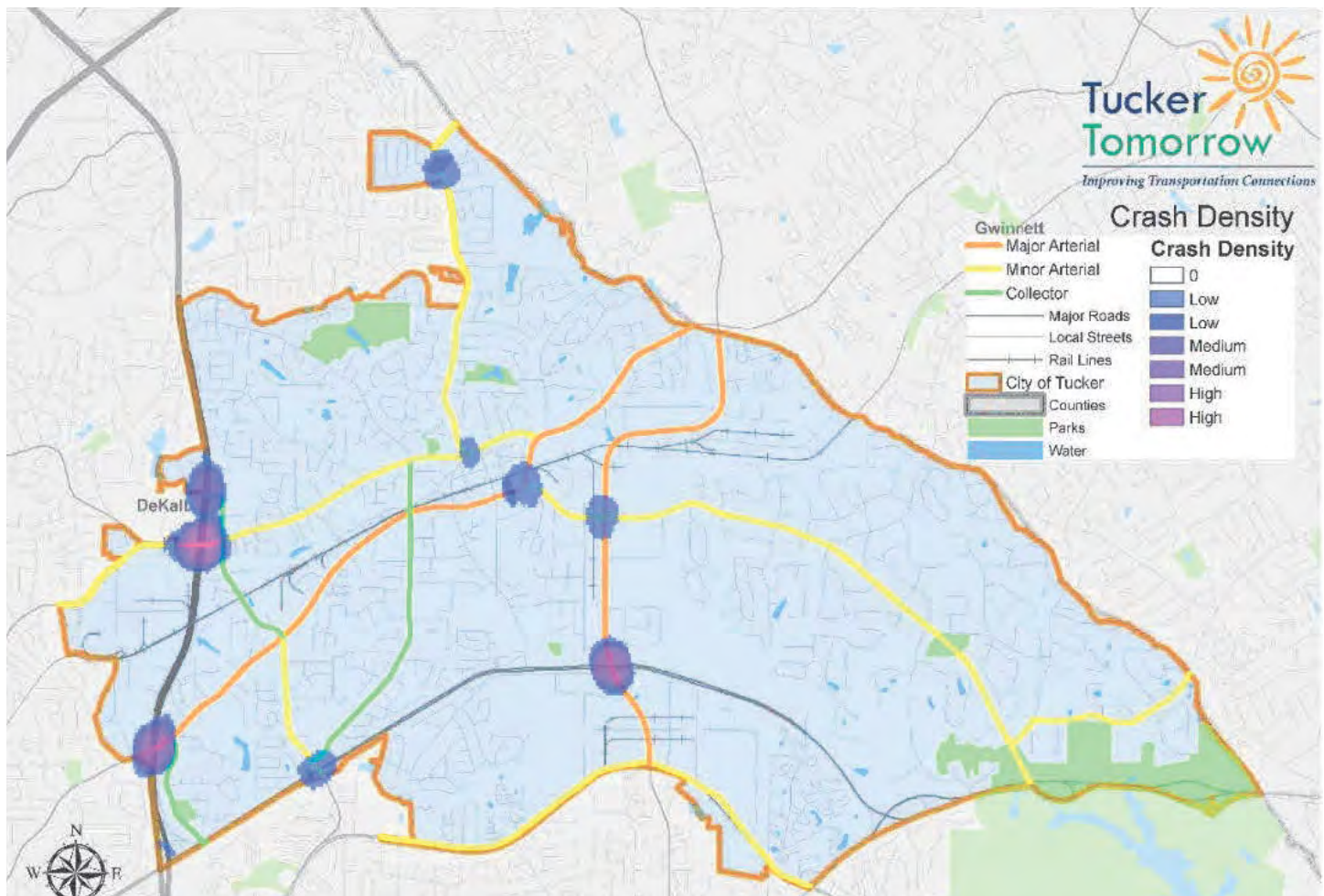


Figure 17: City of Tucker Strategic Transportation Master Plan, Crash Density



### Tucker Summit CID Freight Cluster Plan (FCP)

- Stone Mountain Highway has the highest volume of trucks daily.
- The FCP included an evaluation of pavement conditions based on Tucker’s 2021 pavement analysis.
  - Determined that most roadways were in poor, very poor, or serious condition
- Identified roadway capacity, geometric deficiencies, traffic signal enhancements, and Intelligent Transportation Systems implementations.

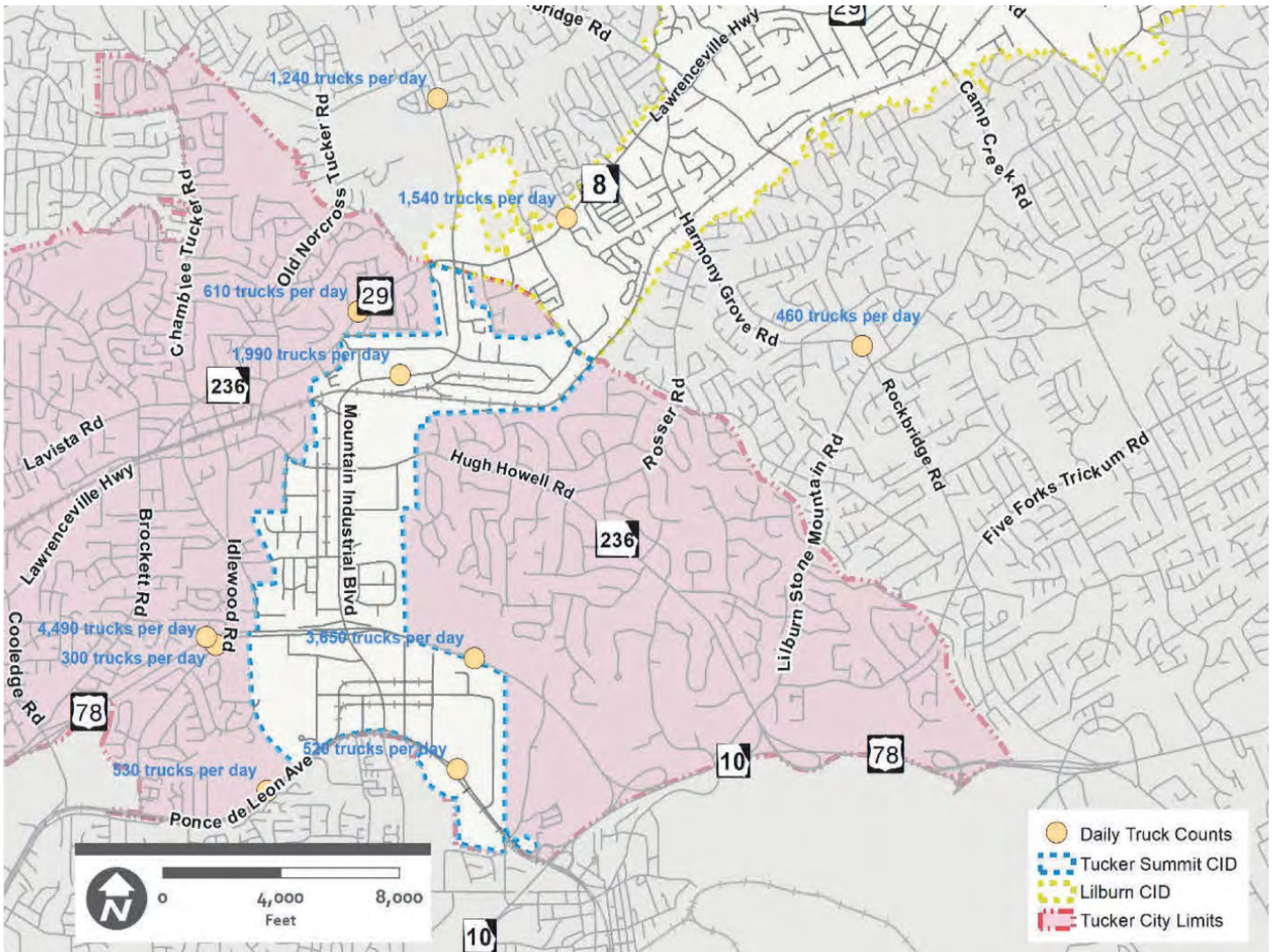


Figure 18: Tucker Summit CID Freight Cluster Plan, Daily Truck Counts

## North-South Connectivity Study

- The ongoing North-South Connectivity study aims to conduct traffic analysis, develop recommendations, and create concept designs for operational and safety improvements on Montreal, Coolege, Brockett, Fellowship, and Idlewood Roads
- The purpose is to evaluate performance of these corridors and identify roadway improvement projects
- The project is set to span Fall 2022 until Summer 2023

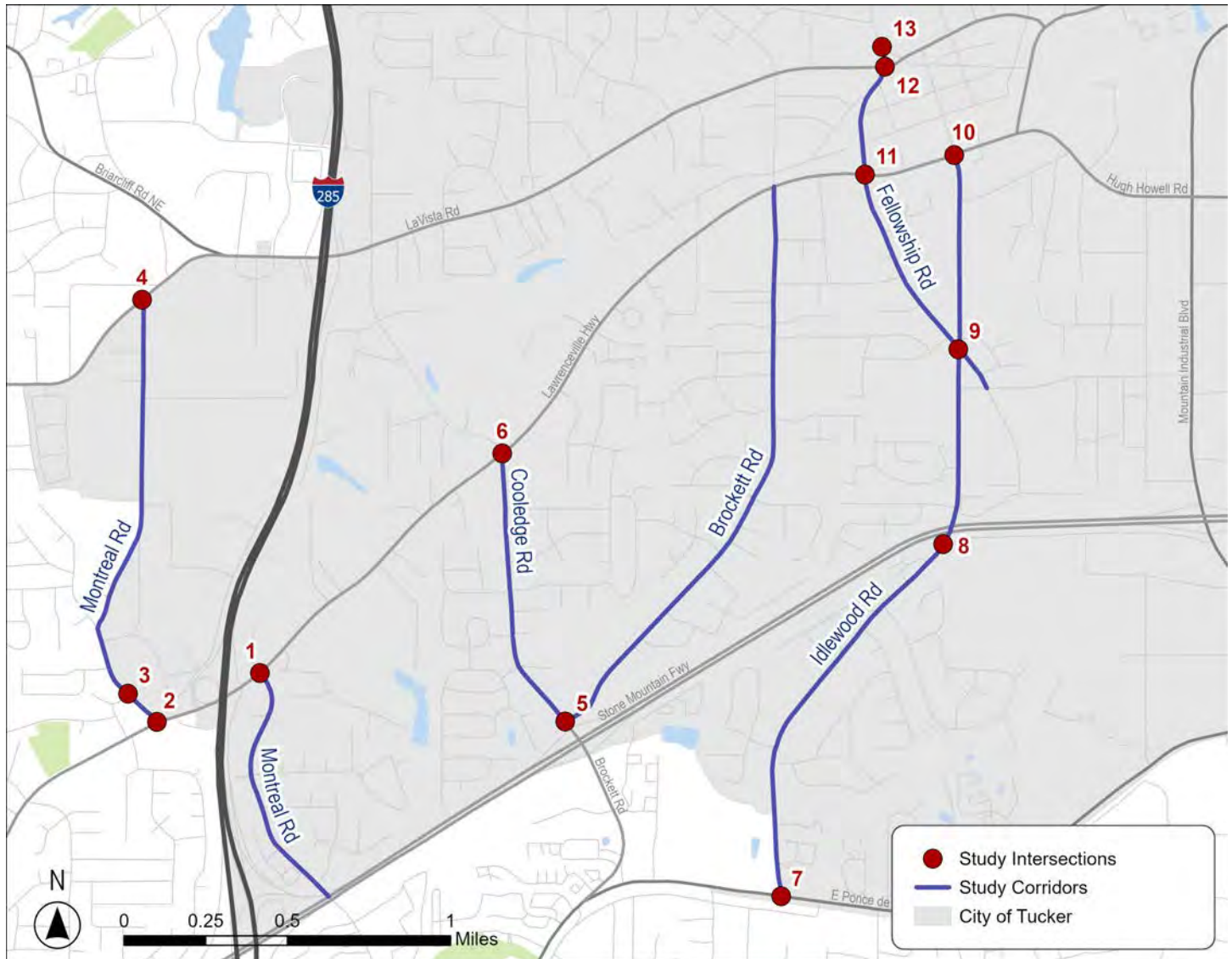


Figure 19: North-South Connectivity Study, Study Intersections



### DeKalb County Unified Plan

The DeKalb County Unified Plan identifies priority transportation projects and suggests policy recommendations for future growth and development county-wide. There are three tiers of projects collected for the Unified Plan:

- Tier 1
  - 5 Multimodal Projects
  - 14 Intersection Improvements
  - 1 Corridor Improvement
- Tier 2
  - 2 Freight and Rail Crossings
  - 4 Multimodal Projects
  - 10 Interchange/Intersection Improvements
  - 5 Corridor Improvements
- Tier 3
  - 1 Freight and Rail Crossing
  - 2 Multimodal Projects
  - 2 Interchange/Intersection Improvements
  - 3 Corridor Improvements
  - 1 Corridor Widening

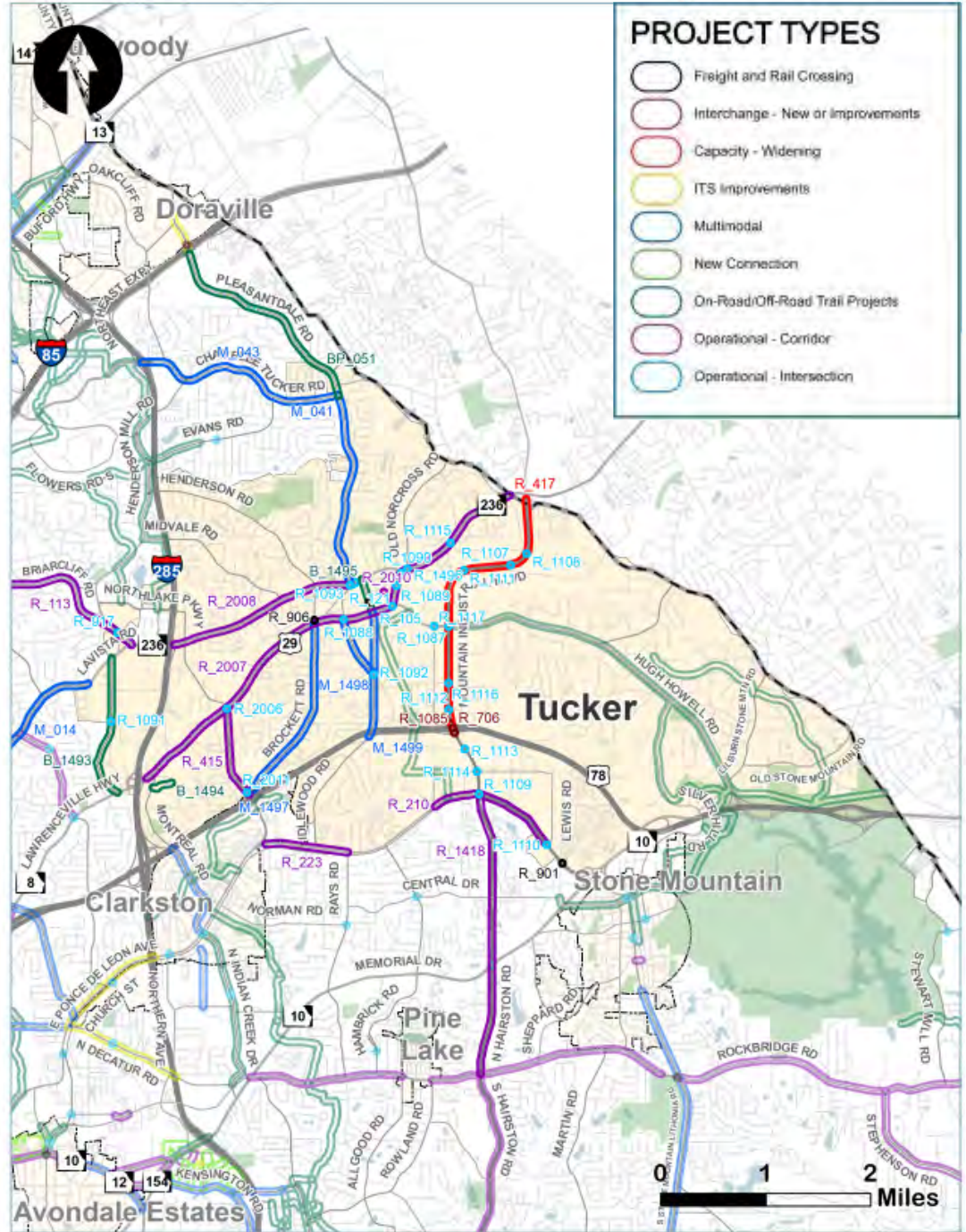


Figure 20: DeKalb County Unified Plan, Priority Projects for the City of Tucker

## Funded Trails & Sidewalks Projects

- Sidewalk Projects:

- Old Norcross Rd: Cofer Library to Spring Glen Dr (west side)
- Hugh Howell Rd: Cowan Rd to Mountain Industrial Blvd (north side)
- E Ponce de Leon Ave: Idlewood Rd to Orchard Park Apts
- Brockett Rd: Lawrenceville Hwy to Cooledge Rd (west side gaps)
- Cooledge Rd: Lawrenceville Hwy to Cousins Way (east side)
- Mountain Industrial Blvd: Hugh Howell Rd to Lawrenceville Hwy
- Montreal Rd: Lavista Rd to Lawrenceville Hwy

- Trail Projects:

- Tucker-Northlake Trail: downtown Tucker to Northlake Mall
- South Fork Peachtree Creek Greenway: Lawrenceville Hwy to Bibb Blvd
- Hugh Howell Rd: Marthasville Ct to Stratmor Dr
- Hugh Howell Rd: Stratmor Dr to Silver Hill Rd
- Kelley Cofer Park Loop
- Lawrenceville Highway Access Management and Safety Improvements
- Lawrenceville Highway at Cooledge Road Intersection Improvement
- Idlewood Rd: Elmdale Dr to E Ponce de Leon (west side)
- Fellowship Rd: Idlewood Rd to Lawrenceville Hwy (east side)

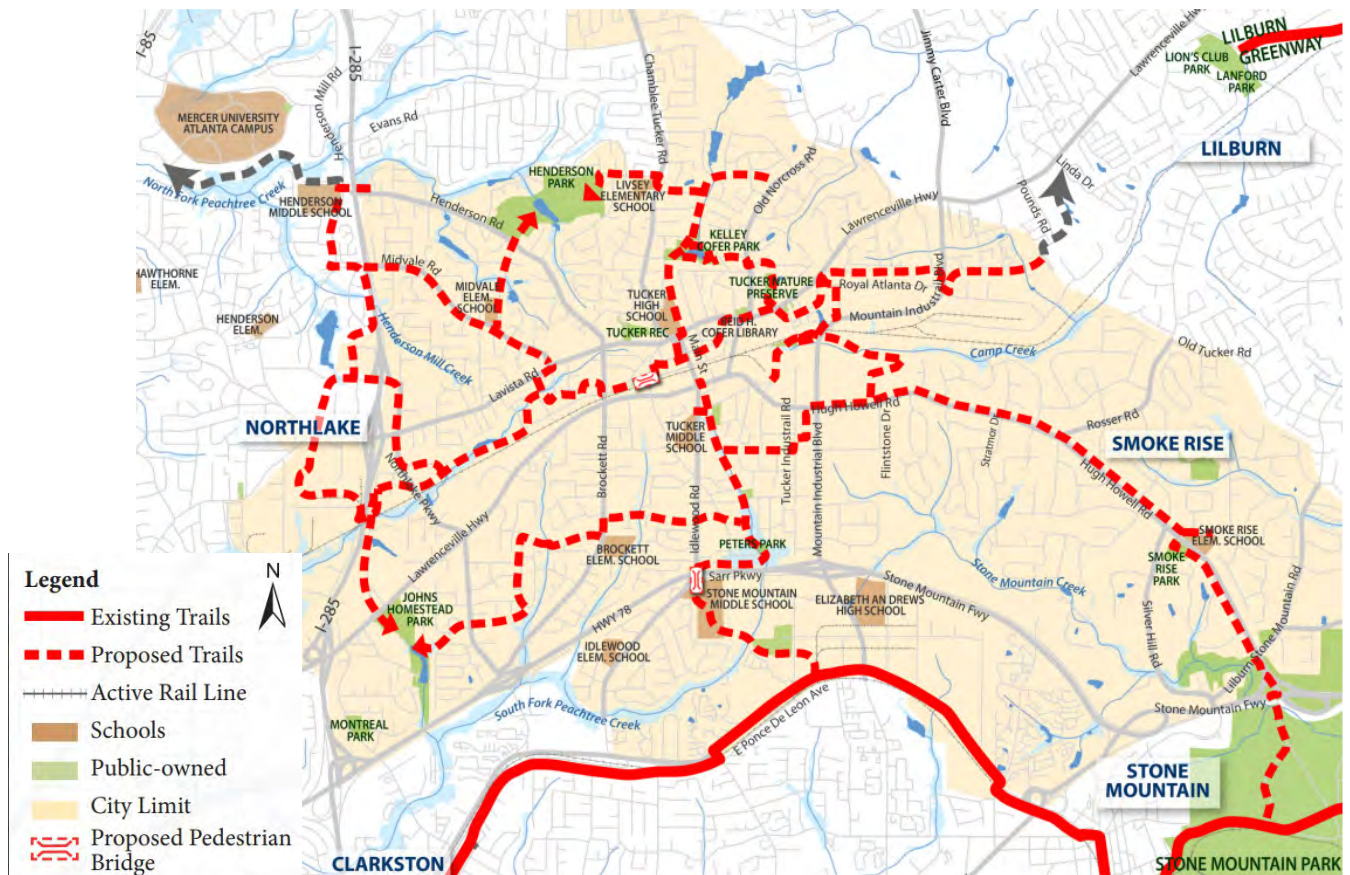


Figure 21: Tucker PATH Trail Master Plan and Implementation Strategy, Trail Master Plan



### Funded Transportation Projects

- ARC Regional Transportation Plan (RTP) (funding details for projects listed in the following tables)
  - o DK-460 Tucker-Northlake Trail
    - o Planned to connect downtown Tucker to Northlake Mall
    - o Design stage underway
    - o Project is funded for some phases but awaiting funding for others. Design phase is funded and underway, but construction phase is awaiting funding.
  - o DK-465 Mountain Industrial Boulevard Intersection and Pedestrian Improvements (Funding source: federal and local funds)
    - o Greer Circle to Gwinnett County Line
    - o Opportunity identified in Freight Cluster Plan
    - o Design phase in progress

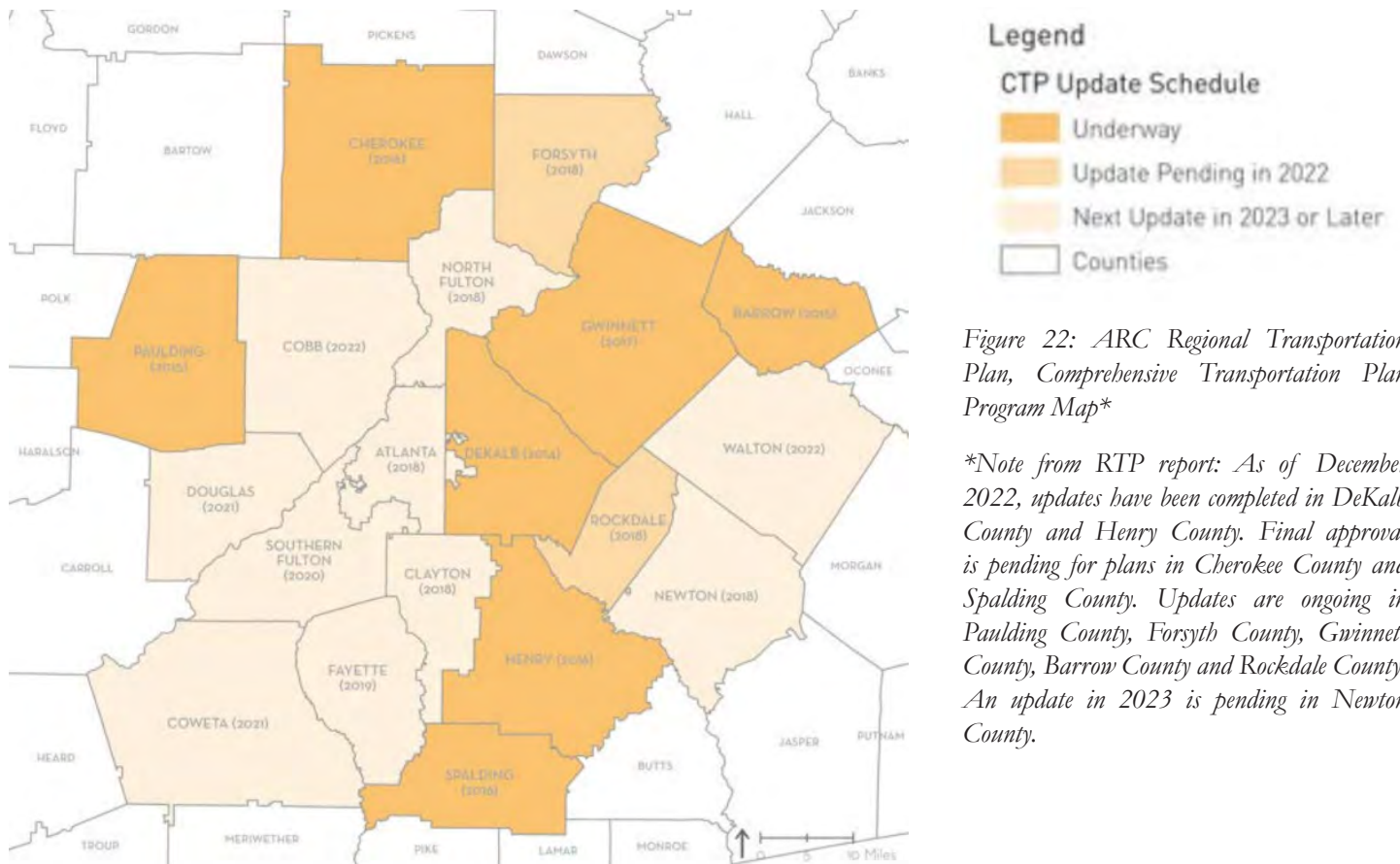


Figure 22: ARC Regional Transportation Plan, Comprehensive Transportation Plan Program Map\*

\*Note from RTP report: As of December 2022, updates have been completed in DeKalb County and Henry County. Final approval is pending for plans in Cherokee County and Spalding County. Updates are ongoing in Paulding County, Forsyth County, Gwinnett County, Barrow County and Rockdale County. An update in 2023 is pending in Newton County.



### DK-460 Tucker-Northlake Trail Funding Type

	<b>Status</b>	<b>Year</b>	<b>Fund Type</b>
PE	AUTH	2022	Transportation Alternatives (Section 133(h)) - Urban (>200K) (ARC)
PE		2023	Highway Infrastructure – COVID Supplemental – 23 U.S.C. 133(b) activities in urbanized areas with a population > 200,000 (Z972)
ROW		2024	Transportation Alternatives (TA) Set-aside - Urbanized Areas with Populations over 200,000
CST		2025	Local Jurisdiction/Municipality Funds

### DK-465 Mountain Industrial Boulevard Intersection and Pedestrian Improvements Funding Type

	<b>Status</b>	<b>Year</b>	<b>Fund Type</b>
PE		2023	Surface Transportation Block Grant (STBG) Program - Urban (>200K) (ARC)
ROW		2025	Local Jurisdiction/Municipality Funds
CST		2027	Local Jurisdiction/Municipality Funds

### Other Priority Projects

- Mountain Industrial Boulevard at US-78 Interchange
- Mountain Industrial Boulevard at Hugh Howell Road Intersection Improvement
- Brockett Road at Moon Street Rail Crossing Improvement
- Brockett Road at Cooledge Road Intersection Improvement
- Fellowship Road Lane Diet/Intersection Improvement
- Fellowship Road at Idlewood Road Intersection Control Evaluation (ICE)
- Fellowship Road at Idlewood Road Roundabout Improvement
- Lawrenceville Highway Access Management and Safety Improvements
- Lawrenceville Highway at Cooledge Road Intersection Improvement

## REGIONAL WATER PLAN AND ENVIRONMENTAL PLANNING CRITERIA

### Regional Water Plan

The City of Tucker is within the Metro North Georgia Water Planning Region and sits within the Chattahoochee and Ocmulgee basins. The 2022 Water Resources Management Plan for the Metro North Georgia Water Planning District is the guiding water document for the jurisdiction. According to the document, the city “...must demonstrate compliance with the Plan in order to obtain permits for new or expanded water withdrawals or wastewater discharges and renewal of National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permits. Furthermore, consistency with Plan requirements is necessary to obtain Georgia Environmental Finance Authority (GEFA) grant or loan funding for water projects.”

- The 2022 Regional Water Planning Principles include:
- Protect Water Quality and Public Water Supplies
- Support Conservation and/or Demand Management
- Support Economic Growth and Development
- Equitably Distribute Benefits and Costs
- Promote Public Education and Awareness
- Facilitate Implementation
- Improve Resiliency

As part of this process, this plan was reviewed. To support these principles the city has:

- Adopted the Post-Construction Stormwater Management for New Development and Redevelopment ordinance.
- Adopted native tree requirements into the downtown and Northlake Special Zoning Districts.
- Been working with DeKalb County to ensure that area dams are repaired and maintained.

Additionally, as part of this plan, the city is considering incorporating green infrastructure standards into the proposed City Standards Guideline.

### Environmental Planning Criteria

The Rules for Environmental Planning Criteria was reviewed for this plan. The city complies with these standards and, beyond water management items mentioned above, there are no additional adaptations identified as part of this process to address protection of natural resources.



Figure 23: Metropolitan North Georgia Water Planning District Water Resources Management Plan, Georgia Water Planning Regions



## BROADBAND

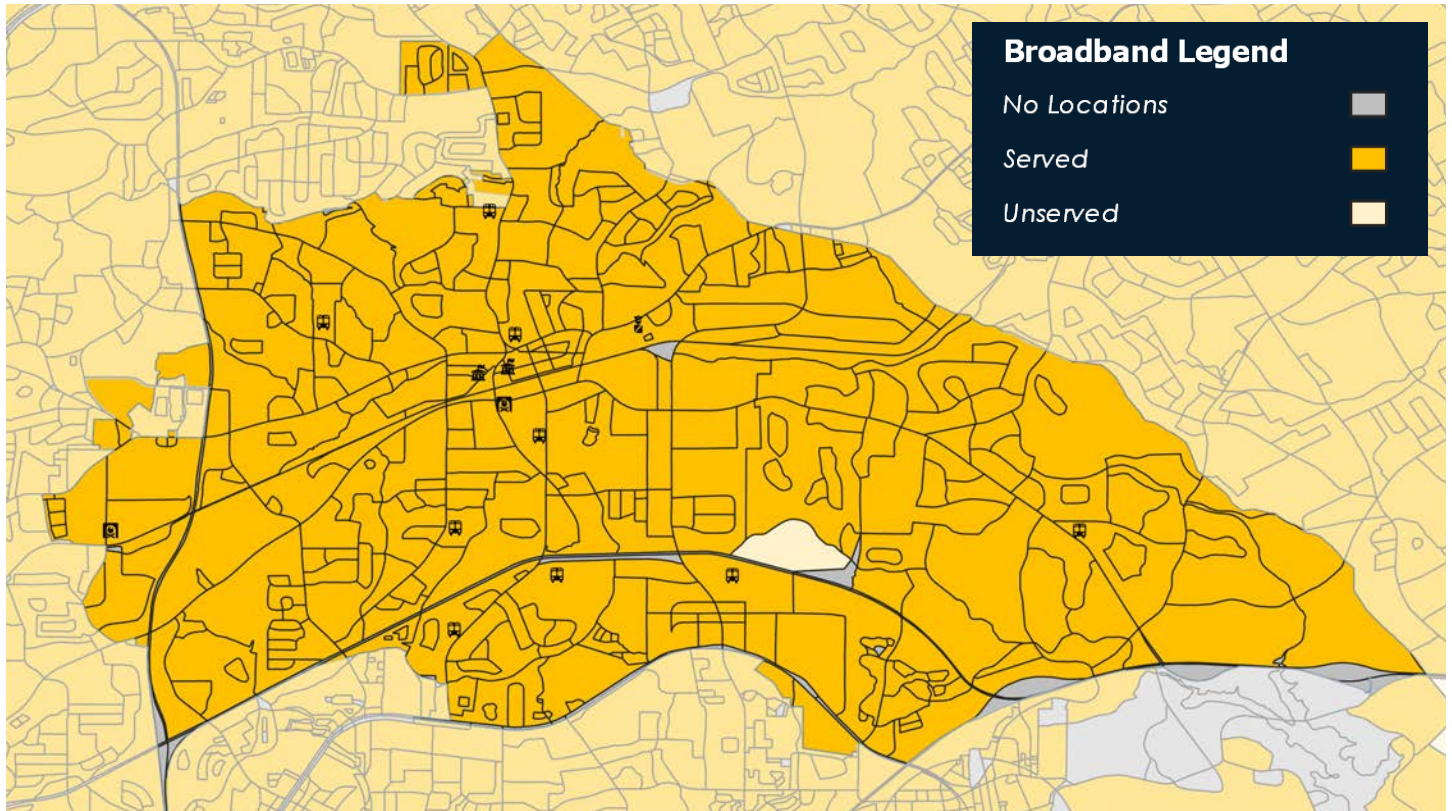


Figure 24: 2023 Georgia Broadband Availability Map  
 Source : <https://broadband.georgia.gov/>  
 ESRI, HERE GARMIN, FAO, NOAA, USGS, EPA

Broadband mapping is a crucial tool for assessing the availability and quality of high-speed internet access across different regions. In character areas, where preserving the unique historical and architectural features is a priority, broadband mapping can help ensure that the development of digital infrastructure is done in a way that does not detract from the character of the area. By identifying the existing broadband coverage and identifying gaps, planners can make informed decisions about how and where to install broadband infrastructure, while minimizing any potential impact on the character of the area.

As seen in the map above, the majority of Tucker is served throughout by broadband service. There is one unserved area at the location of the Smoke Rise County Club. If this land were to be redeveloped in the future, the city should consider broadband access.

The “no locations” identified on the above map appear to align with utility easements/right-of-ways.

\*Impacted Blocks indicate where served status of addresses/locations have been impacted by data made available after map publication.

\*Statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as ‘Unserved’. The map depicts access to broadband, not subscription to broadband.



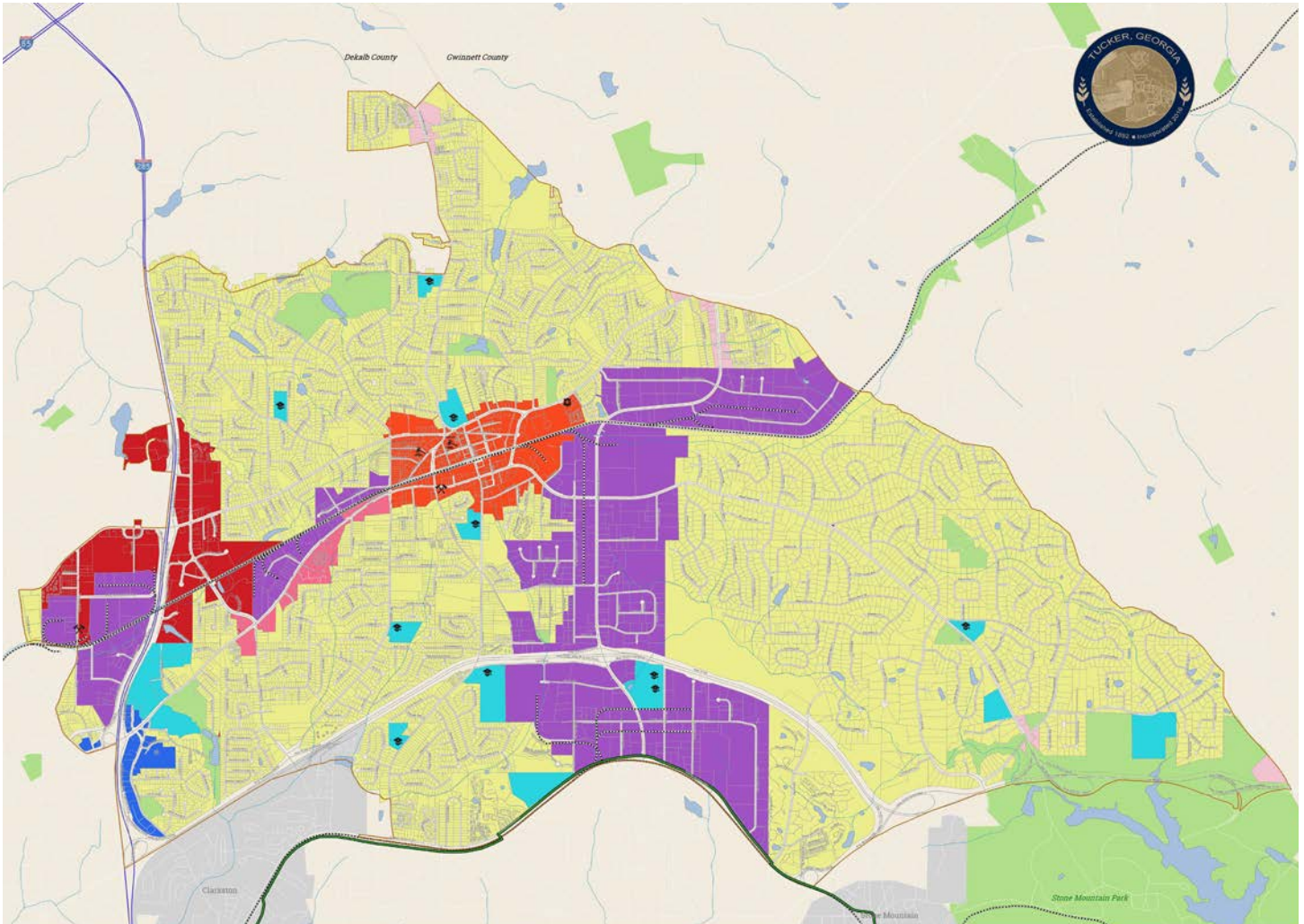




## LAND USE

### Future Land Use

The 2017 existing future land use map for Tucker shown below is a result of the 2018 Comprehensive Plan. The Future Land Use Map and The Character Area Map have the same intent: to guide future growth and development throughout the city. The following pages are an assessment of updates recommended for the character area/future land use map as a result of annexations, zoning updates, inconsistencies, improved implementation strategies and other land use changes over the past five years.

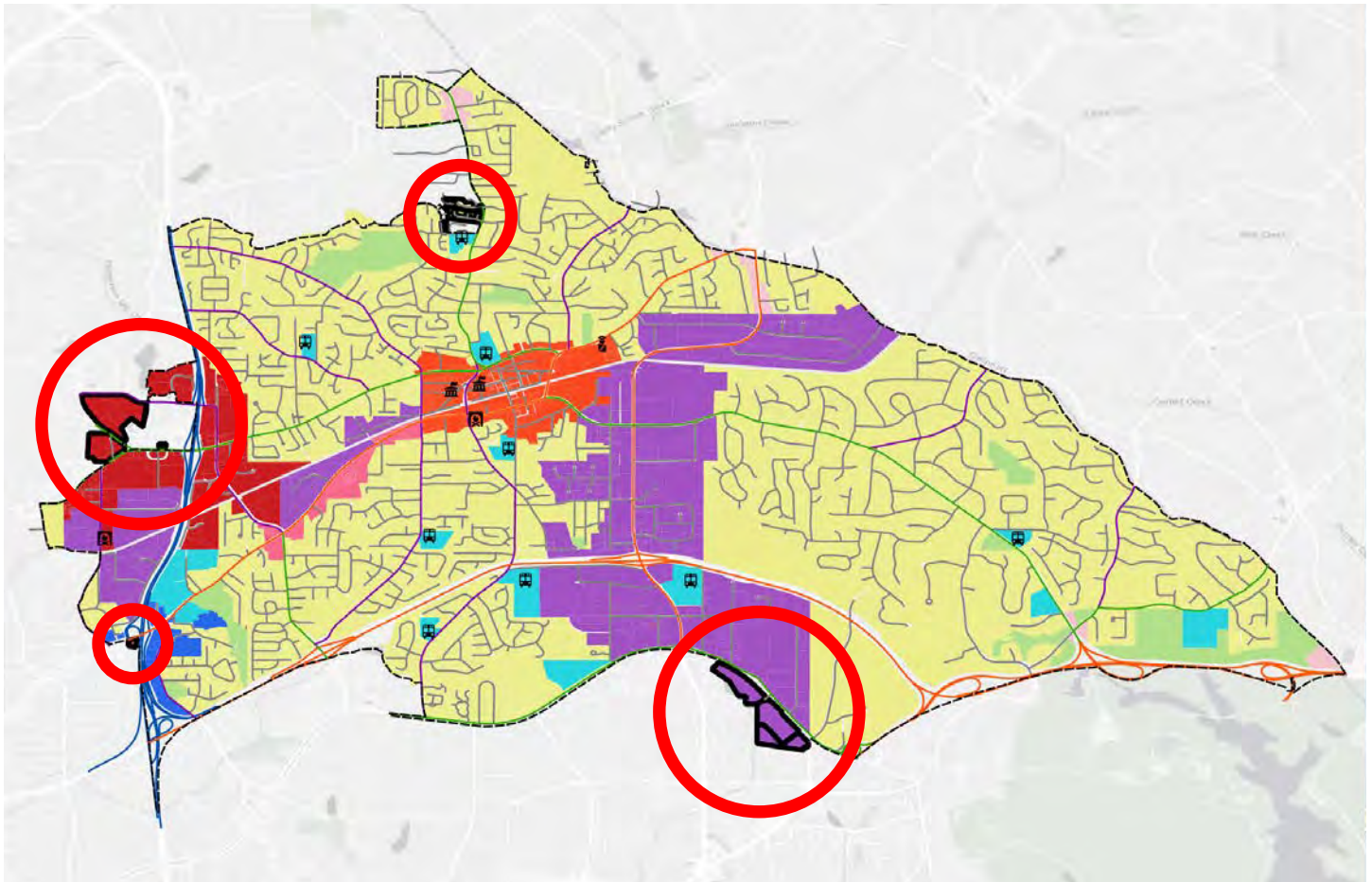


#### Map Key

School	City Hall	Parcel	Future Land Use Suburban	Downtown
Fire Station	Rail Road	Cities	Future Land Use Conservation and Open Space	Regional Center
Police Station	Stream	Park	Future Land Use Neighborhood Center	Light Industrial
	Tucker City Limit	Lake	Future Land Use Commercial Redevelopment Corridor	Institutional
				Medical Center



## Annexations 2017-2023

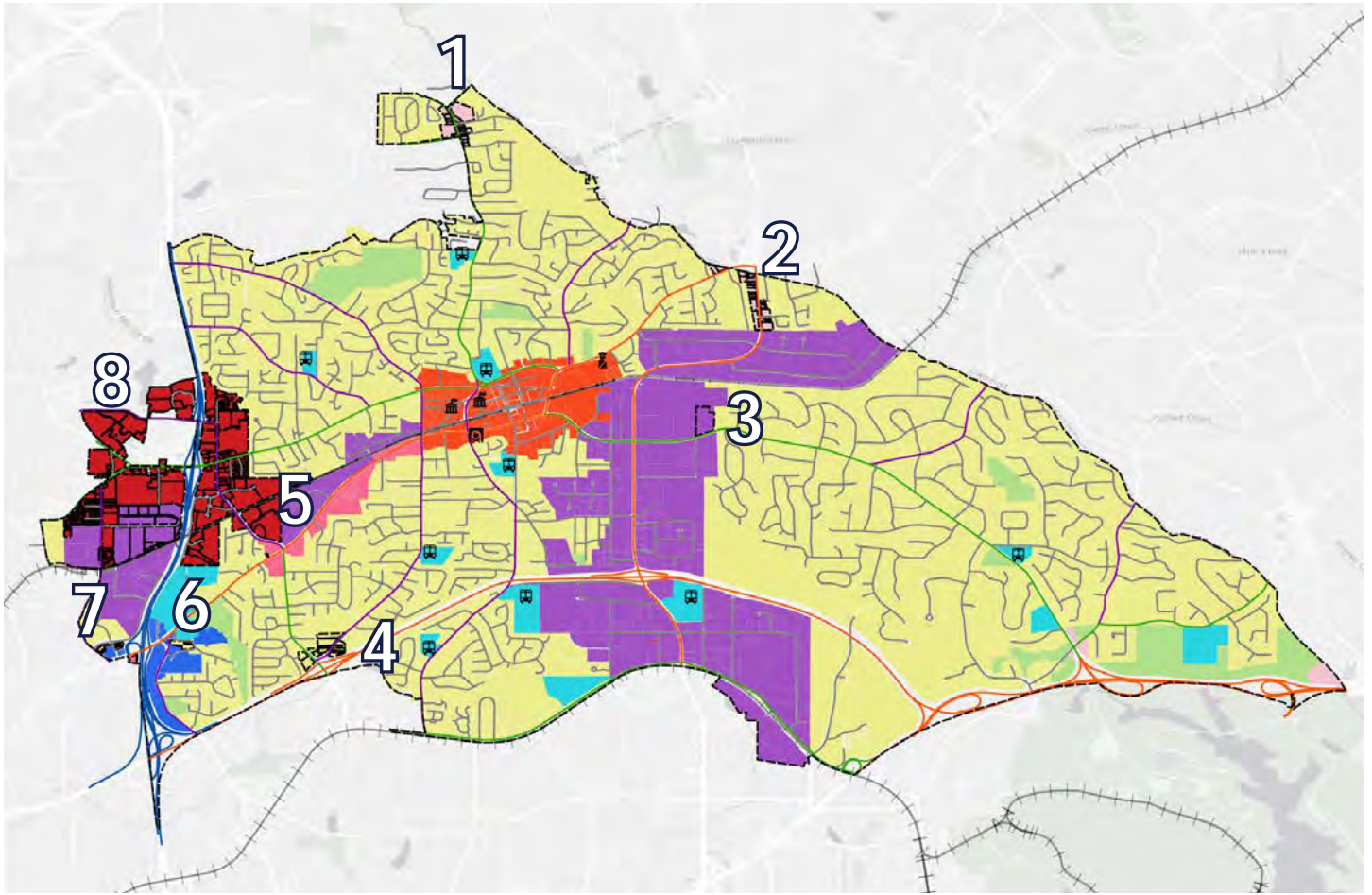


### Character Area

<i>Conservation &amp; Open Space</i>	■
<i>Commercial Redevelopment Corridor</i>	■
<i>Downtown</i>	■
<i>Institutional</i>	■
<i>Light Industrial</i>	■
<i>Medial Area</i>	■
<i>Neighborhood Center</i>	■
<i>Regional Activity Center</i>	■
<i>Suburban</i>	■

In the past five years, the City of Tucker has undergone a series of annexations. These annexations have resulted in significant changes to the city's boundaries and have had a substantial impact on its growth and development. The expansion has not only allowed the city to expand its tax base, but also to provide additional services and infrastructure to new areas. Highlighted above are areas that have been annexed into the City of Tucker over the past five years and are to be included in the updated future land use/character area map.

## Character Area Revisions

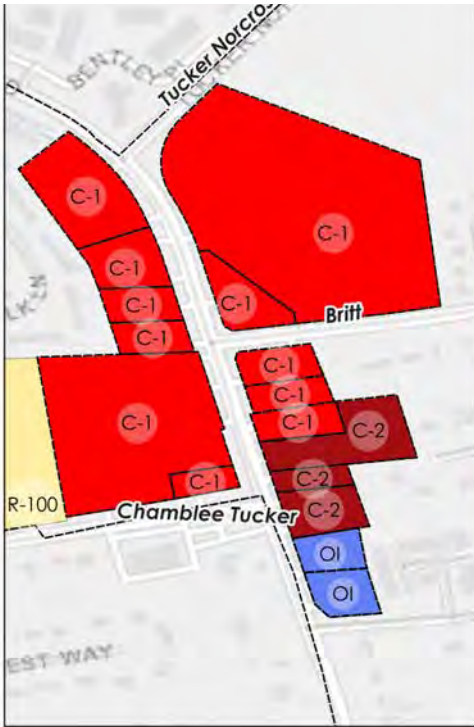


The above map and the following diagrams identify areas on the future land use/character area map requiring updates due to annexation, rezoning, inconsistencies, or other land use changes over the past five years.

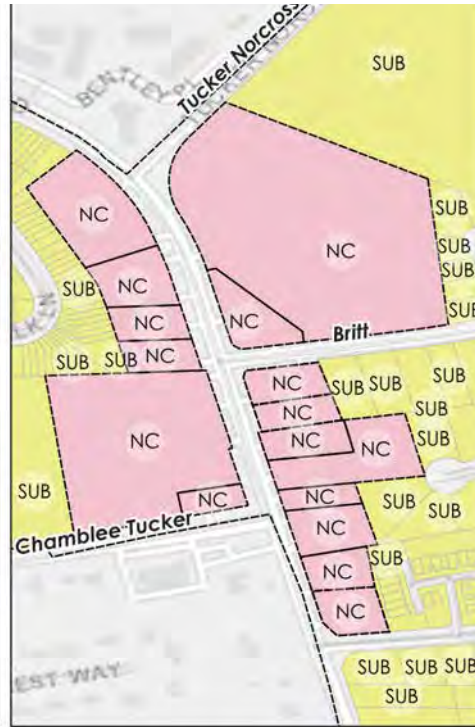
- |   |   |
|---|---|
| 1. Chamblee Tucker Road at Chamblee Tucker Road | 5. 3322 Lawrenceville Highway             |
| 2. SR8 Conn. & Lawrenceville Highway            | 6. 3439 Settlement Road & 3482 Johns Road |
| 3. 4780 Hugh Howell Road                        | 7. Montreal at Lawrenceville              |
| 4. Brockett at Cooledge                         | 8. Northlake Area                         |



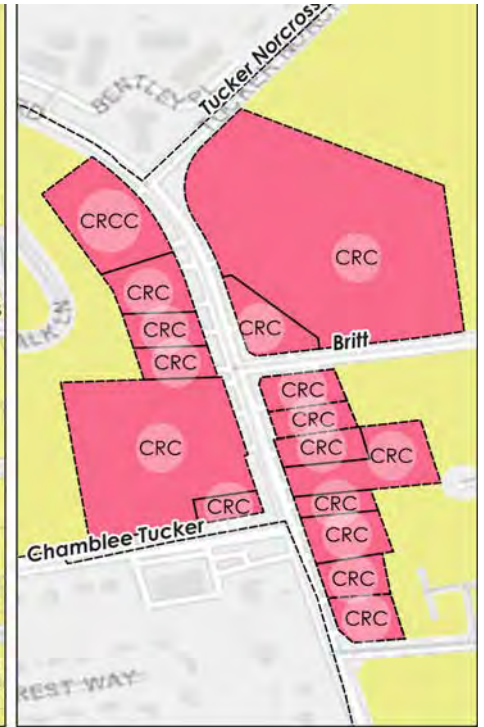
## 1. 4344 Chamblee Tucker Road



**ZONING MAP**  
C-2 Commercial

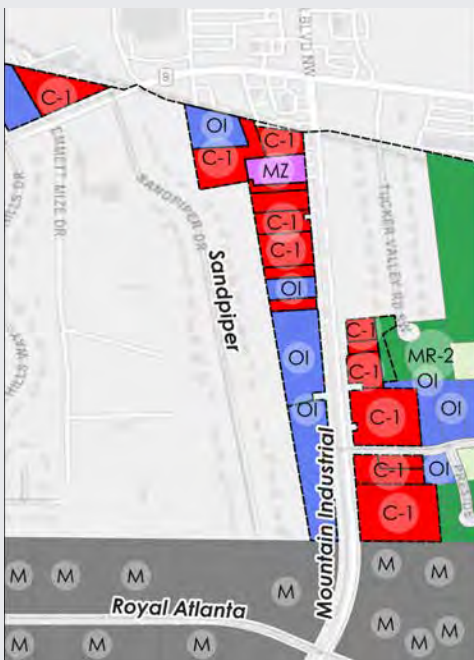


**EXISTING CHARACTER AREAS**  
NC - Neighborhood Center



**PROPOSED CHARACTER AREAS**  
CRC - Commercial Redevelopment Corridor

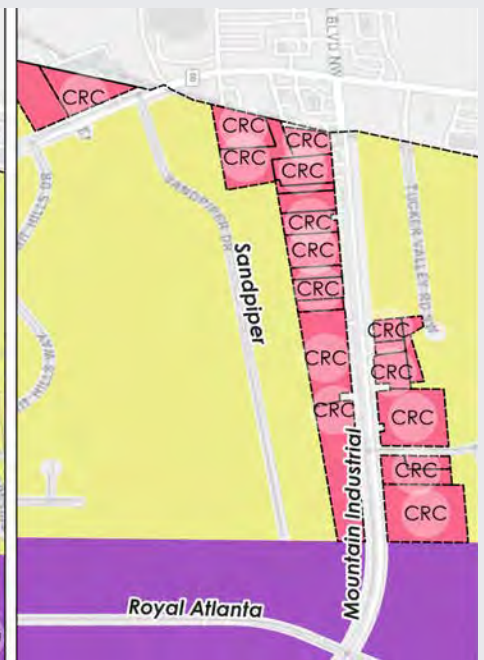
## 2. SR8 Conn. & Lawrenceville Highway



**ZONING MAP**  
C1 - Commercial  
OI - Office District



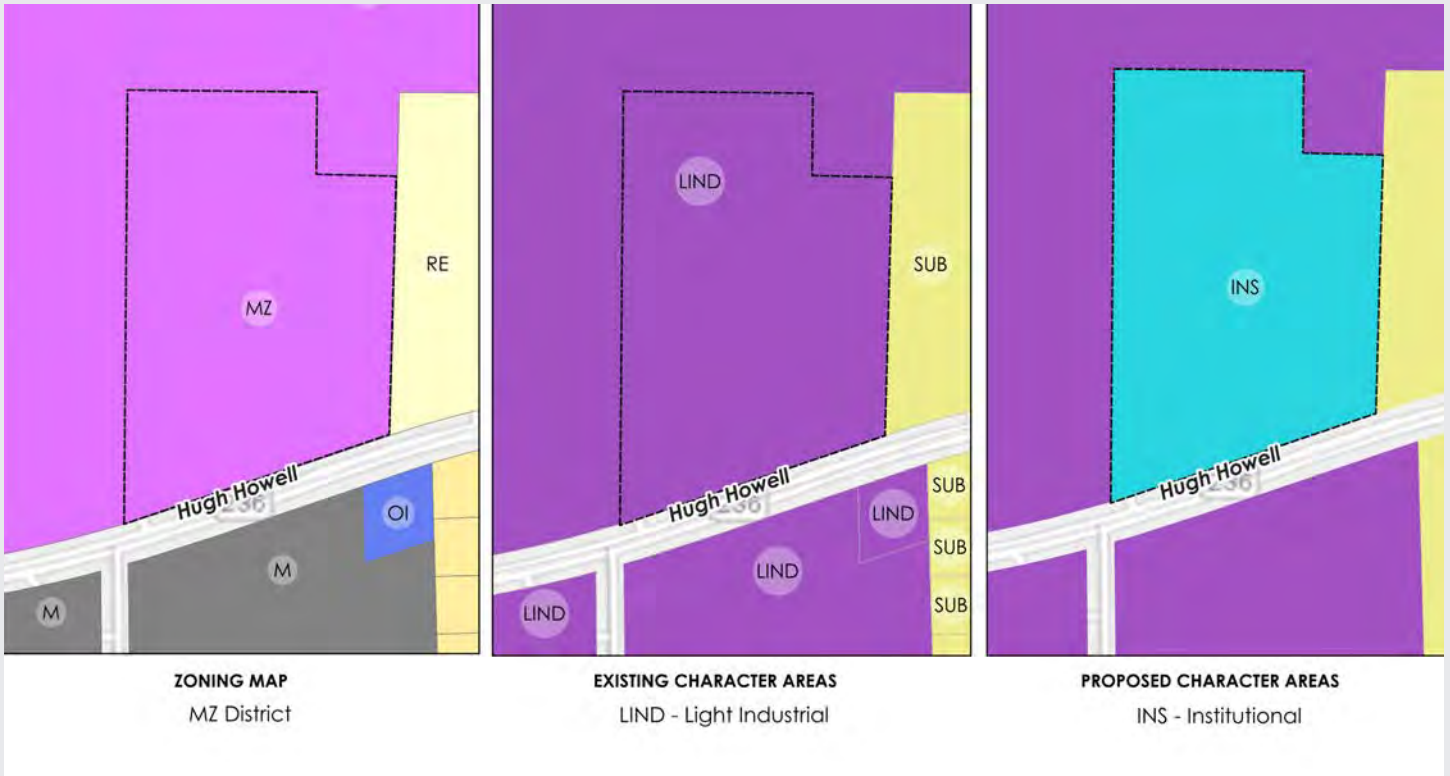
**EXISTING CHARACTER AREAS**  
NC - Neighbourhood Center



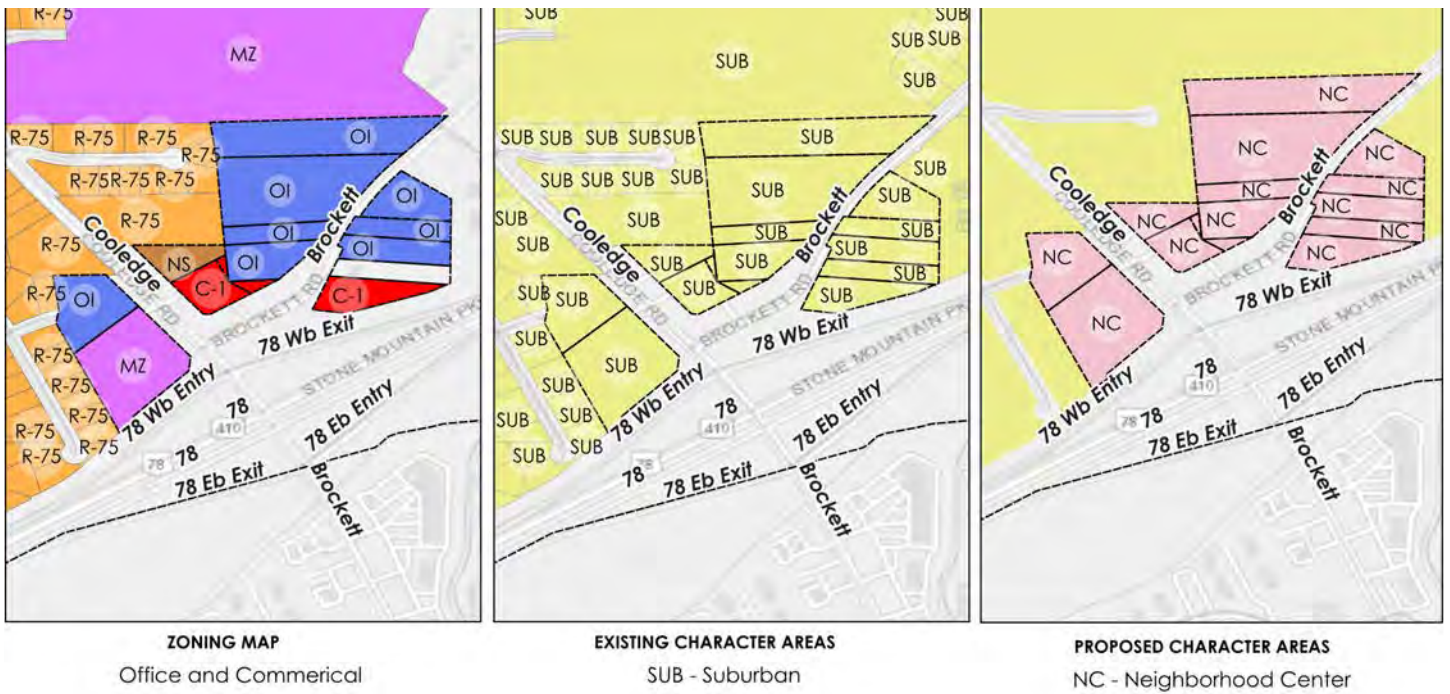
**PROPOSED CHARACTER AREAS**  
CRC - Commercial Redevelopment Corridor



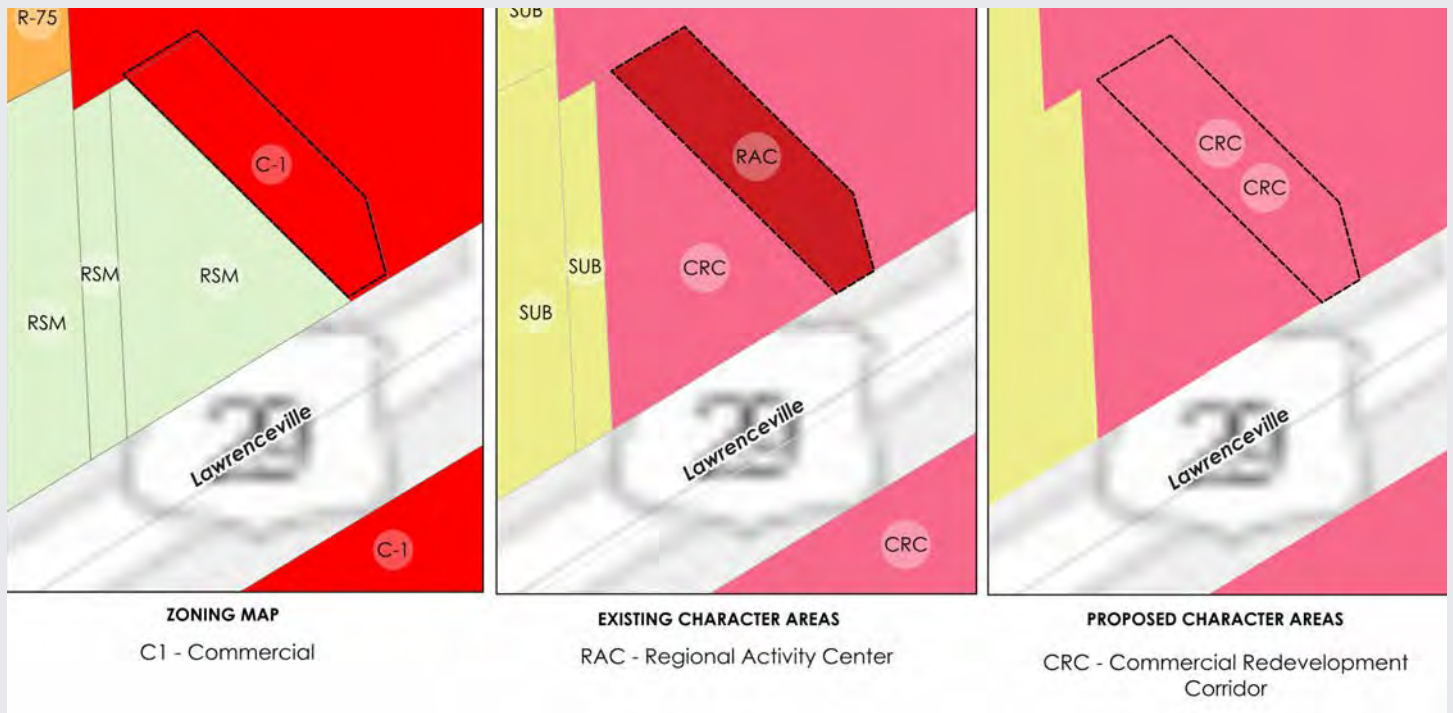
### 3. 4780 Hugh Howell Road



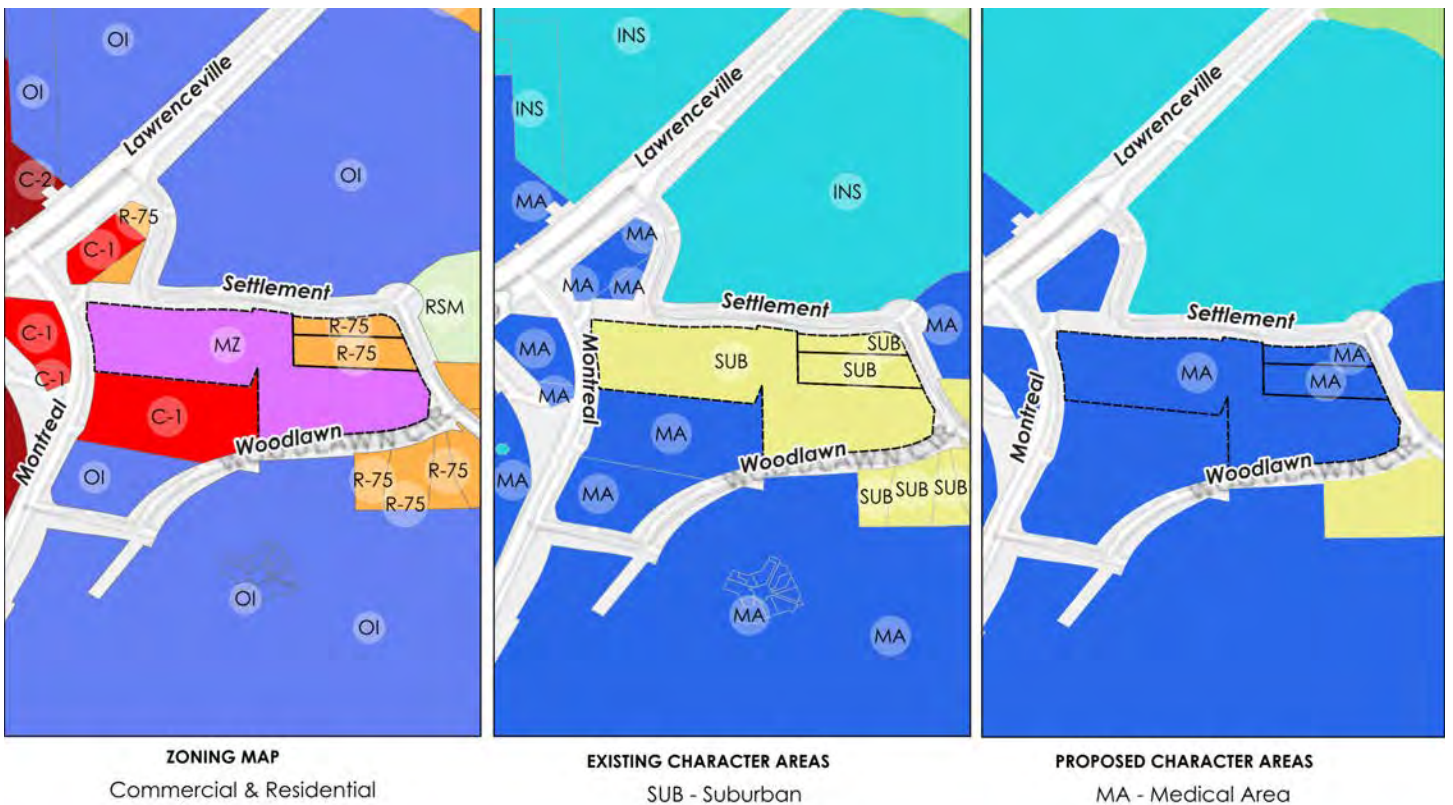
### 4. Brockett at Coolegge



## 5. 3322 Lawrenceville Highway

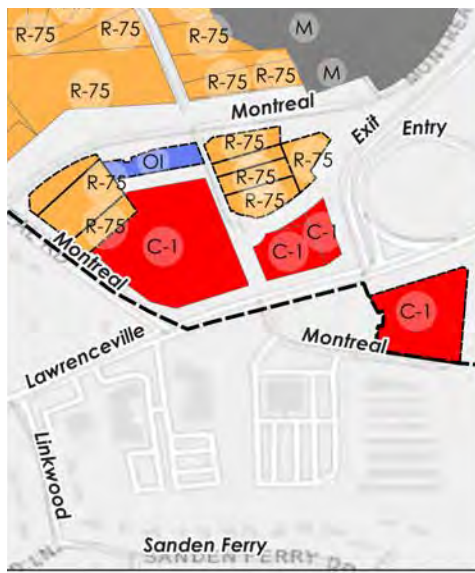


## 6. 3439 Settlement Road & 3482 Johns Road





### 7. Montreal at Lawrenceville



**ZONING MAP**  
Commercial, Office & Residential districts

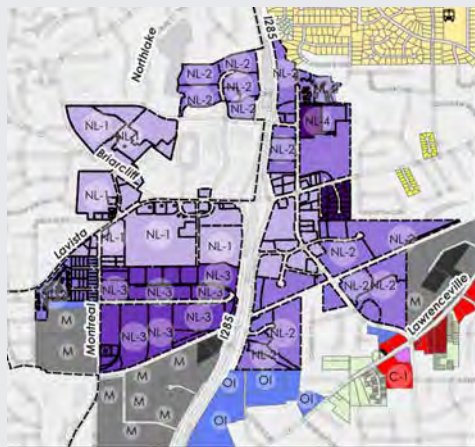


**EXISTING CHARACTER AREAS**  
MA - Medical Area  
SUB - Suburban

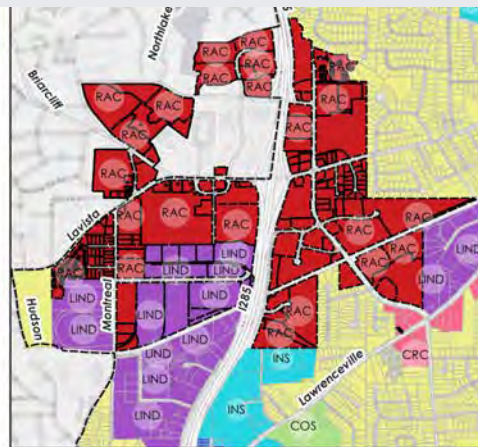


**PROPOSED CHARACTER AREAS**  
MA - Medical Area

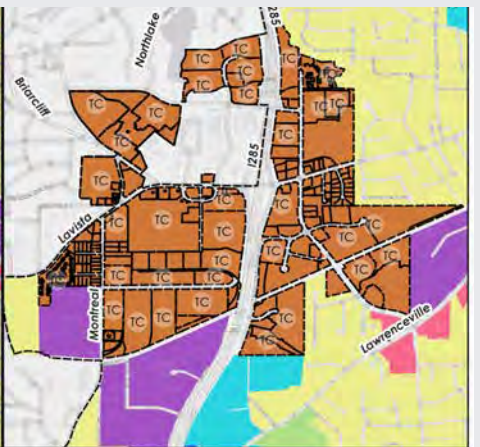
### 8. Northlake Area



**ZONING MAP**  
NL1 - District  
LIND - Light Industrial



**EXISTING CHARACTER AREAS**  
RAC - Regional Activity Center



**PROPOSED CHARACTER AREAS**  
TC - Town Center



## PREVIOUS ACCOMPLISHMENTS

The city has been busy since the completion of the 2018 Comprehensive Plan. Following is a summary of accomplishments completed since the adoption of, and in support of, the 2018 Comprehensive Plan. Refer to the Appendix for a full status of completed items from the 2018 Community Work Program.

### In support of Goal 1: Enhance Downtown Tucker

- Tucker Civic Spaces downtown
  - Acquired 2.3 acres for possible future City Hall. This space is currently used as greenspace for special events.
  - Acquired 1.9 acres for downtown greenspace, currently under design.
  - Funding options for the City Hall Complex are being explored.
  - Funding for the first piece of public art in downtown.
- Completed intersection improvements at Lynburn Drive at Lawrenceville Highway.
- Began having conversations with downtown landowners for parking solutions.
- Completed an agreement with Georgia Power to allow for the installation of banners along Main Street.
- Completed a historic resource study and report.

### In support of Goal 2: Improve Transportation Connections

- Completed studies
  - 2019 Transportation Master Plan
  - 2019 Trail Master Plan
  - 2020 Freight Cluster Study
- Underway: Lawrenceville Highway Code Study

- Adopted Special Zoning Districts that include streetscape standards.
- Adopted zoning text amendments to enhance design standards and land uses within the Mountain Industrial Blvd. Overlay.

### In support of Goal 3: Preserve & Improve Neighborhoods

- Set a policy to review all rezoning proposals for spot zoning and density comparisons. This policy ensured increased density is minimized when a new subdivision is proposed to be attached to an existing suburban residential neighborhood.
- As part of the Downtown Master Plan, the city identified options for redevelopment of existing single-family structures along major corridors in vicinity to Tucker.
- Completed the 2018 Housing Density Study.
- Completed text amendments to address property maintenance issues.
- Adopted supplemental regulations on convenience stores, video surveillance requirements, and coin operated amusement standards.
- Adopted ordinance to address concerns with hotels, motels and extended stays.

### In support of Goal 4: Strengthen Recreational & Community Resources

- Adopted native tree requirements into the downtown and Northlake Special Zoning Districts.
- Conducted a tree canopy study.
- Completed the 2019 Parks and Recreation Master Plan.
- Evaluated improvements to the Recreation Center via a feasibility study completed as part of the Parks and Recreation Master Plan.
- Adopted a new sign ordinance in 2019.

### In support of Goal 5: Bolster Economic Base

- Created Tucker Economic Development Department.
- Established the Tucker Downtown Development Authority.
- Established a robust Economic Development webpage.
- Hosted regular city meetings with state and regional economic development partners.
- Tucker Downtown Development Authority has completed a Tax Abatement Policy.
- Developed marketing materials highlighting Tucker’s assets and incorporated this material into the webpage.
- Worked with the Urban Land Institute (ULI) to assess challenging redevelopment sites and made recommendations.
- Held the first Business Resource Expo in April 2023.



Figure 25: 2019 Trail Master Plan proposed trail system









# VISIONS & GOALS



# VISION & GOALS

Below is the guiding vision for the City of Tucker. This vision statement is a minor update to the 2018 Comprehensive Plan vision statement.

## THE VISION

*“Those of us who live and work in the City of Tucker care deeply about our city and envision a future in which our community’s quality of life continues to improve. We want Tucker to remain a welcoming, inclusive and safe place in which to live, work and do business. Most importantly, we are a city with a powerful sense of community, and we want to grow even stronger, as we work together to build on our history toward a better tomorrow. Our vision is best expressed by the phrase:*

***Tucker. Today. Tomorrow. Together.”***

Key to the comprehensive planning process is the development of a consolidated vision. The plan’s goals, needs & opportunities, action steps, and policies are all guided by the vision. The following section outlines the 2023 Tucker Tomorrow vision, as well as the identified goals.

## THE GOALS

The following 5 goals support the vision. These goals are updates to the 2018 Comprehensive Plan goals.



**01 ENHANCE  
DOWNTOWN  
TUCKER**



**02 IMPROVE  
TRANSPORTATION  
CONNECTIONS**



**03 PRESERVE  
& IMPROVE  
NEIGHBORHOODS**



**04 STRENGTHEN  
RECREATIONAL  
& COMMUNITY  
RESOURCES**



**05 BOLSTER  
ECONOMIC  
BASE**





## 01 ENHANCE DOWNTOWN TUCKER

Because our downtown plays such a vital role as the heart of Tucker’s civic and community life, our goal is for the Main Street area to grow and mature into an even more vibrant civic center, accessible to all—one that offers increased opportunities to live, work, shop, recreate, learn, enjoy the arts and gather as a community.

### Goal Policies

1. Invest in a Tucker City Hall Complex
2. Create Downtown Gateways
3. Create Downtown Multi-use Trail Loop
4. Encourage Greater Mixed-Use Development
5. Make Downtown a Center for “Lifelong Living”
6. Expand Parking Options
7. Support Downtown Business Growth



# 1

## **Invest in a Tucker City Hall Complex**

This policy focuses on continued efforts to pursue a new Tucker City Hall Complex in or near downtown Tucker. Downtown proximity makes the facility more centrally located within the city, and therefore more accessible to all residents. A downtown location also generates more activity in the downtown area to support local businesses, as staff and visitors are in walkable proximity. Over the past five years the city has achieved several steps towards reaching this goal, including:

Community input indicated that investing in a City Hall Complex is still a priority as the current location is removed from the city center and is not easily accessible to all residents. To continue investment in the future City Hall Complex, it is recommended that the city pursue a City Hall site & program feasibility study and community survey(s) focused on program/design, as well as continue to identify annual budget dollars for the City Hall Complex. A site and program feasibility study may include identifying sites, space needs, associated square footage, site elements, parking and estimated cost of design and construction. Program elements to consider include community-based multi-purpose spaces, performing arts space, and greenspace for events.

# 2

## **Create Downtown Gateways**

The intent of this policy is to create safer and more attractive gateway intersections into downtown, particularly where Main Street intersects Lavista Road to the north and Lawrenceville Highway to the south. Safer pedestrian and bicycle access will help address community interest in better connecting the surrounding neighborhoods to downtown. Beautification will show the city's continued interest and investment in making downtown the place to be, announcing it as a desirable and thriving destination. Recommendations to improve these intersections focus on pedestrian safety and beautification. Several work program items are recommended to achieve this policy, including creating a City Standards Guidebook that standardizes signage, street furniture, landscaping, crosswalks, and street design. Installing gateway signage throughout the city will also support this policy, clearly identifying entrances into downtown and announcing pedestrian crossings to vehicular traffic.



## 2

Additionally, pedestrian safety should be considered in the concept design of the Lawrenceville Corridor at Main Street. This concept will be part of a larger concept design study for the length of Lawrenceville Highway from the city limits to the west, through downtown to Hugh Howell.

Pedestrian safety features to consider at both intersections include enhanced crosswalks (bright colors), scramble crosswalks at high pedestrian areas – signalized for high pedestrian traffic times, pedestrian refuge medians at signalized crossings, and safe trail crossing design.

## 3

### **Create Downtown Multi-use Trail Loop**

This policy focuses on creating a circular, multi-use trail in downtown, connecting Main Street to adjacent blocks, to create a more comprehensive downtown pedestrian experience. The trail has the economic benefits of making properties that front it more valuable for private investment, helping to grow downtown’s offerings, while also providing a recreational amenity to Tucker residents as a space to come walk after a meal or for families to enjoy a safe bike ride.

The city has actively been pursuing this policy over the past five years. After the completion of the Trail Master Plan in 2019, a significant segment of the downtown trail (labeled 1a in the following map) was successfully built, connecting Railroad Avenue at 2nd Street to Lynburn Drive at Lavista. A small update is recommended to address constructed trail segments and other minor changes.

3



*Figures 26: Rendered view of proposed pedestrian bridge at Fellowship Road*



# 4

## **Encourage Greater Mixed-Use Development**

The intent of this policy is to encourage a greater mix of uses in downtown, including a mix of retail, restaurants, entertainment and housing. In doing so, it is important to the community that the historic character of downtown be preserved and enhanced – mainly the 2-story building height on Main Street, the pedestrian-oriented streetscape, and the look and feel of the historic architectural character. Opportunities for new land use—such as multi-family housing or entertainment—are most viable on properties along the perimeter of downtown, where a larger building typology is more appropriate. It is recommended for the city to identify viable properties for mixed-use, higher density development and amend the downtown Special Zoning District (DT-3) to allow for increased building heights and densities on these properties. Transitional height requirements should be considered to step new building heights down to Main Street and/or surrounding residential districts.

# 5

## **Make Downtown a Center for “Lifelong Living”**

This policy focuses on providing a range of housing options to support a variety of residents, in terms of income, age, and ability. “Lifelong Living” is aimed at providing housing and accessibility to downtown for the young individual to young couples to families to seniors. Providing a variety of housing price points and types for these intergenerational groups provides greater accessibility to Tucker’s residents.

To make steps towards an accessible community for all ages and abilities, it is recommended for the city to conduct an ADA/Accessibility Assessment. This assessment should focus on city infrastructure (sidewalks, crosswalks) and public amenities to identify accessibility challenges and strategies to create a more inclusive and accessible downtown. Additional considerations could include an inclusive play area, ADA parking, more seating areas for rest and sound barriers for individuals with low hearing.

## **6** Expand Parking Options

Parking is perceived by the community to be a major challenge in downtown and remains an important policy in this plan update. Parking expansion options should continue to build from recommendations identified in the 2017 Urban Land Institute (ULI) Mini Technical Assistance Panel (mTAP) Downtown Tucker Parking Study. The city has completed tasks from this study, including working with downtown property owners, businesses and churches to identify shared parking opportunities.

This plan recommends to continue efforts to make agreements with downtown property owners for shared parking. Additionally, the city is encouraged to continue efforts to develop an app and incorporate signage downtown to identify and direct visitors to available parking. As new development occurs in downtown, there is further opportunity to share parking in new private lots or decks. The city should consider a text amendment to require a percentage of private parking in new, large mixed-use developments be made available for public use.

## **7** Support Downtown Business Growth

The intent of this policy is to support existing and new businesses so that they may thrive in downtown Tucker. The city recently completed an Economic Development Strategic Plan. Several recommendations and next steps came out of this process that the city is encouraged to pursue in order to support downtown businesses, including:

- Explore an Economic Development Incentive Ordinance.
- Create and maintain a Business Retention and Attraction (BRA) Program. This will include business target lists and will track metrics & trends and include dedicated outreach to small and historically disadvantaged businesses.
- Form a quarterly Tucker Business Working Group with a diverse array of strategic partners that will give feedback and provide ideas from the data collected during BRA efforts.
- Create a developer and broker outreach program which will include outreach target lists, creation of an annual business climate survey and report, quarterly or semi-annual informational events, site election assistance and developer research services.



# 7

- Create and implement the Tucker Economic Development Marketing and Branding Strategy including a “Tucker Pitch Kit,” marketing of quality of life investments, marketing of economic development success stories, and marketing of Tucker’s priority redevelopment areas and “nodes.”
- Identify and develop business assistance services including local, regional and statewide incentives, a “business roadmap” for permitting and licenses, a potential retail tenant support program, workforce development programs, and networking events.
- Investigate the creation of a Business Accelerator and Economic Gardening Pilot Program.
- Develop an Incentives Toolbox, including potential programs such as a Façade Grant and Revolving Loan Fund.
- Evaluate opportunities and support city efforts for Small Business Incubators and shared co-working space facilities.
- Investigate state and federal real estate incentive programs such as opportunity zones and brownfield programs.

Additionally, the city has created an entertainment district in downtown that permits and regulates open containers. It is recommended to continue to expand and market the entertainment district area to engage existing and future businesses.







## 02 IMPROVE TRANSPORTATION CONNECTIONS

We seek to overcome the challenge of physical separation and other consequences of auto-oriented land development by investing in the creation of a multi-use path system that connects Tucker neighborhoods to downtown, schools, the library, the recreation center, parks, and Atlanta’s regional trail network. A related priority is the remaking of the Lawrenceville Highway & Hugh Howell Corridor into an inviting transportation spine that recalls the feeling of traveling along a tree-lined road linking Tucker’s main commercial hubs: Northlake, downtown and Mountain Industrial.



### Goal Policies

1. Create a Citywide Multi-use Trail
2. Enhance All Major Corridors by Adding Sidewalks & Safer Roadway Crossings
3. Improve Lawrenceville Highway-Hugh Howell Road Corridor

# 1

## Create a Citywide Multi-use Trail

The intent of this goal is to continue citywide efforts to develop a comprehensive multi-use trail system. The city has accomplished major strides in this goal, including the completion of the 2019 Trail Master Plan and subsequent trail construction projects, including the downtown Trail. The constructed trails and planned trails are highly regarded by the community and the city is encouraged to continue to implement trail connectivity.

This plan recommends updating the existing Trail Master Plan to reflect completed trails and new alignments. The community continues to prioritize safe connections from surrounding neighborhoods to downtown Tucker, Tucker-Reid H. Cofer Library, Tucker Nature Preserve, Tucker Recreation Center, Kelley Cofer Park, Henderson Park, Stone Mountain Trail, Northlake, and Johns Homestead Park.

It is important to note that the City of Tucker does not control all roadways and will need to work with DeKalb County and other organizations and governmental agencies, such as the PATH Foundation, the Atlanta Regional Commission (ARC) and the Georgia Department of Transportation (GDOT) to build the system. Trails are recommended to be separated from the roadways, whenever possible, and be a minimum of 10 feet wide to accommodate a mix of pedestrian and bicycle traffic, as well as a people of all ages, including families with children.



*Figure 27: Tucker Tomorrow 2018 Comprehensive Plan Rendering of Proposed At-grade Crossing on Lawrenceville Hwy*



## 2 Enhance All Major Corridors by Adding Sidewalks & Safer Roadway Crossings

The intent of this policy is to improve safety for pedestrians and cyclists along the major corridors throughout the city, focusing on sidewalk infill and roadway crossings. Over the past five years, the city has made great strides in regard to this policy by completing the Trail Master Plan, the Transportation Master Plan, and the Freight Cluster Study. The city has also adopted zoning amendments, including the adoption of special zoning districts with streetscape standards and enhanced design standards and land uses within the Mountain Industrial area. Additionally, the city has completed intersection improvements at Lynburn Drive and Lawrenceville Highway.

Lawrenceville Highway and Hugh Howell Road are two of the largest corridors that extend through the city. They are the predominant corridors generating the greatest sense of concern from residents, in terms of appearance and safety for all modes of transportation. It is recommended to work with GDOT to conduct safety audits on these roadways, along with Lavista Road, to identify areas of pedestrian/cyclist concern/conflict and identify solutions to design these roadways in a manner that serves all users (vehicular, pedestrian, cyclist, wheelchairs).

A large portion of Lawrenceville Highway is currently being examined via the Lawrenceville Highway Code Study. It is recommended to utilize suggestions from this study to address pedestrian and cyclist safety concerns along Lawrenceville Highway. As a follow up to this study, it is recommended to develop concept designs for both Lawrenceville Highway and Hugh Howell Road to consider streetscape design, medians, landscaping, burying utilities, signage, etc. The Lawrenceville Highway Design Concept should extend from the western city limits to Hugh Howell Road. The Hugh Howell Design Concept should extend the length of the corridor from downtown to Mountain Industrial Boulevard.

The Juliette Road/Richardson Street Corridor is also an area of community concern due to lack of connectivity and poor streetscape design. The city is encouraged to continue efforts to better connect these streets and improve design to accommodate vehicular, pedestrian and cyclist movement. This area is also discussed in Goal 3 in regard to housing conditions.

The city has also begun planning for three beautification projects: the former Montreal Road Right-of-Way Beautification Project, the beautification at Lawrenceville Highway & I-285, and Fellowship Road at the CSX railroad crossing. These projects focus on enhancing the look and feel of these areas and providing improved pedestrian access, as appropriate.





# 2

To ensure cohesive design throughout the city, it is recommended for the city to amend zoning regulations to create more uniform sidewalk standards.

Sidewalk infill continues to be a city priority. The following are infill projects included in the work program to support this goal:

- Old Norcross Road; Cofer Library to Spring Glen Drive (west side)
- Hugh Howell Road; Cowan Road to Mountain Industrial Boulevard (north side)
- E Ponce de Leon Avenue; Idlewood Road to Orchard Park Apts (north side)
- Brockett Road; Lawrenceville Highway to Cooledge Road (west side gaps)
- Lawrenceville Highway; MARTA bus stop to Cowan Road (east/north side)
- Cooledge Road; Lawrenceville Highway to Cousins Way (east side)
- Mountain Industrial Boulevard; Hugh Howell Road to Lawrenceville Highway
- Montreal Road; Lavista Road to Lawrenceville Highway
- Idlewood Road; Elmdale Drive to E Ponce de Leon (west side)
- Fellowship Road; Idlewood Road to Lawrenceville Highway (east side)

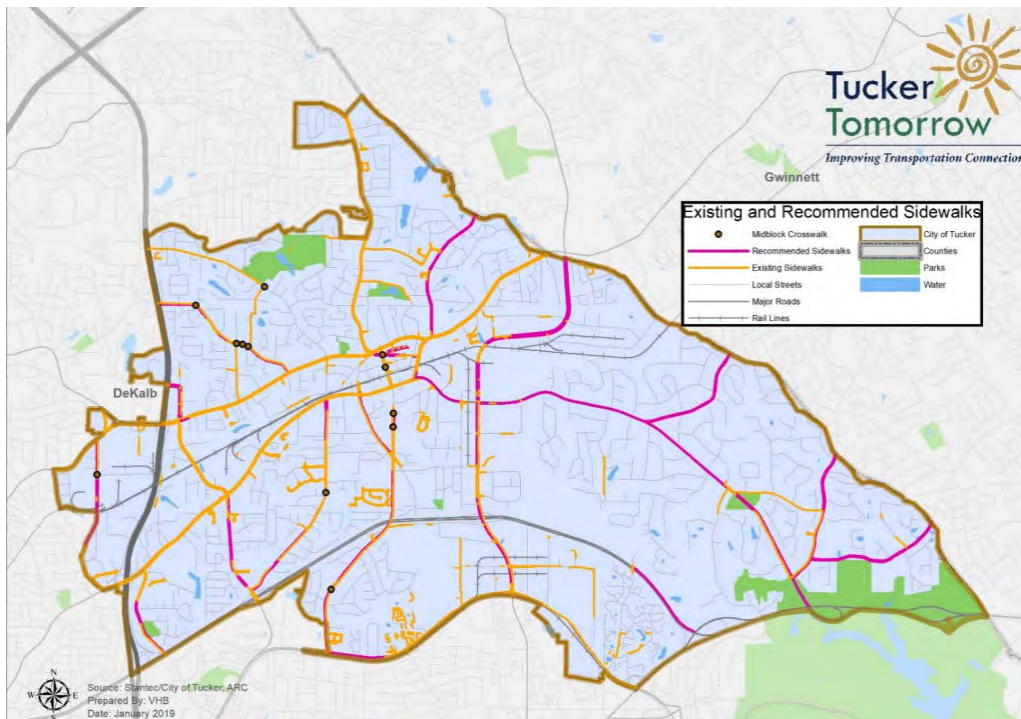


Figure 28:  
Tucker Strategic  
Transportation  
Master Plan,  
Existing &  
Recommended  
Sidewalks

# 3

## **Improve Lawrenceville Highway-Hugh Howell Road Corridor**

As stated previously, Lawrenceville Highway and Hugh Howell Road are of great community concern in terms of visual appearance and safety for all modes of transportation. These corridors are key gateways into and through the city, connecting neighborhoods to downtown, shopping destinations, and parks and recreation facilities – they are the heartbeat of the community, but not representative of the look, feel, or functionality that the community desires. The intent of this policy is to create more appealing corridors that better serve the Tucker community.

Streetscape design is a key recommendation to address the visual appearance of the Lawrenceville Highway and Hugh Howell Road Corridors. A large portion of Lawrenceville Highway is currently being studied as part of the Lawrenceville Highway Code Study. This study is identifying zoning recommendations to enhance the look and feel of this corridor, including the creation of a new special zoning district. As a follow up to this study, and in support of this policy, it is recommended to complete a design concept for Lawrenceville Highway, extending from the western city limits to Hugh Howell, that considers streetscape design, medians, landscaping, curb cut consolidation, burying utilities, signage, etc. Streetscape design can then be incorporated into the overlay district, as appropriate. A similar concept design study is recommended for Hugh Howell Road to extend from downtown to Mountain Industrial Boulevard. It should be noted that both Lawrenceville Highway and Mountain Industrial Boulevard are state routes which require GDOT approvals.

It is recommended to take into consideration the different land use characteristics of each roadway in the design concept studies, particularly the more residential feel on the eastern and western ends of the corridors and the more commercial central spine. Considerations for future redevelopment along this corridor should also be incorporated to ensure access to potential mixed-use redevelopment sites.

Streetscape design and elements for this corridor should also be incorporated into the City Standards Guidebook, as described in Goal 1.





## 03 PRESERVE & IMPROVE NEIGHBORHOODS

The preservation and enhancement of tree-lined neighborhoods is a high priority, along with the expansion of opportunities for households of all ages and income levels to remain in Tucker or move into our community.



### Goal Policies

1. Preserve and Enhance Suburban Neighborhoods
2. Focus on Maintaining Stability of Residential Uses in Face of Transportation Project
3. Direct New Housing Development to Major Activity Areas
4. Provide Livable, Safe and Affordable Housing
5. Provide Better Connections

# 1

## **Preserve and Enhance Suburban Neighborhoods**

The intent of this policy is to preserve and enhance the suburban character of Tucker's neighborhoods. The community feels a sense of pride in the unique housing stock (diversity of housing look and style); the nature, trees, and wildlife ingrained in the neighborhood character; the quiet, peaceful streets; and the community feel.

To support the preservation and enhancement of Tucker's neighborhoods, several beautification items are recommended. First it should be noted that trees shall be preserved when feasible and new trees shall be planted throughout new developments to ensure the overall canopy is maintained over time. Several small area studies are recommended at major gateways into the city. These studies, focused on enhancing neighborhood gateways, provide an opportunity to continue highlighting the unique neighborhood characters while enhancing the look and feel of the neighborhood entrances. In conjunction, the previously mentioned City Standards Guidebook can help identify appropriate signage, landscaping, and other gateway elements to keep the design cohesive to the larger community, while still giving leeway to emphasize the uniqueness of each neighborhood.

Of special interest to the community is the preservation of the Peters Park neighborhood, a historic African American community, located between Elmdale Drive, Tucker Industrial Road, and Herbert Drive. This community is surrounded by industrial land uses, and it is recommended to strengthen zoning regulations and standards in the area to prevent further industrial encroachment.

Code enforcement recommendations are also provided in this document, primarily to ensure commercial properties adjacent to residential remain good neighbors and to ensure blight does not occur within the community. The city should continue to use code enforcement staff to promote and maintain safe and desirable living and working environments through compliance with city ordinances. This includes educational outreach and exploring possible assistance programs that can help elderly or low-income homeowners with necessary repairs.



## 2

### **Focus on Maintaining Stability of Residential Uses in Face of Transportation Projects**

This policy remains as is, from the 2018 Comprehensive Plan, as it is still important to ensure that any future road improvement projects do not destabilize the character of housing along the respective roadway corridor. Likewise, in considering redevelopment proposals, projects that will result in isolated, residentially developed single-family “out parcels”, should be carefully evaluated with thought towards the future viability of the respective out parcel as an isolated single-family residential use. Some of these locations, particularly those close to downtown Tucker, could be suitable for townhome development with limits on the number of curb cuts and the incorporation of vegetative buffering abutting any existing single-family residential uses.

## 3

### **Direct New Housing Development to Major Activity Areas**

This policy aims to identify appropriate locations for new and more diverse housing types in an effort to maintain the character of existing single-family neighborhoods. Specifically, the intent is to direct new, higher density housing and mixed-use development to downtown, Northlake, and along key corridors such as Lawrenceville Highway and Hugh Howell Road where higher density housing can make redevelopment of underutilized large parcels more economically viable.

Further study of Northlake Mall and surrounding properties is recommended to determine viable opportunities for redevelopment into mixed-use developments that support a variety of housing types.

Building height and density allowances will be key to attracting higher density, mixed-use development to these areas. Zoning text amendments are recommended to appropriately provide these allowances. Consider a text amendment to increase density for mixed-use development and, as listed in Goal 1, update maximum building heights in the properties surrounding downtown.

Additionally, it is recommended to incorporate identified sites and findings from the downtown and Northlake studies into marketing efforts to attract brokers and developers to these desirable redevelopment sites.

# 4

## **Provide Livable, Safe and Affordable Housing**

The intent of this policy is to ensure Tucker provides a diversity of quality housing typologies at a variety of price points. This includes housing options for young people, families, and seniors. The standard for affordable housing options should be high-quality, livable, and safe units. Older apartments that are affordable by nature should be set to a high standard of maintenance to ensure they provide quality living environments. New affordable housing units are encouraged to be incorporated into market rate developments, creating mixed-income communities, and minimizing pockets of poverty. Consider incentive programs to encourage mixed-income development.

Of particular concern is the Juliette-Richardson Corridor and the naturally occurring affordable housing complexes in this neighborhood. This area receives multiple code enforcement violations and has high crime rates. As mentioned in Goal 2, the city is investing in street improvements in this corridor to address safety. Similarly, the city is encouraged to continue efforts to improve the multi-family livability and safety of this neighborhood.

# 5

## **Provide Better Connectivity**

As identified in Goal 2, connecting Tucker's neighborhoods to downtown, parks and recreation, and other amenities, will continue to enhance the livability of Tucker.

As new development occurs, it is recommended to encourage developers to incorporate park amenities, such as pocket parks, within new development and link these spaces to the surrounding neighborhoods and the larger park system with trail connectivity. The city should update open space requirements within zoning regulations.

The city is encouraged to continue sidewalk infill and trail initiatives as highlighted in Goal 2, to continue to connect the community.





## 04 STRENGTHEN RECREATIONAL & COMMUNITY RESOURCES

It is important that the city’s open space and recreational infrastructure become a unified network. This includes enhancing and creating opportunities for people of all ages, abilities and interests to experience Tucker’s recreational, historic, art and cultural resources, while preserving and enhancing the quality of the natural environment.



## Goal Policies

1. Use the City of Tucker Comprehensive Parks & Recreation Master Plan as a Guide
2. Manage Parks as a Unified System
3. Address Deferred Maintenance
4. Approach Johns Homestead Park as a Regional Recreational Resource
5. Expand and Enhance Tucker's Recreational and Natural Environment
6. Explore Renovation and Expansion of the Recreation Center
7. Enhance Tucker's Visual Character
8. Expand and Engage the Arts

# 1

## Use the City of Tucker Comprehensive Parks & Recreation Master Plan as a Guide

The City of Tucker Comprehensive Parks & Recreation Master Plan was completed in 2019 and has been a guiding document for the city to enhance the city's beautiful park system. As the city has acquired additional park space since the master plan was completed, it is recommended for the city to update the Parks Master Plan.

Additional priority items that are a result of the Parks Master Plan and new acquisitions include:

- Design and build a downtown park to create a center for events and activities. This park space is currently under design.
- Renovate and upgrade parks, park facilities and ballfields to help develop safe play and activity centers.
- Initiate a process to identify possible additional recreation center/facilities to accommodate growth of programs and athletic participation.
- Expand and upgrade park trails, bridges, boardwalks and access points to improve hiking experiences in the parks.
- Expand and improve parking and access to parks.



## **2 Manage Parks as a Unified System**

It is recommended to continue to ensure the parks are managed as a cohesive system. This means recreational offerings, programming, and park amenities should be diverse and complementary of each other to address the city's needs.

As part of the overall management and messaging of the park system, it is recommended that park signage & marketing, amenities, and programming be streamlined in communication efforts, particularly on the website and mobile applications. Consider a system-wide map that highlights each park's amenities and shares programming. This will provide Tucker residents with the resources to be more knowledgeable about the parks and park happenings.

Additionally, it is recommended to create a city-wide leash law.

## **3 Address Deferred Maintenance**

As identified in the 2019 Parks Plan and the recommended update, the city is encouraged to continue to address deferred maintenance issues throughout the park system.

## **4 Approach Johns Homestead Park as a Regional Recreational Resource**

The intent of this policy is to continue to invest in the Johns Homestead Park property, a historic 1800s former farm and homestead. It is recommended to continue efforts to repurpose the homestead in a manner that stabilizes and rehabilitates the historic structures.

# 5

## **Expand and Enhance Tucker’s Recreational and Natural Environment**

The intent of this policy is to enhance Tucker’s recreational resources and protect the natural environment. The city has accomplished several items in support of this policy over the past five years, including adopting native tree requirements into the downtown and Northlake Special Zoning Districts and successfully completing the Tree Canopy Study.

The city is encouraged to continue to support efforts to incorporate native species into the environment, including identifying opportunities to incorporate additional pollinator gardens and orchards. Pollinator gardens, orchards, among many other park enhancements have been successful, in large part due to the incredible, invested Friends of Tucker Parks volunteers. The city is encouraged to continue to support these organizations to continue to incorporate sustainable standards, programs and activities.

To continue sustainability efforts, and with the design and construction of the City Hall Complex on the horizon, it is recommended that the city consider adopting sustainability standards for constructing or renovating city facilities.

# 6

## **Explore Renovation and Expansion of the Recreation Center**

As part of the 2019 Parks Master Plan, a feasibility study of the Tucker Recreation Center was completed. This study evaluated potential improvements to enhance and grow the recreation center. It is still a top community priority to see the renovation and enhancement of this community resource.

It is recommended that the city continue efforts to improve the Tucker Recreation Center and grounds to better utilize the property. Consider, in the near-term, incorporation of pickleball courts and parking, and consider actions such as investing in gymnastics, more programming and increased capacity of the facility as longer term projects.

## 7 Enhance Tucker's Visual Character

The intent of this policy is to enhance the city's visual character of the built environment. This includes utilizing zoning to regulate building heights, materials, signage and other building aspects, as well as public art.

To further support this policy, the city is recommended to develop a City Standards Guidebook, as described in Goal 1.



## 8 Expand and Engage the Arts

The intent of this goal is to grow the arts in the City of Tucker. With the first public art mural in progress and strong community support for the arts, it is recommended that the city develop an Arts & Culture Master Plan to identify arts priorities and funding opportunities. Within this plan, consider large investments, such as an arts center (or improvements to the Recreation Center to accommodate more arts), a performing arts venue, an amphitheater, as well as more incremental arts, such as public art, programming, galleries, and music venues.

In tandem, it is recommended to create a public art ordinance for downtown Tucker.









## 05 BOLSTER ECONOMIC BASE

A key goal is to attract residents and businesses who will thrive and contribute to the Tucker community for their entire lives. This means capitalizing on Tucker's location within the economically-dynamic Atlanta region to attract future commercial growth to our primary job centers of the Mountain Industrial Area, Northlake Commercial Center, Lawrenceville Medical Area and downtown Tucker.



## Goal Policies

1. Repurpose Underutilized Commercial Development for Mixed-use Development
2. Establish Economic Development Function to Retain and Recruit Businesses
3. Collaborate with Northlake Area Owners
4. Promote Adaptive Reuse and Infill Development in Office Park at Northlake
5. Fulfill the Vision of the Tucker-Northlake Livable Centers Initiative
6. Leverage Region's Growing Healthcare Activity at Lawrenceville Medical Area and identify medical-related and mixed-use opportunities at this node
7. Preserve and Expand Tucker's Industrial Employment Base
8. Actively Market and Recruit New Manufacturing, Professional Services, and Healthcare
9. Implement Gateway Corridor Improvements to Enhance Appeal of Major Corridors Throughout the City
10. Promote downtown as the City's Primary Civic, Cultural and Mixed-use Center

### **1 Repurpose Underutilized Commercial Development for Mixed-use Development**

The intent of this policy is to support redevelopment of single-story, single-use commercial properties into mixed-use development, primarily in downtown, the Northlake area, and along Lawrenceville Highway and Hugh Howell Road. As property values rise in these key areas of Tucker, mixed-use, higher density development is the most viable economic option to encourage redevelopment of under-utilized parcels.

As described in Goal 3, further study of Northlake Mall and surrounding properties is recommended to determine viable opportunities for redevelopment into mixed-use developments.

Similarly, building height and density allowances will be key to attracting higher density, mixed-use development to these areas. Consider a text amendment to increase density for mixed-use development and, as listed in Goal 1, update maximum building heights in the properties surrounding downtown.



**1** Additionally, it is recommended to incorporate identified sites and findings from the downtown and Northlake studies into marketing efforts to attract brokers and developers to these desirable redevelopment sites.



**2 Establish Economic Development Function to Retain and Recruit Businesses**

This policy aims to establish a Tucker operated function and methodology for retaining and recruiting businesses. The city has established an Economic Development Department (EDD) and Downtown Development Authority (DDA), both of whom are working together to address this policy. Other accomplishments in support of this goal include:

- The city hosts regular meetings with state and regional economic development partners
- Tucker Downtown Development Authority has completed a Tax Abatement Policy
- Developed marketing materials highlighting Tucker’s assets and incorporated this material into the webpage
- Held the first Business Resource Expo in April 2023.



## 2

Specifically, the EDD and DDA are:

- Increasing EDD capacity by establishing yearly performance benchmarks and priority goals which will be tracked for progress and completion via software and quarterly reporting
- Exploring an Economic Development Incentive Ordinance
- Creating and maintain a Business Retention and Attraction (BRA) Program which will include business target lists and will track metrics and trends and include dedicated outreach to small and historically disadvantaged businesses
- Forming a quarterly Tucker Business Working Group with a diverse array of strategic partners that will give feedback and provide ideas from the data collected during BRA efforts
- Creating a developer and broker outreach program which will include an outreach target list, creation of an annual business climate survey and report, quarterly or semi-annual informational events, site election assistance and developer research services



## 2

- Facilitating the implementation of economic development aspects of all current and future city plans
- Creating and implementing the Tucker Economic Development Marketing and Branding Strategy, including a “Tucker Pitch Kit,” marketing of quality-of-life investments, marketing of economic development success stories, and marketing of Tucker’s priority redevelopment areas and “nodes”
- Identifying and developing business assistance services including local, regional and statewide incentives, a “business roadmap” for permitting and licenses, a potential retail tenant support program, workforce development programs, and networking events
- Investigating the creation of a Business Accelerator and Economic Gardening Pilot Program
- Exploring the formation of a property repositioning program
- Formalizing DDA – City of Tucker Economic Development Department collaboration through quarterly or monthly internal meetings and the establishment of DDA performance metrics which will be monitored and reported
- Developing an Incentives Toolbox including potential programs such as a Façade Grant and Revolving Loan Fund
- Developing a Land Acquisition Strategy
- Evaluating opportunities and support city efforts for Small Business Incubators and shared co-working space facilities
- Investigating state and federal real estate incentive programs such as opportunity zones and brownfield programs

## 3

### **Collaborate with Northlake Area Owners**

The intent of this policy is to encourage the city to continue communication and support of Northlake Mall and surrounding property owners to redevelop and revitalize. The Northlake area has several large, under-utilized properties that, if redeveloped, could have a large economic impact on the Tucker community.

As listed in Goal 3, it is recommended to pursue a master plan for Northlake Mall and surrounding properties to encourage redevelopment.

In support of this opportunity are actions listed in the above policy 2 and activities of the EDD and DDA.

## **4 Promote Adaptive Reuse and Infill Development in Office Park at Northlake**

Traditional office park development has been trending downward in the market for years. With the negative impact of the COVID-19 pandemic on the office market, it is important to consider the future of office parks in the city. This policy encourages infill development within office parks to create mixed-use environments, including housing, retail and restaurants.

The city has supported this policy in the Northlake Special Zoning Districts, which support a mix of uses in under-performing office parks.

As listed above, consider increased density allowances in Northlake to support this policy.

Incorporate under-performing office parks into the EDD and DDA efforts, as listed previously.

## **5 Fulfill the Vision of the Tucker-Northlake Livable Centers Initiative**

The Tucker-Northlake Community Improvement District (CID) has been an integral part of the success of the City of Tucker, beginning with planning efforts and investment prior to the city's incorporation. Now that the city is established, it is recommended for the city to consider taking ownership of the Livable Centers Initiative (LCI) process to lead subsequent LCI Master Plan efforts and to continue the great work laid out by the Tucker-Northlake CID.

## **6 Leverage the Region's Growing Healthcare Activity at Lawrenceville Medical Area & Identify Medical-Related and Mixed-use Opportunities at this Node**

The intent of this policy is to support and grow the medical node at Lawrenceville Highway and I-285. The city is encouraged to work with Emory Health to focus on expanding its existing healthcare cluster to include additional medical offices and ancillary activities. Ancillary & support services beyond healthcare are also encouraged at this node to make it more attractive to potential tenants and users in order to create an active and vibrant mixed-use district. Housing should also be considered at this node, in particular senior housing and/or Continuing Care Retirement Communities, who benefit from close access to medical facilities.

The EDD and DDA are encouraged to incorporate the Lawrenceville Medical Area into actions listed in policy 2.





## **7** Preserve and Expand Tucker’s Industrial Employment Base

The Mountain Industrial area is a valuable tax revenue generator and job center for the city. It is important to the overall economic health of the city to preserve this land use and encourage growth within this sector. It should be noted that several industrial properties in the area have become functionally obsolete and cannot compete for current industrial space demand. The city is encouraged to work with property owners to assist in expanding business growth and upgrading facilities.

The EDD and DDA are encouraged to incorporate the Mountain Industrial area to actions listed in policy 2.

# 8

## **Actively Market and Recruit New Manufacturing, Professional Services & Healthcare**

The Tucker Economic Development Strategic Plan identified new manufacturing, professional services, and healthcare as the primary markets for the city to pursue. The EDD and DDA are encouraged to incorporate these markets into the efforts listed in policy 2.

# 9

## **Implement Gateway Corridor Improvements to Enhance Appeal of Major Corridors Throughout the City**

Improve the aesthetic of gateway corridors, particularly Lawrenceville Highway and Hugh Howell Road, to enhance the appeal of these corridors for economic growth. The Lawrenceville Highway and Hugh Howell Road Concept Design studies, as described in Goal 2, support this policy item, as does the City Standards Design Guidebook described in Goal 1.

# 10

## **Promote Downtown as the City's Primary Civic, Cultural & Mixed-use Center**

Goal 1 identifies specific goals and policies in support of a thriving downtown Tucker. This policy, in relation to economic development, establishes downtown as a civic heart of Tucker and requests inclusion and promotion of downtown in this light in all marketing and branding materials.



A photograph of a forest stream flowing over large, mossy rocks. The water is clear and cascades over several rock ledges. The surrounding forest is lush with green foliage and trees. The overall scene is serene and natural.

**PLAN  
IMPLEMENTATION  
& COMMUNITY  
WORK PROGRAM**

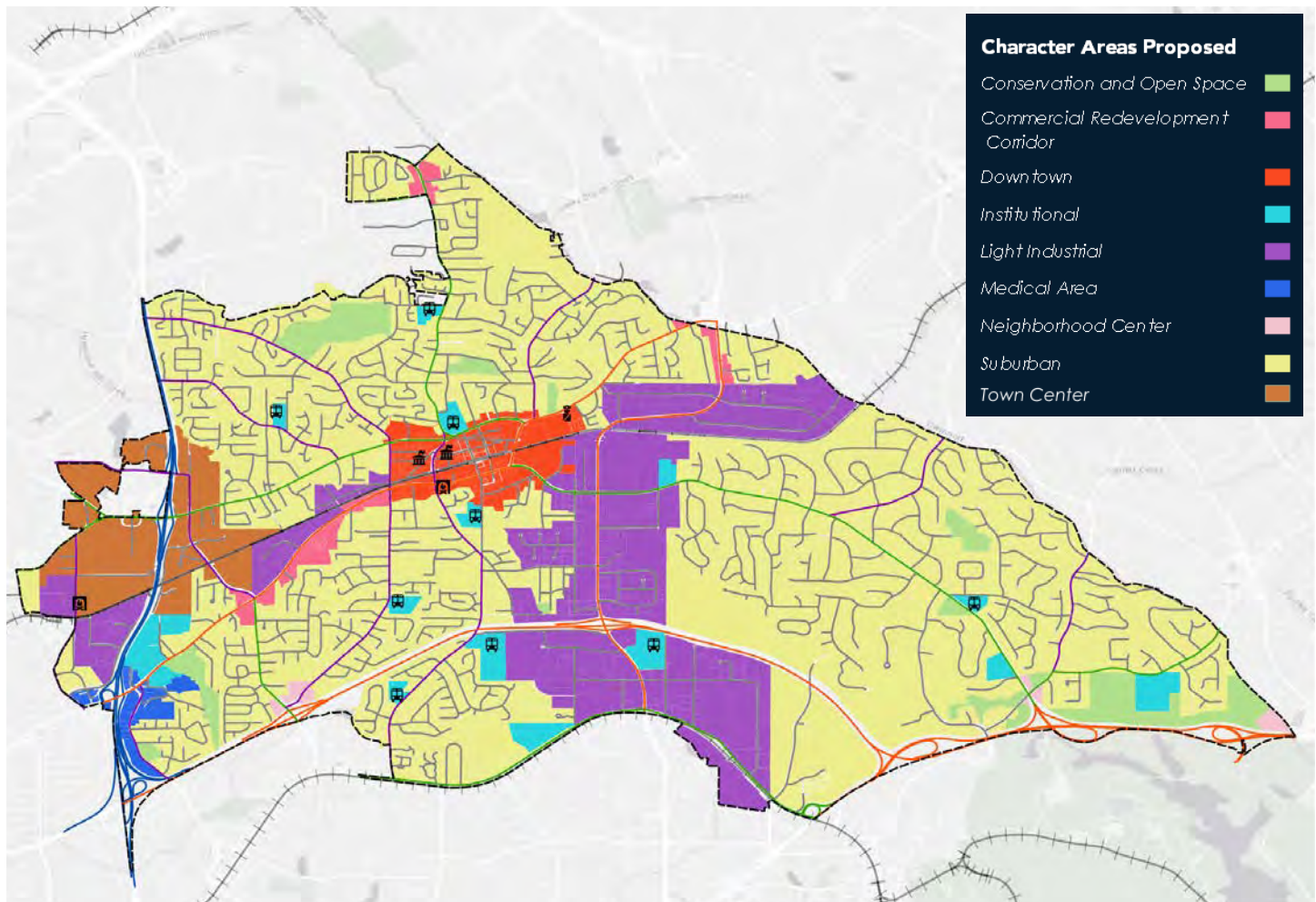


# PLAN IMPLEMENTATION & COMMUNITY WORK PROGRAM

The Tucker Tomorrow plan places a strong emphasis on Land Use as a crucial element. The community's vision for future development is established and clarified through the Future Land Use Map, Character Area Map, and associated policies. The Future Land Use Map serves as a guiding document for staff to develop recommendations for rezoning applications and as a framework to guide future development decisions made by the Mayor and City Council. The city's zoning and development regulations are tools used to implement the land use plan. The Future Land Use Map identifies the desired future use of land and the development vision of the community, while the Character Area Map provides more detailed planning guidance for specific geographic areas. Policies are also in place to guide future actions and decisions in a manner that implements the plan. The city's Zoning Ordinance includes a table showing the character areas and permitted zoning districts, corresponding to the land use categories on the Future Land Use Map.

The plan's goals, target areas for redevelopment, and future land use plan are heavily influenced by the feedback received from the community during the planning process. With very few undeveloped parcels remaining, almost all of Tucker's future development will be redevelopment. The city's desired growth and development locations and methods are central to the Future Land Use Map, Character Area Map, and associated policies.

## CHARACTER AREA MAP & FUTURE LAND USE MAP



## CHARACTER AREAS

Character areas are a key component of the Comprehensive Plan process as they provide a clear framework for land development and zoning decision making. As per the Georgia Department of Community Affairs (DCA), character areas are specific geographic regions with unique characteristics that need preservation, enhancement, or intentional guidance for future development. These areas may also require special attention due to distinct development issues. The significance of character areas lies in expressing plan recommendations in terms of how residents experience changes in their locality. The DCA recognizes that character area plans are advantageous as they can engage people and address issues on a more personal scale.

The following section provides an updated Character Area map and associated descriptions. Land use descriptions remain the same from the 2018 Comprehensive Plan, with the exception of the addition of the Town Center character area - which is defined similarly to DeKalb County's definition. Refer to the Appendix for a larger print version of the Character Area Map.

## CHARACTER AREA DESCRIPTIONS

While the character area descriptions that follow reflect the unique qualities of Tucker, they also align with model character area descriptions and related guidance provided by the Georgia Department of Community Affairs. Each description includes an explanation of the area's predominant characteristics and development strategy.

### SUBURBAN

Tucker is a city of suburban neighborhoods. Viewed by the community to be one of Tucker's most cherished assets, its neighborhoods are made up of a healthy housing stock consisting of a range of types and price points.

As the city is largely built out, there are relatively few undeveloped residential parcels. Housing types include both single-family homes and multi-unit dwellings. The most common form of housing is the single-family home (nearly 70% of housing units). These range from small cottages to estate homes.

The urban geography of Tucker falls well within the suburban category, with little or no transit, a high-to-moderate degree of building separation, scattered civic buildings and open spaces, and varied street patterns that often include curvilinear roadways.

#### Primary Land Uses

- Single-family residential
- Townhomes
- Lower density multi-family uses
- Institutional uses such as places of worship and schools

#### Development Strategy

There is significant community support for preserving the suburban character of Tucker's residential neighborhoods. Strategy elements include:



## SUBURBAN (continued)

- Ensuring that the expansion or improvement of single-family homes within Tucker's existing neighborhoods are compatible with the existing housing stock in terms of building height, footprint and massing, particularly as viewed from the street.
- Preserving the character of single-family neighborhoods by preventing the encroachment of higher density residential development and non-residential uses within existing neighborhoods.
- Giving special care to managing land use transitions along the periphery of residential neighborhoods to ensure that new development does not diminish the character of existing neighborhoods.
- Given the small number of remaining vacant land available for development, directing new housing to high activity areas, such as the Northlake area, downtown, and neighborhood centers.
- Enhancing the quality of residential neighborhoods by adding traffic calming improvements, sidewalks, and increased street interconnections to improve walk-ability within existing neighborhoods.

### Design Considerations

- In the majority of the suburban character areas, which feature more traditional development patterns, up to 4 units per acre may be allowed.
- However, along some major corridors, in areas of commercial development or with the redevelopment of existing multi-family developments up to 6 units per acre may be allowed.
- Higher density developments should incorporate suburban aesthetic of increased greenspace, such as cottage and courtyard developments with large greens and an expanse of open and natural spaces.
- Incorporate transitions from more intense densities and uses to existing residential uses
- Incorporate design features, such as greater setbacks, buffers, landscape treatment and height-plane considerations, to mitigate any impacts on adjacent residential properties
- Manage massing and bulk of infill development to ensure new development retains an architecturally pleasing relationship to existing residential development, taking into consideration the smaller footprints and total square footage of existing housing stock
- Incorporate traffic calming improvements, sidewalks, and increased inter-parcel connections to improve vehicular access and walkability
- Discourage clear-cutting for infill development to maintain mature canopy as building envelopes and overall square footage increase

## DOWNTOWN

The salmon color in the center of the map shows downtown with its mix of shops and stores, small office buildings, single-family homes and denser housing, churches, and civic buildings.

### Primary Land Uses

- Single-family residential
- Townhomes
- Lower density multi-family including apartments and condominiums
- Senior living, mixed-generation development
- Retail and service commercial uses
- Office
- Vertical mixed-use incorporating live/work/shop uses
- Incubator start-ups and shared tenant spaces
- Civic Uses, including cultural facilities and institutional uses such as places of worship and schools

### Development Strategy

There is strong public interest in making downtown a place where more development is encouraged, specifically a relatively high-density mix of retail, office, services, and employment. Strategy elements include:

- Locating higher density housing options adjacent to the center, targeted to a broad range of income levels, including multi-family townhomes and housing.
- Enhancing downtown as city's primary civic center by establishing a permanent City Hall that includes a complementary outdoor park to serve as a venue for civic, art and cultural activities.
- Encouraging new development and redevelopment that: (1) preserves downtown's special small-town qualities, (2) keeps Main Street wide and open, (3) is designed to complement the size and style of Tucker's older buildings.
- Preserving the wide and open quality of Main Street by limiting building heights along the street to no more than two stories.
- Encouraging greater density across the rest of downtown, including allowances for zero-lot line development for both commercial and residential uses. Of significant benefit to the pedestrian experience, zero-lot line development allows businesses to construct buildings with storefront windows along the sidewalk.



## DOWNTOWN (continued)

- Implementing streetscape designs that are highly pedestrian-oriented, with strong, walkable connections between different uses.
- Clearly defining road edges by locating buildings at roadside with parking in the rear.
- Making connections to greenspace and trail networks that link to neighborhoods, parks, health facilities, commercial clusters, and civic destinations, such as schools and libraries.

### Design Considerations

- Limit building heights along Main Street.
- Transform parking – consolidate, share and improve parking; reduce or eliminate parking minimums.
- Promote walkability with design elements that privilege pedestrian and bicyclist over the automobile and incentivize new walkway connectivity.
- Encourage buildings be located closer to street frontage and require parking in the rear.



## NEIGHBORHOOD CENTER

Neighborhood Centers include a mix of retail, services, and offices to serve neighborhood residents' day-to-day needs.

### Primary Land Uses

- Retail & service commercial
- Office
- Public & civic facilities
- Institutional uses

### Development Strategy

- Designing pedestrian-oriented centers, with strong, walkable connections between different uses.
- Improving roadways within and leading to neighborhood centers to include sidewalks and other pedestrian-friendly trail and bike routes linking to neighborhood amenities, such as libraries, neighborhood centers, health facilities, parks, and schools
- Clearly defining road edges by locating buildings at roadside with parking in the rear. Connections to the greenspace and trail networks should be included





## LIGHT INDUSTRIAL

Purple represents areas of light industrial development. These areas are largely dedicated to low-intensity manufacturing, wholesale trade, and distribution activities that do not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisances.

There are three major light industrial character areas in Tucker. A relatively small area is located on the south side of the Northlake commercial district and benefits from its proximity to I-285. A second such area lies between Northlake and downtown adjacent to both Lawrenceville Highway and the CSX rail line. The largest of the three light industrial character areas borders both sides of Mountain Industrial Boulevard, extending to the north in the area of North Royal Atlanta Drive and to the south to Ponce de Leon Avenue.

### Primary Land Uses

- Light industrial uses
- Manufacturing
- Warehouse/distribution
- Wholesale/trade
- Automotive uses
- Accessory commercial

### Development Strategy

The development strategy for industrial areas includes:

- Supporting the redevelopment or establishment of new compatible commercial land uses within these character areas so that they grow as both local and regional generators of jobs.
- Installing landscaping and other design measures to soften or shield views of buildings and parking lots, and loading docks.
- Encouraging the location of biomedical businesses; wineries, micro-breweries and distilleries, with tours and tasting rooms; entertainment/recreation (for example, climbing gym); and live/work spaces in the Mountain Industrial area
- Actively recruit market and recruit biomedical businesses to the Mountain Industrial area

### Development Considerations

- Continuing the implementation of corridor improvements to enhance the visual appeal of the industrial areas
- Create deep landscaped buffered edge on the north side of Gateway Corridor within the Mountain Industrial area
- Installing landscaping and other design measures to soften or shield views of buildings and parking lots, and loading docks
- Incorporate multi-use paths that connect to nearby networks of greenspace or trails



## MEDICAL AREA

An area of dark blue is located at the intersection of Lawrenceville Highway and I-285. It denotes the Lawrenceville Highway “Medical Area” and includes a regional orthopedic hospital and a small number of medically-related clinics and offices.

### Primary Land Uses

- Hospital, medical office and limited laboratory uses
- Limited service business-class hotel
- Retail and service commercial including casual and sit-down dining
- Townhomes and other housing for medical staff
- Continuing Care Retirement Community housing
- Biomedical companies and technical training facilities

### Development Strategy

As this character area is not currently referenced in the City’s Zoning Ordinance, the Medical Area shall follow the development standards of the Neighborhood Center character area. The Medical Area development strategy includes:

- Expanding the area as a healthcare cluster with medical offices and ancillary activities by encouraging future medically-related development that benefits from proximity to the existing medical uses and I-285.
- Identifying other medically-related activities, possibly including a retirement community and housing targeted to healthcare staffing.
- Encouraging general highway-related commercial and mixed-use activities that serve the existing medical uses, including limited-service business-class hotel and casual and sit-down dining.
- Allowing higher densities and taller buildings within the Medical Area due to its potential role as a major activity node with access to I-285.
- Designing the area’s streetscape to be highly pedestrian oriented, with strong, walkable connections, including improving route operations, stops, and shelters.

### Development Considerations

- Externally and street-oriented campuses focused on transit options and connectivity to nearby neighborhoods and residential developments
- Higher densities and taller buildings closer to I-285
- Highly pedestrian oriented streetscape with strong, walkable connections

## COMMERCIAL REDEVELOPMENT CORRIDOR

The lighter-salmon colored area is located along the southern side of the Lawrenceville Highway east of downtown, Mountain Industrial Boulevard, and Chamblee Tucker Road. The area can be characterized as predominately strip-style development, including vacant or under-utilized commercial properties. There are numerous shallow lots, with few larger parcels. The relatively large number of businesses have produced a high density of curb cuts and frequency of vehicular traffic entering and exiting parcels. The area is in need of aesthetic and functional improvements.

### Primary Land Uses

- Retail, service commercial
- Office
- Townhomes
- Mixed-use commercial with ancillary residential or office uses

### Development Strategy

This area is a prime candidate for redevelopment pursuant to a strategy that includes:

- Enhancing the mix of uses and the overall visual quality of the corridor.
- Building new commercial structures at the street front, using a portion of oversized parking lots and creating a shopping “square” around a smaller internal parking lot.
- Upgrading the appearance of existing older commercial buildings with facade improvements, new architectural elements or awnings.
- Reconfiguring the parking lot and circulation routes for automobiles.
- Providing pedestrian and bicycling amenities, including sidewalks and crosswalks.
- Adding landscaping, implementing enhanced signage standards and other appearance enhancements, such as trees in parking lots to provide shade and help reduce storm water runoff.
- Redesign and repurpose larger lots by enacting mixed-use zoning, establishing zero lot line setbacks and incentivizing the integration of open spaces.
- Redevelop under-performing shopping centers as vertical, mixed-use, live-work-shop venues with new commercial structures at the street front, using a portion of oversized parking lots and creating a shopping “square” around a smaller internal parking lot.
- New multi-family development should occur only as redevelopment on parcels that are currently developed with multi-family housing.
- Capitalize on opportunities to purchase low-performing businesses located on the north side of the Lawrenceville Highway corridor..
- Incentivize the re-purposing and redesign of existing large expanse of parking to establish buildings at street front and reduced visible parking.

## COMMERCIAL REDEVELOPMENT CORRIDOR (continued)

### Development Considerations

- Implement a tree-lined corridor along Lawrenceville Highway, Mountain Industrial Boulevard and Chamblee Tucker Road
- Encourage inter-parcel access and reduce the total number of curb cuts
- Encourage reduced parking
- Encourage the development of new Neighborhood Centers

## INSTITUTIONAL

The light blue areas denote areas primarily dedicated to institutional activities, such as public schools, police and fire facilities and cemeteries

## CONSERVATION, OPEN SPACE & TRAILS

The light green areas represent parks and open spaces. Solid green lines indicate a proposed network of multi-use trails that link Tucker's major parks and open spaces with downtown, as well as with neighborhoods, schools, Tucker Recreation Center, and the Tucker-Reid H. Cofer Library. The dashed green lines represent locations for roadway improvements, such as sidewalks and safety at improvements at intersections and crossings.





## TOWN CENTER

**Town Center Character Area will be a new category for the City of Tucker. The following is the Town Center definition according to DeKalb County:**

The intent of the Town Center is to promote the concentration of higher intensity residential and commercial uses, which serve several communities surrounding the center, in order to reduce automobile travel, promote walkability and increased transit usage. The areas act as a focal point for several neighborhoods with moderate densities and a variety of activities such as retail, commercial, professional office, housing, and public open space that are all easily accessible by pedestrians. Town Centers are typically smaller in size and scale than Regional Centers and have a character similar to Neighborhood Centers, but at a larger scale. Additional density beyond the identified baseline may be allowed if there is an adopted small area plan for the activity center that is no more than 10 years old. At a minimum, the small area plan should include a process to engage nearby residents and stakeholders, identify where core, intermediate, and edge areas are located and include additional detail on the location of heights and densities that will allow for appropriate transitions to any adjacent, stable, single-family neighborhoods.

### Primary Land Uses

- Townhomes
- Higher density multi-family including apartments and condominiums
- Retail and service commercial
- Office
- Entertainment and cultural facilities
- Public and private recreational uses

### Development Strategy

As Northlake is mostly developed, these strategies focus on redeveloping and retrofitting the area to include more residential uses, to “right-size” the amount of commercial space to meet expected demand and to enhance walkability. Strategies include:

- Encouraging relatively high-density mix of retail, office, services, and employment to serve a regional market area
- Developing a diverse mix of higher-density housing types, including multi-family townhomes, apartments, lofts, and condominiums, including affordable and workforce housing.
- Designing the area’s streetscapes to be pedestrian-oriented, with strong, walkable connections, including improved MARTA transit connections including improving route operations, stops and shelters.
- Making connections to nearby networks of greenspace or trails, available to pedestrians, bicyclists for both recreation and transportation purposes.



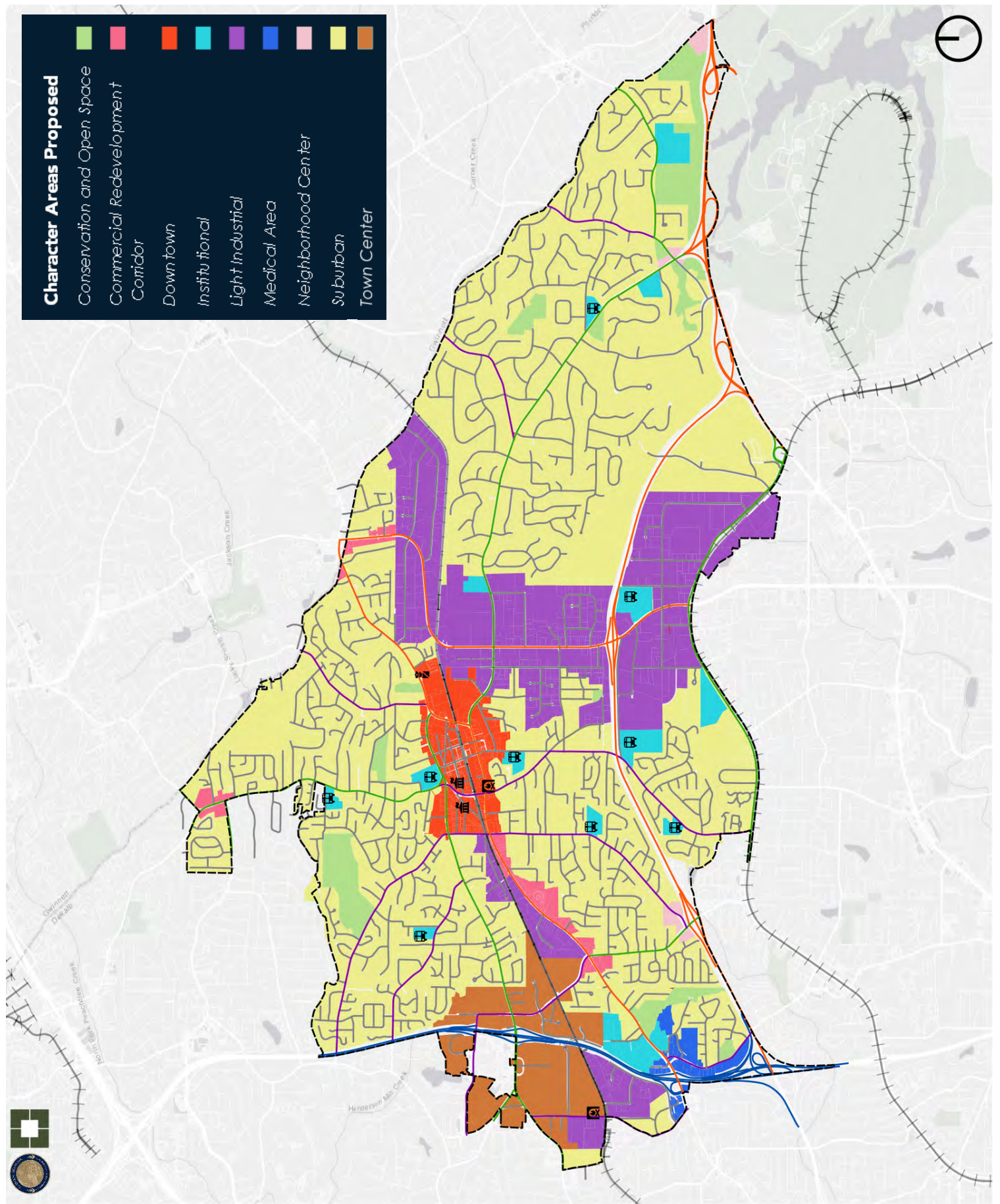
## TOWN CENTER (continued)

### Design Considerations

- Allow a mix of townhomes and higher density residential uses, with higher densities allowed for projects that provide bonus eligible elements and features
- Encourage better connectivity within the Northlake area, for automobiles, bicyclists and pedestrians
- Promote the integration of pedestrian and bicycle enhancements into all investments in this area, designing streetscapes to be pedestrian-oriented, with strong, walkable connections
- Encourage “interior” walkway paths through existing parking lots and commercial frontages to create safer, inviting environment away from congested, primary thoroughfares
- Require connections to nearby networks of greenspace or trails, available to pedestrians and bicyclists for both recreation and transportation purposes











## COMMUNITY WORK PROGRAM

A Community Work Program outlines steps which need to be taken to ensure that a community’s comprehensive plan is effective and successful. It includes the goals of the plan, the strategies and tactics that will be used to achieve those goals, the timeline for implementation, the roles and responsibilities of the stakeholders, and the resources and funding that will be necessary to implement the plan.



**01 ENHANCE DOWNTOWN**



**02 IMPROVE TRANSPORTATION CONNECTIONS**



**04 PRESERVE & IMPROVE NEIGHBORHOODS**



**03 STRENGTHEN RECREATIONAL & COMMUNITY RESOURCES**



**05 BOLSTER ECONOMIC BASE**

#	Activity	Timeframe					Responsible Party	Potential Funding Source	Estimated Cost (2023 Dollars)
		'23	'24	'25	'26	'27			
<b>01 ENHANCE DOWNTOWN TUCKER</b>									
G1-1	Continue identifying an annual budget for the city hall complex, and pursue next steps such as a city hall site and program feasibility study; community survey for program and design. Associated with Report of Accomplishments (ROA) item G1-1.1 (see Appendix).	X	X	X	X	X	City Manager, Mayor/City Council, Staff	General Funds	Varies
G1-2	Consider developing a City Standards Guidebook that includes signage, street furniture, landscaping, streetscapes, gateway signage etc. Consider green infrastructure in landscape standards.	X					Community Development Staff	General Funds	\$150,000 - 200,000
G1-3	Begin installation of gateway signage throughout the city after the completion of the City Standards Guidebook.		X	X	X	X	Community Development Staff	General Funds	Varies



#	Activity	Timeframe					Responsible Party	Potential Funding Source	Estimated Cost (2023 Dollars)
		'23	'24	'25	'26	'27			
<b>01 ENHANCE DOWNTOWN TUCKER (CONTINUED)</b>									
G1-4	Consider zoning ordinance text amendments to update building heights of properties of surrounding downtown, that are ideal for mixed-use development, with associated transitional planes.		X				Community Development Staff	N/A	Staff Time
G1-5	Consider conducting an ADA/ Accessibility Assessment Study to identify barriers and solutions to create a downtown accessible for all.				X		Community Development Staff	General Funds	\$125,000 - 175,000
G1-6	Continue development of a mobile application and signage to identify available parking to visitors in downtown. Continue to work with property owners for shared parking. Associated with ROA item G1-9 (see Appendix).	X	X				Economic Development/ Communication Staff	N/A	Staff Time
G1-7	Consider zoning ordinance text amendments that require new, large mixed-use developments to require a percentage of new private parking be made available for public use.		X				Community Development Staff	N/A	Staff Time
G1-8	Consider expansion of the downtown entertainment district and continue to market this effort to existing and new businesses.		X				Staff	N/A	Staff Time

#	Activity	Timeframe					Responsible Party	Potential Funding Source	Estimated Cost (2023 Dollars)
		'23	'24	'25	'26	'27			
<b>02 IMPROVE TRANSPORTATION CONNECTIONS (CONTINUED)</b>									
G2-1	Conduct a Trail Master Plan Update.		X				Staff	General Funds	\$150,000-200,00
G2-2	Update Transportation Master Plan		X				Staff	General Funds	\$150,000 - 200,000
G2-3	Complete the following priority trail segments: <ul style="list-style-type: none"> <li>• Tucker-Northlake</li> <li>• South Fork Peachtree Creek: Lawrenceville Highway to Bibb Boulevard Peters Park</li> <li>• Hugh Howell Road: Marthasville Ct. to US-78</li> <li>• Kelley Cofer Park Loop</li> </ul>	X	X	X	X	X	Staff	General Funds/ Tucker-Northlake CID/ARC	Varies
G2-4	Consider working with Georgia Department of Transportation (GDOT) to identify and conduct safety audit studies on major corridors.			X			Staff	N/A	Staff Time
G2-5	Continue efforts to complete the currently underway Lawrenceville Highway Code Study. Associated with ROA item G1-5 (see Appendix).	X					Community Development Staff	General Funds	FY2023
G2-6	Consider developing a Concept Design for Lawrenceville Highway.		X				Staff	General Funds	\$100,000 - 150,000
G2-7	Consider developing a Concept Design for Hugh Howell Road.			X			Staff	General Funds	\$100,000-150,000
G2-8	Continue efforts to enhance transportation for all modes in the Juliette-Richardson Corridor.	X	X	X			Staff	General Funds/ ARC	Varies

#	Activity	Timeframe					Responsible Party	Potential Funding Source	Estimated Cost (2023 Dollars)
		'23	'24	'25	'26	'27			
<b>02 IMPROVE TRANSPORTATION CONNECTIONS (CONTINUED)</b>									
G2-9	Continue efforts to complete the former Montreal Road right-of-way beautification project.	X	X				Staff	General Funds	
G2-10	Consider an interchange beautification project at Lawrenceville Highway and I-285.		X				Staff	General Funds/ Tucker-Northlake CID	
G2-11	Consider zoning ordinance text amendments to create more uniform sidewalk standards.		X				Community Development Staff	N/A	Staff Time



#	Activity	Timeframe					Responsible Party	Potential Funding Source	Estimated Cost (2023 Dollars)
		'23	'24	'25	'26	'27			
<b>03 PRESERVE &amp; IMPROVE NEIGHBORHOODS</b>									
G3-1	Consider small area studies to enhance neighborhood gateways.			X	X	X	Community Development Staff	General Funds	\$125,000 - 200,000
G3-2	Consider next steps from the 2023 Housing Inventory which would support this goal.		X				Staff	N/A	Staff Time
G3-3	Identify and consider zoning ordinance amendments to protect Peters Park, a historic African American community, from further industrial intrusion.		X				Community Development Staff	N/A	Staff Time
G3-4	Work with DeKalb County Sanitation and City of Tucker staff to enforce dumpster enclosure requirements.		X				Staff	N/A	Staff Time
G3-5	Identify programs or opportunities for home repair and/or property maintenance for elderly or low-income homeowners.	X	X	X	X	X	Staff	N/A	Staff Time
G3-6	Promote and maintain safe and desirable living and working environments through compliance with city ordinances.	X	X	X	X	X	Staff	N/A	Staff Time

#	Activity	Timeframe					Responsible Party	Potential Funding Source	Estimated Cost (2023 Dollars)
		'23	'24	'25	'26	'27			
<b>03 PRESERVE &amp; IMPROVE NEIGHBORHOODS (CONTINUED)</b>									
G3-7	Consider conducting a Northlake Mall and surrounding properties Master Plan.			X			Community Development Staff	General Funds/ Tucker-Northlake CID/ ARC	Staff Time
G3-8	Consider zoning ordinance text amendments to increase density for mixed-use development.		X				Community Development Staff	N/A	Staff Time
G3-9	Continue efforts to improve the multi-family livability and safety in the Juliette-Richardson Corridor.	X	X	X			Staff	N/A	Staff Time
G3-10	Consider zoning ordinance text amendments to refine open space requirements.			X			Community Development Staff	N/A	Staff Time

#	Activity	Timeframe					Responsible Party	Potential Funding Source	Estimated Cost (2023 Dollars)
		'23	'24	'25	'26	'27			
<b>04 STRENGTHEN RECREATIONAL &amp; COMMUNITY RESOURCES</b>									
G4-1	Update the Parks and Recreation Master Plan.	X					Parks and Recreation Staff	General Funds	\$150,000-200,000
G4-2	Continue efforts to design and build a downtown park to create a center for events and activities.	X	X	X			Parks and Recreation Staff	General Funds	Varies
G4-3	Consider renovating and upgrading parks, park facilities, ballfields and courts to help develop safe play and activity centers.	X	X	X	X	X	Parks and Recreation Staff	General Funds	Varies
G4-4	Initiate a process to identify possible recreation center/facilities to accommodate growth of programs and athletic participation.	X	X	X	X		Parks and Recreation Staff	N/A	Staff Time
G4-5	Consider expanding and upgrading park trails, bridges, boardwalks and access points to improve hiking experiences in the parks.	X	X	X	X	X	Parks and Recreation Staff	General Funds	Varies
G4-6	Consider expanding and improving parking and access to parks.	X	X	X	X	X	Parks and Recreation Staff	General Funds	Varies
G4-7	Consider enhancing signage and marketing of parks and park activities on the website and mobile applications .	X	X				Parks and Recreation Staff	N/A	Staff Time
G4-8	Consider text amendment to develop a city-wide leash law.	X					Parks and Recreation Staff	N/A	Staff Time



#	Activity	Timeframe					Responsible Party	Potential Funding Source	Estimated Cost (2023 Dollars)
		'23	'24	'25	'26	'27			
<b>04 STRENGTHEN RECREATIONAL &amp; COMMUNITY RESOURCES (CONTINUED)</b>									
G4-9	Continue efforts to repurpose the Johns Homestead Park in a manner that stabilizes and rehabilitates historic structures.	X	X	X	X	X	Parks and Recreation Staff	General Funds	Varies
G4-10	Improve the Tucker Recreation Center and grounds to better use the property, including the incorporation of pickleball courts	X	X	X			Parks and Recreation Staff	General Funds	Varies
G4-11	Consider conducting an Arts & Culture Master Plan, with a feasibility study for an arts center.			X			Community Development Staff	General Funds	\$150,000-200,000
G4-12	Consider creating a public art ordinance for downtown.		X				Community Development Staff	N/A	Staff Time

#	Activity	Timeframe					Responsible Party	Potential Funding Source	Estimated Cost (2023 Dollars)
		'23	'24	'25	'26	'27			
<b>05 BOLSTER ECONOMIC BASE</b>									
G5-1	Consider increasing the Economic Development Department capacity by establishing yearly performance benchmarks and priority goals which will be tracked for progress and completion via software and quarterly reporting.	X	X	X	X	X	Economic Development Staff	N/A	Staff Time
G5-2	Explore an Economic Development Incentive Ordinance.	X					Economic Development Staff	N/A	Staff Time
G5-3	Consider creating and maintaining a Business Retention and Attraction (BRA) Program which will include business target lists and will track metrics and trends and include dedicated outreach to small and historically disadvantaged businesses.	X	X				Economic Development Staff	N/A	Staff Time
G5-4	Consider forming a Tucker Business Working Group with a diverse array of strategic partners that will give feedback and provide ideas from the data collected during BRA efforts.	X					Economic Development Staff	N/A	Staff Time
G5-5	Consider creating a developer and broker outreach program which will include an outreach target list, creation of an annual business climate survey and report, quarterly or semi-annual informational events, site election assistance and developer research services.		X				Economic Development Staff	N/A	Staff Time

#	Activity	Timeframe					Responsible Party	Potential Funding Source	Estimated Cost (2023 Dollars)
		'23	'24	'25	'26	'27			
<b>05 BOLSTER ECONOMIC BASE (CONTINUED)</b>									
G5-6	Consider facilitating the implementation of economic development aspects of all current and future city plans.	X	X	X	X	X	Economic Development Staff	N/A	Staff Time
G5-7	Consider creating and implementing the Tucker Economic Development Marketing and Branding Strategy including a “Tucker Pitch Kit,” marketing of quality-of-life investments, marketing of economic development success stories, and marketing of Tucker’s priority redevelopment areas and “nodes.”		X	X			Economic Development Staff	N/A	Staff Time
G5-8	Consider identifying and developing business assistance services including local, regional and statewide incentives, a “business roadmap” for permitting and licenses, a potential retail tenant support program, workforce development programs, and networking events.		X				Economic Development Staff	N/A	Staff Time
G5-9	Consider investigating the creation of a Business Accelerator and Economic Gardening Pilot Program.					X	Economic Development Staff	N/A	Staff Time
G5-10	Explore the formation of a property repositioning program.					X	Economic Development Staff	N/A	Staff Time



#	Activity	Timeframe					Responsible Party	Potential Funding Source	Estimated Cost (2023 Dollars)
		'23	'24	'25	'26	'27			
<b>05 BOLSTER ECONOMIC BASE (CONTINUED)</b>									
G5-11	Consider formalizing a DDA – City of Tucker Economic Development Department collaboration through quarterly or monthly internal meetings and the establishment of DDA performance metrics which will be monitored and reported.	X	X	X	X	X	Economic Development Staff	N/A	Staff Time
G5-12	Consider developing an Incentives Toolbox including potential programs such as a Façade Grant and Revolving Loan Fund.	X					Economic Development/ DDA Staff	N/A	Staff Time
G5-13	Consider developing a Land Acquisition Strategy.			X			Economic Development/ DDA Staff	N/A	Staff Time
G5-14	Evaluate opportunities and support city efforts for Small Business Incubators and shared co-working space facilities.					X	Economic Development / DDA Staff	N/A	Staff Time
G5-15	Investigate state and federal real estate incentive programs such as opportunity zones and brownfield programs.		X	X	X		Economic Development Staff/ DDA Staff	N/A	Staff Time
G5-16	Consider city taking ownership of the LCI, continuing great work of the Tucker-Northlake CID, now that the city is established.	X					Community Development Staff	N/A	Staff Time





# COMMUNITY ENGAGEMENT

TUCKER | COMPREHENSIVE PLAN 5 YEAR UPDATE  
TUCKER TOMORROW

What areas are you concerned about?

TUCKER VI

TUCKER | COMPREHENSIVE PLAN 5 YEAR UPDATE  
TUCKER TOMORROW

1 ENHANCE DOWNTOWN

COMMUNITY GOALS

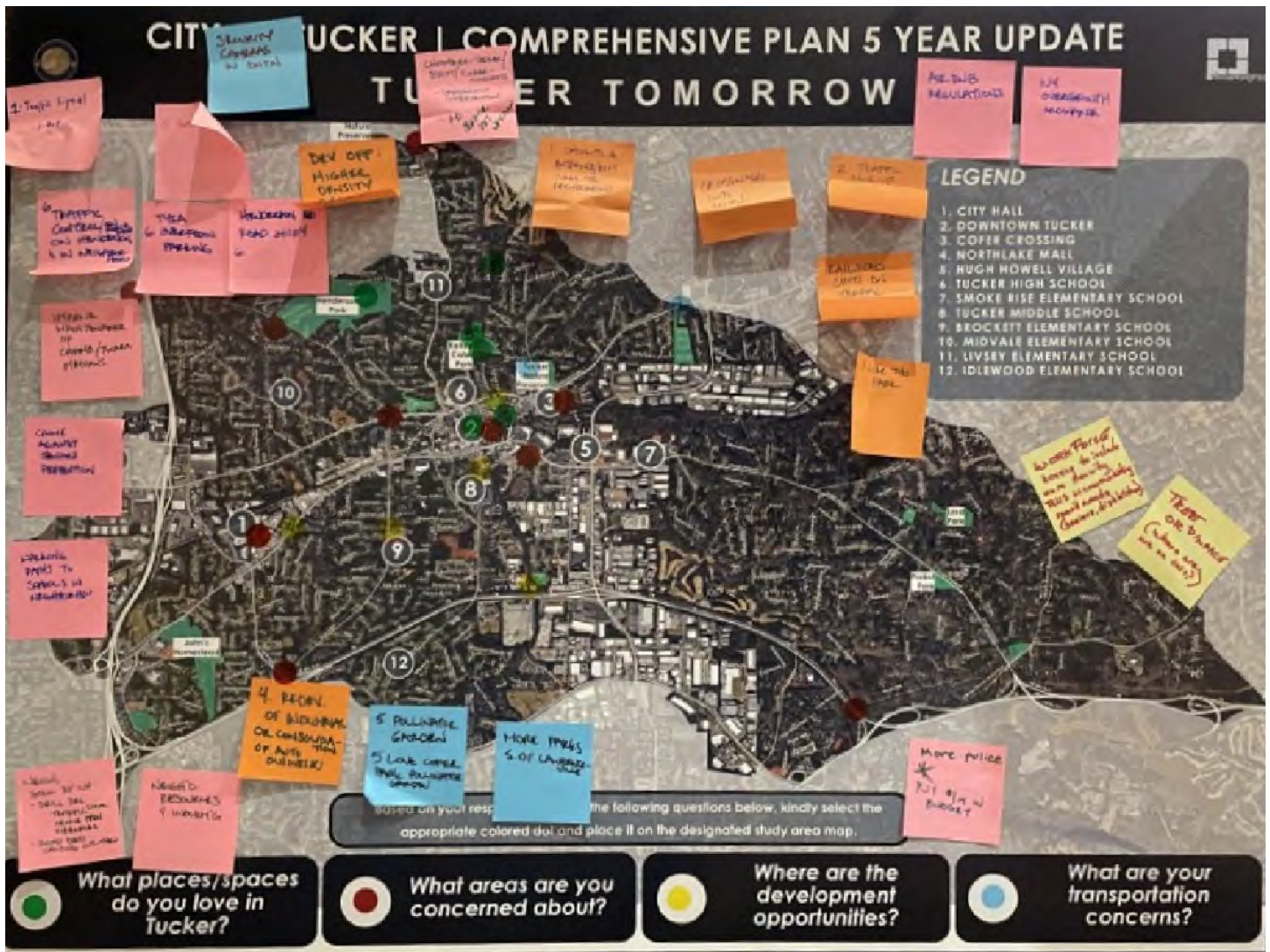




# COMMUNITY ENGAGEMENT

In the Tucker Tomorrow Comprehensive Plan Update, engaging with the public was a critical component of the planning process. The sharing of information and collection of feedback from the community is essential for an in-depth understanding of the vision, goals, and needs of the Tucker community. To achieve this, the planning process must involve the public in a meaningful way at key milestones, and in various ways, for people to engage in the planning process.

A range of tools and techniques were used in the planning process, including traditional community meetings and presentations, as well as an online survey. These engagement opportunities allowed for broad public involvement and promoted inclusion, ensuring that the community's voice was heard and incorporated into the plan. Overall, public engagement is a vital part of the Tucker Tomorrow plan, ensuring that the community's vision for the future is realized and that the plan reflects the unique needs and desires of the community.





## CORE TEAM ENGAGEMENT

The Tucker Tomorrow planning process was guided and informed by the essential contributions of the Core Team, who provided valuable input and strategic planning milestones. Committed to facilitating the planning process, the Core Team supported public engagement by promoting meetings, distributing information, and providing feedback on materials to be presented to the community. The Core Team consisted of community leaders, businesses, elected officials and city staff, among others, all working together to ensure that the plan reflected the community's needs and perspectives. The team was engaged in two meetings during the study process: the kickoff meeting on March 30, 2023, which outlined the study's purpose and process, along with a SWOT analysis exercise; and the second meeting on April 27, 2023, during which community input and draft

Community Work Program projects were reviewed. Through the Core Team's engagement, the planning process was grounded in the community's unique needs and desires, resulting in a plan that reflects the community's vision for the future.

## COMMUNITY PARTICIPATION

The public involvement process included two public hearings/presentations to City Council on March 27 and May 8 and two community meetings on April 15 and May 4. An ongoing online survey link was also available for public input from April 1 to April 30. The focus was on using various means to collect and disseminate information, and the timing of activities was planned carefully to link them directly to the anticipated completion of technical tasks and key project milestones. This approach ensured that public input was integrated meaningfully into the technical process.







**Community Meeting 1:** On a bright and sunny day, the City of Tucker hosted a Spring Fling event on April 27. The community meeting was organized as part of this event, providing an excellent opportunity for the public to engage with city officials and planners. The meeting was a huge success, with over a hundred individuals taking the time to participate in the various activities.

One of the key activities was the use of multiple boards that asked various questions related to Tucker's development and future planning. The first board, for example, asked the general public to place a sticker on a map indicating their favorite places in Tucker, areas of concern, and potential development opportunities. This provided valuable insight into what people value most about their community and where they see potential for growth and improvement.

The second board focused on Tucker's vision and asked participants if it was still relevant. The same approach was taken for all five of the city's goals, with individuals asked to provide input on whether these goals are still important and if there are any areas of improvement that could be made.

Over 100 individuals were estimated to have provided valuable input and ideas for the future of Tucker during this event. An estimated 100 additional individuals were informed about the Comprehensive Plan process and invited to fill out the community survey through conversation and sharing of the community outreach flyer. The feedback gathered was analyzed and incorporated into this process, ensuring that the community's needs and desires are reflected in the final plan.



**Community Meeting 2:** On May 4th, 2023, the second community meeting was held at Tucker City Hall. Approximately 25 attendees engaged in this event. The meeting began with a detailed presentation, followed by an open house format where community feedback was received. Attendees were encouraged to provide their comments and feedback on boards that presented the draft vision, goals, policies and community work program. Additional details regarding the comments received on each board are included in the Appendix.

### ONLINE SURVEY

From April 1 to April 30, an online community survey was conducted. This survey focused on gathering comment and feedback on the 2018 Comprehensive Plan vision, goals and policies in order to address updates in the is process.

645 responses were collected during this period. Full results can be found in the Appendix.







## Figures List

Figures 1 & 2: Estimated & Projected Population Growth data and Historical & Projected Population data	17
Figure 3: Population by Race	18
Figure 4: Age Distribution (by cohort)	19
Figure 5: Population 25+ Years by Educational Attainment	19
Figure 6: Household Income by Income Group	20
Figures 7 & 8: Housing Trends & Projections and Median Housing Value	21
Figure 9: City of Tucker Businesses by Industry, 2022	24
Figure 10: Share of Total Jobs - City of Tucker 2022	25
Figure 11: Top Industry Earnings, Earnings per Worker (2022)	26
Figure 12: City of Tucker Top Employers	27
Figure 13: Employee Inflow-Outflow Diagram	27
Figure 14: City of Tucker Downtown Master Plan	28
Figure 15: City of Tucker Trails Master Plan	29
Figure 16: MARTA Transit Map	30
Figure 17: City of Tucker Strategic Transportation Master Plan, Crash Density	31
Figure 18: Tucker Summit CID Freight Cluster Plan, Daily Truck Counts	32
Figure 19: North-South Connectivity Study, Study Intersections	33
Figure 20: DeKalb County Unified Plan, Priority Projects for the City of Tucker	34
Figure 21: Tucker PATH Trail Master Plan and Implementation Strategy, Trail Master Plan	35
Figure 22: ARC Regional Transportation Plan, Comprehensive Transportation Plan Program Map*	36
Figure 23: Metropolitan North Georgia Water Planning District Water Resources Management Plan, Georgia Water Planning Regions	39
Figure 24: 2023 Georgia Broadband Availability Map	40
Figure 25: 2019 Trail Master Plan proposed trail system	50
Figures 26: Rendered view of proposed pedestrian bridge at Fellowship Road	57
Figure 27: Tucker Tomorrow 2018 Comprehensive Plan Rendering of Proposed At-grade Crossing on Lawrenceville Hwy	63
Figure 28: Tucker Strategic Transportation Master Plan, Existing & Recommended Sidewalks	66







An aerial photograph of Tucker, Georgia, showing a mix of residential and commercial buildings, a church with a steeple, and a large wooded area. The sky is overcast with a low sun. A large, white, stylized sun logo with a spiral center and radiating lines is overlaid on the right side of the image.

# Tucker Tomorrow

---

2023 COMPREHENSIVE PLAN REPORT UPDATE  
APPENDIX



Kimley»Horn

May 2023







# Tucker Tomorrow

---

2023 COMPREHENSIVE PLAN REPORT UPDATE  
APPENDIX

Prepared by Sizemore Group in association with Kimley Horn



Kimley»Horn

May 2023

# CREDITS

## CITY TEAMS

### TUCKER CITY COUNCIL

Frank Auman

*Mayor*

Roger W. Orlando

*Council Member, District 1 - Post 1*

Virginia Rece

*Council Member, District 1 - Post 2*

Cara Schroeder

*Council Member, District 2 - Post 1*

Noelle Monferdini

*Council Member, District 2 - Post 2*

Alexis Weaver

*Council Member, District 3 - Post 1*

Anne Lerner

*Council Member, District 3 - Post 2*

### CITY OF TUCKER STAFF

Tami Hanlin

*City Manager*

John McHenry

*Deputy City Manager*

Courtney Smith

*Director of Community Development*

Matthew Couper

*Planner*

### CORE TEAM

Malisa Anderson-Strait

Jason Burton

Ryan Davidson

Carl Deckers

Stanley Harper

Crayton Lankford

Debbie Namer

Simone Pacely

Virginia Rece

J. Barry Schrenk

Cara Schroeder

Michael Thomas

Josh Wallace

Jennifer Winterscheidt

## CONSULTANT TEAMS

### SIZEMORE GROUP

Bill de St. Aubin, AIA, LEED AP

*Principal-in-Charge*

Deanna Murphy, AICP

*Project Manager & Lead Planner*

Nishant Ostwal

*Planner*

Ashlyn Oakes

*Planner*

### KIMLEY HORN

Jon Tuley, AICP

*Economic Development Planner*

Chris Fuga, AICP

*Economic Development Planner*

Currie Cole Smith, AICP

*Transportation Planner*



# CONTENTS

<b>APPENDIX</b>	<b>7</b>
General Project Announcements	7
Public Hearing #1 Announcements	12
Community Meeting #1 Announcements	14
Community Meeting #2 Announcements	17
Public Hearing #2 Announcements	18
Public Hearing #1	18
Public Hearing #2	19
Core Team Meeting #1	20
Core Team Meeting #2	27
Community Meeting #1 Summary	28
Community Meeting #2 Summary	34
Goal Strengths, Weaknesses, Opportunities & Threats Analyses	44
2018 Report Of Accomplishments	50
Online Community Survey Results	66

# APPENDIX





# APPENDIX

Supplementary material regarding the Comprehensive Plan Update is included on the following pages. This includes additional information and images from various public meeting announcements, meeting summaries, survey results, and previous plan details.



## GENERAL PROJECT ANNOUNCEMENTS



### APRIL MEETINGS & EVENTS

Unless otherwise noted, all meetings are held at Tucker City Hall, 1975 Lakeside Pkwy., Ste 350B, Tucker, GA 30084

- **APRIL 3, 6:30 P.M.**  
**Downtown Development Authority**
- **APRIL 4, 7 P.M.**  
**Zoning Board of Appeals**
- **APRIL 10, 7 P.M.**  
**City Council Meeting**
- **APRIL 15 9:30 A.M. – 1:00 P.M.**  
**Spring Fling**  
Church Street Greenspace  
4316 Church Street  
Kids activities and games, Candy Roll, Baseball Opening Day & Parade plus Community Engagement Opportunity for Comp. Plan 5-Year Update
- **APRIL 18, 6:30 P.M.**  
**Lawrenceville Highway Code Study Public Meeting**
- **APRIL 20, 10 A.M.–2 P.M.**  
**Small Business Resources Expo**
- **APRIL 20, 7 P.M.**  
**Planning Commission**
- **APRIL 22, 9 A.M.-NOON**  
**Electronics and HME Recycling Day**  
Church Street Greenspace  
4316 Church Street
- **APRIL 24, 7 P.M.**  
**City Council Meeting**
- **APRIL 29, 3–5 P.M.**  
**Sip-N-Stroll**  
Tucker Nature Preserve  
4440 Lawrenceville Highway

tuckerga.gov



[Home](#) > [More News](#) > [Tucker Seeks Input on Comprehensive Plan Update](#)

TUCKER, Ga (April 4, 2023) – Tucker has begun the process of updating the City's Comprehensive Plan, Tucker Tomorrow. The months long process kicked off at the March 27 City Council meeting with the first of many public hearings. The Plan defines the vision for Tucker's future by establishing goals and prioritizing steps for their completion.

The Comprehensive Plan Update process will include two community meetings and a community survey to gather input from residents. The first community meeting will be held alongside the Spring Fling at the Church Street Greenspace, 4316 Church Street, from 9:30 a.m. to 1 p.m. on April 15. The second will be 6:30 p.m. May 4 in the City Hall Council Chambers, 1975 Lakeside Parkway, Suite 350B.

Community Development Director Courtney Smith is leading the project in collaboration with The Sizemore Group, "After 5 years, the city has grown and accomplished a lot, completing a majority of the tasks on our existing Community Work Program. We are excited to work with the Tucker Community to set the project list for the next five years so we can continue to work on achieving the goals that the community set in 2018."

The five goals of the Tucker Tomorrow Comprehensive Plan are: enhance Downtown Tucker, improve transportation connections, preserve and improve neighborhoods, strengthen recreational and community resources, and bolster economic base.

#### Community Engagement

- Community Survey: [surveymonkey.com/r/TuckerCompPlan](https://surveymonkey.com/r/TuckerCompPlan)
- Community Meeting #1: April 15, 2023 at Tucker Spring Fling (Church Street Greenspace)
- Community Meeting #2: May 4, 2023 at Tucker City Hall

#### Public Hearing Dates:

- City Council: March 27, 2023
- City Council: May 8, 2023
- Planning Commission: May 18, 2023
- City Council: June 12, 2023
- City Council: June 26, 2023

The current [Comprehensive Plan and Community Work Program can be](#) found online at [tuckerga.gov/ttupdate](https://tuckerga.gov/ttupdate)

The contract for the Comprehensive Plan Update was awarded to Sizemore Group in the amount of \$112,800 at a special called City Council Meeting on February 27, 2023.



# From the Mayor

One of the most enjoyable aspects of being Mayor of Tucker is the opportunities I get to go out to events and engage our residents. My wife Gaye and I especially enjoy speaking with our elementary school students. A major part of the second-grade curriculum in our Tucker Cluster is Government, and I am always honored to speak with the classes about the role of our local government. One of my favorite questions to ask them is a stumper but there is always one student who eventually gets it right: "Who is the Mayor's boss?" The answers run the gamut from the President, to the Governor, to my wife (lots of giggles) until one child will raise their hand and say, "My Mom" or "My Dad." They listen in surprise as I say yes and explain that I and the other elected officials serve at the pleasure of our residents. It is our job to fulfill our duties as expressed in our oaths of office and our City Charter. If we don't, our bosses will certainly hire someone new.

There are many opportunities for citizens to provide feedback and comments to the Council and to me. We have our twice-monthly public meetings at City Hall. There is time set aside at the beginning of the regular meetings for public comment, when each speaker is allotted 2 minutes to comment on whatever is important to them. While the Council and I can't interact or answer questions during this time, we listen and can follow up as needed. This is your time to say what you want and make sure you are heard. You may attend in person or even virtually via Zoom. We also have public hearings on many of the items we consider, which is time specially set aside for you to be heard on specific issues. But beyond that, we're your neighbors, and we expect to hear from you wherever we meet up. And of course, I invite you to reach out via email with any questions or concerns after watching our meetings or

reading our many publications. If you are unable to attend City Council meetings in person or watch live, there is a video link on past agendas to watch.

One of the more fun ways to engage our citizens is through our many street festivals. The City always tries to have a presence at all public events whether it is our event, or a volunteer led event like Tucker Day or the Tucker Chili Cook-off. This month the City is hosting a Spring Fling on April 15 at the Church Street Greenspace to kick off the baseball season and celebrate the end of a rainy winter. The City will have tent at the event to engage with our residents on the Comprehensive Plan 5-Year Update. The Comprehensive Plan is the main document that the City uses for guidance on plans and goals as we move forward. The current plan was adopted by Council back in 2018 and is required to have a five-year update. The focus of the update will be to renew the Community Work Program, adding tasks that will further advance the goals of the original Tucker Tomorrow Plan.

Full information and dates for public engagement for the five-year update can be found on the Plans and Studies page on our website, [tuckerga.gov](http://tuckerga.gov). The Council, City staff and I are here to work for you, the community of Tucker. We are residents and invested stakeholders and we encourage your input. I hope to see you at the Spring Fling and our bi-monthly City Council meetings.

**FRANK AUMAN  
MAYOR**

## COMPREHENSIVE PLAN UPDATE MEETING DATES

### COMMUNITY ENGAGEMENT:

- Community Survey: To be released in early April
- Community Meeting #1: April 15, 2023 at Tucker Spring Fling (Church Street Greenspace)
- Community Meeting #2: May 4, 2023 at Tucker City Hall

### PUBLIC HEARING DATES:

- City Council: March 27, 2023
- City Council: May 8, 2023
- Planning Commission: May 18, 2023
- City Council: June 12, 2023
- City Council: June 26, 2023



# TUCKER TOMORROW COMPREHENSIVE PLAN 5-YEAR UPDATE

The City of Tucker, in partnership with the Sizemore Group consultant team, is drafting a 2023 Tucker Tomorrow Comprehensive Plan Update. This process will provide opportunities for community members and other stakeholders to share their vision of the city's long-term future. Engagement opportunities include:

- **ONLINE COMMUNITY SURVEY**

Access our online community survey to provide feedback in a digital format.  
[tuckerga.gov/ttupdate](https://tuckerga.gov/ttupdate)

- **COMMUNITY MEETING #1 - SATURDAY APRIL 15, 2023**

Join us at the **Tucker Spring Fling** at the Church Street Greenspace (4316 Church Street) from 9:30 a.m. to 1 p.m. At this interactive event we will conduct visioning and SWOT analysis exercises regarding the Community Vision and Goals Element and the Needs and Opportunity Element of the plan. If the Spring Fling is cancelled due to inclement weather, we will relocate to Tucker City Hall (1975 Lakeside Parkway, Suite 350B).

- **COMMUNITY MEETING #2 - THURSDAY MAY 4, 2023**

Join us at City Hall (1975 Lakeside Parkway, Suite 350B) at 6:30 p.m. to go over the draft update to the Comprehensive Plan and provide feedback to the consultant before the plan is presented to Mayor and City Council.

- **ADDITIONAL ENGAGEMENT OPPORTUNITIES/PUBLIC HEARINGS**

Additional opportunities for public comment include three public hearings before Mayor and City Council and one public hearing before Planning Commission. These meetings will occur at 1975 Lakeside Parkway, Suite 350B at 7 p.m. on the following dates:

- **Mayor and City Council: May 8, 2023**
- **Planning Commission: May 18, 2023**
- **Mayor and City Council: June 12, 2023**
- **Mayor and City Council: June 26, 2023**

Questions or concerns about the process? Please feel free to reach out to Deanna Murphy ([deannam@sizemoregroup.com](mailto:deannam@sizemoregroup.com)) or Courtney Smith ([csmith@tuckerga.gov](mailto:csmith@tuckerga.gov)).

More information about the process can also be found at: [tuckerga.gov/ttupdate](https://tuckerga.gov/ttupdate)





City of Tucker - Government

April 4

What's the deal with the Tucker Tomorrow Comprehensive Plan? Learn more about it and important dates to give us your input:

[https://www.tuckerga.gov/news\\_detail\\_T14\\_R625.php](https://www.tuckerga.gov/news_detail_T14_R625.php)



City of Tucker - Government

April 24 at 10:36 AM

Today we want to hear from you! We have multiple opportunities for your input on the City's direction.

Let us know what you want to see on the new Trail segments 3A and 3B:

<https://survey123.arcgis.com/.../dbb96b6eae8a408881cca243...>

Help us set the stage for future development of Lawrenceville Highway:

<https://www.surveymonkey.com/r/TKRLawHwy>

Guide our Comprehensive Plan Update:

<https://www.surveymonkey.com/r/TuckerCompPlan>



You, Neal Stubblefield, Matthew Lee and 29 others

7 comments 2 shares

## PUBLIC HEARING #1 ANNOUNCEMENTS

**City of Tucker - Government** ✓  
March 10 · 🌐

In 2018 City Council approved the City's first Tucker Tomorrow Comprehensive Plan to guide future developments. Now we're partnering with [Sizemore Group](#) to create a 2023 update. We invite community members and other stakeholders to share their vision for the long-term future of the City. Please join us on March 27 at 7 p.m. at a City Council Meeting for the first step in the process.

Check out our existing plans and studies, and keep an eye out for future updates here: <https://www.tuckerga.gov/plans-studies> See more

TUCKERGA.GOV  
**Tucker Plans Studies**  
The City of Tucker has embarked on several plans and studies that will help deter...

Neal Stubblefield and 16 others · 4 shares



City of Tucker - Government ✓

March 27 · 🌐



Join us for tonight's City Council Meeting to kickoff the 2023 Tucker Tomorrow Comprehensive Plan Update! We're hosting a public hearing led by Sizemore Group to share the development process, let you know how to participate, and get your input.

The meeting is at 7 p.m. tonight in the City Council Chambers, 1975 Lakeside Parkway Suite 350B.



Neal Stubblefield and 5 others

3 comments · 2 shares



## COMMUNITY MEETING #1 ANNOUNCEMENTS



### Spring Fling April 15

Hop into Spring with us at the Church Street Greenspace as we have a day of fun filled with opening day baseball games, carnival activities, a candy dash and more! The event runs from 9:30 a.m. until 1 p.m. Stop by to give feedback on the five-year Comprehensive Plan Update.



cityoftucker

cityoftucker Only three weeks left until our inaugural Spring Fling! Join us at 4316 Church Street on Saturday April 15 from 9:30 a.m. to 1 p.m. to celebrate the start of baseball season and enjoy crafts and other family activities. Plus, learn more about the Tucker Tomorrow Comprehensive Plan update and let us know what you want to see in Tucker's future!

#TKR #TuckerGA #CityOfTucker #SpringFling2023 #SpringEvents #ATLEvents #ATLFamilyFun

Edited · 6w

chillanddrippicery Hi are you taking vendors for this event ?

6w Reply

Liked by gayeauman and 57 others

MARCH 27

Add a comment...

- **COMMUNITY MEETING #1 - SATURDAY APRIL 15, 2023**

Join us at the **Tucker Spring Fling** at the Church Street Greenspace (4316 Church Street) from 9:30 a.m. to 1 p.m. At this interactive event we will conduct visioning and SWOT analysis exercises regarding the Community Vision and Goals Element and the Needs and Opportunity Element of the plan. If the Spring Fling is cancelled due to inclement weather, we will relocate to Tucker City Hall (1975 Lakeside Parkway, Suite 350B).





**cityoftucker** ✓  
Tucker, Georgia

**cityoftucker** ✓ #Throwback to the Spring Fling this past weekend! Thank you for joining us to celebrate our baseball teams, learn more about the Comprehensive Plan Update, and have plenty of fun!

#TKR #CityOfTucker #TuckerGA #ThrowbackThursday #SpringFling2023

2w

**josh8774** Charlie - if you are in Tucker stop Miller Bros say hello to me tripp and the old man!

2w Reply

Like Comment Share

Liked by **gayeauman** and 57 others

APRIL 20

Add a comment...



**cityoftucker** ✓

**cityoftucker** ✓ Heading to the Spring Fling? Don't forget to stop by the City's tent and provide feedback on the Tucker Tomorrow Comprehensive Plan 5-year Update. Fun foam and civic engagement!

Edited · 3w

View hidden comments

These comments were hidden because they may be misleading, offensive or spam. People can still tap to view them.

Like Comment Share

Liked by **gayeauman** and 96 others

APRIL 15

Add a comment...



## COMMUNITY MEETING #2 ANNOUNCEMENTS

- **COMMUNITY MEETING #2 - THURSDAY MAY 4, 2023**

Join us at City Hall (1975 Lakeside Parkway, Suite 350B) at 6:30 p.m. to go over the draft update to the Comprehensive Plan and provide feedback to the consultant before the plan is presented to Mayor and City Council.



**City of Tucker - Government** 5d · 🌐

Tomorrow evening is our next Tucker Tomorrow Update Meeting! Join us to further discuss the Comprehensive Plan.

**THU, MAY 4**  
**Tucker Tomorrow Update Meeting**  
1975 Lakeside Pkwy, Tucker, GA 30084-5865, United States  
2 people went

Interested

Neal Stubblefield and 6 others

## PUBLIC HEARING #2 ANNOUNCEMENTS



# Tucker moves forward on public works, comprehensive plan



Sara Amis - Mar 28, 2023

– The first public hearing of the 2023 [Tucker Tomorrow Comprehensive Plan update](#) was held during the work session. Comprehensive plans must be updated every five years, and this will be the first one since the city was formed and will be conducted by the Sizemore Group.

The focus of this update will be revisiting and revising the city’s community work program, which is an element required by the Georgia Department of Community Affairs.

Project manager Deanna Murphy offered an overview of the process. A community survey will be available online throughout the month of April. Two community meetings will be held; the first will be during Spring Fling on April 15. The second community meeting will be held on May 4.

A second public hearing will be held May 8.

## PUBLIC HEARING #1



## PUBLIC HEARING #2

### Public Hearing #2 Agenda



## MEMO

**To:** Honorable Mayor and City Council Members  
**From:** Courtney Smith, Community Development Director  
**CC:** Tami Hanlin, City Manager  
**Date:** May 3, 2023  
**RE:** Memo for Draft Comp Plan Update

---

### **Description for on Agenda:**

Public Hearing to review draft Tucker Tomorrow Comprehensive Plan Update and consideration of transmittal to the Atlanta Regional Commission.

### **Issue:**

Sizemore has completed the draft update and the next step in the required DCA process is to hold a public hearing to present the draft to Mayor and City Council. The draft update will then be transmitted to DCA and ARC for a regional review.

### **Recommendation:**

Staff recommends that the draft update be transmitted to DCA and ARC for review.

### **Background:**

The changes include:

- The addition of housing data and broadband information.
- Minor updates to the wording of the vision statements and goals.
- Minor updates to the policies under each goal.
- Changes to the Character Area Map. The majority of these changes are minor and are being done to fix inconsistencies or to allow for better implementation of the goals as redevelopment occurs. The biggest changes include:
  - Changing the Northlake area from Regional Center to Town Center. DeKalb County recently made this change with their new Comprehensive Plan and Staff feels that Town Center is a more appropriate character area for Northlake.
  - Changing the commercial area at Chamblee Tucker and Chamblee Tucker from Neighborhood Center to Commercial Redevelopment Corridor.
    - While this area would be a great neighborhood center, it does not meet the vision at this time. Staff believes it would be more appropriate to identify it as a Commercial Redevelopment Corridor in order to encourage redevelopment that is more appropriate for a future neighborhood center. This change will also help support the task of doing small area studies for each gateway.



## Public Hearing #2 Agenda (continued)

- Changing the commercial area along Mountain Industrial Blvd near Lawrenceville Highway from Neighborhood Center to Commercial Redevelopment Corridor.
  - While this area would be a great neighborhood center, it does not meet the vision at this time. Staff believes it would be more appropriate to identify it as a Commercial Redevelopment Corridor in order to encourage redevelopment that is more appropriate for a future neighborhood center. This change will also help support the task of doing small area studies for each gateway.
- A new Community Work Program.

### Summary:

- Sizemore conducted various community engagement activities. The feedback obtained was used to draft the 2023 Comprehensive Plan Update.
  - Spring Fling on April 15<sup>th</sup>
  - 645 survey responses
  - Two meetings with the Core Team
- The draft update will be presented at our final community meeting on May 4<sup>th</sup> at 6:30 pm at City Hall.

## CORE TEAM MEETING #1



# Core Team Meeting #1 Minutes

architecture with a higher purpose



# NOTES

**City of Tucker Comprehensive Plan  
Core Team Meeting #1  
Project No. 23040TUCKCP  
Meeting Minutes**

Thursday, March 30, 2023, 4pm

**Attendees:**

Debbie Namer  
Crayton Lankford  
J. Barry Schrenk  
Simone Pacely  
Cara Schroeder  
Ryan D. Davidson  
Jason Burton  
Virginia Rece  
Carl Decker  
Michael Thomas  
Jennifer Winterscheidt  
Malisa Anderson-Strait  
Josh Wallace  
Courtney Smith  
Matthew Couper

**Purpose:**

To set vision and goals for the City of Tucker Comprehensive Plan with the Core Team.

**I. Presentation**

- a. The Sizemore team presented the Comp Plan process, community engagement plan, and led the Core Team through a discussion on vision and goals for the plan update.

**II. Discussion**

- a. Following is a summary of discussion:

**Vision**

- Is the plan still new?
- Consider adding in “yesterday” or “timeless” to respect history

**Goal 1: Enhance Downtown**

**SWOT Analysis**

Strengths of Downtown:

## Core Team Meeting #1 Minutes (continued)

Sizemore Group  
Memo  
May 12, 2023

Page 2 of 4

- Sidewalks
- Downtown Park (Church Street Greenspace and under design park)
- Signage – stop signs more beautiful
- Feel of Main Street
- Business coming and staying
- Events – play together on Main Street

### Weaknesses of Downtown:

- Parking – not enough; consider deck; 2-hour limit; high school parking concern
- ADA parking – hard to find
- Walkability – more lighting
- Businesses off Main Street

### Opportunities of Downtown:

- App or signage to let people know where parking is
- Electric charging stations
- Bike parking
- Trolley
- Denser housing walking distance to downtown
- Roof top restaurants
- Mixed use development
- Playgrounds

### Threats of Downtown:

- Business Turnover
- Height restrictions are a barrier to mixed use development

## Goal 2: Improve Transportation Connections

### SWOT Analysis

#### Strengths of Transportation:

- Chamblee-Tucker Road Improvements

#### Weaknesses of Transportation:

- Walkability to downtown from surrounding neighborhoods
- ADA Access
- Too many curb cuts on Lawrenceville Highway
- Sidewalk maintenance
- Not an equal focus on ped, bike, car
- Tucker Summit – traffic issues

#### Opportunities of Transportation:



- Connectivity to Smoke Rise – ped/bike paths
- Nodal connectivity
- Consider ped bridge
- Enhance ped safety plan

Threats of Transportation:

- Pedestrian safety

### **Goal 3: Preserve and Improve Neighborhoods**

#### **SWOT Analysis**

Strengths of Neighborhoods:

- The character – housing is not “cookie-cutter”, different housing styles and types within neighborhoods

Weaknesses of Neighborhoods:

- Midvale mansions

Opportunities of Neighborhoods:

- More focus on neighborhoods, downtown was the last Comprehensive Plan focus
- Beautification of gateways in neighborhoods

Threats of Neighborhoods:

- Preserve but not prevent progress
- Absentee landlords

### **Goal 4: Strengthen Recreational and Community Resources**

#### **SWOT Analysis**

Strengths of Community Resources:

- Great parks and recreation amenities

Weaknesses of Community Resources:

- Smoke Rise lacks kid activities
- Lack of bathrooms at parks

Opportunities of Community Resources:

- Signage and marketing of parks
- Connectivity to parks
- Promote the parks
- Places for teenagers to hang out
- Playground map of Tucker

Threats of Community Resources:

## Core Team Meeting #1 Minutes (continued)

Sizemore Group  
Memo  
May 12, 2023

Page 4 of 4

- Aging Recreation Center and other facilities

### **Goal 5: Bolster Economic Base**

#### **SWOT Analysis**

Strengths of Economics:

- The appeal of Tucker
- City works well with new businesses to help them get established quickly

Weaknesses of Economics:

- Housing stock to attract CEOs

Opportunities of Economics:

- Connect all the goals
- Attract smaller businesses, bio-medial and IT
- Boutique hotel
- Higher end restaurants and retail
- Mountain Industrial Corridor

Threats of Economics:

N/A





Core Team Meeting #1 Sign-in Sheet



City of Tucker, GA

Comprehensive Plan core team meeting

03/30/2023

Name	Email ID
Debbie Names	dnames@mindspring.com
Crayton Lanford	Crayton.lanford@metbrokers.com
J. BARRY SCHRENT	JBarry3566@yahoo.com
SIMONE PACELY	SIMONEPACELY@GMAIL.COM
CANA Schuler, City Council	
RYAN D. DAVIDSON	RDDAVIDSON@GMAIL.COM
JASON BURTON	brianjason.burton@gmail.com
VIRGINIA BOE	
Carl Deckers	Carl.Deckers@gmail.com
Michael Thomas	Plans Commission mthomas@tucker.ga.gov
Jennifer Winterscheidt	jpwinterscheidt@bellsouth.net
Mallisa Anderson-Strait	malisajane@gmail.com
Josh Wallace	JAWSconsultingLLC@gmail.com
Courtney Smith	
Matthew Couper	

CORE TEAM MEETING #2

Core Team Meeting #2 Sign-in Sheet

TUCKER COMP. PLAN  
CORE TEAM 4/27/23

---

NAME

Jennifer Winterscheidt

Crayton Lankford

J. BARRY SCHRENK

SIMONE G. PACELY

Debbie Namer

Josh Wallace

Malisa Anderson-Strait

Ryan D. Davidson

Stanley HAZIER

VIRGINIA REE

JASON BURTON

MICHAEL THOMAS

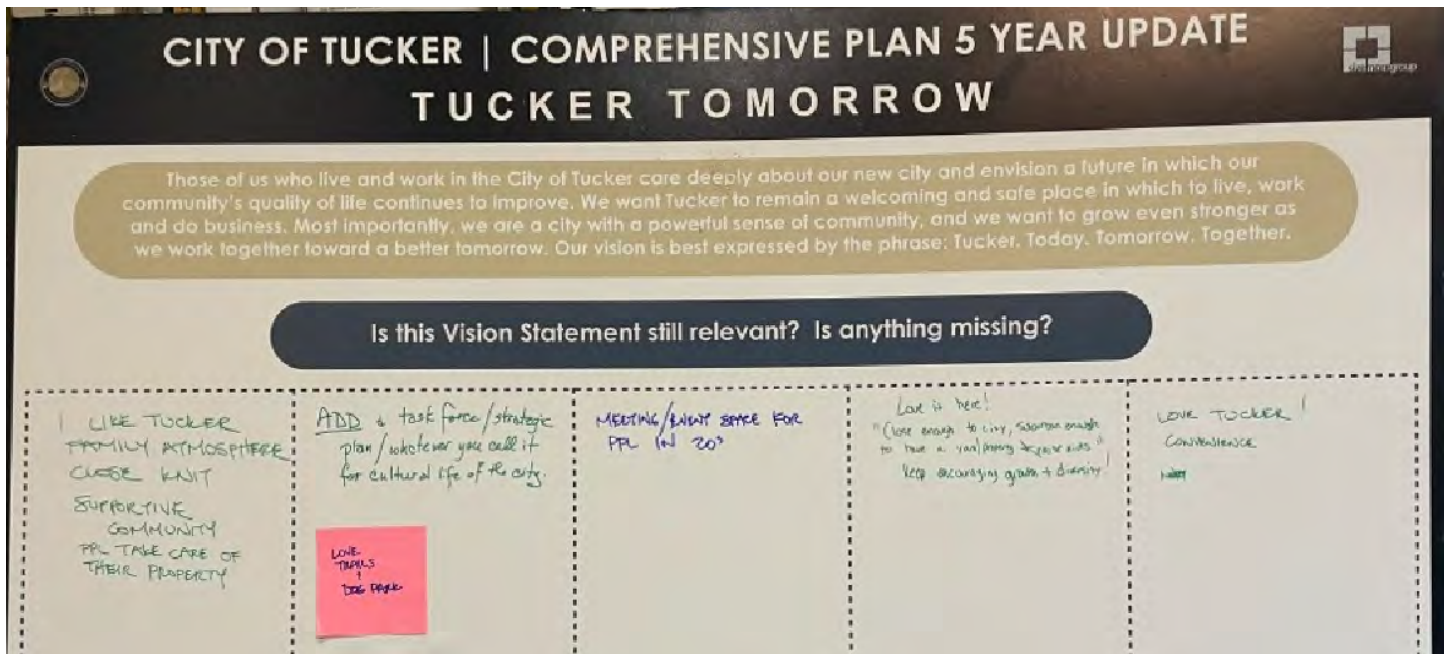
~~CARA SCHUEDE~~

Courtney Smith

## COMMUNITY MEETING #1 SUMMARY

### Vision Statement

- I like Tucker. Family atmosphere, close-knit, supportive community. People take care of their property.
- Add a task force/strategic plan (whatever you call it) for the cultural life of the city.
- Meeting/Event space for people in their 20s.
- Love it here! “Close enough to the city, suburban enough to have a yard and raise kids” - Keep encouraging growth and diversity.
- Love Tucker.
- Convenience
- Love trails, dog park. Tucker Vision.



### Goal 1 : Enhance Downtown Tucker

- Pedestrian access to downtown.
- Closer MARTA station.
- Looking forward to a new park.
- Prioritize pedestrians?
- Too much focus on cars.
- Movable traffic barricades for closing Main Street with greenway and signage.
- Passenger train to Decatur, Atlanta, back to Athens, etc.
- Too much litter all down Railroad Avenue and surrounding businesses.
- Keep it up! Going in the right direction, the locals want to stay and play here.
- Less revolving business and more anchors.
- Trader Joe's.



# CITY OF TUCKER | COMPREHENSIVE PLAN 5 YEAR UPDATE

## TUCKER TOMORROW



1

### ENHANCE DOWNTOWN



Is this Goal still relevant? What are you most interested in seeing happen in Downtown Tucker? What are Downtown's strengths, weaknesses, opportunities, and threats?

<p>- PED ACCESS TO DNTN</p> <p>- CLOSER MARTA STATION</p> <p>- LOOKING FORWED TO USE PARK</p> <p>- PRIORITY PEDS</p> <p>- TOO MUCH FOCUS ON CARS</p> <p>MOVABLE TRAFFIC BARriers</p> <p>RES. CHANGING ROAD STREET</p> <p>NO GREENWAY &amp; SIDEWALK</p> <p>Passenger Train to Decatur, Atlanta, Park to Athens, etc</p>	<p>Too much Like All down town</p> <p>Keep this open area - Put City Hall</p> <p>Somewhere. Too much traffic</p> <p>going through parking area for</p> <p>Healthside Club Area</p> <p>More community events</p> <p>NEED ROOFTOP BAR</p> <p>Fire dining</p>	<p>Parking Please! ✓✓</p> <p>Deck parking works! ✓✓</p> <p>2 hour parking limit - tow high school students' cars if parked all day. \$65 parking permit at campus</p> <p>add more attractive options</p> <p>Parking</p>	<p>Keep it up!</p> <p>Going in the right direction, the issue</p> <p>with it they don't help you!</p> <p>Less parking business and more anchors!</p> <p>Tasha Jones!</p> <p>↑</p> <p>Second!</p> <p>ART Gallery</p>	<p>Bring in restaurants/bars/</p> <p>revitalize downtown like</p> <p>many of our neighboring</p> <p>towns (Lawrenceville, Lilburn,</p> <p>Duluth, Alph, Woodstock, etc.)</p> <p>Come on Tucker!</p> <p>More shops/restaurants that will ELEVATE</p> <p>the city to be sustainable &amp; thrive like</p> <p>Ponce City Market, etc</p>
---	--	---	---	---

### Goal 1 : Enhance Downtown Tucker (continued)

- Art gallery.
- 2-hour parking limit, tow high school students' cars if parked all day. \$65 parking permit at campus add more attractive options.
- Keep this green, put city hall somewhere else.
- Sprawl-free city.
- Too much traffic going through.
- Parking areas for Health side Apartments.
- Parking please
- Parking Deck works.
- Deck Parking works.
- Somewhere to dine. Too much traffic.
- Want to stay, play here!
- Bringing in restaurants/bars like many of our neighboring towns – Lawrenceville, Lilburn, Duluth, Alpharetta, Woodstock, etc
- Revitalize downtown like Duluth, Alpharetta, Woodstock, etc. Come on, Tucker!
- More shops/restaurants that will elevate the city corner to be sustainable and thrive like Ponce City Market, etc.

# CITY OF TUCKER | COMPREHENSIVE PLAN 5 YEAR UPDATE

## TUCKER TOMORROW

2
IMPROVE TRANSPORTATION CONNECTIONS
🚗

**Is this Goal still relevant? What is the most important transportation element for the city to focus on? What are the transportation strengths, weaknesses, opportunities, and threats?**

<p>-Traffic light at Cowan too long</p> <p>-Traffic flow from middle school to Lawrenceville Highway/Cowan Road area</p> <p>-CHAMBLEE-TUCKER Road is vastly improved. Road diet works great! I second this! ✓✓</p>	<p>Path from Lake Ivanhoe to downtown</p> <p>Yes! Pedestrian/Bike path to downtown</p> <p>Green Space/Bike Paths throughout the city connecting all corners.</p> <p>Lois Ricci trolley</p>	<p>Opportunity to expand public transportation for those who commute out of the city.</p> <p>Red light at Mercer University and Lavista Street</p> <p>Continue to grow the sidewalks</p> <p>Need Airport Shuttle service!</p> <p>LEFT PASS THROUGH DOWNTOWN</p> <p>Fellowship at bus stops</p>	<p>traffic signal at Lyville Hwy/Sandpiper dead end sign/speed humps on Sandpiper Dr.</p> <p>Cut thru traffic at Hearthsides</p> <p>MORE TRAILS</p> <p>BUS STOPS</p>	<p>Fix curve on Britt Rd</p> <p>Sidewalks on Old Norcross !!</p> <p>Sidewalks on Fellowship near Sentry Dr</p>
--	--	--	--	--

**Goal 2 : Improve Transportation Connections**

- Traffic light at Cowan too long
- Traffic flow from middle school to Lawrenceville Highway/Cowan Road area
- CHAMBLEE-TUCKER Road is vastly improved. Road diet works great! I second this.
- Path from Lake Ivanhoe to downtown
- Pedestrian/bike path to downtown
- Opportunity to expand public transportation for those who commute out of the city.
- More accessibility brings more people and makes it feel safer.
- Green space bike paths throughout the city
- Red light at Mercer University and Lavista Street
- The city cannot control all drivers.
- Lois Ricci trolley

- Green light
- Green space and Bike paths throughout the city connecting all corners.
- Continue to grow the sidewalks
- Need airport shuttle service.
- Traffic signal at Lawrenceville Highway and Sandpiper Drive. Dead end sign/speed humps on Sandpiper Drive.
- Cut-through traffic at Hearthsides.
- More trails
- Fix curve on Britt Road.
- Sidewalks on Old Norcross Road
- Sidewalks on Fellowship near Sentry Drive
- Need Airport Shuttle
- Red light at N lake Parkway and Lavista at checkers takes too long to change at night – Several changes before N lake parkway gets the green light.

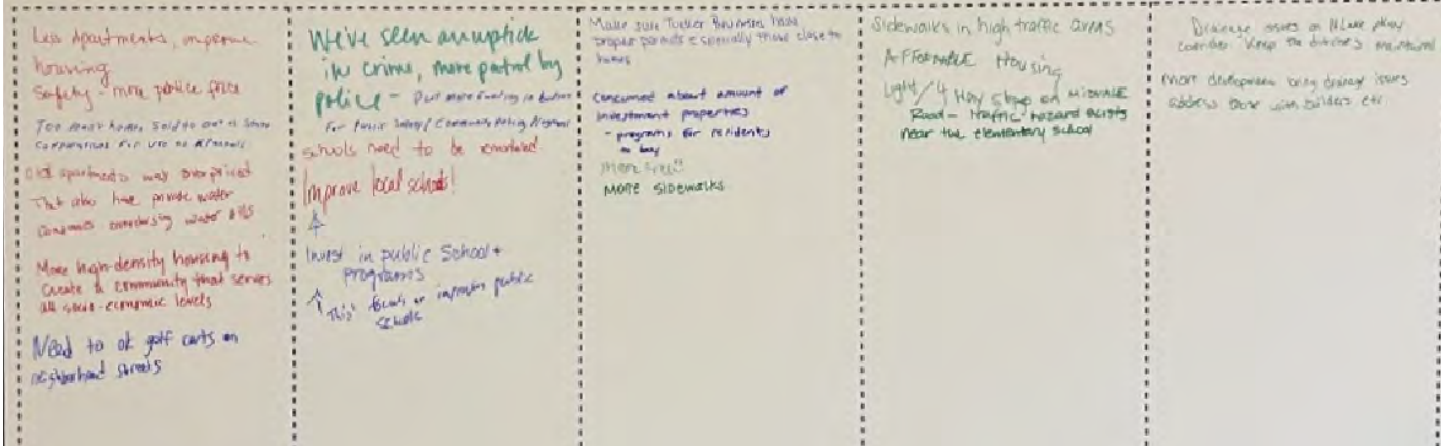
# CITY OF TUCKER | COMPREHENSIVE PLAN 5 YEAR UPDATE

## TUCKER TOMORROW

3

### PRESERVE AND IMPROVE NEIGHBORHOODS

Is this Goal still relevant? What are the strengths, weaknesses, opportunities, or threats facing our existing neighborhoods?



### Goal 3 : Preserve And Improve Neighborhoods

- We have seen an uptick in crime, more patrol by police - put more funding in better safety for community
- Community policing program
- Schools need to be remodeled.
- Make sure Tucker businesses have proper permits especially those close to homes
- Concerned about the amount of investment properties
- Programs for residents
- More sidewalks
- Sidewalks in high traffic areas
- Affordable housing
- Light / 4 Highway street on Midvale Road - traffic hazard exists near the elementary school
- Drainage issues on N lake parkway corridor. Keep the ditches maintained. More development brings drainage issues, address those with builders.
- Less apartments, improve housing
- Safety - more police force
- Too many homes sold to out of state corporations for use as rentals
- Old apartments way overpriced. That also have private water corporations overcharging water bills.
- More high-density housing to create a community that serves all socioeconomic levels
- Need to ok golf cart on neighborhood streets
- Invest in public school and after-school programs.
- Infrastructure improvements benefit schools



# CITY OF TUCKER | COMPREHENSIVE PLAN 5 YEAR UPDATE

## TUCKER TOMORROW

4

### STRENGTHEN RECREATIONAL AND COMMUNITY RESOURCES

Is this Goal still relevant? What are the strengths, weaknesses, opportunities, or threats facing our existing recreational and community resources?

<p>bathroom buildings at parks <i>W/ handrails!!</i></p> <p>Recycled rubber ground under some park playgrounds for kids who fall crowd a part the wood chips in Decatur via drive to Decatur - Dunwoody for a playground (Recycled rubber is highly toxic!!)</p> <p>LOVE the work of the Orchard Guild! A real strength. More orchards for the community please! Auto Hockey Court - MARISS</p> <p>more parks w/ big open spaces like church st. ↳ like Mason Mill park</p>	<p><i>We need a Tucker YMCA!</i></p> <p>Tucker Orchard Guild is an enormous asset - keeping Tucker green &amp; beautiful!</p> <p><i>Second, they are fabulous</i></p> <p>Downtown art opportunities and galleries.</p>	<p>Continue growing youth programs</p> <p>↑↑</p> <p>Expand our organic youth programs so desired to not have to travel outside of city. More working on TC for -tax credits</p> <p>Establish a community center focused on providing classes, activities, social opportunities for people with diverse abilities and including!</p>	<p>More limited recreational centers close to them. It has nothing from the park!</p> <p>Take them the dam at Cedar Pond and restore the original stream channel</p> <p>Tucker Rec Center seems to have good potential but leaves a lot to be desired. The youth sports programs really do as well. We see the effort (LOL) but they need much better organization, strong programs - <del>etc</del> including the need to be dominating our baseball fields, not DITS - Go Tucker!</p>	<p>More summer camp spots</p> <p style="text-align: center; border: 1px solid black; border-radius: 50%; padding: 5px; display: inline-block;">DITTO</p> <p>More classes @ Tucker Rec, they get filled up too quick.</p>
---	--	---	---	--

### Goal 4: Strengthen Recreational & Community Resources

- Install bathroom buildings at parks.
- We need a Tucker YMCA.
- Use rubber mats under playground equipment, especially for younger children.
- Avoid using recycled rubber for playgrounds as it is toxic.
- Replace wood chips with a safer material in some playgrounds.

- Drive to Decatur for a playground or consider building one in Dunwoody.
- Tucker Orchard Guild is an enormous asset to the community.
- Focus on keeping Tucker green and acknowledge the efforts to do so.
- Provide more downtown art opportunities and galleries.
- Continue growing youth programs.

5

BOLSTER ECONOMIC BASE



Is this Goal still relevant? What are the strengths, weaknesses, opportunities, or threats facing our economic base?

<p>Develop downtown with high end Restaurants</p> <p>Mandate Drive Thru restaurants to another location during business hours.</p> <p>Ordinance for Tucker retail/restaurants accept cash.</p> <p>Support diversity of businesses. Not just retail food although those are crucial.</p> <p>Businesses that encourage patrons to come + stay (restaurants, shops) like Decatur Square</p>	<p>Get rid of non-taxed businesses (ie - churches)</p>	<p>Support the work of NETWorks Cooperative ministry in feeding our community</p> <p>highlight biz that improve their buildings/sites</p> <ul style="list-style-type: none"> <li>- encourage others to do it</li> <li>- facade grants</li> <li>- incentives</li> </ul>	<p>More attractive business fronts on Lawrenceville Highway. Regulate the auto + tire companies, clean up!</p> <p>↑</p> <p>Varms</p>	<p>Too many hotels on Lawrenceville Highway. Poses a threat to safety, too much drug activity and sexual trafficking.</p>
--	--	--	--	---

**Goal 5: Bolster Economic Base**


- Develop downtown with high-end restaurants.
- Move drive-through restaurants to another location.
- Rearrange doors during business hours.
- Implement an ordinance for Tucker retail/restaurants.
- Support not just businesses, but also those that encourage patrons to come and stay, like Decatur Square.
- Get rid of tax-exempt businesses, such as churches.
- Support the work of NETWorks Looper tire ministry in feeding our community.
- Improve the appearance of business fronts on Lawrenceville Highway.
- Regulate auto and tire companies and enforce clean-up policies.
- Reduce the number of hotels on Lawrenceville Highway.
- Address safety concerns, drug activity, and sexual trafficking on Lawrenceville Highway.
- Highlight businesses that improve their buildings/sites and encourage others to do the same.
- Provide facade grants and incentives for businesses.



### COMMUNITY MEETING #2 SUMMARY

On May 4th, 2023, a community meeting was held at Tucker City Hall, which saw active participation and engagement from multiple attendees. The meeting began with a detailed presentation, followed by boards displaying various aspects of the vision. Attendees were encouraged to provide their comments and feedback on each board. Comments received on each board are listed on the following pages.

### Community Team Meeting #2 Sign-in Sheets



**City of Tucker, GA**  
Community meeting 2

05/04/2023

Name	Email ID
TOMMY WOOD	WOLF1069@AOL.COM
Donna Davis	ddavis1975@comcast.net
Rod Gary	rodgary.com@gmail.com
Julie Fordham	JFordham84@gmail.com
Eden (Finn) Fordham	N/A
Nancy Boone	ndboone@comcast.net
Berkeley Boone	berkeleyboone@comcast.net
NERL STUBBINFELD	NERL_STUBBINFELD@GMAIL.COM

Charles G. Stenberry	cf759466@gmail.com
Cynthia Aoe	CYNMOE2@GMAIL.COM



CITY OF TUCKER | COMPREHENSIVE PLAN 5 YEAR UPDATE  
TUCKER TOMORROW

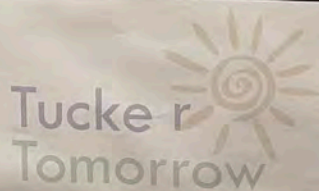


VISION

Those of us who live and work in the City of Tucker care deeply about our **new** city and envision a future in which our community's quality of life continues to improve. We want Tucker to remain a welcoming, **inclusive** and safe place in which to live, work and do business. Most importantly, we are a city with a powerful sense of community, and we want to grow even stronger, as we work together **to build on our history** toward a better tomorrow. Our vision is best expressed by the phrase:

Tucker. Today. Tomorrow. Together.

Are we building on Tucker's history? We are already building on our history by building?



**Vision**

“Are we building on Tucker’s history if the old elementary school is scraped?”

# CITY OF TUCKER | COMPREHENSIVE PLAN 5 YEAR UPDATE


## TUCKER TOMORROW

### GOAL 1: ENHANCE DOWNTOWN

Because our downtown plays such a vital role as the heart of Tucker's civic and community life, our goal is for the Main Street area to grow and mature into an even more vibrant civic center, **accessible to all**—one that offers increased opportunities to live, work, shop, recreate, learn, enjoy the arts and gather as a community.

#### POLICIES

01. INVEST IN A TUCKER CITY HALL COMPLEX
02. CREATE DOWNTOWN GATEWAYS
03. CREATE DOWNTOWN MULTIUSE TRAILS
04. CREATE GREATER MIXED-USE DEVELOPMENT
05. MAKE DOWNTOWN A CENTER FOR "LIFELONG LIVING"
06. EXPAND PARKING OPTIONS
07. SUPPORT DOWNTOWN BUSINESS



*Stickers:*  
- Blue: Live/Work - interesting business at street level with owner living above.  
- Pink: Signs @ borders  
- Pink: S. Cofer Park - Nature Preserve to downtown  
- Yellow: No additional heat islands  
- Yellow: Add "helping" ped crossing signals

### Goal 1 – Enhance Downtown

“Live/Work – Interesting business at street level with the owner living above.”

“Signs @ Borders”

“No additional heat islands.”

“Add PED crossing signals.”

“South Cofer Park - Preserve downtown as a park and nature area.”



# CITY OF TUCKER | COMPREHENSIVE PLAN 5 YEAR UPDATE TUCKER TOMORROW

## GOAL 2: IMPROVE TRANSPORTATION CONNECTIONS

Shuttle Bus  
Roundabouts  
Found abouts

We seek to overcome the challenge of physical separation and other consequences of auto-oriented land development by investing in the creation of a multiuse path system that connects Tucker neighborhoods to downtown, schools, library, recreation center, parks, and Atlanta's regional trail network. A related priority is the remaking of the Lawrenceville Highway and Hugh Howell Corridor into an inviting transportation spine that recalls the feeling of traveling along a tree-lined road linking the City's main commercial hubs: Northlake, downtown and Mountain Industrial

### POLICIES

01. CREATE A CITYWIDE ~~X~~ TRAIL
02. ENHANCE ALL MAJOR CORRIDOR ~~ING~~ SIDEWALKS & SAFER ROADWAY CROSSINGS
03. IMPROVE LAWRENCEVILLE HIGHWAY-HUGH HOWELL ROAD CORRIDOR

2.1 mile loop multi use trail  
Holistic connectivity across econ. centers

Sidewalks AND TRAILS

Program light N. bound Fellowship Road at Lavista to have full green cycle

Cycling: Trail-width for dedicated lanes



Fix Chamblee Tucker- Britt Tucker Norcross

Chamblee Tucker Road rage

## Goal 2 - Improve Transportation Connections

“Shuttle Bus and roundabouts.”

“2.1 Mile loop Multi-use trail.”

“Holistic connections across economic centers.”

“Sidewalks and trails.”

“Program light N. bound Fellowship Road at Lavista to have a full green cycle.”

“Cycling Trail – Width for dedicated lanes.”

“Fix Chamblee Tucker- Britt Tucker Norcross.”

“Address Chamblee Tucker Road rage.”



# CITY OF TUCKER | COMPREHENSIVE PLAN 5 YEAR UPDATE

## TUCKER TOMORROW

### GOAL 3: PRESERVE & IMPROVE NEIGHBORHOODS

The preservation and enhancement of tree-lined neighborhoods is a high priority, along with the expansion of opportunities for households of all ages and income levels to remain in Tucker or move into our community

Large employers participate in employee housing - subsidize apartment rent, etc.

Encourage while strictly guiding ADUs especially in areas that have 1 acre or larger lots

Variable size lots for mixed size housing


What does it mean?

IDENTIFY AREAS FOR TINY HOUSES

CREATE COMMUNITIES FOR DOWNSIZING - MID-SIZE HOMES - 2 BEDROOM - SINGLE LEVEL

We need more tiny homes

POLICIES



01. PRESERVE AND ENHANCE SUBURBAN NEIGHBORHOOD
02. FOCUS ON MAINTAINING STABILITY OF RESIDENTIAL USES IN FACE OF TRANSPORTATION PROJECT
03. DIRECT NEW HOUSING DEVELOPMENT TO MAJOR ACTIVITY AREAS
04. PROVIDE LIVABLE, SAFE AND AFFORDABLE HOUSING
05. PROVIDE BETTER CONNECTIONS

PROVIDE MORE HOUSING OPTIONS

### Goal 3 – Preserve And Improve Neighborhoods

“Encourage large employers to participate in employee housing – subsidize apartments, rent, etc.”

“Encourage and strictly guide ADUs, especially in areas with 1 acre or larger lots.”

“Allow variable-sized lots for mixed-size housing.”

“Provide more housing options.”

“Identify areas for tiny houses.”

“Create communities for downsizing – mid-sized houses, 2 bedrooms, and single-level homes.”

“We need more tiny homes.”

# CITY OF TUCKER | COMPREHENSIVE PLAN 5 YEAR UPDATE TUCKER TOMORROW

## GOAL 4: STRENGTHEN RECREATIONAL & COMMUNITY RESOURCES

It is important that the City's open space and recreational infrastructure become a unified network. This includes enhancing and creating opportunities for people of all ages, **abilities** and interests to experience Tucker's recreational, historic, art and cultural resources, while preserving and enhancing the quality of the natural environment

### POLICIES

01. USE CITY-WIDE PARK PLAN AS A GUIDE
02. MANAGE PARKS AS A UNIFIED SYSTEM
03. ADDRESS DEFERRED MAINTENANCE
04. APPROACH JOHN HOMESTEAD AS A REGIONAL RECREATIONAL RESOURCE
05. EXPAND AND ENHANCE TUCKER'S RECREATIONAL AND NATURAL ENVIRONMENT
06. EXPLORE RENOVATION AND EXPANSION OF RECREATION CENTER
07. ENHANCE TUCKER'S VISUAL CHARACTER
08. EXPAND AND ENGAGE THE ARTS



## Goal 4 – Strengthen Recreational & Community Resources

“Dredge 3 Lakes.”



# CITY OF TUCKER | COMPREHENSIVE PLAN 5 YEAR UPDATE TUCKER TOMORROW



## GOAL 5: BOLSTER ECONOMIC BASE

A key goal is to **attract residents and businesses who will thrive and contribute to the Tucker community** for their entire lives. This means capitalizing on Tucker's location within the economically-dynamic Atlanta region to attract future commercial growth to our primary job centers of Mountain Industrial Area, Northlake Commercial Center, Lawrenceville Medical Area and downtown Tucker.

Lawrenceville Medical Area is not the best name - Montreal Medical Area - 245 Luke Hwy - Med Area

### POLICIES

01. REPURPOSE UNDERUTILIZED COMMERCIAL DEVELOPMENT FOR MIXED-USE DEVELOPMENT
02. ESTABLISH ECONOMIC DEVELOPMENT FUNCTION TO RETAIN AND RECRUIT BUSINESSES
03. COLLABORATE WITH NORTHLAKE AREA OWNERS
04. PROMOTE ADAPTIVE REUSE AND INFILL DEVELOPMENT IN OFFICE PARK AT NORTHLAKE
05. FULFILL THE 2015 CID MASTER PLAN
06. LEVERAGE REGION'S GROWING HEALTHCARE ACTIVITY AT LAWRENCEVILLE MEDICAL AREA AND IDENTIFY MEDICAL-RELATED AND MIXED-USE OPPORTUNITIES AT THIS NODE
07. PRESERVE AND EXPAND TUCKER'S INDUSTRIAL EMPLOYMENT BASE
08. ACTIVELY MARKET AND RECRUIT NEW MANUFACTURING, PROFESSIONAL SERVICES, AND HEALTHCARE
09. IMPLEMENT GATEWAY CORRIDOR IMPROVEMENTS TO ENHANCE APPEAL OF MAJOR CORRIDORS THROUGHOUT THE CITY
10. PROMOTE DOWNTOWN AS THE CITY'S PRIMARY CIVIC, CULTURAL AND MIXED-USE CENTER



## Goal 5 – Bolster Economic Base

“Lawrenceville Medical Area is not the best name – Montreal Medical Area”



# Community Work Program Comments

## Goal 1

- “Jobs follow people, people follow amenities.”

## Goal 2

- “Circulator bus to reduce travel time during the last mile.”

### CITY OF TUCKER | COMPREHENSIVE PLAN 5 YEAR UPDATE

### TUCKER TOMORROW

Goal 1: Enhance Downtown									
Goal Number	Activity	Time frame					Responsible Party	Potential Funding Source	Estimated Cost (2023 Dollars)
		2023	2024	2025	2026	2027			
G1-1	Continue identifying an annual budget for the city hall complex, and pursue next steps such as a city hall site and program feasibility study; community survey for program and design.	X	X	X	X	X	City Manager, Mayor/City Council, Staff	General Funds	Staff time; \$100,000-150,000
G1-2	Consider developing a City Design Standards Guidebook that includes signage, street furniture, landscaping, streetscapes, etc.	X					Community Development Staff	General Funds	\$150,000 - 200,000
G1-3	Consider zoning ordinance text amendments to update building heights in properties surrounding downtown, that are ideal for mixed-use development, with associated transitional planes.	X					Community Development Staff	N/A	Staff Time
G1-4	Consider conducting an ADA/Accessibility Assessment Study to identify barriers and solutions to create a downtown accessible for all.				X		Community Development Staff	General Funds	\$125,000 - 175,000
G1-5	Continue development of a mobile application and signage to identify available parking to visitors in downtown.	X	X				Economic Development/Communication Staff	N/A	Staff Time
G1-6	Consider zoning ordinance text amendments that require new, large mixed-use developments to require a percentage of new private parking be made available for public use.	X					Community Development Staff		Staff Time
G1-7	Consider expansion of the downtown entertainment district and continue to market this effort to existing and new businesses.		X				Staff		Staff Time

Goal 2: Improve Transportation Connectivity									
Goal Number	Activity	Time frame					Responsible Party	Potential Funding Source	Estimated Cost (2023 Dollars)
		2023	2024	2025	2026	2027			
G2-1	Conduct a Trail Master Plan Update.		X				Staff	General Funds	\$150,000-200,000
G2-2	Complete the following priority trail segments: Tucker-Northlake South Fork Peachtree Creek: Lawrenceville Highway to Bibb Boulevard Hugh Howell Road: Marthasville Ct. to Stratmore Dr Kelley Cofer Park Loop			X	X	X	Staff	General Funds/Northlake-Tucker CID/ARC	Varies
G2-3	Work with Georgia Transportation (GDOT) to conduct safety assessment on <i>CIRCULATOR BUSES TO CUT WORKER LAST MILE COST HERE</i>		X	X			Staff	N/A	Staff Time
G2-4	Continue efforts to complete currently underway way Code Study.	X					Community Development Staff	General Funds	FY2023
G2-5	Consider developing a Concept Design for Lawrenceville Highway.	X					Staff	General Funds	\$100,000 - 150,000
G2-6	Consider developing a Concept Design for Hugh Howell Road.		X				Staff	General Funds	\$100,000 - 150,000
G2-7	Continue efforts to enhance transportation for all modes in the Juliette Richardson Corridor.	X	X	X			Staff	General Funds/ARC	Varies
G2-8	Complete the former Montreal Road right-of-way beautification project.	X	X				Staff	General Funds	
G2-9	Complete the interchange beautification project at Lawrenceville Highway and I-285.	X	X				Staff	General Funds/Tucker-Northlake CID	
G2-10	Consider zoning ordinance text amendments to create more uniform sidewalk standards.		X				Community Development Staff	N/A	Staff Time

### Community Work Program Comments (continued)

#### Goal 3

- “Neighborhood Liaison office/Center for the neighborhood.”
- “Neighborhood connectivity.”

#### Goal 4

- “Education on Hawk PED lights & vehicular traffic.”
- “Spruill Arts in Dunwoody - \$1.7 million for building expansion.”
- “Bump G4-11 goal sooner.”
- “Basketball and CTS facilities needed.”

## CITY OF TUCKER | COMPREHENSIVE PLAN 5 YEAR UPDATE

# TUCKER TOMORROW

Goal 3: Preserve and Improve Neighborhoods									
Goal Number	Activity	Time frame					Responsible Party	Potential Funding Source	Estimated Cost (2023 Dollars)
		2023	2024	2025	2026	2027			
G3-1	Consider a small area study to enhance neighborhood gateways. Consider neighborhood gateways in the City Design Standards Guidebook.		X	X	X		Community Development Staff	General Funds	\$125,000 - 200,000
G3-2	Identify next steps from the Housing Assessment Inventory that support this goal.	X					Staff	N/A	Staff Time
G3-3	Identify and consider zoning ordinance amendments to protect Peters Park, a historic African American community, from industrial intrusion.		X				Community Development Staff	N/A	Staff Time
G3-4	Work with DeKalb County and City of Tucker staff to enforce dumpster enclosure requirements.	X					Staff	N/A	Staff Time
G3-5	Work with the City of Tucker code enforcement staff to identify areas of repeat code offenders (commercial and residential), in protection of Tucker residential areas.	X	X				Staff	N/A	Staff Time
G3-6	Consider conducting a Northlake Mall and surrounding properties Master Plan.		X				Community Development Staff	General Funds/Tucker-Northlake CID/ ARC	Staff Time
G3-7	Consider zoning ordinance text amendments to increase density for mixed-use development.	X					Community Development Staff	N/A	Staff Time
G3-8	Continue efforts to improve the multi-family livability and safety in the Juliette-Richardson Corridor.	X	X	X			Staff	N/A	Staff Time
G3-9	Consider zoning ordinance text amendments to clean up open space requirements		X				Community Development Staff	N/A	Staff Time

Goal 4: Strengthen Recreational and Community Resources									
Goal Number	Activity	Time frame					Responsible Party	Potential Funding Source	Estimated Cost (2023 Dollars)
		2023	2024	2025	2026	2027			
G4-1	Update the Parks and Recreation Master Plan.	X					Parks and Recreation Staff	General Funds	\$150,000-200,000
G4-2	Continue efforts to design and build a downtown park to create a center for events and activities.	X	X	X			Parks and Recreation Staff	General Funds	Varies
G4-3	Consider renovating and upgrading parks, park facilities and ballfields to help develop safe play and activity centers.	X	X	X	X	X	Parks and Recreation Staff	General Funds	Varies
G4-4	Initiate a process to identify possible recreation center/facilities to accommodate growth of program and athletic participation.	X	X	X	X		Parks and Recreation Staff	N/A	Staff Time
G4-5	Consider expanding and upgrading park trails, bridges, boardwalks and access points to improve hiking experiences in the parks.	X	X	X	X	X	Parks and Recreation Staff	General Funds	Varies
G4-6	Consider expanding and improving parking and access to parks.	X	X	X	X	X	Parks and Recreation Staff	General Funds	Varies
G4-7	Consider enhancing signage and marketing of parks and park activities on the website and mobile applications	X	X				Parks and Recreation Staff	N/A	Staff Time
G4-8	Consider text amendments to develop a city-wide leash law.	X					Parks and Recreation Staff	N/A	Staff Time
G4-9	Continue efforts to repurpose the Johns Homestead in a manner that stabilizes and rehabilitates the structures for historical interpretation, education and visitation by appointment.	X	X	X	X	X	Parks and Recreation Staff	General Funds	Varies
G4-10	Improve the Tucker Recreation Center and grounds to better use the property, including incorporation of pickleball courts.	X	X	X			Parks and Recreation Staff	General Funds	Varies
G4-11	Consider conducting an Arts and Culture Master Plan.			X			Staff	General Funds	\$150,000-200,000
G4-12	Consider creation of a public art ordinance for downtown.	X					Staff	N/A	Staff Time

WORK PROGRAM



Spruill Arts in Dunwoody \$1.7m for building expansion



Goal 5

- “Direct buses from MARTA rail to Tucker work.”

## CITY OF TUCKER | COMPREHENSIVE PLAN 5 YEAR UPDATE TUCKER TOMORROW

Goal 5: Bolster Economic Base									
Goal Number	Activity	Time frame					Responsible Party	Potential Funding Source	Estimated Cost (2023 Dollars)
		2023	2024	2025	2026	2027			
G5-1	Consider increasing the Economic Development Department capacity by establishing yearly performance benchmarks and priority goals which will be tracked for progress and completion via software and quarterly reporting	x	x	x	x	x	Economic Development Staff	N/A	Staff Time
G5-2	Explore an Economic Development Incentive Ordinance	x					Economic Development Staff	N/A	Staff Time
G5-3	Consider creating and maintaining a Business Retention and Attraction (BRA) Program which will include business target lists and will track metrics and trends and include dedicated outreach to small and historically disadvantaged businesses.	x	x				Economic Development Staff	N/A	Staff Time
G5-4	Consider forming a quarterly Tucker Business Working Group with a diverse array of strategic partners that will give feedback and provide ideas from the data collected during BRA efforts	x					Economic Development Staff	N/A	Staff Time
G5-5	Consider creating a developer and broker outreach program which will include an outreach target list, creation of an annual business climate survey and report, quarterly or semi-annual informational events, site selection assistance and developer research services.		x				Economic Development Staff	N/A	Staff Time
G5-6	Consider facilitating the implementation of economic development aspects of all current and future city plans.	x	x	x	x	x	Economic Development Staff	N/A	Staff Time
G5-7	Consider creating and implementing the Tucker Economic Development Marketing and Branding Strategy including a "Tucker Pitch Kit," marketing of quality-of-life investments, marketing of economic development success stories, and marketing of Tucker's priority redevelopment areas and "nodes."		x	x			Economic Development Staff	N/A	Staff Time

BUSES FROM MARTA RAIL TO TUCKER WORK STOPS

Goal 5: Bolster Economic Base									
Goal Number	Activity	Time frame					Responsible Party	Potential Funding Source	Estimated Cost (2023 Dollars)
		2023	2024	2025	2026	2027			
G5-8	Consider identifying and developing business assistance services including local, regional and statewide incentives, a "business roadmap" for permitting and licenses, a potential retention support program, workforce development programs, and networking events.			x			Economic Development Staff	N/A	Staff Time
G5-9	Consider investigating the creation of a Business Accelerator and Economic Gardening Pilot Program.			x			Economic Development Staff	N/A	Staff Time
G5-10	Explore the formation of a property repositioning program.				x		Economic Development Staff	N/A	Staff Time
G5-11	Consider formalizing a DDA - City of Tucker Economic Development Department collaboration through quarterly or monthly internal meetings and the establishment of DDA performance metrics which will be monitored and reported.	x	x	x	x	x	Economic Development Staff	N/A	Staff Time
G5-12	Consider developing an Incentives Toolkit including potential programs such as a Facade Grant and Revolving Loan Fund.		x				Economic Development Staff/ DDA Staff	N/A	Staff Time
G5-13	Consider developing a Land Acquisition Strategy.			x			Economic Development Staff/ DDA Staff	N/A	Staff Time
G5-14	Evaluate opportunities and support city efforts for Small Business Incubators and shared co-working space facilities.	x	x	x			Economic Development Staff/ DDA Staff	N/A	Staff Time
G5-15	Investigate state and federal real estate incentive programs such as opportunity zones and brownfield programs.			x	x	x	Economic Development Staff/ DDA Staff	N/A	Staff Time
G5-17	Consider City taking ownership of the LCL continuing great work of the Tucker-Northlake CID, now that the City is established.	x					Staff	N/A	Staff Time

**WORK PROGRAM**



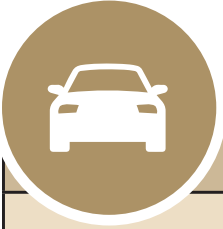
**GOAL STRENGTHS, WEAKNESSES, OPPORTUNITIES & THREATS ANALYSES**



**01 ENHANCE DOWNTOWN TUCKER**

**SWOT Analysis**

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Downtown parks (Church Street Green &amp; under design city park)</li> <li>• Events and community festivals</li> <li>• Feel of downtown</li> <li>• Sidewalks/walkability – new trail</li> </ul>	<ul style="list-style-type: none"> <li>• Parking (not enough)</li> <li>• Prioritizes cars over pedestrians</li> <li>• Business retention</li> </ul>
Opportunities	Threats
<ul style="list-style-type: none"> <li>• Mixed-use development</li> <li>• Density of housing near downtown</li> <li>• Add a playground into downtown greenspace</li> <li>• More community events/festivals</li> <li>• More fine dining</li> <li>• More arts (gallery, art center, theater, music, murals)</li> <li>• More restaurants, retail, entertainment – reasons to come and stay</li> <li>• Expand public transit</li> <li>• Increase walkability</li> <li>• Improve accessibility for all – ADA</li> <li>• Pop-up street vendors and food trucks</li> </ul>	<ul style="list-style-type: none"> <li>• Height restrictions are a barrier to mixed-use development</li> <li>• City Hall to be built on Church Street Greenspace</li> <li>• Business retention</li> <li>• Litter</li> </ul>



## 02 IMPROVE TRANSPORTATION CONNECTIVITY

### SWOT Analysis

Strengths	Weaknesses
Opportunities	Threats
<ul style="list-style-type: none"> <li>• Chamblee-Tucker road diet</li> <li>• Sidewalk improvements</li> </ul>	<ul style="list-style-type: none"> <li>• Walkability to downtown from surrounding neighborhoods</li> <li>• Lawrenceville Highway</li> <li>• Sidewalk maintenance</li> <li>• More focus on pedestrians</li> <li>• Chamblee-Tucker/Fellowship/Lavista Intersection</li> </ul>
<ul style="list-style-type: none"> <li>• Continue trail connectivity</li> <li>• Trolley/tram/circulator</li> <li>• Expand public transit into Tucker</li> <li>• Continue sidewalk improvements</li> <li>• Sidewalks on Old Norcross</li> <li>• Safe bike lanes</li> <li>• Tree-lined streets</li> </ul>	<ul style="list-style-type: none"> <li>• Pedestrian safety</li> <li>• Cut-through traffic in residential areas</li> <li>• Traffic speeding</li> </ul>

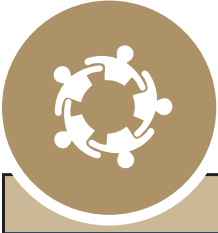


## 03 PRESERVE & IMPROVE NEIGHBORHOODS

### SWOT Analysis

Strengths	Weaknesses
Opportunities	Threats
<ul style="list-style-type: none"> <li>• The Character</li> <li>• Trees, nature, wildlife</li> <li>• Parks</li> <li>• Walkability</li> <li>• Safety</li> <li>• Quiet/peaceful streets</li> <li>• Community feel</li> </ul>	<ul style="list-style-type: none"> <li>• Need more police presence</li> <li>• Pedestrian safety</li> </ul>
<ul style="list-style-type: none"> <li>• Improve local schools</li> <li>• More sidewalks</li> <li>• Diversity of housing affordability to attract young people</li> <li>• Consider density in appropriate locations</li> <li>• Pocket parks (with charging stations and wifi)</li> </ul>	<ul style="list-style-type: none"> <li>• Absentee landlords/investment properties</li> <li>• Preventing progress</li> <li>• Losing trees to development</li> </ul>





## 04 STRENGTHEN RECREATIONAL & COMMUNITY RESOURCES

SWOT Analysis	
Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Volunteer organizations</li> <li>• Youth programming</li> <li>• Event programming</li> <li>• Henderson Park</li> <li>• Tucker Recreation Center</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of bathrooms at parks</li> <li>• Tucker Recreation Center – capacity, more programming, upgrades</li> <li>• Signage and marketing of parks               <ul style="list-style-type: none"> <li>• i.e. Website, calendar of events</li> </ul> </li> <li>• Parking</li> </ul>
Opportunities	Threats
<ul style="list-style-type: none"> <li>• Places for teenagers</li> <li>• Youth programming – continue to grow</li> <li>• More inclusive programming, spaces and activities – disabilities and seniors</li> <li>• Inclusive playground</li> <li>• Senior programming</li> <li>• Pickleball courts</li> <li>• Variety of sports fields – baseball, basketball</li> <li>• Park access walkable to all residents</li> <li>• Community pool</li> <li>• Aquatic center</li> <li>• More art – public art, theater, music, galleries</li> <li>• Amphitheater</li> <li>• Connect amenities – walkable</li> <li>• Dog park</li> <li>• More festivals and events</li> <li>• More greenspace downtown</li> </ul>	<ul style="list-style-type: none"> <li>• Aging recreation center</li> <li>• Enforce leash law</li> <li>• Failing dams</li> </ul>



## 05 BOLSTER ECONOMIC BASE

### SWOT Analysis

Strengths		Weaknesses	
<ul style="list-style-type: none"> <li>• The appeal of Tucker</li> <li>• Location and access</li> <li>• City works well with new businesses to get established, quickly</li> <li>• Emory Health</li> </ul>		<ul style="list-style-type: none"> <li>• Housing stock to appeal to CEOs</li> <li>• Housing stock to appeal to workforce</li> <li>• Lawrenceville Highway/Hugh Howell (unattractive corridors)</li> <li>• Difficult for businesses to survive in downtown</li> <li>• Parking challenges in downtown</li> <li>• Schools (DeKalb County)</li> <li>• Litter</li> <li>• Lacking businesses that cater to families</li> </ul>	
Opportunities		Threats	
<ul style="list-style-type: none"> <li>• Attract Bio-medical, IT, Tech, Medical/Healthcare</li> <li>• Mountain Industrial Corridor</li> <li>• Northlake</li> <li>• Walkability/trail connectivity</li> <li>• Housing for a variety of incomes</li> <li>• Include housing density</li> <li>• Downtown a place to come and stay – more active</li> <li>• Brewery District</li> </ul>	<ul style="list-style-type: none"> <li>• Bars, music venues, better restaurants</li> <li>• Mix of restaurants, retail, entertainment, housing</li> <li>• Expand transit to Tucker</li> <li>• Support children to want to grow up and stay/move back</li> <li>• Lawrenceville Medical District</li> <li>• Revitalize under-performing shopping centers to mixed-use</li> </ul>	<ul style="list-style-type: none"> <li>• Hotels on Lawrenceville Highway are a safety threat</li> <li>• Property owners who are not keeping up their property</li> </ul>	





## 2018 REPORT OF ACCOMPLISHMENTS

### GOAL 1: ENHANCE DOWNTOWN TUCKER

Goal Number	Activity	Timeframe						Responsible Party	Potential Funding Source
		2018	2019	2020	2021	2022	LR		
G1-1	Begin analyzing options for a Tucker City Hall Complex in downtown which includes civic spaces, a park and a large multi-purpose space for community gatherings, art and cultural events.	X						City Manager, Mayor/City Council	N/A
G1-1.1	Begin investing in Tucker City Hall Complex in downtown and develop options that includes civic spaces, a park and a large multi-purpose space for community gatherings, art and cultural events.			X				City Manager, Mayor/City Council	Bond Funding
G-2	Evaluate the establishment of a Cultural Arts Committee comprised of residents and business leaders that advocate for the arts and make recommendations to the Mayor and Council.			X				City Manager, Mayor/City Council	N/A
G1-3	Consider allocating funds to create a culturally rich arts community through collaborative relationships, financial support, and strengthening local arts organizations, artists, and cultural activities.				X			City Manager, Mayor/City Council	General Fund
G1-4	As part of the Transportation Master Plan, study the development of attractive "Downtown Gateways" at the intersections of Main Street/Lawrenceville Highway, and Lavista Road/Main Street. Options considered should include replacing low volume dedicated turn lanes with pedestrian safety intersections that incorporate improved crosswalk visibility, signage and landscaping.	X	X					Staff, DeKalb County, Tucker Northlake CID	General Fund
G1-5	As part of the Transportation Master Plan or the Lawrenceville Highway Corridor Study, consider establishing a standard/typical section for future intersection improvements along the Lawrenceville Highway corridor that focuses on enhanced visual quality and increased pedestrian safety.	X	X					Staff/DeKalb County	General Fund
G1-7	Consider expansion of the Downtown Overlay District on both sides of Idlewood Road south to Cowan Road and on both sides of Cowan Road east to Hugh Howell Road.		X					Community Development Staff	N/A
G1-8	As part of the Transportation Master Plan, evaluate the need for an extension of 4th Street from Lawrenceville Highway south to Cowan Rd.	X	X				X	Staff, DeKalb County, Mayor/City Council	General Fund

Goal Number	Estimated Cost (2017 Dollars)	Status	Status Explanation
G1-1	Staff Time	Complete	The city acquired 2.3 acres between Lavista Road and Church Street as a possible future location for City Hall. It is currently used as green space for special events. The city also acquired 1.9 acres on Railroad Ave and is in the process of designing a park for that location.
G1-1.1	\$12 Million	Ongoing	The city is in the process of having construction drawings done for the park on Railroad Ave. We are also discussing funding options for the City Hall Complex. <b>See G1-1 in update.</b>
G-2	Staff Time	No longer applicable	The city has released a call for artists for our first piece of public art in Downtown Tucker. After this pilot program, we will consider adopting a public art ordinance for Downtown and an Arts and Culture Master Plan. A Cultural Arts Committee has not been needed.
G1-3	\$50,000	Complete	Money was put in the FY23 budget to fund the first piece of public art in Downtown Tucker.
G1-4	FY2018	No longer applicable	We looked at a concept for Main St @ Lavista Rd from a traffic safety standpoint. However, this project is no longer applicable.
G1-5	FY2018	Ongoing	A Lawrenceville Highway Corridor Study was completed by DeKalb County. Improvements were made at Lynburn Dr @ Lawrenceville Hwy. <b>This goal will shift to G2-5.</b>
G1-7	FY2018	Complete	These areas were rezoned to the Downtown Special Zoning Districts in 2019, per RZ-19-0002. Note that the overlay was converted to a special zoning district in 2019.
G1-8	FY2018	Complete	This was looked at in the Tucker Northlake CID Grid Study.

**GOAL 1: ENHANCE DOWNTOWN TUCKER (continued)**

Goal Number	Activity	Timeframe						Responsible Party	Potential Funding Source
		2018	2019	2020	2021	2022	LR		
G1-9	Consider the implementation of a 'shared-parking' system to meet short-term parking demand.		X					City Manager	General Fund
G1-10	Consider a long-term strategy of developing first a surface lot, and, when demand is sufficient, a structured parking downtown.		X					City Manager, Tucker-Northlake CID	General Fund
G1-11	Pursue the execution of an agreement with Georgia Power to allow the installation of banners along Main Street.	X						City Manager, City Attorney	N/A
G1-12	Consider the implementation of a "Windows into Tucker" banner/website system to recognize and honor the City's citizens, employees, community organizations and businesses.					X		Communication Staff	General Fund



Goal Number	Estimated Cost (2017 Dollars)	Status	Status Explanation
G1-9	Staff Time	Ongoing	The City of Tucker has begun to have conversations with downtown churches and land owners to discuss 'shared parking' and leased parking options. See <a href="#">G1-5</a>
G1-10	\$100,000	No longer applicable	The city will build approximately 40 new spaces on Railroad as part of the Town Green development. A stand along parking lot is prohibited in the Downtown Special Zoning Districts and there are no plans to build a parking deck at this time.
G1-11	Staff Time	Complete	Light pole banners are in a seasonal rotation promoting the City brand and special events.
G1-12	\$7,500	No longer applicable	Due to budget constraints and the increasing costs of printing banners, the City has decided to focus on branding and advertising special events.

**GOAL 2: IMPROVE TRANSPORTATION CONNECTIVITY**

Goal Number	Activity	Timeframe						Responsible Party
		2018	2019	2020	2021	2022	LR	
G2-1	Complete a Transportation Master Plan	X	X					Staff
G2-1.1	As part of the Transportation Master Plan, study the creation of a downtown Tucker multiuse trail loop.	X	X					Staff
G2-1.2	As part of the Transportation Master Plan, consider the extension of the downtown trail loop to the Tucker-Reid H. Cofer Library and Tucker Nature Preserve.	X	X					Staff
G2-1.3	As part of the Transportation Master Plan, consider the extension of the downtown trail loop to the Tucker Recreation Center, Kelley Cofer Park and Henderson Park.	X	X					Staff
G2-1.4	As part of the Transportation Master Plan, consider the extension of the downtown multiuse trail to the southeast and Stone Mountain Trail via Hugh Howell Road.	X	X					Staff
G2-1.5	As part of the Transportation Master Plan, consider the extension of the downtown multiuse trail to the south via Idlewood Road; connect to the existing trail along the creek south of Cowan Road.	X	X					Staff
G2-1.6	As part of the Transportation Master Plan, consider the connection of the Downtown to the Northlake rail trail with connections to Johns Homestead and the Stone Mountain Trail.	X	X					Staff
G2-1.7	As part of the Transportation Master Plan, consider development of a corridor improvement plan that enhances the attractiveness of the Mountain Industrial area south of Hugh Howell.	X	X					Staff
G2-1.8	As part of the Transportation Master Plan, consider the development of corridor improvement plans with streetscape standards for each of the City's major transportation corridors that are similar in nature to the Lawrenceville Highway/Hugh Howell corridor plan. The plans should capitalize on the corridor's assets and include design standards that improve signage, lighting, pedestrian access and landscaping. Consider introducing a corridor specific identity by using, for example, tree planting program that is unique for each corridor.	X	X					Staff
G2-2	Consider the development of an incentive program that focuses on the redevelopment of large parcels along the south side of Lawrenceville Highway in the vicinity of the downtown area, that requires buildings be located closer to the street, parking behind the buildings, landscaping and other streetscape improvements.			X				Economic Development Staff, DDA

Goal Number	Potential Funding Source	Estimated Cost (2017 Dollars)	Status	Status Explanation
G2-1	General Fund	FY2018	Complete	Council adopted in 2019
G2-1.1	General Fund	FY2018	Complete	Trail Master Plan adopted in 2019 (Segments 2, 3, & 4)
G2-1.2	General Fund	FY2018	Complete	Trail Master Plan adopted in 2019 (Segment 2B)
G2-1.3	General Fund	FY2018	Complete	Trail Master Plan adopted in 2019 (Segments 1, 2, & 5)
G2-1.4	General Fund	FY2018	Complete	Trail Master Plan adopted in 2019 (Segment 4)
G2-1.5	General Fund	FY2018	Complete	Trail Master Plan adopted in 2019 (Segment 3)
G2-1.6	General Fund	FY2018	Complete	Trail Master Plan adopted in 2019 (Segment 1)
G2-1.7	General Fund	FY2018	Complete	Freight Cluster Study adopted in 2020
G2-1.8	General Fund	FY2018	No longer applicable	Streetscape plans were not included in the Transportation Master Plan.
G2-2	DDA Funding	\$20,000	No longer applicable	We considered incentives, but they were not created by staff or the DDA.



**GOAL 2: IMPROVE TRANSPORTATION CONNECTIVITY (continued)**

Goal Number	Activity	Timeframe						Responsible Party
		2018	2019	2020	2021	2022	LR	
G2-3	Consider the development of an incentive programs that creates opportunities for the City to purchase low-performing businesses located on shallow parcels on the north side of Lawrenceville Highway south of the railroad and convert them to greenspace.					X		Economic Development Staff, DDA
G2-4	Consider the adoption of Zoning Ordinance Amendments that promote mixed use and boulevard style design along the downtown segment of the Lawrenceville Highway corridor.	X						Community Development Staff
G2-5	Consider the adoption of Overlay District Amendments that enhance design standards within the Mountain Industrial area and allow land uses such as live/work.	X						Community Development Staff
G2-6	Consider the adoption of Overlay District Amendments that enhance design standards, increase landscaping requirements and allow retail, service commercial, restaurant uses along the segment of the Hugh Howell Corridor within the Mountain Industrial area.	X						Community Development Staff
G2-13	Consider a sidewalk master plan/policy that defines where sidewalks are required for development projects as part of the City transportation		X					Community Development Staff

Goal Number	Potential Funding Source	Estimated Cost (2017 Dollars)	Status	Status Explanation
G2-3	DDA Funding	\$20,000	No longer applicable	An incentive program is no longer applicable.
G2-4	General Fund	FY2018	Complete	The Downtown Special Zoning Districts (created 2019) have street and streetscape standards for streetscape dimensions, landscape strip design, sidewalk design, underground utilities, street lights and furnishings, and crosswalks.
G2-5	General Fund	FY2018	Complete	A text amendment was done in 2019 regarding exterior materials, outdoor storage requirements, and screening/fences/walls.
G2-6	General Fund	FY2018	Complete	Retail under 5,000 square feet, restaurants, and service commercial is permitted in the zoning districts in this area.
G2-13	N/A	Staff Time	Complete	Zoning Ordinance outlines sidewalk and streetscape requirements city wide. Trail Master Plan adopted in 2019.

**GOAL 3: PRESERVE & IMPROVE NEIGHBORHOODS**

Goal Number	Activity	Timeframe						Responsible Party
		2018	2019	2020	2021	2022	LR	
G3-1	Consider the adoption of regulations that ensure the expansion or improvement of homes within existing subdivisions are compatible with the existing housing stock in terms of building height, footprint and massing, particularly as viewed from the street.		X					Community Development Staff, Mayor/City Council
G3-2	Consider the adoption of a policy that examines minimizing increased density with a new subdivision when attached to an existing suburban residential neighborhood.		X					Community Development Staff, Mayor/City Council
G3-3	Consider the preparation of a redevelopment plan for existing single family structures along the major corridors in the vicinity of downtown Tucker.	X						Community Development Staff
G3-4	Consider conducting a maximum residential build out study to determine the number of allowed residential units per current code and development policies and to address demand and affordability.	X						Community Development Staff, Consultant
G3-5	Evaluate existing code regulations to determine to whether improvements to enhance property maintenance are warranted.		X					Community Development Staff
G3-6	Consider instituting a convenience store/service station inspection program.	X						Community Development Staff
G3-7	Consider instituting regular inspection programs for apartments and extended stay hotels that include the submittal of annual inspection reports for unit interiors. Consider adoption of an extended stay ordinance.	X						Community Development Staff



Goal Number	Potential Funding Source	Estimated Cost (2017 Dollars)	Status	Status Explanation
G3-1	N/A	Staff Time	No longer applicable	An infill ordinance has not been necessary.
G3-2	N/A	Staff Time	Complete	This was addressed in the Comprehensive Plan and is also reviewed during rezonings (spot zoning, density comparisons in staff analysis).
G3-3	N/A	Staff Time	Complete	This was evaluated as part by the Downtown Master Plan.
G3-4	N/A	Staff Time	Complete	Jerry Weitz & Associates completed a Housing Density Study in 2018 that provided the following data: comparison reports, housing stock, apartment inventory, and vacant land.
G3-5	N/A	Staff Time	Complete	Several text amendments have been done regarding property maintenance, including multifamily code compliance, collection bins, linear lighting, feather flags, litter control, illicit discharge, etc.
G3-6	N/A	Staff Time	Complete	We adopted supplemental regulations on convenience stores, video surveillance requirements, and coin operated amusement standards in 2022.
G3-7	N/A	Staff Time	Complete	O2018-06-28 was adopted July 23, 2018 regarding hotels, motels, and extended stay hotels.

**GOAL 4: STRENGTHEN RECREATIONAL & COMMUNITY RESOURCES**

Goal Number	Activity	Timeframe						Responsible Party
		2018	2019	2020	2021	2022	LR	
G4-1	Promote better connections to Tucker’s natural history and agricultural past by promoting native plantings.		X					Community Development Staff
G4-2	Conduct a canopy study as a first step toward assessing any need for amendments to the City’s tree ordinance.	X						GIS Staff
G4-3	Complete a Parks and Recreation Master Plan	X	X					Parks Department Staff
G4-3.1	As part of the Recreation Master Plan, evaluate improvements to the Recreation Center and evaluate the use of the total property.		X					Parks Department Staff
G4-3.2	Initiate a review of the feasibility of adaptively reusing the Smoke Rise elementary school, if property is available.		X					Parks Department Staff
G4-4	Consider amendments to the City’s sign ordinance with a focus on enhancing aesthetics and reducing visual clutter, consolidating regulations and reducing ordinance discrepancies.	X						Community Development Staff

Goal Number	Potential Funding Source	Estimated Cost (2017 Dollars)	Status	Status Explanation
G4-1	N/A	Staff Time	Complete	The Downtown and Northlake Special Zoning Districts requires trees be native or adaptive to Tucker.
G4-2	N/A	Staff Time	Complete	A tree canopy study was completed June 13th , 2017.
G4-3	General Fund	FY2018	Complete	Council adopted a Parks and Recreation Master plan in 2019.
G4-3.1	General Fund	FY2018	Complete	As part of the Parks and Recreation Master Plan process, a TRC feasibility study was completed with recommendations for renovation/replacement.
G4-3.2	N/A	Staff Time	No longer applicable	DCSD does not have plans to sell the property.
G4-4	General Fund	FY 2018	Complete	The city hired TSW to completely rewrite the sign ordinance. The new code was adopted May 13, 2019, per O2019-04-16.



**GOAL 5: BOLSTER ECONOMIC BASE**

Goal Number	Activity	Timeframe						Responsible Party
		2018	2019	2020	2021	2022	LR	
G5-1	Consider the establishment of a city staffed economic development function (part time) tasked with business retention, business recruitment and promoting development within the targeted redevelopment areas of Northlake, the Medical Center area, downtown Tucker and the Mountain Industrial area.		X					City Manager, DDA
G5-2	Consider developing an Economic Development section for the City's website. Include easily printable materials that highlight Tucker's assets and more specific target market information. Provide information regarding available property and buildings within the city, particularly within target redevelopment areas.	X	X					Economic Development Staff
G5-3	Consider developing GIS databases of both property value and business license revenues for each of the economic development priority areas. Conduct annual assessment and use results to evaluate overall effectiveness of economic development program.	X	X					GIS and Economic Development Staff
G5-4	In conjunction with the CIDs, host regular meetings with economic development partners including DeKalb County, Georgia Department of Industry, Trade and Tourism, Georgia Power and the Chamber of Commerce. Focus on building relationships and furthering the City's Economic Development Marketing Plan.	X	X	X	X	X	X	Economic Development Staff, Tucker-Northlake CID, Stone Mountain CID
G5-5	Consider the development and adoption of a Business Incentive Plan which focuses on the attraction of the desired types of businesses and the creation of high paying jobs within Tucker.		X					Economic Development Staff, DDA
G5-6	Develop and maintain "one pager" marketing materials that summarize Tucker's assets. These materials should provide both high level information about the City, but also more detailed information regarding specific market areas such as the Mountain Industrial corridor, downtown, the Medical area and Northlake.		X	X	X	X	X	Economic Development Staff
G5-7	Consider the development of a consolidated economic development plan for challenged sites and areas within the downtown Tucker area.	X						Economic Development Staff
G5-8	Consider the establishment of an entrepreneurial program that focuses on encouraging start-ups businesses in downtown.		X					Economic Development Staff

Goal Number	Potential Funding Source	Estimated Cost (2017 Dollars)	Status	Status Explanation
G5-1	General Fund	\$75,000	Complete	The City of Tucker Economic Development Department now is staffed by an Economic Development Manager and Business Outreach Coordinator who provide economic development services such as business retention and business recruitment.
G5-2	N/A	Staff Time	Complete	The City has established a robust Economic Development webpage with data, plans, and studies.
G5-3	N/A	Staff Time	No longer applicable	We did an initial analysis and found this to not be an accurate metric for our economic development efforts.
G5-4	N/A	Staff Time	Complete	The Economic Development Manager meets frequently with state and regional partners to work with businesses and discuss areas of concern and opportunity in Tucker. City Staff and the CID have bimonthly meetings.
G5-5	DDA Funding	\$20,000	No longer applicable	The Tucker Downtown Development Authority has completed their Tax Abatement Policy, but no other incentives developments or plans have been created.
G5-6	DDA Funding	\$20,000	Complete	We completed this in house, as well as improving the Economic Development page of the city website.
G5-7	General Fund	\$20,000	Complete	ULI, in combination with their MTAP program, has looked at challenging redevelopment areas in Downtown Tucker and Northlake.
G5-8	N/A	Staff Time	Complete	Staff is planning a small business resource EXPO which will target entrepreneurs for April 2023.

**GOAL 5: BOLSTER ECONOMIC BASE (continued)**

Goal Number	Activity	Timeframe						Responsible Party
		2018	2019	2020	2021	2022	LR	
G5-9	Establishment of a Downtown Development Authority (DDA).	X						City Attorney, Mayor/City Council
G5-10	Consider the creation of a range of Economic Development Incentives to fund infrastructure for infill development within downtown Tucker for projects that meet City redevelopment goals and that, based upon evaluation of financials, could not occur without incentives.			X				Economic Development Staff, City Attorney, Mayor/City Council
G5-11	Consider the creation of a Tucker Film Commission.	X						City Attorney, Mayor/City Council



Goal Number	Potential Funding Source	Estimated Cost (2017 Dollars)	Status	Status Explanation
G5-9	General Fund	\$10,000	Complete	The Tucker Downtown Development Authority was established in 2018.
G5-10	General Fund	\$5,000	Complete	The Tucker Downtown Development Authority has completed their Tax Abatement Policy. An incentive study was completed by Ga Tech in 2022 that focused on abatement as the most applicable tool.
G5-11	N/A	Staff Time	No longer applicable	It was considered and the decision was made to stay with the DeKalb Entertainment Commission.

## ONLINE COMMUNITY SURVEY RESULTS

 **City of Tucker - Government** ✓  
April 3 · 🌐

We want your input! Take our Tucker Tomorrow survey to let us know what you want to see in the updated Comprehensive Plan:  
<https://www.surveymonkey.com/r/TuckerCompPlan>



  12 12 comments 14 shares

 **City of Tucker - Government** ✓  
April 10 at 1:47 PM · 🌐

Our Tucker Tomorrow survey is still open! Let us know what you want to see out of the Comprehensive Plan Update:  
<https://www.surveymonkey.com/r/TuckerCompPlan>

Plus, join us during the Spring Fling this Saturday April 15 at an informational booth with Sizemore Group for a Community Engagement Opportunity to learn more about the Tucker Tomorrow Update. Stop by between 9:30 a.m. and 1 p.m. at 4316 Church Street.



 Neal Stubblefield and 6 others 7 shares



**cityoftucker** ✓  
Tucker, Georgia

**cityoftucker** ✓ The future looks bright! Our community survey for the Tucker Tomorrow Comprehensive Plan Update is live, and we need your thoughts about what comes next. Follow the link in our bio for more information.

🔗  
#TKR #CityOfTucker #TuckerGA #FuturesBright #ComprehensivePlanUpdate #TKRTomorrow

4w

**wanderstateco** I just took the survey. Thanks for offering this! ❤️  
4w Reply

**jeccy\_queen** Send Pic on @ICONIC\_GEORGIA ❤️  
4w Reply

🍷 🗨️ 🚩

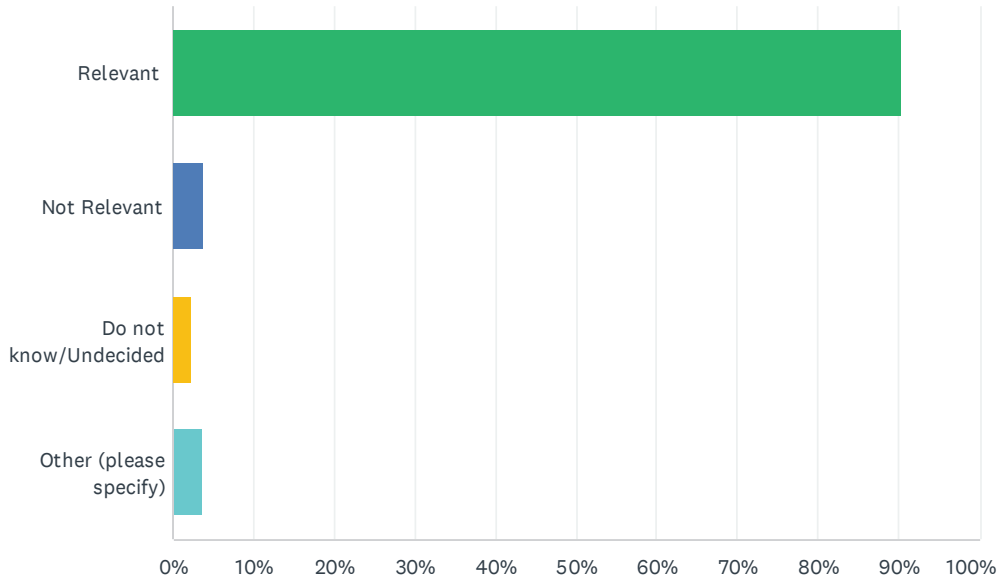
**Liked by spszubski and 105 others**  
APRIL 4

😊 Add a comment...



## Q2 Do you feel the above mentioned goal is still relevant to creating the City’s Vision?

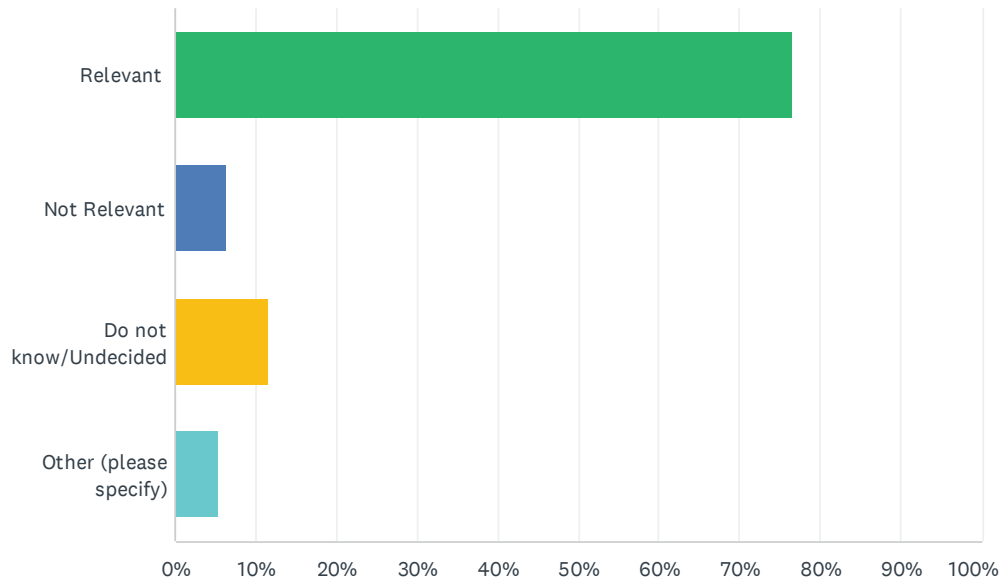
Answered: 559 Skipped: 90



ANSWER CHOICES	RESPONSES	
Relevant	90.34%	505
Not Relevant	3.76%	21
Do not know/Undecided	2.33%	13
Other (please specify)	3.58%	20
<b>TOTAL</b>		<b>559</b>

## Q1 The above Vision was developed as part of the 2018 Tucker Tomorrow Comprehensive Plan. Do you feel this statement is still relevant?

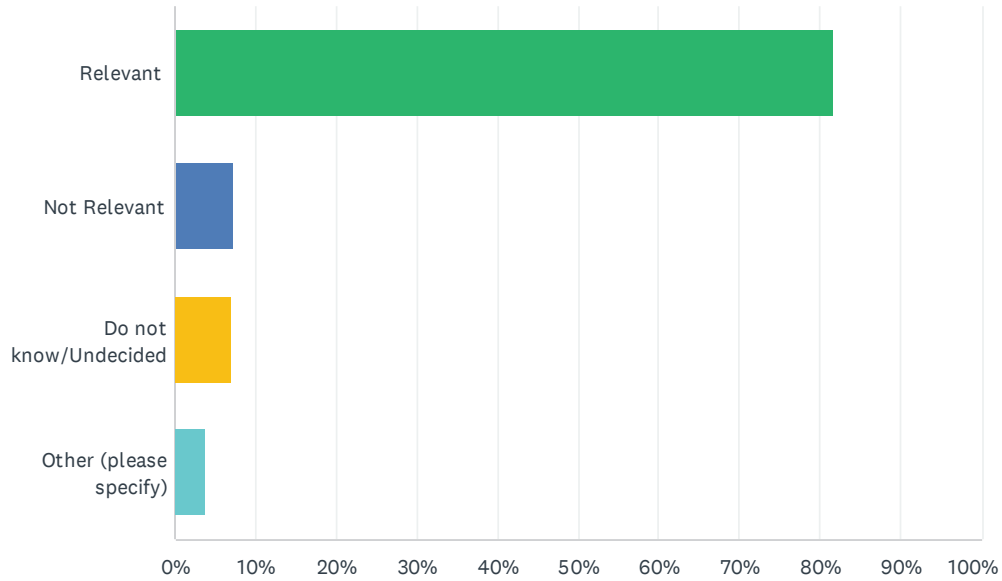
Answered: 646 Skipped: 3



ANSWER CHOICES	RESPONSES	
Relevant	76.63%	495
Not Relevant	6.50%	42
Do not know/Undecided	11.61%	75
Other (please specify)	5.26%	34
<b>TOTAL</b>		<b>646</b>

## Q4 Do you feel the above mentioned goal is still relevant to creating the City’s Vision?

Answered: 558 Skipped: 91

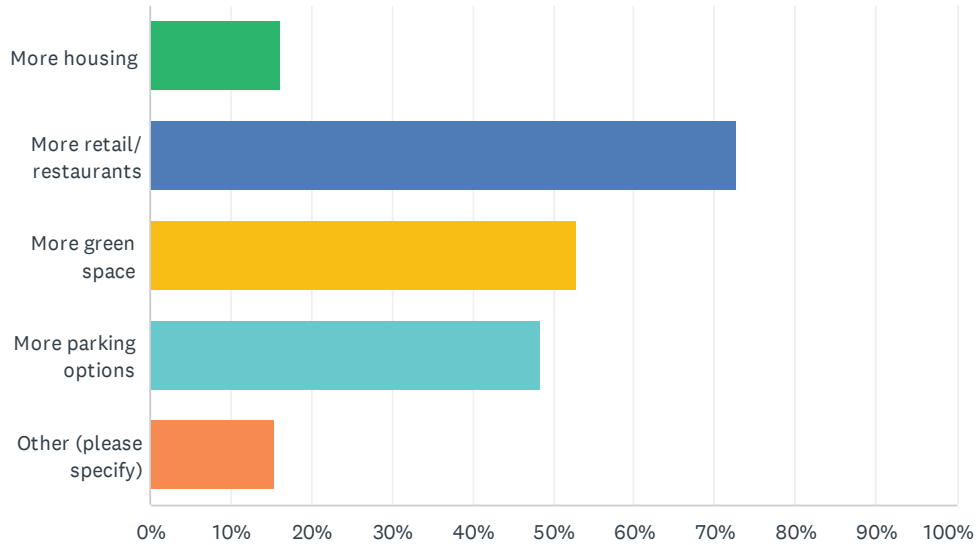


ANSWER CHOICES	RESPONSES	
Relevant	81.72%	456
Not Relevant	7.35%	41
Do not know/Undecided	6.99%	39
Other (please specify)	3.94%	22
<b>TOTAL</b>		<b>558</b>



### Q3 What are you most interested in seeing happen in Downtown Tucker?

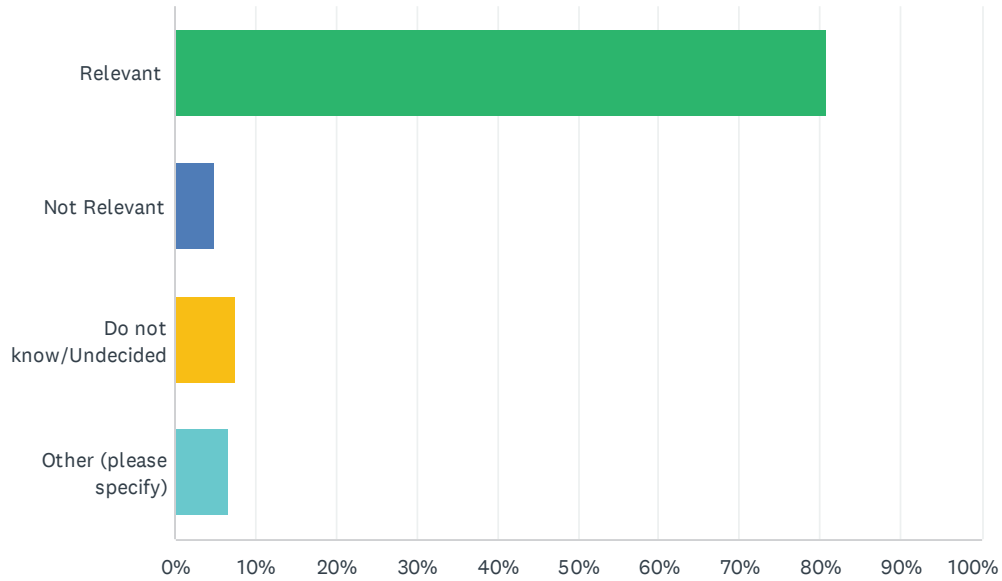
Answered: 557 Skipped: 92



ANSWER CHOICES	RESPONSES
More housing	16.16% 90
More retail/ restaurants	72.71% 405
More green space	52.96% 295
More parking options	48.47% 270
Other (please specify)	15.44% 86
Total Respondents: 557	

## Q6 Do you feel the above mentioned goal is still relevant to creating the City’s Vision?

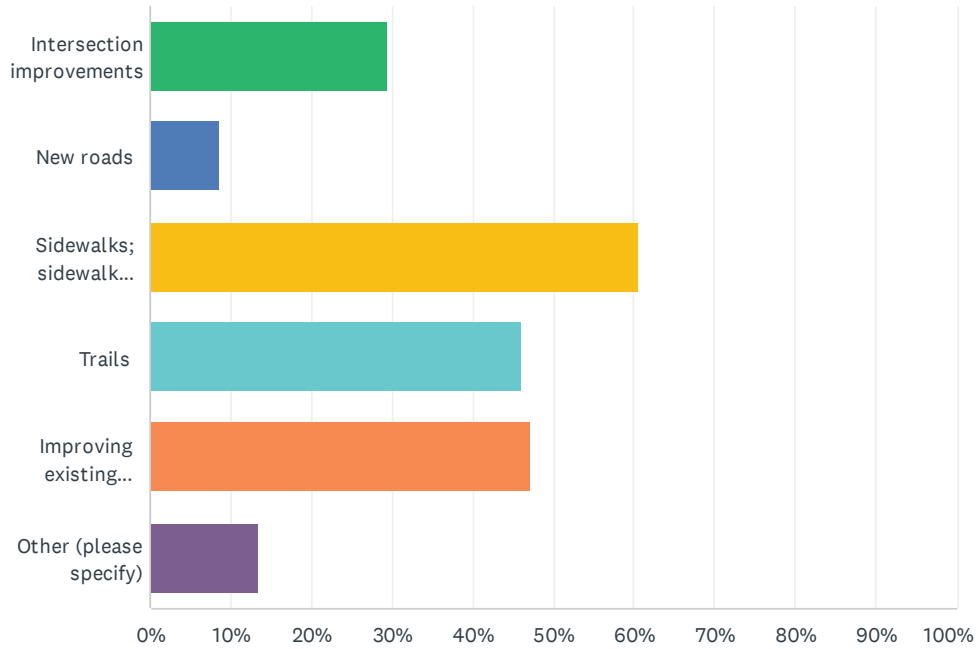
Answered: 560 Skipped: 89



ANSWER CHOICES	RESPONSES	
Relevant	80.89%	453
Not Relevant	5.00%	28
Do not know/Undecided	7.50%	42
Other (please specify)	6.61%	37
<b>TOTAL</b>		<b>560</b>

## Q5 What is the most important transportation element for the city to focus on?

Answered: 557 Skipped: 92



ANSWER CHOICES	RESPONSES	
Intersection improvements	29.44%	164
New roads	8.62%	48
Sidewalks; sidewalk connectivity	60.50%	337
Trails	45.96%	256
Improving existing infrastructure	47.04%	262
Other (please specify)	13.46%	75
Total Respondents: 557		



## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

threat is that of making living along these roads and feeling safe while using the sidewalks is enough to prevent people from living along these roads and using the sidewalks and other infrastructure upgrades, thus making this city less desirable to live in and the short and long term impacts that come with that.

24	We need sidewalks and safe ways to walk to downtown and the parks. More bicycle lanes too! We won't be a hop hub for socializing until we have that.	4/28/2023 9:42 AM
25	Blight and unkept properties, seedy hotels that draw crime to the community	4/28/2023 8:18 AM
26	I'm not sure	4/28/2023 6:28 AM
27	Housing and property taxes have become increasingly expensive. This hinders growth in diversity for our community. We also have new neighbors that have been developed in the city of Tucker and that pay taxes to the city of Tucker that are not properly zoned for the Tucker postal code or Tucker schools. These homeowners deserve to be properly acknowledged as a members of our community.	4/27/2023 11:36 PM
28	Excessive motels, lack of upkeep, lack of lighting, littering	4/27/2023 11:16 PM
29	Unplanned development without Neighborhood input. We need more sidewalks for connectivity.	4/27/2023 10:58 PM
30	Strength of economy and job market. Lack of upkeep and improvement by existing owners.	4/27/2023 9:26 PM
31	Crime, traffic, pricing new homebuyers out of the market	4/27/2023 8:40 PM
32	Unaffordable a couple of new neighborhoods on Idlewood Road and Lavista Road have starting prices of \$600k-\$800k.	4/27/2023 8:15 PM
33	neighboring communities crime leaking over into our communities.	4/27/2023 7:45 PM
34	Crime has increased a lot. More police presence through tall areas of the city would be extremely beneficial.	4/27/2023 5:46 PM
35	The trees, landscaping	4/27/2023 4:35 PM
36	Unsafe wanderers and vehicles	4/27/2023 3:24 PM
37	Corporate landowners renting properties to transient tenants. I reckon this is more of a threat in other area of the Atlanta metro, but still a threat.	4/27/2023 2:41 PM
38	Too much traffic not enough road space. Not enough left turn signal time at hugh hoy/mountain industrial corner	4/27/2023 1:52 PM
39	People are cutting down too many trees. When new residents move in they should be educated on the importance of keeping the existing canopy of trees in place. Additionally we still have too many drivers speeding through our neighborhoods. All speed limits in Tucker should be reduced to 35 miles an hour or less.	4/27/2023 1:38 PM
40	The rise of property taxes with every "new" thing that comes to Tucker will soon remove those that purchased in Tucker and want to remain in Tucker.	4/27/2023 1:37 PM
41	Apartment buildings	4/27/2023 12:47 PM
42	It is important to expand the zip code to include new subdivisions in the city	4/27/2023 10:58 AM
43	Crime, high rent rates in downtown Tucker for businesses, high priced homes!	4/27/2023 10:41 AM
44	Unkept houses and yards. We need code enforcement	4/27/2023 10:39 AM
45	Homeless population moving in	4/27/2023 10:21 AM
46	In my neighborhood (L'ville Hwy/Montreal Rd) the threats are speeders & burglaries	4/27/2023 10:20 AM
47	Petty Crimes	4/27/2023 10:18 AM
48	Developers constant efforts to increase density and push rental units like townhomes	4/27/2023 10:11 AM
49	The old, unsightly buildings surrounding them.	4/27/2023 10:06 AM
50	Police response times/presents. I don't see Tucker police in the community.	4/27/2023 9:50 AM

## Q7 What are the biggest threats facing our existing neighborhoods?

Answered: 441 Skipped: 208

#	RESPONSES	DATE
1	Segregation due to arterial traffic dividing the city into wealth based partitions	5/1/2023 11:34 AM
2	Crime in general. Entering autos. Happens every night.	5/1/2023 11:32 AM
3	Very expensive (\$400,000 and more) houses being added.	5/1/2023 11:01 AM
4	Every bit of tree scape being built on	5/1/2023 12:39 AM
5	Lack of sidewalks in residential neighborhoods. Clear cut housing construction. Like the new residential development on Lavista near Midvale Road.	4/30/2023 7:48 PM
6	excessive use of apartments and townhomes, making roads wider, excessive speeds and traffic	4/30/2023 4:14 PM
7	Crime and street racing	4/29/2023 9:23 PM
8	Noise abatement, visibility from street, commercial side-by-side with residential	4/29/2023 3:57 PM
9	Wear on existing roads from increased travel traffic traveling though the city to other destinations.	4/29/2023 1:40 PM
10	Industrial businesses	4/29/2023 10:25 AM
11	Mc-mansions. Tucker's charm is the solidly constructed ranch house, with good size yards surrounding.	4/29/2023 8:32 AM
12	traffic having to use residential streets because major road are clogged already..	4/28/2023 11:11 PM
13	Impact on our ability to get out and about during rush hours when commuters are clogging roadways making visits to local businesses less desirable.	4/28/2023 8:25 PM
14	Developments of multiple housing, some digle family being built in area where there are many sigle family homes. Then there is special use permit or the co zoning is changed. the Existing zone Residential should remain as it is, and no changes should be made.	4/28/2023 7:23 PM
15	Lack of consistent litter removal or preventative action onnPonce from Mountain Ind to Hambrick is disgraceful. No installation of visible lighting on Ponce along the walking trail between Mountain Ind and Hambrick is neglectful and a dire safety threat to families on that path.	4/28/2023 7:11 PM
16	Zoning/Code violations	4/28/2023 6:35 PM
17	Traffic in some areas is life threatening to walkers or children. Stop signs and traffic lights are desperately needed along cut-through roads. Road maintenance.	4/28/2023 5:43 PM
18	Over development. TRAFFIC!!!!	4/28/2023 5:29 PM
19	Security and safety security and safety	4/28/2023 5:14 PM
20	Making sure we develop smart without displacement of current residents. We should be able to have nice amenities and resources without displacing people in our community that have been here for years.	4/28/2023 3:10 PM
21	Renters and Air BnB's renters who are not screened properly. Those who own homes want to protect our properties and want our children to feel safe to live and play without fear.	4/28/2023 2:55 PM
22	Multi family houses	4/28/2023 12:57 PM
23	I think the amount of traffic along Henderson and other "alternate routes" is getting ridiculous and it is impacting the quality of life for those that live on or near these roads. The noise, the pollution, the traffic lights that do a terrible job at keeping this traffic moving, etc. I think the	4/28/2023 10:08 AM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

82	The biggest threats are crowded communities. We do not want a lot of traffic clogging up our streets and the area feeling similar to downtown Atlanta.	4/26/2023 4:08 PM
83	Lack of affordable housing options	4/26/2023 4:02 PM
84	Poor infrastructure. Dilapidated storm drainage and sewer systems. Neighbor signage should be improved to inform visitors of historic community names and gateway entrance signs for the city. Contamination of our creeks and streams due to illegal dumping and failing sewer lines.	4/26/2023 3:42 PM
85	Lack of walkability	4/26/2023 3:38 PM
86	Theft, safety of residents	4/26/2023 3:32 PM
87	Developers tearing down affordable/older housing	4/26/2023 3:14 PM
88	Republicans/Nazis	4/26/2023 3:12 PM
89	Overdevelopment. Shrinking lot sizes. Clear cutting new developments.	4/26/2023 3:06 PM
90	Unrestricted development without considering infrastructure and transportation	4/26/2023 3:03 PM
91	Old trees	4/26/2023 2:57 PM
92	Unfortunately, I've begun to see some homes fall into bad shape. There is cluttered junk, and my heart goes out to the owner (as they clearly cannot care for it anymore.) To keep our neighborhoods welcoming and desirable, I'd love to hear more about what we can do here.	4/26/2023 2:49 PM
93	Crime rate, low rated schools	4/26/2023 2:46 PM
94	Lack of connectivity, rising costs of maintenance	4/26/2023 2:45 PM
95	Fast drivers in high children neighborhood	4/26/2023 2:40 PM
96	Many areas of Lawrenceville highway look unkempt and dirty including the businesses that line this road.	4/26/2023 1:43 PM
97	Over designing park areas with unnatural materials and non-intuitive plans that detract from natural beauty	4/26/2023 1:16 PM
98	Neighborhood roads are in poor shape even though the city is working to improve many. I would like to see the roads improved at a faster rate than previously planned.	4/26/2023 12:18 PM
99	Tearing down affordable homes to replace them with multiple unaffordable homes. Shrinking lots sizes to cram as many homes in as possible. Placing townhomes adjacent to single family homes.	4/26/2023 11:28 AM
100	Although there have been no reports of crime, at Trinity Park we see, apparently, homeless people with mental challenges frequently roaming around. Perhaps there needs to be a way to manage them through housing in coordination with city officials. I have also been told that there is drug and prostitution in the area outside of the neighborhood.	4/26/2023 11:23 AM
101	safety and crime, redevelopment that decrease the property values of current residents	4/26/2023 9:36 AM
102	In our neighborhood we are experiencing homes being leased with multiple single bedroom tenants. One home has 8 bedrooms being leased with constant flow of people. The street parking makes it difficult to travel our street and I worry that emergency vehicles could not reach us in an emergency. Code enforcement of single family homes is necessary to protect housing values and the neighborhoods in Tucker.	4/25/2023 10:45 PM
103	Poor Road conditions. My neighborhood, Drayton Woods, has potholes at every turn. When one is filled, another one pops up.	4/25/2023 3:22 PM
104	Drag racing, blight in certain areas	4/25/2023 3:17 PM
105	Car-centric infrastructure. To me this is the one area that could be a great differentiator for Tucker. It's fine to pass through town quickly along Lawrenceville highway and other such roads, but neighborhoods should always feel like it is made for residents first. Abandoning car-centric infrastructure in these spaces is something that could make Tucker very special.	4/25/2023 1:28 PM
106	Expansion / building without a master plan	4/25/2023 1:27 PM



## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

51	Our unit is within Tucker borders but our address states Stone Mountain? Why? This was sold as Tucker?	4/27/2023 9:47 AM
52	Unknown.	4/27/2023 9:38 AM
53	People being pushed out of neighborhoods due to cost of living and tax hikes	4/27/2023 9:27 AM
54	Various crime	4/27/2023 9:26 AM
55	Na	4/27/2023 9:23 AM
56	Erosion/sink holes/wild life being pushed out of natural habitat because of all the building too many structures.	4/27/2023 9:19 AM
57	Crime. Blight, for example the seemingly abandoned property on Pounds Rd & Lawrenceville Highway.	4/27/2023 9:17 AM
58	School districts	4/27/2023 9:08 AM
59	Security	4/27/2023 9:01 AM
60	Poor road conditions	4/27/2023 8:49 AM
61	Crime in nearby areas, people not taking care of their yards/ property	4/27/2023 8:07 AM
62	Aging electricity and water management infrastructure	4/27/2023 8:06 AM
63	Traffic, street parking, construction	4/26/2023 11:37 PM
64	Poor design of "improvements" with little resident input	4/26/2023 10:42 PM
65	Potholes. Car racing. Lack of community pitching in to pick up trash on sidewalks	4/26/2023 8:54 PM
66	traffic, crime	4/26/2023 7:35 PM
67	Speeding traffic	4/26/2023 7:15 PM
68	Lack of sidewalks and vacant/ugly strip malls in Hugh Howell	4/26/2023 6:42 PM
69	Speed of traffic without consequences like traffic tickets. Traffic calming implements like those on Brockett Walk are dangerous and cause more accidents.	4/26/2023 6:40 PM
70	The expansion of more factory type buildings. I think mountain industrial is an example of where we were and Lavista is where we're going. And I like where we're going.	4/26/2023 6:37 PM
71	Stagnant growth, not as vibrant as neighboring towns (I.e Decatur)	4/26/2023 6:26 PM
72	Closure of small businesses and investors bidding on/using land to build housing that may not necessarily benefit existing buyers and their families.	4/26/2023 6:01 PM
73	infrastructure disrepair (e.g. roads & sidewalks)	4/26/2023 5:31 PM
74	No activities for children under 12 years of age. So you are less likely to attract new, growing families which is needed to spur economic growth. No sidewalks so the community is not walkable or bike friendly.	4/26/2023 4:59 PM
75	Run down businesses on Lawrenceville highway	4/26/2023 4:54 PM
76	Crime and non American people cutting down every tree in their yard but then never mowing so it makes the neighborhoods look like trash	4/26/2023 4:43 PM
77	Increased traffic when major roads get backed up or blocked; less walkable connections between neighborhoods due to increased traffic on major roads	4/26/2023 4:40 PM
78	Crime and inadequate prosecution.	4/26/2023 4:32 PM
79	Homeless people. We have had belligerent homeless people wandering in our neighborhood. Not safe for kids	4/26/2023 4:31 PM
80	Crime, rising prices	4/26/2023 4:29 PM
81	Traffic. Getting out of neighborhoods on Idlewood is very difficult during rush hour times due to high traffic volume on Idlewood road.	4/26/2023 4:23 PM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

133	Sufficient housing stock for residents to remain in TKR as they age, too rapid price escalation, over development of certain types and price points of housing, too much rental housing.	4/20/2023 2:24 PM
134	- too expensive housing costs will give us an aura of limited available housing - public safety awareness and good partnership with DeKalb Police and Fire	4/19/2023 10:19 PM
135	Water drainage	4/19/2023 9:23 PM
136	Pushing out all of the history and heritage of Tucker..	4/19/2023 1:43 PM
137	Rental property companies purchasing homes and turning our neighborhoods into rental not owner managed	4/19/2023 12:04 PM
138	New Development where lots with nature trees are clear cut. They stick out like sore thumbs and destroy the ecosystems inherent in forested areas.	4/19/2023 11:11 AM
139	Lack of side walks.	4/19/2023 10:43 AM
140	Unnecessary tree removal.	4/19/2023 6:41 AM
141	GUNS	4/19/2023 3:30 AM
142	Tre	4/19/2023 12:53 AM
143	Homes used for Air B&Bs and vacation By Owner; converting homes to rentals; People who cut down all their trees and remove all foundation shrubs.	4/18/2023 9:08 PM
144	housing market prices impacting taxes and ability for others to afford to live in tucker.	4/18/2023 12:35 PM
145	Rental housing, investment groups buying up single-family homes for rental, people wanting higher density in single-family neighborhoods. Our zoning code allows for ADUs where it makes sense and allows for the ZBA to consider where it does not.	4/18/2023 10:04 AM
146	Developers coming in and building large numbers of houses that do not fit with the character of the neighborhood.	4/17/2023 11:21 PM
147	security	4/17/2023 5:39 PM
148	traffic is getting worse and worse...it seems a priority is placed on things being walkable/bikeable...there is just not much i really want to walk to, and its too far and not really feasible	4/17/2023 4:25 PM
149	Traffic; Road resurfacing should remain a high priority;	4/17/2023 3:37 PM
150	Noise pollution from adjacent industrial developments and the lack of code enforcement by the City of Tucker	4/17/2023 1:03 PM
151	(1) Poor maintenance in some areas (2) Speeding	4/17/2023 11:53 AM
152	Traffic and crime	4/17/2023 10:44 AM
153	Cut through traffic, speeding, big trucks, school/walk route safety, lack of sidewalks, safety, access getting out of neighborhoods, illegal & lack of parking for sports events, short term rentals, non-residential activities, houses used for businesses.	4/16/2023 11:04 PM
154	Lack of accessibility to major retailers. Older infrastructure not being updated	4/16/2023 9:56 PM
155	Lack of streets and drain maintenance. The streets are not cleaned of tree debris then clog the storm drains and flood the roads.	4/16/2023 9:36 PM
156	Crime and street racing which create loud noise from enhanced or modified mufflers.	4/16/2023 7:53 PM
157	Not leaving green spaces/ overdevelopment	4/16/2023 7:18 PM
158	Non adherence to code.	4/16/2023 11:02 AM
159	Crime	4/16/2023 9:10 AM
160	Probably big condo developments w no trees, maybe also no central green space in many	4/16/2023 8:49 AM
161	New developments cutting down trees. The two cannot co-exist	4/15/2023 9:48 PM
162	Increased traffic due to increased development of apartments and starter home communities.	4/15/2023 7:55 PM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

107	Upkeep of the areas	4/25/2023 1:24 PM
108	I think there are areas that don't feel safe to walk in, especially around the motels off of the I-285 exit for Lawrenceville Hwy (exit 38)	4/25/2023 12:16 PM
109	New housing developments. Keep the original homes that have character rather than the new builds.	4/25/2023 10:55 AM
110	Small 1950s, 1960s ranches do not meet the growing family needs. Areas of Tucker were skipped regarding connectivity. Montreal Rd between LaVista Rd and Lawrenceville Hwy.	4/25/2023 10:49 AM
111	crime	4/25/2023 10:07 AM
112	Large trucks/large volumes of traffic using residential neighborhood routes for cut through, access to adequately maintained sewage system, and single family housing consistently being used for multi family housing.	4/25/2023 6:54 AM
113	I see no threats ... some roads in our neighborhood need repair; i.e., potholes, curbs, etc.	4/24/2023 11:09 PM
114	The unsightly motels throughout the city especially on Lawrenceville highway and Montreal. Why do we need three unsafe hotels near a school. There's great opportunity for retail businesses in that area.	4/24/2023 9:31 PM
115	Over building	4/24/2023 7:29 PM
116	Affordable housing. See a lot more homeless around Lawrenceville Highway, Montreal and Lee Road.	4/24/2023 3:23 PM
117	Investors snatching up homes and putting lipstick on a pig instead of properly rehabbing the home.	4/24/2023 12:45 PM
118	Renters. Street racers.	4/24/2023 11:34 AM
119	Run down housing needs repairs and updates.	4/24/2023 11:07 AM
120	Sketchy Random night & day time activities by renters in new built communities	4/24/2023 10:45 AM
121	Homelessness, crime	4/24/2023 10:09 AM
122	increased traffic	4/23/2023 5:39 PM
123	Over development is the biggest threat. The zoning board needs to stop. Traffic is bad enough already.	4/23/2023 6:57 AM
124	Affordable housing for young families and other community members.	4/22/2023 9:01 PM
125	Stagnation as our population ages. We need to allow infill of gently density (duplexes, quadplexes) in existing neighborhoods and allow the option for neighborhood retail (corner retail with no parking minimums)	4/21/2023 11:12 PM
126	Noise pollution, lack of affordable housing	4/21/2023 9:50 PM
127	Traffic and high car usage. The road revision of Chamblee-Tucker was a good start. Another potential threat could be new HOAs, developers, or similar agencies that strive for uniformity or unrealistic standards for homeowners that ruin a neighborhood's character.	4/21/2023 7:01 PM
128	Cost. Many existing senior residents on fixed income face inability to maintain their home as well as most buyers being forced out of this market. Need true affordable options	4/21/2023 1:22 PM
129	High cost; currently, housing cost inflation is coming on very strong as turnover of houses on the market is high	4/21/2023 1:19 PM
130	Housing costs	4/21/2023 8:25 AM
131	In already busy areas, adding in apartment/townhome complexes without added traffic infrastructure. Along Old Norcross we're relieved the golf course is still there and hasn't become an apartment complex which would've removed beautiful green space and created bottle necks of traffic on already-busy streets.	4/21/2023 6:00 AM
132	Cutting down trees, filling in every extra space with housing or commercial establishments and use of our streets as transportation pass-throughs.	4/20/2023 5:26 PM



## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

	violate parking limits with cars on the street and the yard	
189	Raising home prices and associated taxes	4/12/2023 7:15 AM
190	Neighborhoods needs more light and more police presence.	4/12/2023 7:15 AM
191	The City of Tucker	4/12/2023 5:42 AM
192	Vehicle traffic and poor infrastructure.	4/11/2023 10:58 PM
193	Rising housing costs	4/11/2023 8:50 PM
194	Speeding traffic and safety, lack of walkability- no sidewalks	4/11/2023 7:39 PM
195	Increasing housing prices forcing out longtime residents who wish to remain.	4/11/2023 7:22 PM
196	low standards for maintenance and upkeep. I'm not talking about requiring Augusta National level upkeep but some minimum standards around maintenance, not keeping trailers (multiples) in the front yard indefinitely, not enforcing existing codes.	4/11/2023 6:44 PM
197	Street racing, homelessness, stormwater quality	4/11/2023 5:26 PM
198	cluster homes / high density housing	4/11/2023 5:20 PM
199	The threat of high density housing/condos/apartments. Continued cut through traffic off of Chamblee Tucker road. Lack of traffic enforcement.	4/11/2023 5:17 PM
200	Deforestation, lack of sidewalks.	4/11/2023 5:02 PM
201	Crime. Need some type of patrol by police to increase their presence in every neighborhood. Perhaps the VIP (Volunteers In patrol) program would help this. I have been part of this in the past and developed excellent communication with many neighbors. I was even able to identify a house where drugs were being sold and decoded the signals he was sending when he was "open" for sales. My connections in the neighborhood help solve this problem. The man was arrested, went to trial, was guilty. I would enjoy the opportunity to help this Crime. Reinstitute the VIP program( volunteers in patrol) . When I was part of this program several years ago, I developed relationships with many of the people in the area that I covered. I was also instrumental in identifying a drug dealer in the neighborhood and in the police arresting him. I would be most pleased to help this program and develop it into a major asset for the Tucker precinct. Grant Knox .	4/11/2023 4:57 PM
202	Crime, cars parked in the street	4/11/2023 3:41 PM
203	I don't know..... Alabama fans?? .....There are no threats in my opinion.....	4/11/2023 3:26 PM
204	Relevant, but not being addressed	4/11/2023 3:25 PM
205	Loss of trees and cost of homes	4/11/2023 3:07 PM
206	Crime and lack of maintenance of private property.	4/11/2023 3:06 PM
207	Rentals	4/11/2023 2:03 PM
208	N/A	4/11/2023 1:25 PM
209	Crime and pricing	4/11/2023 1:13 PM
210	Aging/deterioration of our giant trees. Help us care for them, so they do not have to be cut down. Lack of neighbor connection. It's difficult now to meet and connect. Online groups like Next Door cover large areas. We need a template/instructions for creating a small neighbor group on our street and City of Tucker could designate/advertise one Sunday late afternoon time to be Tucker Neighbor Together time. No big event required. Encourage people to gather in a cul-de-sac or someone's yard - bring a chair and chat for 30ish minutes... Someone on the street would put a sign at the gathering location and perhaps leave an invitation flyer at each house.	4/11/2023 10:24 AM
211	Trees hanging over power lines	4/11/2023 10:02 AM
212	Smaller land plots, cramming more houses into smaller lot sizes, cheap developers, not building quality homes made to last	4/11/2023 7:53 AM
213	Over development, excessive traffic	4/10/2023 10:55 PM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

163	Safety	4/15/2023 6:06 PM
164	Developers beginning and not finishing individual and large scale multi unit projects: Chamblee Tucker Rd in particular. Near the HS both a house and development have been going on for years disrupting sidewalk connectivity and disrupting the continuity of the neighborhood.	4/14/2023 4:57 PM
165	New development with tons of apartments	4/13/2023 10:47 PM
166	no airing	4/13/2023 8:26 PM
167	I am concerned that average families are being priced out of many neighborhoods. While it is great for current residents to have housing values rise, we need to ensure that there will be places for new residents that are affordable.	4/13/2023 4:34 PM
168	Investment companies buying up and turning rentals rather than neighborhoods thriving with families. Second is the influx of crime, home robberies, property vandalism. This is the crumbling infrastructure and horrible streets marred with holes, sink holes, drainage issues, and also street signs so old they are illegible. Lighting. Atreet lights are are needed. We look cheap and old, not quaint and welcoming.	4/13/2023 3:07 PM
169	Vagrancy, street lighting and pedestrian pathways	4/13/2023 2:55 PM
170	Pretty open-ended question here tell me what you're thinking? Other than them turning into slums.	4/13/2023 1:43 PM
171	Cost of housing for longtime residents and their families.	4/13/2023 12:30 PM
172	I do love that Tucker is tree lined, and I do like that Tucker hasn't become a mcMansion boom like Brookhaven and Chamblee and Toco Hills. BUT, We have a lot of young families that want to move here and we don't have the housing to support that. I want the young families because they bring disposable income for our restaurants and retail and their goals for play spaces and supporting our schools align with my goals (as a young family myself). So, all that to say. I'm torn on whether we keep the focus on "households of all ages" or whether we meet the demand where they are and plan to build and zone for young families.	4/13/2023 9:13 AM
173	Traffic and safety Overdevelopment	4/13/2023 7:39 AM
174	Lack of proactive code enforcement.	4/12/2023 10:46 PM
175	Brockett road disaster.	4/12/2023 8:55 PM
176	Crime. Roads. Schools.	4/12/2023 6:46 PM
177	Too much development	4/12/2023 6:43 PM
178	The removal of trees. My neighbor cut down 50 trees in their yard. Removed the entire wooded area. This happens to often. The other is the planting of nonnative trees and shrubs when new developments go in. It should be required that developers only plant natives.	4/12/2023 4:26 PM
179	Traffic and crime	4/12/2023 3:22 PM
180	Older generation fighting against new development.	4/12/2023 2:39 PM
181	Developers knocking down all the trees and building cookie cutter homes.	4/12/2023 12:17 PM
182	Over priced market and lack of affordable homes. Builders make more with 10-20 big houses, but we really need 30-40 affordable houses. Think teachers and police folk	4/12/2023 11:52 AM
183	Junky businesses that kill curb appeal along Lawrenceville Highway.	4/12/2023 11:24 AM
184	School performance; good neighbors leave because the middle and high schools do not perform high enough.	4/12/2023 11:11 AM
185	Crime	4/12/2023 10:48 AM
186	New, oversized housing developments on lots initially zoned for 1 or 2 houses.	4/12/2023 9:22 AM
187	Too many rundown stores (gas stations and liquor stores) in the middle of neighborhoods that attract drugs and violence into communities with families near stone mountain. Also, rundown apartments that need to be upgraded immediately near stone mountain.	4/12/2023 8:58 AM
188	Home ownership by corporations and renting to overcapacity extended families / groups who	4/12/2023 8:36 AM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

242	Housing costs	4/7/2023 10:55 AM
243	overdevelopment, loss of tree canopy	4/7/2023 10:33 AM
244	Poor road conditions. Dangerous trees not being maintained or removed to help with the constant power outages. I am also concerned about all the houses being bought by investors.	4/7/2023 10:31 AM
245	Selective enforcement of city codes in low-income neighborhoods.	4/7/2023 10:10 AM
246	Crime	4/7/2023 9:52 AM
247	Lawlessness and unkempt private properties	4/7/2023 9:46 AM
248	Redevelopment; replacement of reasonably affordable housing and greenspace with high density, extremely expensive (for the area), ugly boxes.	4/7/2023 8:36 AM
249	Traffic!	4/7/2023 7:56 AM
250	Homeless druggies living in the woods behind neighborhoods	4/7/2023 7:25 AM
251	Crime	4/7/2023 3:49 AM
252	Derelict properties held by holding companies, Traffic clogs, predatory commercial home buyers, lack of integrated mixed use developments with high density housing. Down town Tucker is not Tree lined and could use more high density & generative zoning for tiny homes or rentable back yard dwellings.	4/7/2023 12:23 AM
253	Poor maintenance in some areas. Also, speeding on several streets.	4/7/2023 12:14 AM
254	Large developments. Crime.	4/6/2023 11:28 PM
255	I see neighbors cutting down all their trees....Hugh Howell Rd	4/6/2023 11:11 PM
256	Aging trees. Large Pot holes. Crap for streets.	4/6/2023 11:00 PM
257	Lack of visibility for drivers to see vehicles entering from side streets around curves and inclines.	4/6/2023 10:11 PM
258	Businesses being allowed to bully their way into spaces designed for quiet neighborhoods and pedestrians, traffic and lack of safer pedestrian crosswalks over our major streets.	4/6/2023 9:43 PM
259	Unwillingness to change, evolve, and improve	4/6/2023 9:13 PM
260	Airbnbs, rental units	4/6/2023 9:11 PM
261	There are too many run down looking properties along Lawrenceville Hwy. if you drive to Decatur or Lilburn the view is much nicer in a larger portion of the cities. I would love to see fewer fast food / bar food offerings and more middle to upscale sit down restaurants.	4/6/2023 9:01 PM
262	Crime rising	4/6/2023 8:54 PM
263	Tearing down of lots for cluster homes	4/6/2023 8:33 PM
264	Not enough investment in high end retail/restaurant that would promote investment in renovations and increasing property values	4/6/2023 8:18 PM
265	Crime	4/6/2023 11:35 AM
266	Crime	4/6/2023 7:08 AM
267	Developers wanting to buy out and rebuild Commercial development	4/6/2023 12:25 AM
268	No sense of community or neighborhood	4/6/2023 12:07 AM
269	Lack of public transportation	4/5/2023 10:59 PM
270	Limited transport options unless you own a car	4/5/2023 10:27 PM
271	No sidewalks in neighborhoods.	4/5/2023 9:31 PM
272	New construction	4/5/2023 8:38 PM
273	High car speeds	4/5/2023 8:06 PM



## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

214	Schools (& school perception), & more Senior housing options & independent Senior Living communities.	4/10/2023 10:21 PM
215	Absentee landlords which are often out of state corporations, which have been buying all of the single family homes and leaving little selection for prospective homeowners. Delivery services need to be regulated. There are too many delivery services and subcontractors making up at least half of the daily traffic in the neighborhoods.	4/10/2023 9:45 PM
216	Speeding traffic	4/10/2023 9:01 PM
217	Cutting down too many trees, exposing existing lawns and decreasing privacy. Also, unnecessary shops being put in close to residential areas (we have many auto/industrial/motel companies along Lawrenceville hwy. would prefer more housing or retail if anything.	4/10/2023 7:21 PM
218	listen to the neighbors	4/10/2023 7:00 PM
219	Horrible neighborhood roads. The Lawrenceville hwy corridor needs improvement. Downtown needs more restaurant options. Like a independent steakhouse or a nice dining establishment.	4/10/2023 6:31 PM
220	Traffic intersections, taxes	4/10/2023 6:21 PM
221	Increased number of "rental homes" due to unsustainable rising housing cost	4/10/2023 6:13 PM
222	Over-development, need to retain our small town feel. High density development will kill that quickly.	4/10/2023 5:55 PM
223	Building new neighborhoods that are too expensive for average people. Concerned about the removal of too many trees. Also need to review codes regarding lawns and move away from laws that are detrimental to our birds and pollinators.	4/10/2023 4:32 PM
224	Bad code enforcement and zoning decisions by city staff.	4/10/2023 3:55 PM
225	Crowding in more houses/apartments.	4/10/2023 3:52 PM
226	Businesses are being forced to move out.	4/10/2023 2:56 PM
227	Safety- the city needs it's own police force as Dekalb County is inadequate in providing services in a timely manner. We also need more housing with parking on Main St or close to it so it can become a thriving community	4/10/2023 2:53 PM
228	For my neighborhood specifically, the "revitalization" of the Hugh Howell and Mountain Industrial area threatens to force us out or completely redefine our neighborhood against our will.	4/10/2023 2:53 PM
229	Developers and investors.	4/10/2023 2:23 PM
230	Traffic/congestion	4/9/2023 6:53 PM
231	Clear cutting the Green space changing zoning to allow more houses in same area.	4/9/2023 11:31 AM
232	City hall	4/9/2023 9:37 AM
233	housing affordability	4/9/2023 9:05 AM
234	Homes and lawns not being maintained by homeowners; public property between homes not being maintained by county - i.e. watershed property with extreme underbrush; disheveled and abandoned commercial properties just outside of neighborhoods.	4/8/2023 4:37 PM
235	Expanding to quickly burdening Existing citizens with increasing taxes, increased traffic on roadways, and overcrowded schools. Slow down.	4/7/2023 8:37 PM
236	Unkept properties	4/7/2023 7:34 PM
237	Bigotry	4/7/2023 4:11 PM
238	Crime Car noise-loud radio/racing/loud engines	4/7/2023 1:24 PM
239	Crime	4/7/2023 12:35 PM
240	speeding cars	4/7/2023 11:48 AM
241	Low income and low standards is the biggest threat	4/7/2023 11:16 AM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

305	Crime	4/4/2023 9:04 PM
306	Developers and their stepford subdivisions, closing community schools	4/4/2023 9:02 PM
307	Affordable housing, starter homes are needed that aren't townhouses,	4/4/2023 8:57 PM
308	Improper zoning next to residential.	4/4/2023 8:44 PM
309	Crime and traffic	4/4/2023 8:20 PM
310	New developments	4/4/2023 8:13 PM
311	High housing prices, low connectivity, crime	4/4/2023 7:57 PM
312	City council members not living up to this promise. Especially Anne Lerner and Alexis Weaver who led the vote in favor of adding 100% of Chick-fil-A drive thru traffic on residential roads in districts that the do not even live in. Virginia Rece is the ONLY councilmember who took the time to see the detrimental impact with her own eyes and voted no in the best interest of her constituents AND after 14 months of the most impacted communities INCLUDING the planning commission telling the mayor and council to reject this plan that harms quality of life and safety.	4/4/2023 7:44 PM
313	Sewer infrastructure Homeless Coyotes	4/4/2023 7:24 PM
314	Aging houses and low walkability	4/4/2023 7:16 PM
315	Cuthrough streets becoming overcrowded	4/4/2023 7:06 PM
316	Commuter traffic	4/4/2023 7:00 PM
317	Valuing neighborhood "character" too highly over the needs of our neighbors	4/4/2023 6:29 PM
318	Rapidly increasing prices, taxes. Unaffordability to young homebuyers.	4/4/2023 6:24 PM
319	Lack of upzoning. By not allowing "missing middle" housing, more large and expensive single family mansions are being built & renovated. To protect our communities, please upzone and allow "missing middle" housing. Also enable more apartment construction, especially pedestrian-oriented apartments and mixed use buildings in Downtown.	4/4/2023 6:13 PM
320	Over building leading to overcrowding.	4/4/2023 6:12 PM
321	Crime	4/4/2023 5:57 PM
322	aging infrastructure.	4/4/2023 5:41 PM
323	Over priced housing	4/4/2023 5:40 PM
324	Dilapidated housing no longer fit for the modern family. Old and failing businesses that are redundant and eye sores.	4/4/2023 5:18 PM
325	Aging infrastructure	4/4/2023 4:37 PM
326	Power outages	4/4/2023 4:31 PM
327	Lack of diverse housing options. Tucker is pretty homogenous.	4/4/2023 1:13 PM
328	Number of apartments	4/4/2023 1:11 PM
329	new housing development thst is testing down buffers.	4/4/2023 12:53 PM
330	Egress pinch points in neighborhoods create unnecessary traffic and potential safety issues in emergency situations.	4/4/2023 12:44 PM
331	Speeding cars	4/4/2023 12:36 PM
332	Overdevelopment and the drive to triple our population.	4/4/2023 12:29 PM
333	Overdevelopment	4/4/2023 12:19 PM
334	Rising home prices	4/4/2023 11:58 AM
335	Most neighborhood roads are in poor condition and need to be repaved. Crime is a significant problem. Housing for the elderly should be a concern as people age out of their homes and	4/4/2023 11:58 AM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

274	Under-resourced/under performing schools that make it difficult for families with kids to remain in the area.	4/5/2023 7:17 PM
275	Crime Appearance of decline	4/5/2023 7:05 PM
276	Speeding cars!	4/5/2023 5:29 PM
277	High density infill	4/5/2023 5:28 PM
278	Big subdivisions or new construction destroying green space, small woods	4/5/2023 5:24 PM
279	Development is going to happen. The city needs to approve things for all levels of income both owner-occupied, and renter-occupied. Rental units do not always have to be apartments. They can also be townhome-type houses where the renters feel part of the community they live in.	4/5/2023 4:11 PM
280	Lack of affordable housing	4/5/2023 4:01 PM
281	NIMBYs	4/5/2023 3:21 PM
282	In fill with giant new builds that destroy tons of mature, established trees	4/5/2023 3:04 PM
283	The people who complain about road diets and chicanes on Tucker City Talk. Other than that, I would say existing blight, both retail and residential.	4/5/2023 2:38 PM
284	Lack of infrastructure/maintenance and rising housing costs.	4/5/2023 2:03 PM
285	Property upkeep and value	4/5/2023 12:31 PM
286	Development without leaving established trees and landscaping as buffers and within	4/5/2023 12:31 PM
287	Exceedingly high housing costs. Good quality housing at very affordable prices (below \$300,000) is needed. We are pricing out elders, young families & 1st home buyers.	4/5/2023 12:09 PM
288	High speed, car-centric roadways through majority residential areas. Need to continue traffic calming and pedestrian/bike facility improvements to provide safe access from neighborhoods to schools, economic centers, and downtown.	4/5/2023 11:42 AM
289	Speeders, mental health patients, car break-ins, burglaries	4/5/2023 11:37 AM
290	People stealing and braking in to cars, people speeding and gun shots on an almost nightly basis.	4/5/2023 10:46 AM
291	Speeding, running red lights,	4/5/2023 9:56 AM
292	Crime. Over-congestion. Traffic build up.	4/5/2023 8:58 AM
293	Becoming traffic cut through and no sidewalks.	4/5/2023 7:07 AM
294	Traffic cut throughs for non local traffic. Crime	4/5/2023 6:30 AM
295	People speeding and using them to cut through and avoid traffic. It's dangerous to residents and their pets.	4/5/2023 4:25 AM
296	Lack of upkeep	4/5/2023 12:43 AM
297	Rising cost of housing with new builds at completely unattainable prices	4/4/2023 11:20 PM
298	No development oversight. Clear cutting. No code to address homes abandoned and left to rot for decades.	4/4/2023 10:40 PM
299	I dont really think our neighborhoods are threatened. Investment in education, improving Tucker's schools would help our neighborhoods continue to thrive and attract families to Tucker	4/4/2023 10:37 PM
300	Poor signage or broken signage (street signs and markers), speeding cars, and bumpy roads (pot holes)	4/4/2023 10:06 PM
301	Ramped gentrification	4/4/2023 9:42 PM
302	Being priced out of living here.	4/4/2023 9:40 PM
303	Crime (car theft, etc). Exorbitant city taxes and inability to afford rising costs.	4/4/2023 9:17 PM
304	Zoning violations, general maintenance	4/4/2023 9:11 PM



## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

Tucker Roads. I sit in lines 15 cars deep some days because of the backup that goes well outside of the city limits and down Pleasantdale Road.

366	Businesses leaving . Not enough walkable spaces.	4/3/2023 10:06 PM
367	Crime, pedestrian safety	4/3/2023 9:56 PM
368	Traffic cut throughs	4/3/2023 9:49 PM
369	Increased density	4/3/2023 9:46 PM
370	Increased traffic between Hwy 78 and LA Vista. Cut through on Brockett, Coolidge and Montreal Road south between Clarkston and Tucker.	4/3/2023 9:40 PM
371	Old infrastructure (water, power lines)	4/3/2023 9:38 PM
372	High travel speeds and using as cut throughs	4/3/2023 9:37 PM
373	Lack of housing diversity	4/3/2023 9:32 PM
374	Removing trees for developments.	4/3/2023 9:24 PM
375	Poor streets	4/3/2023 9:19 PM
376	Traffic	4/3/2023 9:19 PM
377	Increase cost of living, plus property taxes, plus higher utilities. There's just not enough money and people will have to sell their homes and leave for a lower COL area.	4/3/2023 9:14 PM
378	Aging homes in the older neighborhoods and the uptick in thefts. We need more police presence driving through the neighborhoods.	4/3/2023 9:10 PM
379	Lack of cooperation between the city, the school district and the county.	4/3/2023 8:59 PM
380	Traffic	4/3/2023 8:53 PM
381	Traffic congestion and gross disparity in school funding / class sizes.	4/3/2023 8:52 PM
382	Corporations purchasing single-family homes in old, established neighborhood and turning them into rental properties with little concern for the community.	4/3/2023 8:49 PM
383	Potential for overdevelopment	4/3/2023 8:33 PM
384	Housing costs	4/3/2023 8:33 PM
385	Crime	4/3/2023 8:32 PM
386	code enforcement	4/3/2023 8:30 PM
387	Deteriorating sewage lines	4/3/2023 8:29 PM
388	Lack of housing for average people who can't afford \$500k homes.	4/3/2023 8:25 PM
389	Neighbors that will not invest in the upkeep of their property. Taxes continue to rise and there should be code enforcement, particularly in areas with heavy thru traffic. There also should be an update to old electric/light poles as many in the older neighborhoods look like they could topple over at any time.	4/3/2023 8:25 PM
390	House Flippers driving up prices.	4/3/2023 8:23 PM
391	Redevelopment to more expensive housing	4/3/2023 8:15 PM
392	I worry that our home values will decrease as neighboring cities have better roads and a better facade overall.	4/3/2023 8:07 PM
393	Chick fil A going into a residential neighborhood.	4/3/2023 8:00 PM
394	loss of trees	4/3/2023 7:57 PM
395	Crime and Lack of shopping and dining options.	4/3/2023 7:56 PM
396	New/over development	4/3/2023 7:50 PM
397	Crime	4/3/2023 7:31 PM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

there are very few places for them to move.

336	With more people, comes traffic. We live on the dragstrip known as Henderson Road! No one goes 35mph! The speed limit doesn't allow for speed bumps we were told, so some strategically placed stop signs might help as a quick/cheap solution? The new Brockett Rd project is a joke as it has made it more dangerous for both drivers and pedestrian. Cars are closer to pedestrians in spots. Cars are blowing tires due to poor reflective paint on Island and when raining the way the lanes go from right to left to right again. People complain about having to use oncoming traffic lane when turning out of their driveway to keep from running over curbing. 😞 Bike lane would have been nice! Read reviews from people that actually have to live on, or drive, or walk that stretch...	4/4/2023 10:44 AM
337	Heavy traffic, speeding cars, need more street lights in some areas	4/4/2023 10:11 AM
338	Increased traffic, lack of sidewalks, redevelopment of older homes.	4/4/2023 9:28 AM
339	Too many appointments moving into Tucker	4/4/2023 9:21 AM
340	New, big, expensive developments that don't care about the existing neighborhood.	4/4/2023 9:16 AM
341	Removal of green space	4/4/2023 8:31 AM
342	Investors buying up properties	4/4/2023 8:27 AM
343	Crime. Inferior public schools.	4/4/2023 8:26 AM
344	Crime, affordable housing, too many industrial sites in community	4/4/2023 7:47 AM
345	Traffic cutting/speeding through to avoid main roads.	4/4/2023 7:11 AM
346	None that I can see. I do think denser housing (townhouses or condos) are needed downtown to support business growth there.	4/4/2023 7:05 AM
347	I'm not seeing any threats	4/4/2023 6:32 AM
348	Lack of affordable housing, varied types of housing (zoning, density, size)	4/4/2023 6:20 AM
349	More traffic on roads due to more people traveling through Tucker and increasing taxes	4/4/2023 5:57 AM
350	Roads, trees that snap and take power out for hours upon hours, and a less than stellar IT/INTERNET that keeps some from working from home.	4/4/2023 4:02 AM
351	Safety of our neighborhoods	4/4/2023 2:40 AM
352	Cut through traffic Security Homelessness	4/4/2023 2:27 AM
353	Fire safety	4/4/2023 2:15 AM
354	Street racing	4/4/2023 1:51 AM
355	Crime, accessibility to more controlled traffic flow	4/4/2023 1:08 AM
356	Speeders and brockett rd at school release time it's in passable	4/4/2023 12:56 AM
357	Private equity and REITs.	4/4/2023 12:41 AM
358	Blighted primary roads that lead to beautiful neighborhoods	4/4/2023 12:40 AM
359	Hodge-podge developments	4/4/2023 12:07 AM
360	Politicians, code enforcement trying to drive people out	4/3/2023 11:20 PM
361	Over develop with profit in mind	4/3/2023 11:04 PM
362	Too many multiuse developments taking over single family housing plots	4/3/2023 11:01 PM
363	Existing residents unable to maintain their homes due to economic issues such as increased taxes while on a fixed income.	4/3/2023 10:25 PM
364	Speeders Auto mechanic shops (too many on Lawrenceville Highway) Apartment developments in such a small area.	4/3/2023 10:16 PM
365	Cut through traffic. Since the CT Road Diet, I cut through side streets several times a week because of the MESS caused by the CT Road Diet at the intersections of Britts and Norcross-	4/3/2023 10:11 PM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

429	Traffic and code enforcement that relies on neighbors to snitch . No grandfather clause for the elderly that have lived here most of their lives.	4/3/2023 4:36 PM
430	N/A	4/3/2023 4:34 PM
431	Rezoning from a residential use along neighborhood entry/ border streets to high-traffic uses (convenience store, drive-through, etc).	4/3/2023 4:33 PM
432	Higher density development within or directly adjacent to tree-lined neighborhoods or greenspace.	4/3/2023 3:56 PM
433	Out of state REIT owned housing. Code enforcement does an amazing job but it's really hard to hold absentee landlords accountable for vacant uncared for property.	4/3/2023 2:40 PM
434	The destruction of the traditional family the neighborhoods were built to support.	4/3/2023 11:14 AM
435	School redistricting, High density building, Lack of sidewalks on Old Norcross Road	4/1/2023 6:05 PM
436	Some areas still face safety issues with roads being used as through-streets.	4/1/2023 3:26 PM
437	Traffic	4/1/2023 11:38 AM
438	d	3/28/2023 3:42 PM
439	Bdnsbs	3/28/2023 11:49 AM
440	thjtyjtj	3/28/2023 11:20 AM
441	fbgb	3/28/2023 11:16 AM



## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

398	Housing prices and renovations necessary to maintain the desired look and feel of Tucker	4/3/2023 7:22 PM
399	Crime...too few police Homelessness increasing	4/3/2023 7:18 PM
400	Criminals	4/3/2023 7:11 PM
401	Crime	4/3/2023 7:09 PM
402	Traffic and The city of Tucker code enforcement.	4/3/2023 7:02 PM
403	Redevelopment can be positive but with many different "house flippers" making sure there are guidelines/oversight without significantly increasing cost of affordable housing.	4/3/2023 6:55 PM
404	Through traffic	4/3/2023 6:54 PM
405	Crime and slumlords	4/3/2023 6:51 PM
406	Taxes, affordable housing, affordable utilities	4/3/2023 6:51 PM
407	Uncontrolled speeding/traffic - cut-thru traffic from other counties backing up traffic during high travel times	4/3/2023 6:49 PM
408	Please keep the sidewalks clean. The empty bottles and chicken bones are a problem.	4/3/2023 6:48 PM
409	Inclusion. Tucker has annexed a lot of neighborhoods without giving the privileged of the name of Tucker.	4/3/2023 6:47 PM
410	Pricing and city oversight	4/3/2023 6:44 PM
411	Everyone likes to cut through the Tucker area (I admit that I did it 35 years ago as well before I moved here). All this traffic I believe is dangerous for our neighborhoods.	4/3/2023 6:38 PM
412	Crime	4/3/2023 6:18 PM
413	Lack of sidewalks	4/3/2023 5:45 PM
414	Crime, speeders/drag racing	4/3/2023 5:42 PM
415	Too much growth	4/3/2023 5:41 PM
416	Too many trees being cut down in neighborhoods & not enough low-income housing	4/3/2023 5:37 PM
417	Aging infrastructure	4/3/2023 5:30 PM
418	Too many developments, too fast, with too many homes in them. Not enough green space and consideration of traffic impacts of these large developments.	4/3/2023 5:28 PM
419	Junk automobiles and other code violations. There is a lot of evening gunfire and auto racing.	4/3/2023 5:27 PM
420	Poor traffics calming decisions also multi families in single family homes	4/3/2023 5:21 PM
421	housing costs, corporations buying houses to rent out, natural conflict between the need for density and suburban designed neighborhoods	4/3/2023 5:18 PM
422	Housing costs. Various housing options. (Not everyone needs a 3 bedroom/2 bath house)	4/3/2023 5:11 PM
423	Cost of housing	4/3/2023 5:06 PM
424	There need to be low/moderate income dwelling options; all new developments are pricing out low to moderate income residents. If I were to downsize, I would not be able to find an affordable small dwelling to purchase. I am a senior & want to stay in Tucker.	4/3/2023 5:01 PM
425	Traffic	4/3/2023 4:56 PM
426	Increased density which means clear cutting and removing tree canopies and packing homes, townhomes and apartments closer together and right up on existing older neighborhoods. Crumbling water/sewage infrastructure. Poorly maintained roads that don't accommodate all of the influx of traffic. Limited utilities that also have an older infrastructure (power, WiFi, etc)	4/3/2023 4:54 PM
427	Lack of walkability	4/3/2023 4:47 PM
428	Older generations moving out or on and not attracting younger generations who are building families or fit with Tucker's plan for paths and connecting a city.	4/3/2023 4:41 PM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

	community.	
30	safety	4/27/2023 7:45 PM
31	Downtown areas, sense of a small town big city feeling	4/27/2023 5:46 PM
32	The trees	4/27/2023 4:35 PM
33	Overall safe places to go on a walk/run	4/27/2023 3:24 PM
34	All in all, you want a neighborhood to feel like a neighborhood/community. Housing is of a consistent style and quality. You can walk your dog or push your child in stroller without getting run over.	4/27/2023 2:41 PM
35	No new building of homes or tire stores or nail salons	4/27/2023 1:52 PM
36	People are cutting down too many trees. When new residents move in they should be educated on the importance of keeping the existing canopy of trees in place.	4/27/2023 1:38 PM
37	Sense of community and easy access to many different areas.	4/27/2023 1:37 PM
38	Home ownership	4/27/2023 12:47 PM
39	Ensuring communities have the necessary infrastructure around them that promotes residential living	4/27/2023 10:58 AM
40	The community feels like home and should stay that way.	4/27/2023 10:41 AM
41	Trees and more green space	4/27/2023 10:39 AM
42	N/a	4/27/2023 10:21 AM
43	Safety for young and old	4/27/2023 10:20 AM
44	Whatever Green spaces available	4/27/2023 10:18 AM
45	Detached housing and zoning of R-60 and higher	4/27/2023 10:11 AM
46	Trees.	4/27/2023 10:06 AM
47	Seniors and 55 and older communities. We need housing that's not apartments but homes.	4/27/2023 9:50 AM
48	Diversity	4/27/2023 9:47 AM
49	The upkeep of the houses and land	4/27/2023 9:38 AM
50	Diversity	4/27/2023 9:27 AM
51	Sending our kids to the better.	4/27/2023 9:26 AM
52	NA	4/27/2023 9:23 AM
53	Trees	4/27/2023 9:19 AM
54	Trees	4/27/2023 9:17 AM
55	Greenery	4/27/2023 9:08 AM
56	community	4/27/2023 9:01 AM
57	Trees, green spaces, and housing uniqueness. I really don't want to see master planned neighborhoods with nearly identical homes made cheaply. Make new housing affordable but maintain Tucker character.	4/27/2023 8:06 AM
58	Trees, sidewalks, connectivity and character	4/26/2023 11:37 PM
59	The amount of parks and green space in the residential areas is awesome. Those need to stay!	4/26/2023 11:01 PM
60	Safety for children/traffic calming in neighborhoods, keeping forested areas available for native wildlife	4/26/2023 10:42 PM
61	Nature	4/26/2023 7:35 PM
62	Walkability	4/26/2023 7:15 PM

## Q8 What are the most important elements of our residential neighborhoods that need to be preserved?

Answered: 404 Skipped: 245

#	RESPONSES	DATE
1	Forest cover, with alternative transportation access	5/1/2023 11:34 AM
2	Small town feel.	5/1/2023 11:32 AM
3	Trees, Ranch style houses.	5/1/2023 11:01 AM
4	Sidewalks for connectivity, traffic control for safety	5/1/2023 12:39 AM
5	Low density, decent sized lots.	4/30/2023 7:48 PM
6	single family homes	4/30/2023 4:14 PM
7	An atmosphere that encourages residents to go outside and meet neighbors.	4/29/2023 9:23 PM
8	Greenspace, sidewalk connectivity	4/29/2023 3:57 PM
9	Natural areas, local parks and culturally historic sites.	4/29/2023 1:40 PM
10	Walkable neighborhoods.	4/29/2023 10:25 AM
11	Trees and greenspace, more yard, less house.	4/29/2023 8:32 AM
12	keep our neighborhoods protected instead of killing them with bypass traffic as we are experiencing now because of careless (selfish) rezoning.....	4/28/2023 11:11 PM
13	Old growth trees!	4/28/2023 8:25 PM
14	Keeping the trees and the initial zoning as it is. maybe try to add some street lights so there is light for the neighborhoods that you can walk around easily.	4/28/2023 7:23 PM
15	Walkable, safe streets	4/28/2023 6:35 PM
16	Zoning needs to be monitored. Parking on streets needs to be minimized. Sidewalks are a wonderful way to connect neighbors.	4/28/2023 5:43 PM
17	Trees, sidewalks.	4/28/2023 5:29 PM
18	Sidewalks	4/28/2023 5:14 PM
19	The green space and improve the community connection overall.	4/28/2023 3:10 PM
20	Preserving our communities and allowing the option to become gated to add an additional layer of protection to increase property value.	4/28/2023 2:55 PM
21	Yard space	4/28/2023 12:57 PM
22	A lot of the roads within the neighborhoods are in need of repaving. I think the existing sidewalks need to be cleaned and maintained so that people are encouraged to use them.	4/28/2023 10:08 AM
23	Trees, parks.	4/28/2023 9:42 AM
24	Diversity and limited amount of apartments and temporary housing	4/28/2023 8:18 AM
25	Trees	4/28/2023 6:28 AM
26	Safety, cleanliness, maintained roadways	4/27/2023 11:16 PM
27	Town in a forest. The welcoming nature.	4/27/2023 10:58 PM
28	Variety of homes both in value and architecture and populations	4/27/2023 8:40 PM
29	Affordability but not priced out. Keeping neighborhoods feels with trees and the feeling of	4/27/2023 8:15 PM



## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

	options should be available.	
100	parks, green space, sidewalks	4/25/2023 10:09 AM
101	hardwoods, residential watch programs	4/25/2023 10:07 AM
102	The space between single family homes! I don't want tons of condos like they've done in Decatur.	4/25/2023 7:42 AM
103	Reduced auto speeds, low volume of cut through traffic, access to sidewalks and green space, and adequate utilities.	4/25/2023 6:54 AM
104	N/A	4/24/2023 11:09 PM
105	Roads and safety. Not adding too much commercial near homes.	4/24/2023 9:31 PM
106	Nearby walkable paths to parks and play areas as well as to schools	4/24/2023 7:29 PM
107	Affordable housing	4/24/2023 3:23 PM
108	granite curbs	4/24/2023 12:45 PM
109	The tranquility. Stop building more houses that will overcrowd the city.	4/24/2023 11:34 AM
110	Preserve the trails.	4/24/2023 11:07 AM
111	Neighborhoods should have a gate or a fence around them to prevent and protect the residents from strangers invading at any given time in the day	4/24/2023 10:45 AM
112	Safety and security.	4/24/2023 10:09 AM
113	quiet tree lined streets	4/23/2023 5:39 PM
114	The residential, low density zoning.	4/23/2023 6:57 AM
115	Walkability, safety for pedestrians and kids, keeping the school communities strong.	4/22/2023 9:01 PM
116	Trees, streams, existing natural areas, and wildlife corridors	4/21/2023 11:12 PM
117	Parks and walk ability	4/21/2023 9:50 PM
118	Trees, sidewalks, esthetics of existing property types. I hate seeing a white elephant in a neighborhood. Example: the new home on the corner of Clark Dr and Elmdale Dr	4/21/2023 1:22 PM
119	Aesthetic. The mid-century aesthetic is not currently regarded as needing protection, but will soon need to be considered historic in some capacity to help preserve the design	4/21/2023 1:19 PM
120	Green space	4/21/2023 8:25 AM
121	Trees, historic homes, a safe neighborhood feel.	4/21/2023 6:00 AM
122	Trees and quiet streets.	4/20/2023 5:26 PM
123	Quality construction, preserving tree canopy/green space, safety (code enforcement and permitting).	4/20/2023 2:24 PM
124	- spirit of volunteerism is essential, for parks and neighborhoods - development of parks in S Tucker to have easy access for residents near Idlewood, Brockett and Cooledge Roads	4/19/2023 10:19 PM
125	Outdoor neighborhood areas. Turf multipurpose fields and parks.	4/19/2023 9:23 PM
126	The wildlife and preservation of community feeling.	4/19/2023 2:29 PM
127	History!!	4/19/2023 1:43 PM
128	I have observed properties in which almost total tree removal is taking place with home renovations and not just with new housing. Limitations on tree removal need to be enforced. Our canopy has provided our communities with moderated temperatures, improved air quality, wildlife in addition to being a hallmark of quality of life.	4/19/2023 12:04 PM
129	Trees/green space	4/19/2023 11:11 AM
130	SAFETY	4/19/2023 3:30 AM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

63	Green spaces	4/26/2023 6:42 PM
64	Safe sidewalks and trails	4/26/2023 6:40 PM
65	Large trees and community spaces	4/26/2023 6:26 PM
66	Flora, safety	4/26/2023 6:10 PM
67	Preserve the trees as what makes Tucker unique is its green space. No multi-hike develops near other built communities.	4/26/2023 6:01 PM
68	Feeling of safety within neighborhoods	4/26/2023 5:31 PM
69	Green space, Trees, sidewalks (the few that we have)	4/26/2023 4:59 PM
70	Walkability	4/26/2023 4:54 PM
71	Original houses	4/26/2023 4:43 PM
72	Walkable streets, slow traffic, tree canopy	4/26/2023 4:40 PM
73	Safety, police presence and effective response.	4/26/2023 4:32 PM
74	Low traffic	4/26/2023 4:31 PM
75	Community spaces for gathering. Speed control for cars.	4/26/2023 4:23 PM
76	Please preserve the beauty:	4/26/2023 4:08 PM
77	Cultural diversity	4/26/2023 4:02 PM
78	Green life	4/26/2023 3:38 PM
79	Walkable and friendly for new prospective homebuyers	4/26/2023 3:17 PM
80	Affordable housing and restrictions on square footage/house size in relation to land lot.	4/26/2023 3:14 PM
81	Inclusivity to everyone except Nazis.	4/26/2023 3:12 PM
82	Lot sizes, trees, architecture.	4/26/2023 3:06 PM
83	Pave the roads. Get rid of the monstrosity that you did to Brockett.	4/26/2023 2:57 PM
84	Community orientation, established trees	4/26/2023 2:45 PM
85	Parks, sidewalks, and speed bumps	4/26/2023 2:40 PM
86	Green Spaces	4/26/2023 1:43 PM
87	Trees and nature	4/26/2023 1:16 PM
88	Not sure.	4/26/2023 12:18 PM
89	Lot sizes. Trees. The existing homes.	4/26/2023 11:28 AM
90	Safety, aesthetics, quietness, inclusiveness	4/26/2023 11:23 AM
91	safety, crime prevention, maintaining and beautifying what we already have and avoiding redevelopment	4/26/2023 9:36 AM
92	Single family zoning. Trees and sidewalks are desirable too.	4/25/2023 10:45 PM
93	The Affordability and designs of new neighborhoods being built.	4/25/2023 3:22 PM
94	I'm frankly not sure.	4/25/2023 1:28 PM
95	Nature: trees, wildlife, tranquility	4/25/2023 1:27 PM
96	walkability	4/25/2023 1:24 PM
97	I love the trails that have been preserved.	4/25/2023 12:16 PM
98	Keep the original homes that have character rather than the new builds. Walkability .	4/25/2023 10:55 AM
99	There is a segment of homeowners who do not want to maintain a yard. More Townhome	4/25/2023 10:49 AM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

163	1. Safety from dangerous driving. 2. R-75 lots. 3. Tree canopy.4. Code enforcement.	4/12/2023 10:46 PM
164	Single family homes only and no damn zoning exceptions.	4/12/2023 8:55 PM
165	History	4/12/2023 6:46 PM
166	Control development so Tucker doesn't get completely over saturated like Decatur.	4/12/2023 6:43 PM
167	Our parks, waterways, and wooded areas. Homeowners should not be able to remove an entire forest just because it's in their backyard.	4/12/2023 4:26 PM
168	A sense of actually being neighborly!	4/12/2023 3:22 PM
169	Yardage. Affordability. Greenery	4/12/2023 2:39 PM
170	Individuality	4/12/2023 12:17 PM
171	Trees and parks	4/12/2023 11:52 AM
172	Big lots	4/12/2023 11:24 AM
173	Greenery, sidewalks, gathering spaces.	4/12/2023 11:11 AM
174	Affordable housing with large lot sizes.	4/12/2023 9:22 AM
175	Trees need to be preserved and not continually cut down.	4/12/2023 8:58 AM
176	large lots and diverse architectural character, not cookie cutter, high density housing product	4/12/2023 8:36 AM
177	Walkability	4/12/2023 7:15 AM
178	Neighborhoods need to keep as many trees as possible.	4/12/2023 7:15 AM
179	Lot sizes and trees.	4/11/2023 10:58 PM
180	Individuality and history	4/11/2023 8:50 PM
181	diversity of housing types, price points,	4/11/2023 7:57 PM
182	Trees	4/11/2023 7:39 PM
183	Trees.	4/11/2023 7:22 PM
184	Parks, walkability, traffic control	4/11/2023 5:26 PM
185	trees, ivy, waterways, autonomy of the homeowners in a particular neighborhood	4/11/2023 5:20 PM
186	Quiet streets with good sized lawns and mature trees and landscaping.	4/11/2023 5:17 PM
187	Trees and sidewalks!	4/11/2023 5:02 PM
188	Safe, tree laden, connection, hospitable	4/11/2023 4:57 PM
189	Code enforcement issues, litter, trees, sidewalks, connectivity, security, "gateways", picket parks, trails, bike lanes, signage repairs, affordable housing component.	4/11/2023 3:25 PM
190	Trees	4/11/2023 3:07 PM
191	Some neighborhoods are established, take pride in their property and people feel safe enough to get out by themselves and enjoy life. Tucker people are generally very cordial.	4/11/2023 3:06 PM
192	Trash ordinance inforcement	4/11/2023 2:03 PM
193	N/A	4/11/2023 1:25 PM
194	Safety and connectivity	4/11/2023 1:13 PM
195	Safety/Security Trees (see #7 above) Neighbor connection (see #7) Individual Ownership - the trend to corporate ownership of residential neighborhood homes is dangerous	4/11/2023 10:24 AM
196	Trees, solid structural homes, decent lot sizes, space between neighbors, granite curbing	4/11/2023 7:53 AM
197	Trees, sense of community, walkability	4/10/2023 10:55 PM
198	Most residential neighborhoods are outdated and need to have new homes built to replace the	4/10/2023 9:45 PM



## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

131	Trees	4/19/2023 12:53 AM
132	Trees	4/18/2023 9:08 PM
133	safety from traffic, accessibility to other parts of the city from neighborhoods.	4/18/2023 12:35 PM
134	Making ownership attainable; Making sure design of homes "fit into" existing neighborhoods. Avoid "mcmansions"	4/18/2023 10:04 AM
135	Parks that are conveniently located to the neighborhoods.	4/17/2023 11:21 PM
136	silence	4/17/2023 5:39 PM
137	parks	4/17/2023 4:25 PM
138	Maintain the current zoning expectations, R-100 zoning should be a priority; minimize the number of smaller lots. Density will be a problem if we allow too many small lots. Promote Neighborhood Watch and police participation.	4/17/2023 3:37 PM
139	Natural, peaceful setting	4/17/2023 1:03 PM
140	Maintenance needs to be preserved and improved.	4/17/2023 11:53 AM
141	community	4/17/2023 10:44 AM
142	Pedestrian safety, slowing traffic, school walk routes, no business ventures, code enforcements that encroach on others or public areas. Help revitalize neighborhoods while taking on new projects.	4/16/2023 11:04 PM
143	Walkable	4/16/2023 9:56 PM
144	Sidewalks, good street lighting for safety. Access to green space within walking distance.	4/16/2023 9:36 PM
145	Our trees and landscaping.	4/16/2023 7:53 PM
146	Trees, green space, sidewalks	4/16/2023 7:18 PM
147	Parks, safe streets to bike and walk on	4/16/2023 6:58 PM
148	Sidewalks. No street parking. Driving speed (speed "humps " are useless ")	4/16/2023 11:02 AM
149	The charm of the older neighborhoods. No apartments or tightly space subdivisions.	4/16/2023 9:10 AM
150	Safety, including from speeding cars	4/16/2023 8:49 AM
151	Safety, neighborhood schools that are walkable for families, streets that are not cut through to busier roads.	4/15/2023 9:48 PM
152	Family friendliness and the walkability of the neighborhood.	4/15/2023 7:55 PM
153	Cohesiveness of the neighborhood identity through smart growth which fosters a sense of pride and ensures bike/ped activities can occur safely. Traffic calming and road diets are welcome but maintenance of these new elements needs to be funded and leaves that have collected all fall should be collected and not allowed to create drainage issues.	4/14/2023 4:57 PM
154	Protecting residents	4/13/2023 10:47 PM
155	keeping it single family	4/13/2023 8:26 PM
156	Trees and walkability	4/13/2023 4:34 PM
157	Trees and sense of community.	4/13/2023 3:07 PM
158	tree line maintenance, landscaping standards, benefits to business that improve/upgrade landscaping	4/13/2023 2:55 PM
159	That they don't get run down and turn into rental properties or duplexes.	4/13/2023 1:43 PM
160	Old trees, communal spaces, pedestrian-friendly roads/sidewalks.	4/13/2023 12:30 PM
161	We love the nostalgia of the large lots and trees and midcentury ranches.	4/13/2023 9:13 AM
162	Lot size- Tucker needs to develop some neighborhoods with green space between homes	4/13/2023 7:39 AM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

233	Landscape and wildlife	4/6/2023 10:11 PM
234	sidewalks, traffic/speed control and placing appropriate businesses in areas that do not exacerbate traffic congestion and further endanger pedestrians.	4/6/2023 9:43 PM
235	The roads in Tucker have been terrible for the past couple of years. I know that there has been repaving along Lawrenceville Hwy and I appreciate the improvements.	4/6/2023 9:01 PM
236	Low crime and green space	4/6/2023 8:54 PM
237	Old trees, neighborhoods where people can walk	4/6/2023 8:33 PM
238	None	4/6/2023 8:18 PM
239	Safety	4/6/2023 11:35 AM
240	The suburban feel the diversity the family aspect the ability to have a hard and still be close to the metro city the sense of community	4/6/2023 12:25 AM
241	Not sure	4/6/2023 12:07 AM
242	Tree canopies	4/5/2023 10:27 PM
243	Streetlight upgraded	4/5/2023 9:31 PM
244	Original homes, trees	4/5/2023 8:38 PM
245	Trees, canopy cover, and sidewalks to allow walkability and leisure walks	4/5/2023 8:06 PM
246	Trees, community pools	4/5/2023 7:17 PM
247	Sense of community. Small town feel.	4/5/2023 7:05 PM
248	Feeling of community and knowing one's neighbors.	4/5/2023 5:29 PM
249	Small wood to preserve the nature and wild life	4/5/2023 5:24 PM
250	They need to keep the tree-scape. When trees get cut for new housing there should be a requirement that new trees get planted.	4/5/2023 4:11 PM
251	trees	4/5/2023 4:01 PM
252	Long term residents in owned homes need access to ensure drastic increases in property taxes don't push them out.	4/5/2023 3:21 PM
253	Mature trees & not cramming a million expensive houses onto bulldozed lots	4/5/2023 3:04 PM
254	Maintaining the community/neighborhood feel. It's important that the neighborhoods don't start to feel manufactured. I feel it's also important to maintain the diversity in our demographics.	4/5/2023 2:38 PM
255	Older cool houses and diverse housing options at varying price points, which is very difficult for a city to preserve.	4/5/2023 2:03 PM
256	Safety and community	4/5/2023 12:31 PM
257	Greenery and green space, safety, keep roads clean, sidewalks,	4/5/2023 12:31 PM
258	Neighborhood character, shady lots, low/slow traffic, walkable communities	4/5/2023 12:09 PM
259	Friendliness & beauty	4/5/2023 11:42 AM
260	Quiet, calm, maintained per code	4/5/2023 11:37 AM
261	Unless something is in really bad shape/eyesore, not up to code or a hazard, the home owners should be able to use his/Her's yard or driveway as pleased. Getting on homeowners for have a Freezer in their carport is a bit extreme.	4/5/2023 10:46 AM
262	Keeping drivers aware of pedestrians and driving slowly	4/5/2023 9:56 AM
263	Green space and trees. Sidewalks.	4/5/2023 8:58 AM
264	Safety and nature	4/5/2023 7:07 AM
265	Community	4/5/2023 6:30 AM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

existing ones. I wouldn't find much to be interested in buying if I was shopping today.

199	Inclusiveness, togetherness	4/10/2023 9:01 PM
200	Green space, distance from industrial companies or motels	4/10/2023 7:21 PM
201	safety	4/10/2023 7:00 PM
202	Affordability	4/10/2023 6:21 PM
203	Keeping neighborhoods manageable as to affordability and the sense of belonging. High density condos and/or apartments will degrade the feel of community we have now.	4/10/2023 5:55 PM
204	Trees. Also need to maintain older neighborhoods that provide starter homes and yards that allow space for families. But do need to consider allowing for secondary buildings for older parents to live .	4/10/2023 4:32 PM
205	Identity.	4/10/2023 3:55 PM
206	Safety and home/yard upkeep.	4/10/2023 3:52 PM
207	Trees and zoning	4/10/2023 2:53 PM
208	The residents that live in said neighborhoods. Their ability to be functioning members of our society and to live their daily life, without the "growth" of our city compromising their safety or livelihood.	4/10/2023 2:53 PM
209	Community	4/10/2023 2:23 PM
210	Native trees and plants	4/9/2023 11:31 AM
211	The needs of the residents	4/9/2023 9:37 AM
212	retail developments limited to centralized locations, and not too close to residential areas.	4/9/2023 9:05 AM
213	Integrity of the homes.	4/8/2023 4:37 PM
214	Retaining Tucker's feeling of a small town instead of massive expansion	4/7/2023 8:37 PM
215	neighborhood social events for kids and adults	4/7/2023 7:34 PM
216	Welcome and safety for ALL	4/7/2023 4:11 PM
217	Lighting	4/7/2023 12:35 PM
218	sense of community	4/7/2023 11:48 AM
219	Greenery and walkability	4/7/2023 11:16 AM
220	Trees	4/7/2023 10:55 AM
221	trees, nature.	4/7/2023 10:33 AM
222	Maintaining the roads within the neighborhoods. Potholes that are big enough to drop a car in but not addressed in years of being reported.	4/7/2023 10:31 AM
223	People that live here.	4/7/2023 10:10 AM
224	Well maintained private properties and neighborhood streets	4/7/2023 9:46 AM
225	The architecture, lot sizes, and green areas	4/7/2023 8:36 AM
226	Trees	4/7/2023 7:56 AM
227	Cleanliness and safety	4/7/2023 7:25 AM
228	Trees, parks, the intimate feel of downtown, the history & cemeteries.	4/7/2023 12:23 AM
229	Improve walkability and maintenance.	4/7/2023 12:14 AM
230	Affordable, single family homes.	4/6/2023 11:28 PM
231	Trees. Non commercial near homes	4/6/2023 11:11 PM
232	No comment.	4/6/2023 11:00 PM



## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

300	Walkability - we don't have enough neighborhoods with sidewalks.	4/4/2023 12:36 PM
301	THE TREES. These subdivisions were build around the trees. Those properties were not clearcut, so some of these subdivisions are not on sewer systems. They work just fine. Recognize the character of Tucker. No teardown-and-infills. Appreciate the value of our '50's,'60's and '70's neighborhoods. NO CLEARCUTTING. And if there MUST be multi-storey condos, try to approve an architect who can design an attractive building. (I have the boring Morris Ave @ L'ville Hwy dumps in mind.) Find another way to enact traffic calming on those streets rather than to throw in medians, signs and strobe lights.	4/4/2023 12:29 PM
302	Trees and roads	4/4/2023 12:19 PM
303	Affordable housing	4/4/2023 11:58 AM
304	Good street conditions and sidewalks in the neighborhoods not just on the main roads.	4/4/2023 11:58 AM
305	Zoning compliance! No car repair (junk yard) business in front yards for instance. Overgrown or unmaintained yard cleanup. It only takes a few to bring a neighborhood down...	4/4/2023 10:44 AM
306	Green space, walkability with safe cross walks	4/4/2023 10:11 AM
307	Mature trees, safe spaces for kids to grow up & play.	4/4/2023 9:28 AM
308	More single family homes	4/4/2023 9:21 AM
309	Trees, parks, walkability. Reasonably affordable houses.	4/4/2023 9:16 AM
310	Green spaces	4/4/2023 8:31 AM
311	Single-family homes/neighborhoods. Expansion of code enforcement.	4/4/2023 8:26 AM
312	Sense of community, safety, maintaining home values, sidewalks	4/4/2023 7:47 AM
313	Trees and privacy.	4/4/2023 7:11 AM
314	Community and upkeep, with more walking options.	4/4/2023 7:05 AM
315	Trees	4/4/2023 6:32 AM
316	Tucker feels like a small town due to all of the traditional homes and businesses. These homes and businesses should remain as is while the focus of Tucker as a city is adding more greenery and walkways	4/4/2023 5:57 AM
317	Green space	4/4/2023 2:40 AM
318	Better street lighting Better reliability (sidewalks)	4/4/2023 2:27 AM
319	Culture	4/4/2023 2:15 AM
320	Safety	4/4/2023 1:51 AM
321	Continuity	4/4/2023 1:08 AM
322	Trails and green spaces	4/4/2023 12:56 AM
323	Ownership. Zoning.	4/4/2023 12:41 AM
324	Affordability	4/4/2023 12:40 AM
325	Tree canopy Walkability	4/4/2023 12:07 AM
326	Trees	4/3/2023 11:22 PM
327	keep them residential don't let businesses move onto a residential street .like you did chick fil a. Totally ignored zoning laws	4/3/2023 11:20 PM
328	Safety, greenery	4/3/2023 11:04 PM
329	Greenspace	4/3/2023 11:01 PM
330	Sidewalks, connectivity	4/3/2023 10:25 PM
331	Walkability	4/3/2023 10:16 PM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

266	Retaining the existing quiet and tree-lined areas	4/5/2023 4:25 AM
267	The closeness, sidewalks	4/5/2023 12:43 AM
268	Safety and being able to walk in our neighborhoods and kids play outside. Maintenance of houses being maintained and not abandoned looking.	4/4/2023 11:20 PM
269	Abandoned homes. Development oversight	4/4/2023 10:40 PM
270	Schools, green space/trees, family friendly resources	4/4/2023 10:37 PM
271	Trees	4/4/2023 10:20 PM
272	Playgrounds and community parks, a sense of nature and keeping trees and foliage present or maintained as best as one can in private property	4/4/2023 10:06 PM
273	Trees and public green spaces	4/4/2023 9:59 PM
274	A feeling of connection	4/4/2023 9:42 PM
275	Connectivity	4/4/2023 9:40 PM
276	Family units staying in the neighborhoods and being enticed to move here. School system is not strong enough to be competitive with other neighborhoods (30033, 30345).	4/4/2023 9:17 PM
277	Green space	4/4/2023 9:11 PM
278	Sense of community and green spaces/trees	4/4/2023 9:04 PM
279	Character, safety and walkability	4/4/2023 9:02 PM
280	Connectivity. Being able to walk through neighborhood without speeding cars. Sidewalks to connect neighborhoods	4/4/2023 8:57 PM
281	Connectivity	4/4/2023 8:44 PM
282	Trees, original homes	4/4/2023 8:13 PM
283	Green spaces, community events/involvement	4/4/2023 7:57 PM
284	NOT VOTING TO ADD COMMERCIAL TRAFFIC ONTO RESIDENTIAL STREETS!!!! We need councilmembers with integrity who will listen to experts with lived experience and vote on their behalf...on behalf of those who voted them in...AND keep promises they make on the campaign trail. Don't betray your constituents.	4/4/2023 7:44 PM
285	Not sure	4/4/2023 7:24 PM
286	Limiting HOAs from having too much input and peer.	4/4/2023 7:06 PM
287	The tree cover is important, but not much else needs to be "preserved" I would say.	4/4/2023 6:29 PM
288	Knowing neighbors/social gatherings.	4/4/2023 6:24 PM
289	Some of the denser and pedestrian-oriented parts of Tucker are wonderful.	4/4/2023 6:13 PM
290	The community feel	4/4/2023 6:12 PM
291	The quiet and connected aspect. Knowing your neighbors	4/4/2023 5:57 PM
292	Walk ability and low speed limits sidewalks	4/4/2023 5:40 PM
293	Side walks, street lamps, community gardens and communal landscaping. Little Free Libraries!	4/4/2023 5:18 PM
294	Large lot sizes	4/4/2023 4:37 PM
295	The natural environment.	4/4/2023 4:31 PM
296	Tree canopy	4/4/2023 1:13 PM
297	Walkability	4/4/2023 1:11 PM
298	Green space, trees, safe walkable areas	4/4/2023 12:53 PM
299	Small neighborhood parks and walkways.	4/4/2023 12:44 PM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

369	Neighborhood pride	4/3/2023 6:51 PM
370	Safety	4/3/2023 6:51 PM
371	Walk ability - neighborhood activities to get to know each other.	4/3/2023 6:49 PM
372	The neighbors in tucker seem to really care about their community.	4/3/2023 6:48 PM
373	Side walks.	4/3/2023 6:47 PM
374	Land. No more high density homes unless commercial space is included.	4/3/2023 6:44 PM
375	Discouraging cut through traffic and sidewalks so people are out and can interact.	4/3/2023 6:38 PM
376	Home values	4/3/2023 6:18 PM
377	Green space	4/3/2023 5:45 PM
378	Trees	4/3/2023 5:42 PM
379	The tree canopy & forest for wildlife purposes	4/3/2023 5:37 PM
380	Tree canopy	4/3/2023 5:30 PM
381	Sidewalks, lot sizes, trees, removing through traffic.	4/3/2023 5:28 PM
382	Speed enforcement, sidewalks, and we'll maintained roads.	4/3/2023 5:27 PM
383	Not sure as I don't see commonality or elements that exist right now—	4/3/2023 5:21 PM
384	no opinion.	4/3/2023 5:18 PM
385	Community	4/3/2023 5:11 PM
386	The small town feeling	4/3/2023 5:06 PM
387	Keeping small homes in the mix	4/3/2023 5:01 PM
388	Roads	4/3/2023 4:56 PM
389	Beautiful tree canopies with yards and gardens, peace and quiet for those who enjoy that, walkable neighborhoods	4/3/2023 4:54 PM
390	?	4/3/2023 4:47 PM
391	Sidewalks.	4/3/2023 4:41 PM
392	Trees	4/3/2023 4:36 PM
393	Connectivity Walkability Look & Feel	4/3/2023 4:34 PM
394	We should preserve the layout found in older neighborhoods designed with several points of entry on different streets to diffuse traffic. (Rather than "dead-end" subdivisions with a single point of entry, increasing congestion on one road). Also, having several smaller parks and schools throughout the city, rather than single large ones, makes walking more practical.	4/3/2023 4:33 PM
395	connectivity to trails/parks to encourage walking/bicycling, minimizing (vs encouraging) cut-through auto traffic with emphasis on ingress and egress to existing neighborhoods	4/3/2023 3:56 PM
396	Well maintained homes - yards mowed to keep the roof rats and snakes away, and maintain the exterior of the property so siding isn't falling off or rotting. Absentee corporate landlords could care less about maintaining individual properties. Increase the fines or penalties to make Tucker a less appealing place to be an uncaring out of state absentee corporate landlord.	4/3/2023 2:40 PM
397	1. The opportunity for ownership. If you don't own you are owned. 2. Keeping people feeling connected to each other. Social accountability keeps the grass cut. 3. Keep repairing the broken stuff. 4. Schools. The neighborhoods were built around the schools. Parents want their kids in schools with kids who come from homes will a similar level of social and moral accountability.	4/3/2023 11:14 AM
398	School districts	4/1/2023 6:05 PM
399	Walkability, trees, lack of McMansions.	4/1/2023 3:26 PM

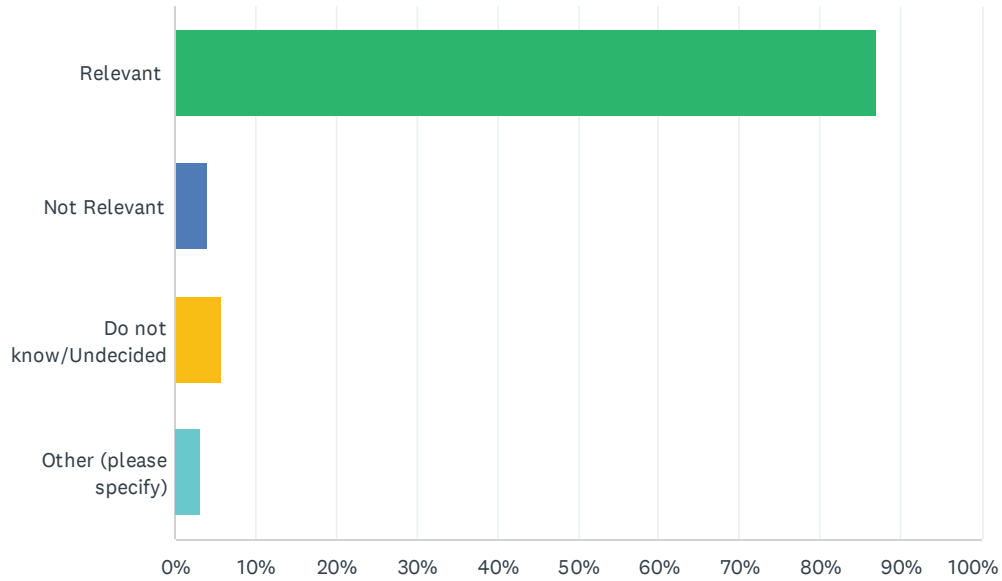


## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

332	Need more community events.	4/3/2023 10:06 PM
333	Safe walking paths	4/3/2023 9:56 PM
334	Safety, pedestrian ease of use	4/3/2023 9:49 PM
335	Trees, set-backs	4/3/2023 9:46 PM
336	Walkability and access to parks and trails	4/3/2023 9:40 PM
337	Green space	4/3/2023 9:38 PM
338	Road upkeep	4/3/2023 9:37 PM
339	Pedestrian safety and access	4/3/2023 9:32 PM
340	Safety and peacefulness (quiet)	4/3/2023 9:24 PM
341	Neighborhoods, not a way around anything.	4/3/2023 9:19 PM
342	Trees. Affordability	4/3/2023 9:19 PM
343	Trees, natural habitats for existing wildlife, bee-friendly plantings, limiting use of dangerous chemicals on lawns.	4/3/2023 9:14 PM
344	Traffic control	4/3/2023 8:59 PM
345	Nature	4/3/2023 8:53 PM
346	Walkable neighborhoods.	4/3/2023 8:52 PM
347	Quality housing with walkable neighborhoods.	4/3/2023 8:49 PM
348	Trees, broad walkways	4/3/2023 8:33 PM
349	The look and feel of the neighborhoods. Don't tear town houses and build McMansions.	4/3/2023 8:32 PM
350	allowing all homeowners opportunity to remain in tucker	4/3/2023 8:30 PM
351	Trees and affordable housing	4/3/2023 8:29 PM
352	Land and safety.	4/3/2023 8:25 PM
353	Walkable	4/3/2023 8:23 PM
354	Mixed income	4/3/2023 8:15 PM
355	Walkability, traffic calming	4/3/2023 8:07 PM
356	The beautiful trees and greenery.	4/3/2023 8:07 PM
357	Keeping them residential- not adding large businesses like Chick fil A	4/3/2023 8:00 PM
358	preserve trees and green space	4/3/2023 7:57 PM
359	Quality development and growth	4/3/2023 7:56 PM
360	Trees, safe walkways/bike routes	4/3/2023 7:50 PM
361	Limiting growth	4/3/2023 7:31 PM
362	Older roads that connect to busy places need to be taken care of, but more importantly, avoiding letting companies take over large swaths of land and homes in Tucker	4/3/2023 7:22 PM
363	Quaint small neighborhoods in attractive streets....continue effective code enforcement to insure our neighborhoods remain attractive and safe.	4/3/2023 7:18 PM
364	Safe community	4/3/2023 7:11 PM
365	Prevention of monster home next to traditional homes	4/3/2023 7:09 PM
366	Privacy	4/3/2023 7:02 PM
367	Trees and charm of older neighborhoods.	4/3/2023 6:55 PM
368	Safety, walkability	4/3/2023 6:54 PM

## Q9 Do you feel the above mentioned goal is still relevant to creating the City’s Vision?

Answered: 553 Skipped: 96



ANSWER CHOICES	RESPONSES	
Relevant	86.98%	481
Not Relevant	3.98%	22
Do not know/Undecided	5.79%	32
Other (please specify)	3.25%	18
<b>TOTAL</b>		<b>553</b>

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

400	Residential landscape, green spaces and reduction of paving and asphalt	4/1/2023 11:38 AM
401	d	3/28/2023 3:42 PM
402	Jsnsns	3/28/2023 11:49 AM
403	tjtjtjtj	3/28/2023 11:20 AM
404	bfbfbfb	3/28/2023 11:16 AM



## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

time how to navigate the trails by locals who just don't understand the trail system and how to get around it. I think everything mentioned above just needs to be better communicated to residents. I think Tucker really at its core, has a marketing and communications problem.

20	We need more landscaping to greenify the city and soften the industrial look that so defines us (to the detriment of our economic development and becoming a more social hub and foodie scene).	4/28/2023 9:42 AM
21	Continue with sidewalks and the path	4/28/2023 8:18 AM
22	A nice recreational center	4/28/2023 6:28 AM
23	I would love to see the public parks redeveloped to be similar to the Gwinnett county parks. More open grassy areas for gathering, cleaner dog parks, paved walking and biking trails, etc.	4/27/2023 11:36 PM
24	Green space for community events, a farmer's market	4/27/2023 11:16 PM
25	More sidewalks and paths. Better lane designs to ease traffic congestion.	4/27/2023 10:58 PM
26	Reduce the speed limits. Road diet on lavista	4/27/2023 9:26 PM
27	Upgrade Tucker Rec Center, continue summer concerts and movies	4/27/2023 8:40 PM
28	A park like lucky shoals off Britt road. Basketball and tennis courts, softball fields, areas for reserve for gatherings, and walking and bike trails.	4/27/2023 8:15 PM
29	safety reinforcement	4/27/2023 7:45 PM
30	More parks and activities for children	4/27/2023 5:46 PM
31	Arts, neighborhood markets	4/27/2023 4:35 PM
32	Parks infrastructure	4/27/2023 3:24 PM
33	Expand the Tucker Recreational Center; A downtown park	4/27/2023 2:41 PM
34	More senior citizens activities	4/27/2023 1:52 PM
35	Create more green space and keep existing forests.	4/27/2023 1:38 PM
36	Green space with free parking that allows for child play areas, dog park, great sitting areas for picnics / reading	4/27/2023 1:37 PM
37	Invest in green space	4/27/2023 10:58 AM
38	More city wide events.	4/27/2023 10:41 AM
39	Park with walking track	4/27/2023 10:39 AM
40	Officially making the new homeowners in the Ashbrooke trace area Tucker residents. Since we pay Tucker taxes and have been asked to fill out this survey. We've been in the neighborhood since 2018 and still haven't been able to officially use tucker on our addresses. But been paying tucker taxes since day 1. Make it make sense.....	4/27/2023 10:21 AM
41	More handicapped parking	4/27/2023 10:20 AM
42	More community parks	4/27/2023 10:11 AM
43	More upscale retailers and restaurants.	4/27/2023 10:06 AM
44	Walking parks for humans as well as for dogs.	4/27/2023 9:50 AM
45	Diversity and equality for all who live in the area	4/27/2023 9:47 AM
46	More and safe parks	4/27/2023 9:38 AM
47	A new recreation center	4/27/2023 9:27 AM
48	Safe spaces to enjoy leisure	4/27/2023 9:26 AM
49	NA	4/27/2023 9:23 AM
50	Recreation center to include a swimming pool for adaptive sports, exercise, etc.	4/27/2023 9:19 AM

## Q10 What opportunities do you feel the City of Tucker should invest in to strengthen recreational and community resources for its residents?

Answered: 387 Skipped: 262

#	RESPONSES	DATE
1	Town green is a good start.	5/1/2023 11:32 AM
2	A suggestion box at every park that is read by the city workers and responded to promptly	5/1/2023 12:39 AM
3	Connectivity-sidewalks and bicycle paths. Tucker needs an auditorium setting for theatre productions. The gym at Tucker Rec is challenging for patrons to see the stage and performers.	4/30/2023 7:48 PM
4	more greenspace	4/30/2023 4:14 PM
5	Outdoor events similar to what Norcross does	4/29/2023 9:23 PM
6	Enhanced activities for its aging population and seniors	4/29/2023 1:40 PM
7	We need a live/work/play plan like the Georgia 400 corridor communities enjoy. I recently attended a performance at the Sandy Springs Performing Arts Center and wished the City of Tucker had a similar venue. I frequently go to Johns Creek's Avalon center. I go to Brookhaven and Chamblee all the time. I don't want to have to leave my community to enjoy upscale amenities.	4/29/2023 10:25 AM
8	Organized volunteerism (i.e. hands on atlanta). Calendar showing all parks and civic volunteer opportunities, euth sign-up. We know parks usually have activities around earth and civic holidays, but what about other days, weekdays, evenings; what about the library, the rec center, etc? Volunteers keep costs down while helping everyone become a contributor in the community.	4/29/2023 8:32 AM
9	existing ball fields , lakes and existing rec areas	4/28/2023 11:11 PM
10	Summer activities for families. Expanding the highly successful Tucker camp program. Physical fitness classes with simultaneous class for kids and adults. Eg yoga for mom, dance for kids from 5-6 on Wed.	4/28/2023 8:25 PM
11	there should be more recreational clases and activities especially for seniors that are free. allow seniors to socializ and know others in Tucker. So much of what is done at the tucker Rec center, are costly classes, there should be activities like Bridge which is already on the calendar but then have a time maybe for seniors to socialize and play board games or scrabble, or free line dancing classes.	4/28/2023 7:23 PM
12	Na	4/28/2023 7:11 PM
13	Don't know	4/28/2023 6:35 PM
14	We need a community center to supplement the healthy but busy Tucker Recreation Center. Tucker needs a cultural center.	4/28/2023 5:43 PM
15	Ensure safety	4/28/2023 5:14 PM
16	Art shows, entertainment venues (ie top golf, Dave and busters, live music etc.)	4/28/2023 3:10 PM
17	Community Recreational center to include a swimming pool in the summer that can also serve as an Ice/roller skating rink in the winter. Or a space for both no matter the weather.	4/28/2023 2:55 PM
18	Pickle ball and Basketball courts	4/28/2023 12:57 PM
19	I think this sounds great in theory and I do love the work that is being done by the Parks and Rec department, as the parks around here are one of the main reasons we decided to move here 2 years ago, and I see that access to them is being worked on. I do think there could be more information about the trail systems at Henderson Park for example. I get asked ALL the	4/28/2023 10:08 AM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

82	More parks and places for families to gather including tennis courts, pools etc	4/26/2023 1:43 PM
83	Arts arts and more arts I'm a great planner/producer and connected artistic director email me at info@kitmodus.com	4/26/2023 1:16 PM
84	Not sure	4/26/2023 12:18 PM
85	Preserve green space should be the #1 priority. Making the parks more useable. Well marked trails. Some should have paved trails. Healthy lakes. Pocket parks.	4/26/2023 11:28 AM
86	Triple the SPLOST funding for trails and or find equal amount from other sources.	4/26/2023 2:58 AM
87	Utilize community rooms in libraries for classes to support seniors.	4/25/2023 10:45 PM
88	They need to create more Recreational centers.	4/25/2023 3:22 PM
89	Can some of the auto and lumber businesses on Main Street and Lawrenceville Hwy be purchased by the city and converted to parks or multi-use? or have the city buy those parcels, clean them up and then resell them?	4/25/2023 3:17 PM
90	Centralizing as much as possible on downtown/main st	4/25/2023 1:28 PM
91	Community events listed on the city calendar and better communicated.	4/25/2023 1:27 PM
92	Golf	4/25/2023 1:24 PM
93	Continuation of walking trails with well lit, paved paths.	4/25/2023 10:55 AM
94	Purchase more land for parks - replace old worn-out buildings for a park	4/25/2023 10:49 AM
95	a tucker YMCA would be great to go into one of the unused spaces near downtown	4/25/2023 10:07 AM
96	Build a new rec center if the city is going to keep renting out this building for filming. This has adversely affected some businesses and HEGA.	4/25/2023 7:42 AM
97	Sidewalks, trails, recreational spaces.	4/25/2023 6:54 AM
98	Is the park across Old Tucker Norcross Road/Lawrenceville Highway a viable resource for the community??	4/24/2023 11:09 PM
99	I don't think this is an important goal. We need to bring retail businesses like Howell Village, restaurants and shopping. My family and neighbors tend yo go to North Decatur to shop. We need to keep dollars in Tucker.	4/24/2023 9:31 PM
100	Pickle ball courts, public parks, those art animals like in other town could be fun - art tigers around town.	4/24/2023 7:29 PM
101	Parks with sand volleyball courts and skateboard ramps	4/24/2023 1:46 PM
102	offer a variety of options	4/24/2023 1:25 PM
103	A new pool and community center for the West Tucker area as community pools have closed and other areas of Tucker now have community pools. Limit entry to Tucker residents ONLY.	4/24/2023 12:45 PM
104	Parks and greenspaces	4/24/2023 11:34 AM
105	City Squire	4/24/2023 11:17 AM
106	Development and added resources for community. Pool, gym, park, and courts.	4/24/2023 11:07 AM
107	Recreationally more things should be offered such as parks, hiking trails, green areas for families, sports courts/fields	4/24/2023 10:45 AM
108	Community parks with adequate leisure amenities (swimming, public tennis courts, well lit and maintained trails, community center, etc).	4/24/2023 10:09 AM
109	the increased programming by Parks & Rec is good, and the updated parks and facilities helps	4/23/2023 5:39 PM
110	keep developing the parks and pool	4/23/2023 6:57 AM
111	Continue to invest in community programming and events through Parks and Rec. It's been a great improvement and continuing this progress will strengthen the community.	4/22/2023 9:01 PM



## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

51	build more green spaces.	4/27/2023 9:17 AM
52	More parks, dog parks	4/27/2023 9:08 AM
53	Recreational centers for the youth and young adults	4/27/2023 9:01 AM
54	More green space, parks, and places for the community to gather. Additional programming at the Tucker Rec Center (book tours, exercise classes, local art shows, etc).	4/27/2023 8:49 AM
55	A new, bigger, and centrally located recreation center. Increasing recreational infrastructure in the downtown green space.	4/27/2023 8:06 AM
56	More weekly/weekend events and improving the Tucker Farmer's Market (new location would be great, possible the green space area behind Local 7)	4/26/2023 11:37 PM
57	I think the market needs to expanded or advertised for newer vendors to join. It needs more produce vendors to compete with Sat and Sun markets in other neighborhoods.	4/26/2023 11:01 PM
58	Community health events- like the Tucker Road Race	4/26/2023 10:42 PM
59	Parks, trails	4/26/2023 7:35 PM
60	Better community center facility	4/26/2023 7:15 PM
61	Tucker Parks and Rec offerings, they are a gem, invest in them growing the weekly farmers market invest in more wellness offerings at tucker rec, diff ages, mental, emotional, physical wellness. Make it more accessible for people who don't have access to traditional therapy and wellness services	4/26/2023 7:14 PM
62	Develop and maintain green spaces connecting community areas	4/26/2023 6:42 PM
63	Arts programs	4/26/2023 6:40 PM
64	More community sports/leagues and community social clubs	4/26/2023 6:26 PM
65	A more vibrant downtown and green space for families to visit for fun. Smal, outdoor concerts can be provided and maybe fireworks on the 4th of July. A bike path would also be wonderful.	4/26/2023 6:01 PM
66	Youth sports programs for children under 12 years.	4/26/2023 4:59 PM
67	Rec sports	4/26/2023 4:43 PM
68	A playground at the current green space, and a playground next to the new path along along railroad ave	4/26/2023 4:40 PM
69	More rec activities that can be done in one day-art workshops, sport games, educational workshops, etc	4/26/2023 4:36 PM
70	Developmentally Disabled kid and adult recreational activities	4/26/2023 4:31 PM
71	Parks and events (downtown car show, downtown events, etc).	4/26/2023 4:23 PM
72	More parks	4/26/2023 4:02 PM
73	Additional Basketball ball courts.	4/26/2023 3:42 PM
74	Upkeep of parks and public spaces.	4/26/2023 3:38 PM
75	More marketed programs to existing residents and partnerships for collaboration with neighboring communities.	4/26/2023 3:17 PM
76	Restrooms at parks!	4/26/2023 3:14 PM
77	Improve parks and recreation. Sidewalks. Encourage people to get out and walk with neighbors.	4/26/2023 3:06 PM
78	Opportunities for all citizens rather than prioritizing children and retirees	4/26/2023 3:03 PM
79	The Main Street Activities with food trucks and music pull so many people together. More of these!	4/26/2023 2:49 PM
80	Family events, weekly food trucks etc..	4/26/2023 2:46 PM
81	Trails, walking/bike paths, true central green space	4/26/2023 2:45 PM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

inclusive for special needs/neurodiverse children.

140	An updated or new community center closer to main street.	4/16/2023 7:53 PM
141	Bike lanes, crosswalks, parks, green spaces in shopping areas	4/16/2023 7:18 PM
142	More emphasis on historical preservation.	4/16/2023 11:02 AM
143	I think continuing to expand park system and better sidewalks to allow more walking	4/16/2023 9:10 AM
144	Idk, loved the spring festival and the Tucker rec center	4/16/2023 8:49 AM
145	More walking paths	4/15/2023 9:48 PM
146	Continued expansion of the trail network and more parks as destinations for them.	4/14/2023 4:57 PM
147	Parking at some of the parks	4/13/2023 10:47 PM
148	parks and rec are very good	4/13/2023 8:26 PM
149	I have long thought that Tucker should have a Nature Center at the Tucker Nature Preserve; a physical structure where classes, workshops, and community events could be held.	4/13/2023 4:34 PM
150	Parking. Allow for parking. Encourage pedestrian and 2 wheel traffic- provide bike amd stroller bays.	4/13/2023 3:07 PM
151	It is wonderful to have a community that welcomes families. But we don't just want families to LIVE in Tucker and go outside of Tucker (Decatur, Atlanta, and beyond) for their retail, commerce and service needs. We want household (not just condos and apartment dwellers) to be Patrons of Tucker; to establish, build and expand their business in Tucker. A self-sustaining community thriving in our diversity of services and resources.	4/13/2023 2:55 PM
152	I go to Lilburn if I want a nice park. Even though, it's on a floodplain it still works.	4/13/2023 1:43 PM
153	Not sure.	4/13/2023 12:30 PM
154	Henderson park still could be enhanced - it's a shining light in Tucker but it is still subpar compared to other dekalb county parks like Mason Mill and Brook Run. Our Parks and Rec team need to go to some of these other massively popular parks and see what we can do to be more like them. It's wonderful for Tucker Branding as a city and as a residential area to have at least one really strong destination park. Also Tucker Rec Center does some wonderful things but the curb appeal of the building hides that. The front need represent all the greatness that happens on the inside.	4/13/2023 9:13 AM
155	Work with organizations to create neighborhood parks for kids to play at and neighbors to gather. For example build a park in Brockett Heights so we don't have to drive to Gwinnett County to go to a park.	4/12/2023 6:43 PM
156	The trail improvements at Henderson Park are amazing. (I just wish people would leash their dogs). Continue to update all the parks. Add parking to downtown so you can enjoy the restaurants. Continue to remove invasive plants in the parks - getting rid of English ivy and kudzu.	4/12/2023 4:26 PM
157	Advertise programs more, especially rec center programs.	4/12/2023 12:17 PM
158	Hmmm. A little more budget for Parks aRec. A few more people in roles. The website comes to mind.	4/12/2023 11:52 AM
159	More downtown festivals	4/12/2023 11:24 AM
160	TYSA Soccer fields!!!!!! Recreational sports and activities for the children. Outdoor play/gathering spaces.	4/12/2023 11:11 AM
161	Nice playground	4/12/2023 10:48 AM
162	Improving walkability of downtown as well as to/from downtown from neighborhoods within a certain radius. Connecting smaller upcoming pockets of Tucker to downtown via paths.	4/12/2023 9:22 AM
163	Summer employment for youth so they are not selling drugs/water, especially during the summer months. Events where residents can connect with police and ask important questions.	4/12/2023 8:58 AM
164	Trail connectivity, close second and complimentary to sidewalk connectivity	4/12/2023 8:36 AM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

112	Fill all the sidewalk gaps! Green space and pocket park purchases throughout the city would be wise. Protected (physically separated) bike lanes along existing arterial roads, in addition to build out of the multi-use trail system would go a long way towards completing Goal 2.	4/21/2023 11:12 PM
113	Maker space, public art	4/21/2023 9:50 PM
114	small neighborhood parks would be great. Additional community gardens. Things close enough together that everyone would be able to walk to from their home.	4/21/2023 7:01 PM
115	Senior community center/pool for exercise. Dog parks. Bike paths.	4/21/2023 1:22 PM
116	Marketing for current investments would be ideal. Having lived in this city for more than 1 year, I now know resources exist, but only through having missed them.	4/21/2023 1:19 PM
117	Inclusive offerings such as classes, festivals, etc.	4/21/2023 8:25 AM
118	Parks with separate bikeways and walkways.	4/20/2023 5:26 PM
119	Multi-use paths/trails and other connectivity between parks and recreation/cultural/community assets. Consideration of a community performing/visual arts center perhaps in collaboration with the school system.	4/20/2023 2:24 PM
120	More parks located near to all sectors of the City	4/19/2023 10:19 PM
121	Turf recreational fields dog park and green spaces	4/19/2023 9:23 PM
122	Walking infrastructure and creation/preservation of our current parks.	4/19/2023 2:29 PM
123	More equipment for children (all people) with disabilities.	4/19/2023 1:43 PM
124	Continued development of parks as well as trails to connect parks, improvements in the Tucker Rec Center physical structure as well as programming, an aquatic center to support cold weather swimming, indoor 'parks' to allow for indoor walking and recreational activities for persons of all ages but also inclusive of pets and children. Review areas, particularly shopping centers in which there are a number of vacant spaces to determine if the space would be better utilized as a mixed housing/retail/restaurant situation or if it could provide support of active lifestyles but not have to be a gym or workout center.	4/19/2023 12:04 PM
125	I would love to see the unused buildings such as the former publix converted into an aquatic center. Tucker's high school students should not have to travel to Lakeside High School to practice. It's limits our students and creates a class mentality.	4/19/2023 10:43 AM
126	AFFORDABLE HOUSING	4/19/2023 3:30 AM
127	Soccer fields	4/19/2023 12:53 AM
128	Pickle ball courts	4/18/2023 9:08 PM
129	more parks/green spaces, basketball courts, connective multi-use paths,	4/18/2023 12:35 PM
130	A new recreation center that is multi-functional - sports, classes, arts, seniors, youth.	4/18/2023 10:04 AM
131	More and better signage at the parks. Maps of the parks at the various entrances would be very helpful. In particular a map located at the Henderson Park Community Garden and Playground showing how to get to the lake side playground.	4/17/2023 11:21 PM
132	solar-powered, light-pollution protected parks for star gazing	4/17/2023 5:39 PM
133	be more inviting to commercial/retail investors in the downtown district	4/17/2023 4:25 PM
134	Better parks and more of them	4/17/2023 1:03 PM
135	I like what we've done with parks and the trail!	4/17/2023 11:53 AM
136	Community activities and festivals	4/17/2023 10:44 AM
137	Programs for senior citizens, mental health, educational, social	4/16/2023 11:04 PM
138	The youth sports/arts programs will bring the community together and surrounding areas. If you continue to bring families with school age children the community will continue to thrive as the population ages	4/16/2023 9:56 PM
139	More preschool and youth programs on evenings and weekends. Family activities that are	4/16/2023 9:36 PM



## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

194	Better access to contact information on website for recreation personal and departments	4/10/2023 6:13 PM
195	Attempting to keep businesses local, affordable and accessible to activities such as the new park/amphitheater will bring. We don't need another Roswell or Marietta scene, nor do we need developments as Suwanee or Woodstock town centers.	4/10/2023 5:55 PM
196	Larger and more comprehensive recreational facilities for seniors.	4/10/2023 3:55 PM
197	Update Tucker Rec Center.	4/10/2023 3:52 PM
198	Help businesses improve.	4/10/2023 2:56 PM
199	An Arts Center, community vegetable gardens, more support for the Library.	4/10/2023 2:53 PM
200	Improve the parks and not just Peters Park. Let the fields be for everyone and not just TYSA.	4/10/2023 2:23 PM
201	Improve Cofer park pool and adjacent building.	4/10/2023 1:52 PM
202	Put thing to community vote first	4/9/2023 9:37 AM
203	I think putting money into the activities for youth and adults would be great. robust programs with travel ball could put tucker on the map.	4/9/2023 9:05 AM
204	A meaningful park. The park area along Lavista with the outdoor workout stations is out of the way and uninviting.	4/9/2023 8:24 AM
205	More walking trails between destinations (I.e. Tucker brewing to downtown)	4/8/2023 4:37 PM
206	Check out Union Hill Park Alpharetta, and the outdoor skating pavilion. You could also have basketball goals, be used for concerts, city gatherings, etc. And the property is already in downtown Tucker	4/7/2023 8:37 PM
207	If possible, purchase SR Elementary School property	4/7/2023 7:34 PM
208	More tennis courts and separate pickleball courts. Pickleball and tennis don't mix well.	4/7/2023 1:24 PM
209	Better recycling and community outreach	4/7/2023 12:35 PM
210	more green space	4/7/2023 11:48 AM
211	Maintenance of area	4/7/2023 11:16 AM
212	arts, making trails accessible	4/7/2023 10:33 AM
213	Quality parks for families. In my area (Smoke Rise), there isn't any place to go for a walk that isn't down in a ravine. Pretty to those who don't mind hiking in a steep, hilly forest, but not conducive for those with mobility issues. I'm also not sure about safety and security in such parks, so even if I could walk in them, I certainly would never go alone. In nearby Gwinnett, parks are all over the place. I believe families would appreciate that sort of community investment.	4/7/2023 10:31 AM
214	1. Tucker has to coexist with the train. Embrace this and provide viewing pavilions/parks. Kids, and some adults, love to watch the train go by. 2. Provide more continuing education opportunities. Can the old Stone Mountain Elementary School be repurposed for this? Are facilities in the Northlake area that can be repurposed? (Enticing SUGA (Senior University of Greater Atlanta) into a permanent Tucker home might be possible.) 3. Another possibility for the old school could be repurposing as art studios and a performance facility.	4/7/2023 10:16 AM
215	Make Tucker a safe space for existing businesses. Quit running business out of town. It's ok to move them down the street or around the corner.	4/7/2023 10:10 AM
216	Better parks for children	4/7/2023 9:52 AM
217	Bike/hike trails, safe, well-maintained and monitored parks, durable exercise stations.	4/7/2023 9:46 AM
218	Get moving on the Johns Homestead trails already. Those trails connect three different walkable neighborhoods, but only if it hasn't rained in a few days (go there and see for yourself). Lots of people really need those trails to connect walking and running routes. Also, you punctuated "its" wrong.	4/7/2023 8:36 AM
219	Why do you use the word "feel"? It should be "think".	4/7/2023 7:25 AM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

165	Tucker needs a teen center	4/12/2023 7:15 AM
166	Pickleball courts, baseball fields	4/12/2023 5:42 AM
167	I would like to see the City look into converting our current overhead power to underground power. It is costly, but it's much more visibly appealing and would help tremendously with the influx of power outages that we have been experiencing.	4/11/2023 10:58 PM
168	Youth programs	4/11/2023 8:50 PM
169	continue to invest in parks	4/11/2023 7:57 PM
170	More walkability	4/11/2023 7:39 PM
171	Sidewalks and trails.	4/11/2023 7:22 PM
172	More community music venues without alcohol or smoke	4/11/2023 5:26 PM
173	A new pool near downtown, maybe using the cofer park pool property. This pool is too small and is difficult to enter, awkward corner stairs. It needs to be completely torn out not cosmetic improvements. We need a nice PUBLIC pool for residents who cannot afford private. Also a playground or play structures added to the new green spaces.	4/11/2023 5:17 PM
174	Purchase green spaces or revitalize existing commercial areas.	4/11/2023 5:02 PM
175	Improve the number and variety of programs forSeniors. Improve the notification and publicity of these and all programs. What is available, when, where, how to join etc.	4/11/2023 4:57 PM
176	More festivals and community events in parks/downtown areas	4/11/2023 4:17 PM
177	More trails.	4/11/2023 3:26 PM
178	Outdoor basketball courts, paved trails at larger parks, dog parks, trails connecting neighborhoods and as alternative to driving.	4/11/2023 3:25 PM
179	A local ymca	4/11/2023 3:07 PM
180	Continue to improve and enhance parks, trails, fields/courts, and greenspace.	4/11/2023 3:06 PM
181	Mobility on demand. A user friendly inclusive means for point to point trips in and around Tucker.	4/11/2023 3:05 PM
182	?	4/11/2023 2:03 PM
183	Continue with the green space currently in the works and incorporate more by the outside exercise area other than a church	4/11/2023 1:25 PM
184	Bigger variety at the Rec center and education classes	4/11/2023 1:13 PM
185	Improve communication! Ultra Super Simple Easy User Friendly Website Calendar for Tucker events that is HEAVILY & WIDELY advertised to everyone. Can the City do this, or is there a "policing" issue that prohibits ? Would a civic organization have to do it ?	4/11/2023 10:24 AM
186	Pickleball courts, green space with vendors	4/11/2023 10:02 AM
187	Walking paths, the ongoing community events, park rehabilitation are already great starts! Keep it up!	4/11/2023 7:53 AM
188	More activities for the youth	4/11/2023 7:03 AM
189	Another off leash dog park (or 2), art and music options, maybe open air concerts. Maybe movie night in the green space during summer. More senior living option - apartments or 1 story homes.	4/10/2023 10:55 PM
190	Pickle ball!	4/10/2023 10:21 PM
191	Baseball fields for the youth	4/10/2023 9:01 PM
192	More outdoor activity areas/ trails/ picnic spaces More Small businesses - art shops; less industrial companies/ motels	4/10/2023 7:21 PM
193	Parking	4/10/2023 6:21 PM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

250	Larger and enhanced green space in downtown	4/5/2023 12:31 PM
251	Improve Tucker Rec! Offer more all season classes. It is a good building but not very inviting.	4/5/2023 12:31 PM
252	Make sure that all recreation settings serve families, elders, & differently abled. Shade and restrooms are crucial. Rec areas that are easy to walk to from schools and neighborhoods. More pocket parks	4/5/2023 12:09 PM
253	Sidewalks	4/5/2023 11:37 AM
254	More parks and more options besides your typical sports. disc golf is non invasive and actually helps preserve nature in the woods.	4/5/2023 10:46 AM
255	Tucker rec classes have been so popular they sell out in minutes. There is a large demand for additional children classes. Would love to see more engagement for younger adult classes too!	4/5/2023 8:58 AM
256	I feel like this is already strong in Tucker. Keep a good thing going.	4/5/2023 7:07 AM
257	You need better communication/advertising. It's very hard to learn about the things that are currently happening. Centralize everything in one place or at least on one user friendly website.	4/5/2023 4:25 AM
258	A town green with regular events would be great. Expanding the farmers market. Encouraging more local artisans to display work	4/5/2023 12:43 AM
259	Areas of activities near or along retail. As a parent I love finding places we can dine or shop at them walk over and play on a playground. (EXCITED ABOUT OUR DOWNTOWN GREEN SPACE FOR THIS REASON). Can we encourage new retail areas to designate nooks with community playground or fountain. Like the idea of Toco hills has had. I think it is Whole Foods in Chamblee has a little play area next to it. Plaza type areas where people can hang out or fountains but near retail walking distance.	4/4/2023 11:20 PM
260	Loved the concert series last summer and 4th of July party - more fun like that. + more toddler activities	4/4/2023 10:57 PM
261	TUCKER Rec Center is great but I'm not sure it will ever have sufficient capacity to fully serve the Tucker community (the 5 min sell out of summer camp spots is one recent example). I would LOVE if Tucker could investigate the possibility of a YMCA in Tucker (we currently travel to the Decatur branch almost daily)...a Y in Tucker would increase the chances of our family staying long term.	4/4/2023 10:37 PM
262	Better area for Tucker Farmers Market that is on level ground and not dirt. Possibly at Church Greenspace or new proposed green space with pavilions would be a nice option if parking allows. Also more classes at the Rec Center would be awesome for kids. It's such a nice price point and close proximity, invest in trainings and hiring more staff to run the classes.	4/4/2023 10:06 PM
263	Expanded PATH, more evening and weekend recreational activities	4/4/2023 9:59 PM
264	School break opportunity for all sections of the community	4/4/2023 9:42 PM
265	Activities for seniors	4/4/2023 9:40 PM
266	More social events like street fairs/festivals.	4/4/2023 9:17 PM
267	Elevate the conditions of existing parks	4/4/2023 9:11 PM
268	Fix up the twin lakes for public fishing and recreation. Create other trails and green areas that can also be used for concerts or festivals	4/4/2023 9:04 PM
269	I'd like to know about more niche opportunities to connect with people with like interests in ways that enhance the community. For example, an organized historic preservation group or historic society, gardening and outdoor groups, etc. Tucker Rec does a great job with things like this, I'd just like to see a greater variety supported by the city.	4/4/2023 9:02 PM
270	Park spaces, community events in said park spaces	4/4/2023 8:57 PM
271	Recreation for older adults needs to be expanded.	4/4/2023 8:44 PM
272	Updating tucker rec center and offering more classes for kids and adults. Reviving the gym in the back for kids gymnastics etc.	4/4/2023 8:13 PM
273	Parks, community art projects (murals, etc.), community gardens, historical landmarks	4/4/2023 7:57 PM



## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

220	Accelerate the inter connection of the parks, stop putting double sidewalks and chicains. Build a theater/concert venue. Fund more classes and activities through the community center.	4/7/2023 12:23 AM
221	Keep up the good work with the new downtown greenspace!	4/7/2023 12:14 AM
222	We need a true, full time community/civic center with art, music, theater, etc. We have a hell a good community theatre but they're limited in what they can offer due to the Tucker Rec movie thing.	4/6/2023 11:28 PM
223	More green space	4/6/2023 11:11 PM
224	No comment.	4/6/2023 11:00 PM
225	I would enjoy the use of an indoor public pool that offers swim lessons, a variety of activities, plus open-swim time for families and adults.	4/6/2023 10:11 PM
226	More attractions that make us unique in the metro Atlanta area. Not more of the same.	4/6/2023 9:13 PM
227	Prioritize completion of the PATH	4/6/2023 9:11 PM
228	I would like to see a green space planned in the downtown area. Additionally, the down town area needs a central public parking area. There are to many bank parking spots reserved in the downtown area.	4/6/2023 9:01 PM
229	Parka	4/6/2023 8:54 PM
230	Take a note from surrounding communities that have built a downtown that is a hub for restaurants and walkability	4/6/2023 8:18 PM
231	An increasingly more vibrant downtown Tucker area, more walkable areas from neighborhoods	4/6/2023 11:35 AM
232	More courts for tennis pickle ball and basketball to expand hours and day/times available Eve for the youth to be able to play when we're playing	4/6/2023 12:25 AM
233	Continue offering a variety of activities for families & school aged children	4/6/2023 12:07 AM
234	More diversity with businesses and activities	4/5/2023 10:59 PM
235	Multi use trails connecting points of interest	4/5/2023 10:27 PM
236	A playground by the breweries!	4/5/2023 9:53 PM
237	Girls only sports	4/5/2023 9:31 PM
238	More money into parks and more classes/offering at the rec center	4/5/2023 8:38 PM
239	Revitalize downtown, maintain sidewalks, add sidewalks, and increase walkability and bikability	4/5/2023 8:06 PM
240	Art fairs, family friendly activities	4/5/2023 7:17 PM
241	Some of the older parks need better maintenance.	4/5/2023 7:05 PM
242	Build more soft-surface trails in the parks and remove invasive plants in our parks' forests. Also, add more nature-based programming.	4/5/2023 5:28 PM
243	Rec center open to high school and middle activity and sport outside school hours- keep our kids busy with safe place	4/5/2023 5:24 PM
244	A place for concerts and events near downtown that does not require closing Main St. as much as they do.	4/5/2023 4:11 PM
245	invest in better organization, leadership and management of recreation leagues/activities	4/5/2023 4:01 PM
246	Expedited trail network buildout through public/private partnerships	4/5/2023 3:21 PM
247	More camps and sports leagues for children (especially girls)	4/5/2023 3:04 PM
248	More greenspace, especially around Main Street. Think of downtown Duluth/Sugar Hill/etc where popular (and local) restaurants and retail surround a pretty greenspace. I am hopeful the current project ends up taking some of the successful cues from those types of areas.	4/5/2023 2:38 PM
249	More sidewalks and trails.	4/5/2023 2:03 PM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

302	More community activities, festivals, etc	4/4/2023 8:31 AM
303	Adequate at present.	4/4/2023 8:26 AM
304	I'm really not sure what is offered, we do not currently access. Maybe better promoting so all neighbors are aware	4/4/2023 7:47 AM
305	Community calendar more up to date and available to all, including those not the using internet.	4/4/2023 7:11 AM
306	More programs for special needs children; eg inclusion leagues for children's sports and inclusion summer camps.	4/4/2023 7:05 AM
307	More pickle ball courts. Path trail system is highly important. Connecting to Stone Mountain path will connect us to the larger path trail network.	4/4/2023 6:32 AM
308	Adding a park in downtown Tucker and creating more trails that feel safe	4/4/2023 5:57 AM
309	Better accessibility for disabled & elderly residents year round & especially during community festivals	4/4/2023 2:27 AM
310	Green space	4/4/2023 2:15 AM
311	More notice of public events. More geared to so many senior citizens	4/4/2023 1:08 AM
312	Twin brothers lake	4/4/2023 12:56 AM
313	Trails	4/4/2023 12:41 AM
314	Community center	4/4/2023 12:40 AM
315	Town Square	4/4/2023 12:07 AM
316	Support due local retail small businesses	4/3/2023 11:22 PM
317	Maybe a racetrack to keep the idiots from racing on our streets	4/3/2023 11:20 PM
318	Not sure	4/3/2023 11:04 PM
319	More activities for children and families	4/3/2023 11:01 PM
320	A rec center or YMCA where all ages can congregate.	4/3/2023 10:16 PM
321	Henderson park is huge. It should be revitalized. Look at other large parks as an example.	4/3/2023 9:56 PM
322	Keep growing parks and rec youth programs	4/3/2023 9:49 PM
323	Continue improvements downtown, parks and recreation.	4/3/2023 9:40 PM
324	Newer and bigger rec center. More pedestrian trails.	4/3/2023 9:32 PM
325	Recreation for all ages	4/3/2023 9:24 PM
326	Without adequate parking its a moot point.	4/3/2023 9:19 PM
327	Family friendly events like concerts, lawn movies, etc.	4/3/2023 9:19 PM
328	Be more inclusive to minorities and the LGBTQ community. Tucker isn't all 60 year old white people.	4/3/2023 9:14 PM
329	An indoor pool and an indoor track that can be used year round.	4/3/2023 9:10 PM
330	Safety for everyone	4/3/2023 8:59 PM
331	Need some good restaurants on Main Street— an ice cream shop would be the perfect topping	4/3/2023 8:53 PM
332	Public Art, libraries, and more community gardens in every city park.	4/3/2023 8:52 PM
333	Increase availability/breadth of recreational classes at the rec center.	4/3/2023 8:49 PM
334	Pickleball courts expanded, more walkways so I don't have to get on a busy street to get to Tucker rec or downtown	4/3/2023 8:33 PM
335	Community events around school holidays, green space	4/3/2023 8:33 PM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

274	Try focusing on being intentionally diverse and equitable in the plans the you propose and pursue.	4/4/2023 7:44 PM
275	More rec sports, new facilities, group activities for all ages.	4/4/2023 7:24 PM
276	Incentivize restaurants and other entertainment options for downtown Tucker.	4/4/2023 7:16 PM
277	More rec sports leagues.	4/4/2023 7:06 PM
278	Parking!!	4/4/2023 7:00 PM
279	Green spaces, playing fields/courts, natural areas.	4/4/2023 6:24 PM
280	More community events, big and small. Invest in parks and rec, so we all have something to come out and do every month.	4/4/2023 6:12 PM
281	More space available for all the amazing activities tucker hosts	4/4/2023 5:57 PM
282	bringing in recreational business that are for us not just wanting to make money from us. Mutually beneficial.	4/4/2023 5:41 PM
283	Encourage outdoor spaces and finding for these	4/4/2023 5:40 PM
284	Restaurants (both high end and many kinds of ethnic/cultural restaurants, not more fast food) and physical fitness studios (Pilates, barre, cycling). Have CSAs and community gardens residents can join. Host a festival in Tucker. Install more "Little Free Libraries" in more residential neighborhoods.	4/4/2023 5:18 PM
285	Parks with bathrooms near playgrounds. I would love to host birthday parties at Tucker parks, but there are no bathrooms near pavilions and/or playgrounds.	4/4/2023 4:37 PM
286	Enforcement of leash laws in parks so EVERYONE can enjoy them.	4/4/2023 1:13 PM
287	More of what you're doing	4/4/2023 1:11 PM
288	ongoing work to connect green spaces and make tucker a walkable town	4/4/2023 12:53 PM
289	A downtown Marta station would be ideal for growth. I saw a plan for an amphitheater / park downtown. The idea is sound but next to to train tracks seems dubious.	4/4/2023 12:44 PM
290	Connected walkways and trails.	4/4/2023 12:36 PM
291	Promote team sports for kids. More baseball, football and soccer league play. Improve the sports area of Tucker Rec, the two ball fields on North Park and Ball Park Drives. Finish the upgrades to the Tucker Pool.	4/4/2023 12:29 PM
292	Youth sports facilities	4/4/2023 12:19 PM
293	Green space	4/4/2023 11:58 AM
294	Would love to see a senior citizens center here- not just a few things at the Rec Center. Most of the things that Tucker has planned are for younger families.	4/4/2023 11:58 AM
295	Already mentioned previously.	4/4/2023 10:44 AM
296	Tucker city government stand behind, support and promote small businesses dedicated to these shared goals. For example, host city events there.	4/4/2023 10:11 AM
297	continue to invest in our parks. Create more greenspace. Better civic/ community center space. Renovated/ new Tucker community center.	4/4/2023 9:28 AM
298	More green spaces and shopping/restaurants	4/4/2023 9:21 AM
299	Events downtown. Parks. Disc golf. Sidewalks that connect and ate actually usable for those with strollers.	4/4/2023 9:16 AM
300	I believe the biggest hindrance to the City is actually its schools. If TMS and THS were stronger/better feeder systems, our community would be in incredible demand. While not much can be done about the school system itself via the County (or can it??), much can still be done about organizing the community around school support/improvement/resources.	4/4/2023 9:05 AM
301	More community programming for families	4/4/2023 8:37 AM



## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

	activities (better arts program)	
366	parks, trails, places to be (businesses, public gathering places, etc) A stage theatre would be nice. Maybe a public amphitheatre for concerts.	4/3/2023 5:18 PM
367	Sidewalks, green spaces, community gardens.	4/3/2023 5:11 PM
368	Good job on various opportunities.	4/3/2023 5:11 PM
369	Provide more handicap access	4/3/2023 5:06 PM
370	Continue with Path development, continue with improving sidewalks, make protected bike lanes a priority, Oxus on pedestrian safety, and when building fitness areas, keep all ability levels & all ages , as well as physical accommodations in mind	4/3/2023 5:01 PM
371	Traffic control	4/3/2023 4:56 PM
372	Art and entertainment, more shopping and destinations, transportation (mass transit as an option rather than having to add so much parking downtown for example), maybe company sponsored events or activities	4/3/2023 4:54 PM
373	More outdoor related program for teens, adult and older people. Lots and lots of focus on sports for kids (which is great), but seems to be 99% of the 'recreation' focus.	4/3/2023 4:49 PM
374	Aging friendly and family friendly opportunities	4/3/2023 4:47 PM
375	Keep building more paths connecting natural spaces. Create more activities around parks and green spaces. Don't only focus on density of trees. Focus on that plus use cases of parks. We have young and old here combined. Keep offering opportunities for them through the rec center and parks.	4/3/2023 4:41 PM
376	Build a new pool house! Tucker deserves a good pool. Smoke Rise is not Tucker!	4/3/2023 4:36 PM
377	Inclusive/accessible activities, structures, etc	4/3/2023 4:34 PM
378	I think there are already a good variety of resources and opportunities. I wouldn't hate it if there were more spots available at the Rec center summer camp...	4/3/2023 4:33 PM
379	Pickle ball has become a huge sport for adults and the City is addressing that trend. I'd like to see the City utilize existing space (close to the high school and middle school) with open courts for teens to play basketball as well. The demand is high and there are few courts available nearby for our teen citizens to play on.	4/3/2023 3:56 PM
380	Trails! Continue the great work extending the paths and trails in Tucker.	4/3/2023 2:40 PM
381	Love that Tucker Rec dept! Doing great!!	4/1/2023 6:05 PM
382	Build a new Recreation/Community Center to replace the current Rec Center.	4/1/2023 3:26 PM
383	Recreational facilities are now very good, e.g. parks, but cultural facilities are very lacking and need development.	4/1/2023 11:38 AM
384	d	3/28/2023 3:42 PM
385	Nznsns	3/28/2023 11:49 AM
386	4t4y5uy	3/28/2023 11:20 AM
387	fbfbfbfb	3/28/2023 11:16 AM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

336	Summer movies and concerts on the lawn	4/3/2023 8:31 PM
337	na	4/3/2023 8:30 PM
338	Better and more recreational opportunities. A rec center wit better/longer hours for working citizens.	4/3/2023 8:29 PM
339	Additional parks, particularly for the Brockett Heights area. There are lots more families and young people moving to the area. We should have a nice playground and park area within walking distance. We shouldn't have to drive to take our children to the park.	4/3/2023 8:25 PM
340	City Comp Plan needs to specify goals such as building at least 4miles of the Tucker Path each year and these 4 miles should be in addition to what private developers my build across their property.	4/3/2023 8:22 PM
341	Better cycling infrastructure, especially protected bike lanes	4/3/2023 8:07 PM
342	Having nicer park facilities. The Tucker parks could use a major face lift. The bathrooms are hardly ever open and the parks look like they're deteriorating. I know plenty of people who put their children in sports at mountain park because it has nicer facilities overall.	4/3/2023 8:07 PM
343	increased options for teens	4/3/2023 7:57 PM
344	More parking and concerts	4/3/2023 7:56 PM
345	Bike paths	4/3/2023 7:50 PM
346	More accessible playgrounds and multi-use facilities- more flexibility in opening up city council meetings to residents	4/3/2023 7:22 PM
347	More enhanced Senior opportunities.	4/3/2023 7:18 PM
348	Entertainment, theatres, arts	4/3/2023 7:11 PM
349	More great space, trails that connect areas of Tucker	4/3/2023 7:09 PM
350	More diverse small businesses	4/3/2023 7:07 PM
351	More public pools.	4/3/2023 7:02 PM
352	Making sure citizens with mobility issues have opportunity to use/enjoy new amenities	4/3/2023 6:55 PM
353	I'd love to see a large pickleball complex happen.	4/3/2023 6:54 PM
354	Please create Tucker widow/widower groups, Tucker garden club	4/3/2023 6:51 PM
355	I do not play pickleball - yet, but I hear it is very popular and needs more courts. 😊	4/3/2023 6:49 PM
356	More green space and better sidewalk maintenance.	4/3/2023 6:48 PM
357	Covered area for farmers market, Christmas Market, international market	4/3/2023 6:47 PM
358	We need bars opened later and more opportunities to spend hours on Main Street. Right now it's a one stop and go home destination, unlike City of Decatur where you can make a night of it.	4/3/2023 6:44 PM
359	Expediting the trail system and trying to determine a way for people to get to them and use them is important. I can walk to the new trail in downtown. However, I have to cross CT and LaVista. It is not fun with people speeding through that area.	4/3/2023 6:38 PM
360	More outdoor events	4/3/2023 5:45 PM
361	Playground in green space downtown, pavilion for concerts, movies, etc., splash pad doentown	4/3/2023 5:42 PM
362	Continue strengthening the county park system but leave some of the park with some wildness to them	4/3/2023 5:37 PM
363	Parks. Trails.	4/3/2023 5:28 PM
364	Either investment into the current Rec center to accommodate more arts opportunities or a dedicated art center separate from the recreation center.	4/3/2023 5:27 PM
365	Tucker Rec Center— huge hidden gem— invest and invite More prominence in public	4/3/2023 5:21 PM

## Q12 Where are the most promising opportunities for economic growth in the City of Tucker?

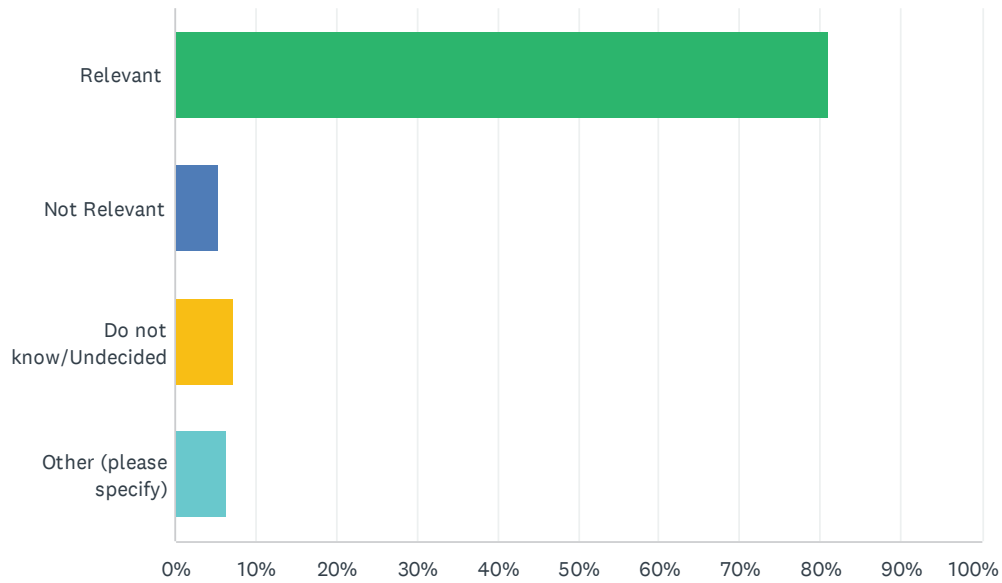
Answered: 363 Skipped: 286

#	RESPONSES	DATE
1	Northlake area	5/1/2023 11:32 AM
2	Partner with existing companies to let the citizens of Tucker know what is here and show locations	5/1/2023 12:39 AM
3	A transportation bus system like Savannah (DOT). Not MARTA.	4/30/2023 7:48 PM
4	The development of arts along with it growing entertainment/restaurant areas	4/29/2023 1:40 PM
5	The Northlake and Hugh Howell/Walmart areas.	4/29/2023 10:25 AM
6	Good question	4/29/2023 8:32 AM
7	Improvement in the school system will attract the families we need to bolster Tucker. Community feel and connectivity via walking/bike paths to business and green spaces. Micro grocery stores in walking distance to neighbors.	4/28/2023 8:25 PM
8	to have more corporate industries to have warehouse or distribution centers. also would be nice for some of these businesses to have a program with the high schools, maybe senior year where a student could work there in the afternoon with the chance and opportunity maybe to be able to work there full time if this student is going to delay going to college or undecided if his/her career needs college degree or not.	4/28/2023 7:23 PM
9	Na	4/28/2023 7:11 PM
10	Northlake Mall, Mountain Industrial	4/28/2023 6:35 PM
11	Lawrenceville Highway. Railroad Avenue and adjacent areas. The industrial area around North Royal.	4/28/2023 5:43 PM
12	Downtown development.	4/28/2023 5:29 PM
13	New residents and families with good employment	4/28/2023 5:14 PM
14	Better investment in grocery store options would be amazing (ie Whole Foods, Trader Joe's etc)	4/28/2023 3:10 PM
15	Make owning property more attractive and affordable! If the property taxes are to increase, it's got to make sense to pay them and feel (as a homeowner) that we're getting our money's worth!	4/28/2023 2:55 PM
16	Downtown and Northlake	4/28/2023 12:57 PM
17	I think that if Tucker wants better jobs for its residents it needs to encourage tech companies, small businesses, and startups from various industries into the city with better business resources and more modern office spaces. The old office buildings are not attractive to the younger generations that are building the businesses. Buildings like the Atlanta Tech Village in Buckhead have built an entire ecosystem of startups that are thriving. As an entrepreneur, I feel this is very lacking in Tucker and it is in need of a lot of work. I think the most promising opportunities are in the affordable building and office spaces. With some renovations and remodeling of the old building and getting rid of some of the 5k tire and oil change shops and business buildings that are sitting vacant and replacing them with modernized office space you can pull in a lot of people who are a part of the thriving startup scene Atlanta is becoming known for but want to live outside of the city.	4/28/2023 10:08 AM
18	Location relative to cost of living.	4/28/2023 9:42 AM
19	Downtown area and Northlake	4/28/2023 8:18 AM



## Q11 Do you feel the above mentioned goal is still relevant to creating the City’s Vision?

Answered: 552 Skipped: 97



ANSWER CHOICES	RESPONSES	
Relevant	80.98%	447
Not Relevant	5.43%	30
Do not know/Undecided	7.25%	40
Other (please specify)	6.34%	35
<b>TOTAL</b>		<b>552</b>

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

businesses that aren't attracting visitors from outside of Tucker, like goodwill. We could use some bigger name restaurants and stores to revamp existing facilities instead of building new complexes.

53	Retail, restaurants	4/26/2023 7:35 PM
54	Safety in the shopping center parking lots, higher quality Target, small business opportunities	4/26/2023 7:15 PM
55	Main Street, Northlake Mall, Lawrenceville Hwy	4/26/2023 7:14 PM
56	Developing Main Street into a vibrant community space and connecting it with walking/biking paths to other community spaces	4/26/2023 6:42 PM
57	Industrial areas	4/26/2023 6:40 PM
58	N/A	4/26/2023 6:26 PM
59	More shops like boutiques, desserts, etc.	4/26/2023 6:01 PM
60	A need to expand opportunities medical facilities and healthy food restaurant options to move into commercial spaces. Also, these spaces drastically need to be updated and more appealing to attract commercial businesses.	4/26/2023 4:59 PM
61	Restaurants, small retail	4/26/2023 4:40 PM
62	Live / work / play type office spaces.	4/26/2023 4:23 PM
63	Tucker is becoming out of reach for many families with the increase in housing.	4/26/2023 4:08 PM
64	Work from home, allow for better housing to attract those who work from home	4/26/2023 4:02 PM
65	Redevelopment of the entire plaza anchored by Staples to a live/work/play development. A large performing arts center/ theater stage venue.	4/26/2023 3:42 PM
66	Businesses	4/26/2023 3:38 PM
67	Increase in restaurants. Better grocery and retail stores. New Publix plaza is great, but many plazas that are very run down	4/26/2023 3:32 PM
68	Connection to the Atlanta Beltline	4/26/2023 3:17 PM
69	Supporting continued redevelopment of existing commercial and industrial areas.	4/26/2023 3:03 PM
70	Better shopping and eating options.	4/26/2023 2:57 PM
71	Main Street area and lawrenceville hwy	4/26/2023 2:46 PM
72	Mountain Industrial, Lawrenceville Hwy	4/26/2023 2:45 PM
73	Small business growth, diversity, amongst business owners	4/26/2023 2:40 PM
74	healthcare, technology, and real estate	4/26/2023 1:43 PM
75	Infusing culture into the city	4/26/2023 1:16 PM
76	Not sure.	4/26/2023 12:18 PM
77	North lake and Mountain Industrial.	4/26/2023 11:28 AM
78	Perhaps off I-285 along Lawrenceville Hwy going toward Hugh Howell. A lot of what's there is just old and dilapidated. (Would definitely like to see a Trader Joe's in the area. Also some more progressive coffee shops along that strip).	4/26/2023 11:23 AM
79	Truly affordable housing can create the density needed to support the service oriented business in terms of labor and demand for product.	4/26/2023 2:58 AM
80	Northlake Mall area for additional restaurants	4/25/2023 10:45 PM
81	We have so much large industrial space that can be converted into anything we want. For example food halls similar to Ponce City Market, areas like the Avalon minus the living part.	4/25/2023 3:22 PM
82	The city's proximity to Emory University Hospital means it can be very attractive to medical professionals who want a lifestyle they could get farther into the burbs while remaining within	4/25/2023 1:28 PM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

20	Being in more businesses	4/28/2023 6:28 AM
21	Looking forward to the redevelopment of Northlake Mall. In addition to Sprouts, would be great for our community to get affordable and healthy grocery stores like Trader Joes and Lidl	4/27/2023 11:36 PM
22	Revamping of Northlake Mall and areas of Lawrenceville Highway	4/27/2023 11:16 PM
23	Northlake Mall and Downtown.	4/27/2023 10:58 PM
24	Northlake	4/27/2023 9:26 PM
25	Northlake Mall	4/27/2023 8:40 PM
26	Attracting manufacturing of Mountain Industrial and reducing low budget motels that could increase crime and prostitution.	4/27/2023 8:15 PM
27	businesses entering the city	4/27/2023 7:45 PM
28	Northlake Mall area, Hugh Howell Road Road, and Lawrenceville Hwy	4/27/2023 5:46 PM
29	Restaurants	4/27/2023 4:35 PM
30	Northlake Mall and whatever they plan on doing to redevelop that.	4/27/2023 2:41 PM
31	Restaurant Marta stop But lets not grow too much too quickly	4/27/2023 1:52 PM
32	Since we've been here over 25 years there have been improvements to the quality and number of restaurants however there can still be more done.	4/27/2023 1:38 PM
33	Brick and mortar small business ownership, with unique/different offerings like fresh juices + smoothies, vegan options, artisan shops, etc.	4/27/2023 1:37 PM
34	Remodel Northlake Mall	4/27/2023 12:47 PM
35	It is important to expand the zip code and school zone to include new subdivisions in the city	4/27/2023 10:58 AM
36	Filling all of the empty spaces in office parks and downtown tucker. Bring in Trader Joe's and high end restaurants.	4/27/2023 10:41 AM
37	New homes and businesses	4/27/2023 10:21 AM
38	The increasing traffic - if there's a wreck on any of the 3 connecting highways, traffic is bad	4/27/2023 10:20 AM
39	Restaurants and social spots	4/27/2023 10:18 AM
40	Maintaining its commercial and industrial base	4/27/2023 10:11 AM
41	Enticing businesses to build and operate in Tucker, creating more jobs.	4/27/2023 10:06 AM
42	55 and older developments. Tucker is a great location for older adults to live.	4/27/2023 9:50 AM
43	Housing right now	4/27/2023 9:47 AM
44	Downtown tucker could have more restaurants, things to do, festivals	4/27/2023 9:38 AM
45	New stores and restaurants	4/27/2023 9:26 AM
46	Dont know	4/27/2023 9:17 AM
47	More businesses, diversity in restaurants	4/27/2023 9:08 AM
48	Revitalization of a Northlake mall. Increased shops and restaurants on Main Street	4/27/2023 8:49 AM
49	Hugh Howell at Mountain Industrial, and along Lawrenceville Hwy past Main St	4/27/2023 8:06 AM
50	Retail and restaurants, plus newer medical/dental facilities	4/26/2023 11:37 PM
51	Downtown really needs some assistance. And newer companies other than the same restaurant owners opening different concepts. Tucker has a lot of younger families moving in and needs nicer places on Main Street. Our food scene is lacking big time and is improving with the Hugh Howell shopping center, but you have an entire area of town that people can walk to and it's not being utilized properly.	4/26/2023 11:01 PM
52	There are too many shopping centers that have been abandoned and turned into less desirable	4/26/2023 10:42 PM



## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

110	In the long term, a creative and resourceful population will promote the best economic growth. Tucker needs to invest in our future generations by providing unique opportunities for our children to play, exercise creativity, develop social interactions, explore our world. Creating support systems for working parents, for our schools, and opportunities for evening/weekend/and school break time creative as well as mental development is critical for long term development. Those children who benefit are more likely to remain or to return to our community with entrepreneurial spirit and we are more likely to encourage young families to come to Tucker as we gain recognition in supporting those needs.	4/19/2023 12:04 PM
111	Improve mix of businesses and aesthetics on Lawrenceville Hwy from Brockett to Hugh Howell	4/19/2023 11:11 AM
112	A city that provides family entrainment opportunities for children of all ages.	4/19/2023 10:43 AM
113	Lawrenceville Medical Area.	4/19/2023 6:41 AM
114	DOWNTOWN	4/19/2023 3:30 AM
115	Lawrenceville highway if properly structured	4/19/2023 12:53 AM
116	I'm not sure. Study was recently done and that should be a blueprint.	4/18/2023 10:04 AM
117	Northlake. Now that Emory Healthcare is in the former mall, let's get more of that in there!	4/17/2023 11:21 PM
118	Northlake Mall	4/17/2023 5:39 PM
119	probably northlake area	4/17/2023 4:25 PM
120	In all of the aforementioned geographic areas.	4/17/2023 3:37 PM
121	Northlake area	4/17/2023 1:03 PM
122	More mixed use and adaptive reuse. Some of the old industrial buildings could be repurposed. How about a food court?	4/17/2023 11:53 AM
123	Local businesses	4/17/2023 10:44 AM
124	Idk - commercial-warehouse ahead off Mtn Industrial	4/16/2023 11:04 PM
125	Redeveloping northlake mall and the surrounding area for new restaurants, bringing in a Costco would be amazing, gym with childcare	4/16/2023 9:36 PM
126	I see new housing developments that will bring in a higher income population.	4/16/2023 7:53 PM
127	Downtown. Maybe lower rents to attract businesses.	4/16/2023 7:18 PM
128	Improve schools will bring more people	4/16/2023 6:58 PM
129	More missed use developments. Less rentals, more home ownership. So many nearby examples Chamblee, Norcross, Lilburn , Brookhaven	4/16/2023 11:02 AM
130	Improved internet services. Many professionals work from home	4/16/2023 9:10 AM
131	Subsidizing Main Street rents for creative and appealing stores and services might be a good start. Also, time limited parking (somehow!) to protect those stores	4/16/2023 8:49 AM
132	Hospital, schools, etc	4/15/2023 9:48 PM
133	Northlake mall area	4/15/2023 7:55 PM
134	Northlake/Northlake Festival Development.	4/15/2023 12:11 PM
135	There are too many semi abandoned shopping centers. Tucker allows one business to hop over to another new business center (Publix, Chick Fil A) and then those original locations deteriorate and create unsightly half occupied developments. More communication should occur on what will happen to older retail complexes when businesses such as Publix leave for a new one.	4/14/2023 4:57 PM
136	So much commercial and industrial areas that are just empty that need to be revitalized.	4/13/2023 10:47 PM
137	downtown Tucker if we get parking and trash worked out	4/13/2023 8:26 PM
138	I believe the industrial area near the Tucker Brewing Company has great potential for more dynamic growth.	4/13/2023 4:34 PM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

call distance. I'll be honest, this was the main attraction for me. Making sure the city remains well-connected to that part of town invites ITP amenities while retaining its OTP appeal.

83	Change of homeowners, growing churches.	4/25/2023 1:27 PM
84	In existing buildings	4/25/2023 1:24 PM
85	Successful families like to have quick access to popular places to go: Trader Joe's grocery store, popular dining (Superica, Taco Mac, Snooze an A.M. Eatery, Fox Bros, etc), popular shopping (Dress Up, Lulu Lemon, Apple). These are also places that people that live in Decatur, North Druid Hills, Lawrenceville, Snellville, and Lithonia will shop/eat.	4/25/2023 12:16 PM
86	More small town based stores. Wine and whimsy has been a great addition to Main Street and I would love to see the landlords more open to allowing rent costs to fit with similar style stores.	4/25/2023 10:55 AM
87	Downtown Mainstreet	4/25/2023 10:09 AM
88	restaurants, retail and commercial	4/25/2023 10:07 AM
89	Restaurant, light industrial and manufacturing, and medical.	4/25/2023 6:54 AM
90	Northlake Mall has been virtually taken over by Emory and is no longer a welcoming shopping/dining area.	4/24/2023 11:09 PM
91	More housing and more retail businesses. Get rid of the bus stops. They are not safe.	4/24/2023 9:31 PM
92	Affordable housing	4/24/2023 3:23 PM
93	Nightlife. Downtown Tucker needs a few restaurants/bars/ live music venues that can compete with other local areas that stay open until 2AM. Downtown Tucker is now DEAD at 10PM, it's depressing!	4/24/2023 12:45 PM
94	Emory Heath and North Lake Mall improvements	4/24/2023 11:17 AM
95	By the new Emory hospital.	4/24/2023 11:07 AM
96	Healthcare, it is always a growing industry	4/24/2023 10:45 AM
97	Retail and restaurant industry Medical Entertainment	4/24/2023 10:09 AM
98	Northlake, and Mountain Industrial	4/23/2023 5:39 PM
99	The industrial parks	4/23/2023 6:57 AM
100	Continue to support affordable rental properties to attract diverse businesses. Open minded policy decisions to bring in a variety of business opportunities.	4/22/2023 9:01 PM
101	Redevelopment of businesses along Lawrenceville Hwy corridor. Strategic promotion of the green energy and energy conservation economy.	4/21/2023 11:12 PM
102	What you've listed	4/21/2023 1:22 PM
103	Bring the Marta Rail system closer to the city. Support with creating a medium-high density mixed use downtown, support business owners moving to the area, and it will grow.	4/21/2023 1:19 PM
104	We are near the saturation point already. Focus on strengthening current businesses rather than trying to bring in new which do only one thing --> add more traffic lights and congestion.	4/20/2023 5:26 PM
105	Re-development along Lville Hwy, Northlake area (especially Tower Festival and NL Office Park) and continuing to leverage the Mtn Industrial area for manufacturing, distribution, etc. - on the last item, creating better transportation access especially to US78 and interstate.	4/20/2023 2:24 PM
106	Identification and aggressive pursuit of health oriented businesses - work closer with ARC to determine effective partnership - the city needs to hire a grants writer who will seek opportunities from public and private sectors. More outside funding stretches the effectiveness and scope of assistance available through these grants	4/19/2023 10:19 PM
107	Downtown tucker	4/19/2023 9:23 PM
108	Creating the Downtown area as the central location for events, restaurants, and retail.	4/19/2023 2:29 PM
109	Different food establishments coming to our city.	4/19/2023 1:43 PM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

168	Infill development, do away with flat parking lots, more close in housing downtown and Northlake proper. Clean up L'ville Highway, grow the amenities	4/11/2023 3:25 PM
169	Hwy 29	4/11/2023 3:07 PM
170	Northlake area	4/11/2023 3:06 PM
171	We have a lot of vacancies on Main Street. Need some support for new businesses to invest in Tucker.	4/11/2023 3:05 PM
172	Curb appeal.	4/11/2023 2:03 PM
173	More consumer based businesses. Improve access to/awareness of, consumer based businesses that are not directly on Main Street, but play a large role in the community	4/11/2023 1:25 PM
174	Near the mall	4/11/2023 1:13 PM
175	All of the above locations. We need apartments/rental units for the retail/hospitality workers and we have a lot now with more coming. PLEASE watch these and help/guide/police the management of these. The Northlake Senior Apartments and The Reid Apartments are already having safety/security/illegal activity issues. How can this be stopped - these are new & high dollar rent - they are not old & run down - what is happening? Look at turnover rates and talk to current & former residents.	4/11/2023 10:24 AM
176	Northlake Festival Shopping Center could use the Toco Hills shopping center as a blueprint. It needs to be revitalized.	4/11/2023 10:02 AM
177	Lawrenceville Hwy corridor	4/11/2023 7:53 AM
178	Not sure. There are a number of vacant spaces (restaurant, retail, office) that I think would be great for businesses. Looking forward to seeing Northlake Mall revision completed.	4/10/2023 10:55 PM
179	Location is ideal for business. Repurposing empty office buildings. Add retail. Rental space for those that work from home but need some type of office space.	4/10/2023 10:21 PM
180	Most are happening outside the city limits in surrounding areas. I drive out for nearly everything.	4/10/2023 9:45 PM
181	Live work play areas	4/10/2023 9:01 PM
182	Encourage more retail/ small business to build a base along Lawrenceville hwy Redevelop old mall/ Lavista shopping centers	4/10/2023 7:21 PM
183	Northlake	4/10/2023 7:00 PM
184	Nothing	4/10/2023 6:21 PM
185	BETTER PARKING PLAN For Main Street; decentralize growth from just Main street - expand "downtown Tucker" and improve infrastructure to do so - eliminate excessive auto repair and tire stores	4/10/2023 6:13 PM
186	I feel we need to keep the buildings we have in the outlying areas possibly redeveloping new fresh businesses there instead of building new structures and spoiling what small town feel we have left.	4/10/2023 5:55 PM
187	Lawrenceville Highway from I285 to downtown.	4/10/2023 3:55 PM
188	Continue developing Main Street. Improve everything we have now versus building more.	4/10/2023 3:52 PM
189	Main St and Northlake Area	4/10/2023 2:53 PM
190	That really depends on the business in question, but I think Mountain Industrial between Hugh Howell and Lawrenceville Highway would be a great area to revitalize.	4/10/2023 2:53 PM
191	Plenty of vacant buildings for new businesses	4/10/2023 2:23 PM
192	We need more stores like Aldi and such	4/9/2023 9:37 AM
193	not sure, but we need more affordable multi family housing. the lack of affordable housing will guarantee this vision will fail--as more and more of our older population are less prepared for	4/9/2023 9:05 AM



## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

139	Updating Lawrenceville Hwy corridors will definitely provide opportunities for economic growth in the COT. Encourage current companies to have job fairs with the City to promote hiring from within our City. Providing a tax break once every five years for continual residence as [licensing for] a business here within Tucker City limits. Utilizing the current dead space /vacant lots of which there are PLENTY. This way indeed means incentivizing the property owners and management to *poop* or get off the pot and sell or update and fill the vacant lots with businesses. Encourage mom and pop businesses. ADVERTISING for free for local businesses like seen on FB TCT site.	4/13/2023 3:07 PM
140	Multi-use workspaces, large- to mid-size business, independent retail and restaurants, and an large public event/conference center	4/13/2023 2:55 PM
141	Boy here's another open-ended question. Not sure what you're thinking here? Are you meaning a geographical location such as Mountain Industrial Area Etc?	4/13/2023 1:43 PM
142	Not sure.	4/13/2023 12:30 PM
143	Encouraging small businesses	4/13/2023 7:39 AM
144	Attracting successful anchor businesses into derelict shopping centers. Requiring shopping center owners to maintain their properties.	4/12/2023 10:46 PM
145	No decent paying jobs in Tucker-all lower class blue collar jobs	4/12/2023 8:55 PM
146	Hopeful. Our own police dept	4/12/2023 6:46 PM
147	Emory Healthcare	4/12/2023 6:43 PM
148	Maybe clean up Lawrenceville hwy. another thing would be to put affordable housing in all the vacant strip malls and add green space instead of clearing neighborhood forest to add housing. LH is a blight.	4/12/2023 4:26 PM
149	Helping the existing businesses succeed.	4/12/2023 3:22 PM
150	Retail/restaurant options.	4/12/2023 2:39 PM
151	Denser growth in downtown.	4/12/2023 12:17 PM
152	Lawrenceville Hwy could use some help. And intersections to keep things moving.	4/12/2023 11:52 AM
153	Transitioning industrial zones into modern commercial/restaurant areas.	4/12/2023 11:24 AM
154	Location near 85; let's create a new industry! Unique recreational activities...we've got the space to do it.	4/12/2023 11:11 AM
155	Restaurants	4/12/2023 9:22 AM
156	In the Stone Mountain community near the mountain and near Memorial/Central Drive.	4/12/2023 8:58 AM
157	Along regional roads (L'ville Hwy, MIB)	4/12/2023 8:36 AM
158	None	4/12/2023 5:42 AM
159	Main St	4/11/2023 10:58 PM
160	Small businesses	4/11/2023 8:50 PM
161	stop adding gas stations, and shopping malls, more mixed-use developments, bring in some of the new high tech industries, bio tech since we are close to cdc,	4/11/2023 7:57 PM
162	Not sure.	4/11/2023 7:22 PM
163	Professional services, dining, music	4/11/2023 5:26 PM
164	Drawing visitors to our downtown restaurants and entertainment areas. There is a huge potential to add music venues in former industrial spaces. Also light industry down Mountain Industrial.	4/11/2023 5:17 PM
165	Lawrenceville Highway corridor.d	4/11/2023 5:02 PM
166	??	4/11/2023 4:57 PM
167	East side of main street.	4/11/2023 3:26 PM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

221	Restaurants and retail	4/6/2023 12:25 AM
222	Not sure	4/6/2023 12:07 AM
223	Diversity in business ownership	4/5/2023 10:59 PM
224	Downtown - a combination of retail, restaurants, and housing	4/5/2023 8:06 PM
225	Downtown	4/5/2023 7:17 PM
226	Main Street, it's a great location for getting in town, it's affordable compared with other OTP communities.	4/5/2023 7:05 PM
227	Redevelopment south of Main Street and along Lawrenceville Highway. Also need to attract more industry, particularly high tech or biomedical.	4/5/2023 5:28 PM
228	Small business to make tucker a tourist spot with eatery and boutique	4/5/2023 5:24 PM
229	Attracting more professional jobs and better office space for modern companies.	4/5/2023 4:11 PM
230	Mountain Industrial (warehouses) and Northlake (medical facilities)	4/5/2023 4:01 PM
231	Providing a place people want to be (Main St) and safe, easy ways of getting there (Chamblee Tucker Rd diet; trail master plan) is a great start, but putting it into hyperdrive will only help.	4/5/2023 3:21 PM
232	Northlake mall area	4/5/2023 3:04 PM
233	The obvious answer would be to replace many of the floundering automotive/industrial eyesores along Lawrenceville Hwy with either housing and/or retail and/or greenspace. The other obvious answer would be to actually fill Main Street with businesses that cater more to the current and future residents of Tucker rather than the the residents of the past. It is inexcusable and borderline embarrassing for so much of Main Street to be vacant. That place should be rocking at all times, even if that means enticing new tenants with favorable terms so that we can actually have a bustling city center.	4/5/2023 2:38 PM
234	Smaller manufacturing, small business support, mixed use spaces	4/5/2023 2:03 PM
235	More business centrally located on/around mainstreet	4/5/2023 12:55 PM
236	Not sure	4/5/2023 12:31 PM
237	The film industry, tech industry, environmental	4/5/2023 12:31 PM
238	Supporting small businesses, work from home individuals, offering housing that no one else in the region is offering - tiny homes, live/work housing, etc.	4/5/2023 12:09 PM
239	Paid parking deck near Main Street	4/5/2023 11:37 AM
240	Downtown area, compare to other cities our downtown area is not very parking friendly and needs more businss/restaurants. One of the issues we hear al the time about Main Street is that the rent is ridiculously high, making it unattractive.	4/5/2023 10:46 AM
241	Our location is top notch. We need to support new businesses through strategic planning.	4/5/2023 8:58 AM
242	More restaurants that can afford to stay open. Revitalization of Lawrenceville Hwy.	4/5/2023 4:25 AM
243	Revitalizing Northlake mall	4/5/2023 12:43 AM
244	Downtown and revitalizing existing areas such as Kroger shopping and the old Publix. As well as the mall and the shopping area in north lake area where the Kroger is at (if it's still tucker)	4/4/2023 11:20 PM
245	The industrial look has got to go. Clean up Law Hwy and Mtn Ind.	4/4/2023 10:40 PM
246	Revitalizing Lawrenceville hwy - so much opportunity for new, family friendly businesses along that corridor:	4/4/2023 10:37 PM
247	Main Street and Northlake Mall area once more revitalization and remodeling happens. As of right now these vacant and for lease options are very outdated making it hard for retailers to want to invest in the spaces given the high rent and then additional cost to remodel and make modern. This is a hinderance for my personally who would like to open a retail store on Main Street. I see Lawrenceville Highway as another opportunity to growth once the very old and rundown strip centers are remodeled.	4/4/2023 10:06 PM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

retirement, the only way to ensure this vision is seen through and that people can live here their whole lives is curb rising housing prices for both mortgages and rent.

194	We need to encourage more restaurants and shops to locate in Tucker. Not big box stores as we have plenty of those nearby but even more small businesses. Tucker has it pretty good but we need more.	4/9/2023 8:24 AM
195	Lawrenceville highway - redevelopment to disheveled business properties along Lawrenceville highway. Opportunity for a Costco.	4/8/2023 4:37 PM
196	Use existing vacant buildings before building more.	4/7/2023 8:37 PM
197	Lawrenceville Highway corridor	4/7/2023 7:34 PM
198	People are staying away without non discrimination agreement	4/7/2023 4:11 PM
199	affordable commercial properties	4/7/2023 11:48 AM
200	Unfortunately construction	4/7/2023 11:16 AM
201	lawrenceville hwy.	4/7/2023 10:33 AM
202	Continue to encourage new businesses on and around Main Street, while not also driving away those already there due to huge rent increases.	4/7/2023 10:31 AM
203	Improving public transportation with a rail station that connects to MARTA rail somewhere anywhere.	4/7/2023 10:10 AM
204	First and foremost, effective law and order	4/7/2023 9:46 AM
205	Along Lawrenceville highway. It's too late to turn it into a walkable extension of downtown, but my God, tear down everything and start over. It's a hellscape.	4/7/2023 8:36 AM
206	Retail	4/7/2023 7:56 AM
207	Maybe do something about the crappy landlords on main st.	4/7/2023 7:25 AM
208	Clean up the Lawrenceville Hwy corridor. It is unsightly with all of the used tire stores and used car lots that are overcrowded with broken down vehicles that sit for years. They look like junkyards.	4/7/2023 3:49 AM
209	Healthcare, Tech, logistics coordination, 3D design and printing of manufactured/assembly of goods.	4/7/2023 12:23 AM
210	Medical. More mixed use, more housing needed.	4/7/2023 12:14 AM
211	.	4/6/2023 11:28 PM
212	Main st. Old Publix shopping center	4/6/2023 11:11 PM
213	Lower the rent on some of the empty spaces in shopping centers for some "Mom & Pop" stores to open, like a deli, barber shop, quilt shop, etc...	4/6/2023 10:11 PM
214	main street, northlake mall, and mountain industrial	4/6/2023 9:43 PM
215	This reads as a shroud for excluding lower income people and diverse people. This should be replaced with an inclusion and belong goal.	4/6/2023 9:13 PM
216	There needs to be a good mixture of restaurants (see previous comments on the types of restaurants) and entertainment spaces, and interesting retail. Downtown also should have more than one or two blocks of retail. There are so many vacant retail spaces in downtown.	4/6/2023 9:01 PM
217	Tucker is convenient to so many areas. I moved here from midtown and work in Sandy Springs. With better retail and restaurants I won't need to commute to Atlanta and can keep my dollars here.	4/6/2023 8:18 PM
218	Main Street...I honestly don't feel it has the vibe that some other communities have been able to achieve to attract new residents	4/6/2023 8:13 PM
219	Location	4/6/2023 11:35 AM
220	Northlake area and Lawrenceville Hwy	4/6/2023 7:08 AM



## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

277	There needs to be housing options available for people of all income levels( apartments/ townhomes/ houses).	4/4/2023 9:28 AM
278	Downtown	4/4/2023 9:27 AM
279	We need more relevant shopping around the Northlake area so I don't have to drive to other communities. I've heard this same comment from other friends.	4/4/2023 9:21 AM
280	Unsure	4/4/2023 9:16 AM
281	Again--I truthfully believe schools are the biggest barrier to economic growth. Most of Lawrenceville Hwy around downtown also needs support in being 'cleaned up', 'greened up' and invested in--it's a big eyesore and gives Tucker the feeling of being run down.	4/4/2023 9:05 AM
282	Northlake Mall area. Northlake Festival and Northlake II. Focus on older mall improvement rather than grading new sites.	4/4/2023 8:26 AM
283	More restaurants and retail that are not franchises, expanded parking options, walkable communities, and get rid of all the tire and auto shops along Lawrenceville Highway. That's an eyesore	4/4/2023 7:47 AM
284	Northlake area, not just the mall	4/4/2023 7:11 AM
285	I think the whole downtown core can be developed, with a gridded walking system. Not all efforts need to be concentrated on Main St. Development along First St and connecting roads should also be prioritized. Consider denser housing and additional parking, which are needed to support downtown development.	4/4/2023 7:05 AM
286	I don't have enough information to have an opinion	4/4/2023 6:32 AM
287	Location and existing available buildings	4/4/2023 6:20 AM
288	Main Street and north lake	4/4/2023 5:57 AM
289	Better utilization of existing retail & commercial spaces	4/4/2023 2:27 AM
290	Lawrenceville hwy	4/4/2023 2:15 AM
291	Proximity to numerous locations	4/4/2023 1:08 AM
292	Better trash pickup new regulations can't get rid of excessive trash easily becomes an eye sore and pest issue	4/4/2023 12:56 AM
293	Downtown & redevelop the Lawrenceville Highway corridor.	4/4/2023 12:40 AM
294	Main Street	4/3/2023 11:22 PM
295	Automotive	4/3/2023 11:20 PM
296	Larger varieties of business (other than tier shops and fast food)	4/3/2023 11:04 PM
297	Need more businesses that appeal to families with young children. The northern suburbs (Roswell and Alpharetta) have done it, but Tucker has failed.	4/3/2023 11:01 PM
298	Affordable housing of different density	4/3/2023 10:25 PM
299	Lawrenceville Highway if you consolidate the mechanic shops to one	4/3/2023 10:16 PM
300	Making changes to help the evening commute through the Pittsburgh Area now that the CT Road Diet causes MASSIVE traffic jams preventing people from coming into Tucker.	4/3/2023 10:11 PM
301	Main street, Chamblee Tucker road needs sidewalks on both sides of the street	4/3/2023 10:06 PM
302	Lot of land, old buildings to utilize. Don't let it fall apart Northlake mall looks terrible, taking forever to revitalize it.	4/3/2023 9:56 PM
303	Businesses in and around Main Street and on Hugh Howell	4/3/2023 9:49 PM
304	New business but supporting existing ones in downtown area.	4/3/2023 9:40 PM
305	Downtown Tucker	4/3/2023 9:38 PM
306	Downtown and Northlake	4/3/2023 9:32 PM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

248	The path being completed	4/4/2023 9:40 PM
249	Attracting more businesses and restaurants to the downtown area.	4/4/2023 9:17 PM
250	Proximity to other thriving areas	4/4/2023 9:11 PM
251	Downtown, more retail and restaurants to attract more visitors and business.	4/4/2023 9:04 PM
252	Family restaurants	4/4/2023 9:02 PM
253	Our industrial area	4/4/2023 8:44 PM
254	Coroporate headquarters/regional offices, small business incentives, community business organizations	4/4/2023 7:57 PM
255	More artistic and cultural spaces.	4/4/2023 7:44 PM
256	Main Street and other pockets that are run down and need revitalization	4/4/2023 7:24 PM
257	I would like to see economic incentives to convert decrepit commercial warehouses to mixed use retail, living, and dining options.	4/4/2023 7:06 PM
258	Northlake area, 29 between lavista and jimmy carter.	4/4/2023 7:00 PM
259	Attract businesses to fill under-used warehouse and light industrial spaces.	4/4/2023 6:24 PM
260	The warehouse area where breweries are going in. This is a great spot to expand social activities.	4/4/2023 6:12 PM
261	Affordable, single family homes. Restaurant and retail spaces.	4/4/2023 5:58 PM
262	It is hard to see much right now. The housing market is ridiculous and impossible for families to find affordable decent housing. The costs of food have risen making it hard to get the necessities. We need more options (good housing activities etc) that all families can afford and enjoy	4/4/2023 5:57 PM
263	Eat Play Live communities. Like chamblee but not so over run like chamblee.	4/4/2023 5:41 PM
264	Retail and restaurants downtown with variety	4/4/2023 5:40 PM
265	Restaurant opportunities, retail and service opportunities along Lawrenceville highway and LaVista (boutique fitness studios, high end restaurants - there are none in Tucker, lilburn, snellville, Stone Mountain - Tucker could really capitalize on this) boutique social businesses to bring communities together and choose to spend time in Tucker (paint and sip, dueling pianos, pottery classes, rage rooms, escape rooms, etc). Tucker is old - you want to attract young couples and their disposable income. Give them something to do here.	4/4/2023 5:18 PM
266	Creating more projects that will make Tucker a destination for prople.	4/4/2023 4:31 PM
267	Downtown Tucker has the most promise and the least amount of progress in the past 5 years.	4/4/2023 1:13 PM
268	retail and resteraunts in abandoned pre e hosting spaces. revitalize existing shopping centers with signage, paint, landscaping.	4/4/2023 12:53 PM
269	Location of Tucker is one of the reasons we decided to buy, the 285 expansion is a long term win, but the businesses around Lawrenceville and 285 ( the extended stay hotels ) are an issue.	4/4/2023 12:44 PM
270	Get rid of the used tire stores and give local businesses the opportunity to be there instead.	4/4/2023 12:36 PM
271	Many of the buildings in the Tucker-Stone Mountain Industrial area are well over 50 years old. It's hard to attract new businesses into buildings that need renovation. Offer tax incentives to new tenants who want to improve.	4/4/2023 12:29 PM
272	Lawrenceville Hwy.	4/4/2023 12:19 PM
273	Upper Idlewood, near middle school. Looks shabby.	4/4/2023 11:58 AM
274	Undecided	4/4/2023 11:58 AM
275	Mentioned above.	4/4/2023 10:44 AM
276	Small businesses	4/4/2023 10:11 AM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

336	Tucker should strive to make Main St a destination with multiple higher-end dining options. Why isn't the working to invest in its downtown so folks don't have to drive to Decatur, Lawrenceville, Duluth, etc. to go out.	4/3/2023 6:48 PM
337	Bars, music venues (MUCH NEEDED), and better restaurants. Tucker needs to keep people spending money here versus driving to other parts of the ATL metro area.	4/3/2023 6:44 PM
338	It's a nice area. I would encourage remote workers to move here.	4/3/2023 6:38 PM
339	Focus on small business for Tucker.	4/3/2023 6:18 PM
340	Unknown	4/3/2023 5:37 PM
341	It's location	4/3/2023 5:30 PM
342	I think that the Idlewood corridor between Lawrenceville Hwy and Cowan Rd is prime for redevelopment and would be a strong extension of Main St.	4/3/2023 5:27 PM
343	Northlake Mall, Tucker Rec Center	4/3/2023 5:21 PM
344	Tucker has always had a good mix of residential, commercial, and industrial nodes. Downtown needs more residential, commercial, parking, and public amenities like gathering/resting places, benches, public art, greenspace, parks, etc. Overall, a diversity of businesses are needed that locals and visitors alike would like to take advantage of. Tucker is close to Gwinnett cities and places ITP like Decatur. If she wants to compete, we have to get away from being "just any other suburb." Avoid new storage facilities and gas stations.	4/3/2023 5:18 PM
345	Lawrenceville Hwy	4/3/2023 5:11 PM
346	Concerned that I could not afford to move here now. We are excluding middle to low income families.	4/3/2023 5:11 PM
347	Provide small business opportunities/assistance,so that entrepreneurs, artists, and other creatives can thrive here.	4/3/2023 5:01 PM
348	Traffic control	4/3/2023 4:56 PM
349	Medical/healthcare (continue to tie in with Emory and other healthcare firms), industrial/distribution/warehousing. Tie in as an outlying space for college campuses/education/training (UGA/GSU/etc, maybe we have space for a small niche campus here?), automotive industry	4/3/2023 4:54 PM
350	Trail/path to connect Northlake to downtown and around downtown. Also really need more parking around Mainstreet so more shops and restaurants will come and stay!	4/3/2023 4:49 PM
351	Places of social connection such as restaurants and bars	4/3/2023 4:47 PM
352	Young families. People who work at CHOA, Emory, CDC, etc. People who are tired of living in Atlanta and want to get out to more green space and enjoy a city connected by paths to stay healthy, fit, and enjoy socializing outdoors.	4/3/2023 4:41 PM
353	Proximity to 285 and 78 Future trails connecting to the larger PATH	4/3/2023 4:34 PM
354	Lawrenceville highway. There are so many empty or underused storefronts on the strip from Northlake parkway to downtown Tucker that could be redeveloped without much disturbance to existing land/ residential areas.	4/3/2023 4:33 PM
355	Redevelopment of empty office buildings as residences (apartments, condos, etc.) - rather than developing natural spaces into high density residences	4/3/2023 3:56 PM
356	Northlake. It's not going to fix it's self.	4/3/2023 11:14 AM
357	I think the Hugh Howell Corridor. Many empty buildings can be repurposed.	4/1/2023 6:05 PM
358	Capitalizing on the medical areas, continuing to improve the Northlake Corridor and making Lawrenceville Highway more aesthetically pleasing would do wonders for drawing new businesses and families to Tucker.	4/1/2023 3:26 PM
359	Further enhancement for now derelict shopping areas, e.g. Tower festival, etc.	4/1/2023 11:38 AM
360	d	3/28/2023 3:42 PM



## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

307	Expansion of Medical services in Northlake and Montreal areas.	4/3/2023 9:24 PM
308	Getting adequate parking, where customers can park and frequent the the business opportunities within the city	4/3/2023 9:19 PM
309	Shopping centers that have space for niche shops.	4/3/2023 9:19 PM
310	Hugh Howell	4/3/2023 9:10 PM
311	Dining between fast foods and the expensive new opportunities. The gap keeps widening.	4/3/2023 8:59 PM
312	So many!! Industrial district	4/3/2023 8:56 PM
313	Good restaurants on Main Street	4/3/2023 8:53 PM
314	The centre on hugh howell and the Shops at Tucker House could be developed into a live work play space like Peachtree corners.	4/3/2023 8:52 PM
315	Redeveloping Lawrenceville highway. I'd like to see less marginal business (vape shops, used tires, used cars) and more promising enterprises	4/3/2023 8:33 PM
316	Northlake mall	4/3/2023 8:33 PM
317	Do something with all the empty retail space. Lawrenceville hwy is a disgrace. Make it a road where people want to drive down and stop for shopping, dining etc	4/3/2023 8:32 PM
318	idk	4/3/2023 8:30 PM
319	Larger/more vibrant downtown with improved parking options. Filling light industrial corridor to provide employment opportunities	4/3/2023 8:29 PM
320	Main St/downtown has the potential to be so much greater. Lawrenceville Hwy could also be much more attractive both aesthetically and as it pertains to retail. Mixed-use spaces for retail and living within the city (so many rundown shopping plazas, even Northlake Mall), as well as a great opportunity to provide more family-friendly spaces (retail, outdoor, and other).	4/3/2023 8:25 PM
321	Beyond my pay grade but most likely medical and work from home.	4/3/2023 8:22 PM
322	Northlake parkway and northlake area in general because of its close proximity to I285.	4/3/2023 8:07 PM
323	promoting green industry	4/3/2023 7:57 PM
324	Northlake Mall	4/3/2023 7:56 PM
325	Places- Idlewood and the surrounding stretches of Lawrenceville Hwy There are very few opportunities to shop to learn within Tucker.	4/3/2023 7:22 PM
326	The old Northlake Festival shopping center.	4/3/2023 7:18 PM
327	This is our most important goal, and one that we have a ton of work to do on. Redevelopment of Northlake and the incorporation of Emory is a great step, but huge swaths of the city are filled with blight and predatory businesses. Abandoned buildings, payday loan shops, and on-premise financing used car lots are the most visible things in our city. When most of Atlanta thinks of Tucker, they dont think of downtown or the redeveloped parts of town— they think of the blight and shady businesses that have somehow remained even as neighbors pass us by.	4/3/2023 7:13 PM
328	Around downtown and north lake mall	4/3/2023 7:11 PM
329	Main Street and the industrial areas that are terribly rundown and lacking any signs of life	4/3/2023 7:09 PM
330	unrestricted small business growth	4/3/2023 7:07 PM
331	The city of Tucker employees lining their pockets.	4/3/2023 7:02 PM
332	I don't think we have any issues attracting homebuyers if quality of life is good. Some of the industrial neighbors aren't very good neighbors eg cut thru residential areas, not minding weight limits on those roads creating excessive wear and tear and noise.	4/3/2023 6:55 PM
333	It seems like the industrial corridor has the most opportunities.	4/3/2023 6:54 PM
334	Make use of all the empty businesses/buildings.	4/3/2023 6:51 PM
335	Lawrenceville Highway, North lake Mall, empty storefronts	4/3/2023 6:49 PM

**Q13 Tucker has completed several plans and studies over the last five years, which include a Transportation Master Plan, Parks Master Plan, Trail Master Plan, Downtown Master Plan, Historic Resource Report, North South Connectivity Study, Economic Development Strategic Plan, etc. Are there additional plans that you would like to see the City complete?**

Answered: 263 Skipped: 386

#	RESPONSES	DATE
1	no. I feel you have enough.	5/1/2023 11:32 AM
2	Stop doing plans and studies and start actually working on the plans with viable projects	5/1/2023 12:39 AM
3	No	4/29/2023 9:23 PM
4	I would like to see more affordable housing developed in Tucker. I am not aware of affordable housing in Tucker with the exception of two facilities that offer some subsidized independent living apartments for seniors. Most of what I see being built/added to the mix is quite expensive.	4/29/2023 3:57 PM
5	too many master plans, which in turn means we are spending money for things we cannot act on for several years. As the population grows, the future of Tucker will be determined by good leadership.	4/29/2023 3:47 PM
6	no	4/29/2023 1:40 PM
7	Bike lanes. I wish it were easier to ride my bike to the places I want to visit in Tucker.	4/29/2023 10:25 AM
8	Tree study, tree canopy study; to ensure the drive for development doesn't clear-cut our beauty and shade.	4/29/2023 8:32 AM
9	Yes, parks, trails and N/S connectivity study are of utmost interest.	4/28/2023 8:25 PM
10	a plan that incorporates parts of these other plans that has what i is in the plan that is focused on senior or those over age 65.	4/28/2023 7:23 PM
11	There needs to be pathway lighting installed and improvements along Ponce between Mountain Ind and Hambrick.	4/28/2023 7:11 PM
12	Don't know	4/28/2023 6:35 PM
13	Yes. A Cultural Center Master Plan. A Public Art Master Plan. A Master Plan for Programs for People with Disabilities.	4/28/2023 5:43 PM
14	N/a	4/28/2023 3:10 PM
15	No. If they can get those done that would be great!	4/28/2023 2:55 PM
16	No	4/28/2023 12:57 PM
17	A plan to bring younger, active, entrepreneurial minded people out to Tucker.	4/28/2023 10:08 AM
18	What about a restaurant plan? How do we become a hip social scene?	4/28/2023 9:42 AM
19	No	4/28/2023 8:18 AM
20	I can't think of one at this time	4/28/2023 6:28 AM
21	More community events	4/27/2023 11:36 PM
22	Improvement of Twin Brother's Lake trail and infrastructure and businesses surrounding Tucker interstate exits	4/27/2023 11:16 PM

Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

361	Bsnzbz	3/28/2023 11:49 AM
362	5u7yj7k7	3/28/2023 11:20 AM
363	fbfb	3/28/2023 11:16 AM



## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

56	A light-rail connectivity plan to capitalize on the development of the Marta Clifton corridor expansion or light-rail connectivity on/along Hwy-78 to connect Brockett, Mtn Industrial, and Hugh Howell exits to Stone Mtn park.	4/26/2023 3:42 PM
57	Not at this time	4/26/2023 3:38 PM
58	Downtown Master Plan	4/26/2023 3:24 PM
59	No, but keep advertising, updating, and supporting existing plans	4/26/2023 2:45 PM
60	?	4/26/2023 1:43 PM
61	Arts and culture	4/26/2023 1:16 PM
62	Not at this time.	4/26/2023 12:18 PM
63	Safety master plan.	4/26/2023 11:28 AM
64	Truly affordable housing but like many communities the NIMBYS are a problem	4/26/2023 2:58 AM
65	No.	4/25/2023 3:22 PM
66	Not sure	4/25/2023 1:28 PM
67	No	4/25/2023 1:27 PM
68	The Trail Master Plan left out Montreal Rd between LaVista to Lawrenceville Hwy. It is not pedestrian friendly. If you want to walk to Kroger, no sides provided. If you want to walk to the medical facilities on Lawrenceville Hwy, no side provided. This is the forgotten area of Tucker. Perhaps because was not originally going to be included in the "city of Tucker"	4/25/2023 10:49 AM
69	When Tucker annexes surrounding communities, I would love to see a more comprehensive plan that includes changing the name of the annexed city/zip code instead of having residents pay City taxes with no benefits.	4/25/2023 10:09 AM
70	No	4/25/2023 6:54 AM
71	N/A	4/24/2023 11:09 PM
72	I think the trail should be last on the list. There's so much potential in Tucker. We need a downtown like North Decatur. Homelessness is also an big issue around Tucker.	4/24/2023 9:31 PM
73	Safe place for citizens with mental illnesses. Most places are too expensive if you don't have insurance.	4/24/2023 3:23 PM
74	no	4/24/2023 12:45 PM
75	Plans for city square similar to Brookhaven and Alpharetta	4/24/2023 11:17 AM
76	N/A	4/24/2023 11:07 AM
77	No	4/24/2023 10:09 AM
78	No	4/23/2023 5:39 PM
79	no	4/23/2023 6:57 AM
80	Complete streets program. Current and future public facilities plan. Renewable energy and energy conservation - removing barriers for adoption.	4/21/2023 11:12 PM
81	Housing study to see how many seniors are experiencing difficulty with increased taxes and maintaining their homes.	4/21/2023 1:22 PM
82	I would love to just see the master plans. So far, development on Chamblee Tucker has been a dramatic improvement, and I'd like to see how all of the plans come together to strengthen the community.	4/21/2023 1:19 PM
83	Build a component into every one of these plans that addresses how they can enhance opportunities and quality of life for middle and lower income families and individuals.	4/20/2023 5:26 PM
84	Probably need an East-West Connectivity Study as well since TKR experiences a lot of transpo movement from Gwinnett and beyond to downtown and beyond which is primarily east-west.	4/20/2023 2:24 PM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

23	Bicycle infrastructure	4/27/2023 9:26 PM
24	Making sure every resident within the city limits address has Tucker on it's address instead of Stone Mountain.	4/27/2023 8:15 PM
25	resources should be focused on the aforementioned.	4/27/2023 7:45 PM
26	N/A	4/27/2023 5:46 PM
27	Tree conservation	4/27/2023 4:35 PM
28	Sidewalks and beautifying lawrenceville highway	4/27/2023 3:24 PM
29	Trail master plan	4/27/2023 2:30 PM
30	Nope	4/27/2023 1:52 PM
31	A plan dedicated towards preserving the trees and creating more greenspace.	4/27/2023 1:38 PM
32	Not at this time	4/27/2023 1:37 PM
33	It is important to expand the zip code to include new subdivisions in the city	4/27/2023 10:58 AM
34	Rezone the area.	4/27/2023 10:41 AM
35	Tucker needs to address the ever-growing homeless population with a viable action plan to assist them	4/27/2023 10:20 AM
36	Residential Plan	4/27/2023 10:11 AM
37	Retail/Food Plan	4/27/2023 9:50 AM
38	Of course	4/27/2023 9:47 AM
39	No	4/27/2023 9:38 AM
40	No	4/27/2023 9:26 AM
41	Not at this time	4/27/2023 9:19 AM
42	How abandoned buildings & abandoned properties.	4/27/2023 9:17 AM
43	Recreational plan	4/27/2023 9:08 AM
44	A plan focused on the arts and cultural growth in Tucker	4/27/2023 8:49 AM
45	Demolition or reuse of abandoned buildings	4/27/2023 8:36 AM
46	Technology investment. I think a huge element to attracting high value businesses to our community is for our technology infrastructure to be widespread. Free wifi downtown, digital signage, connected data.	4/27/2023 8:06 AM
47	Unknown	4/26/2023 11:37 PM
48	I'm not sure I've seen any of these! Would be great to have some PR that reference these plans and how to find them	4/26/2023 8:54 PM
49	Yes	4/26/2023 7:15 PM
50	Anything that includes redeveloping the ugly Hugh Howell strip malls into greener spaces	4/26/2023 6:42 PM
51	No	4/26/2023 6:26 PM
52	Yes	4/26/2023 6:01 PM
53	Renovation plans to update the curb appeal, look, and feel of the city to become a more vibrant, highly desired area. Nostalgia is good in some areas that may attract the movie and film industry. But, for example the Tucker rec center is old, outdated with chipping paint, falling ceiling tiles and in desperate need of repairs which makes families with younger children feel unsafe.	4/26/2023 4:59 PM
54	Downtown tucker needs improvement	4/26/2023 4:08 PM
55	Reinvest in small businesses that have been on the Tucker area for many years	4/26/2023 4:02 PM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

have a 10th of this we would be so much better off. Yes no more gas stations. I live in Gwinnett County and have a 30084 zip. I've lived in Tucker the city before I got married.

110	Affordable housing for longtime residents and their families.	4/13/2023 12:30 PM
111	I think we need a master plan for how to attract and retain retail and restaurants. Too many times we've seen great restaurants close or shopping centers go uninhabited. Also our shopping centers are all so out of date visually.	4/13/2023 9:13 AM
112	Environmental impact	4/12/2023 10:46 PM
113	Police department	4/12/2023 8:55 PM
114	We have enough parks. We need a senior meal plan. Most city large & small have these. Seniors have a good meal cheap & fellowship of games etc.	4/12/2023 6:46 PM
115	Include a requirement to plant native plants in the parks, trails and new building.	4/12/2023 4:26 PM
116	Natural resources survey. Maybe partner with local university.	4/12/2023 12:17 PM
117	No. Execute the above and then look forward for now	4/12/2023 11:52 AM
118	Family Plan...how do families make the most of a life in Tucker...	4/12/2023 11:11 AM
119	Extending Juliette Road so it is not a one-way street. Expanding Richardson Street so it is completely opened up. Upgrading or tearing down the Richardson Street Apartments/Condos (I do not know what they are), More clean up in the area of Juliette Road and Stone Mill Way.	4/12/2023 8:58 AM
120	no	4/12/2023 8:36 AM
121	NO	4/12/2023 5:42 AM
122	no	4/11/2023 7:57 PM
123	Not sure.	4/11/2023 7:22 PM
124	None I can think of	4/11/2023 5:26 PM
125	Don't know.	4/11/2023 5:02 PM
126	Improved Recreation Programs for other segments of the area besides youth sports and athletics.	4/11/2023 4:57 PM
127	Safety plan ie Tucker's own police department	4/11/2023 3:41 PM
128	no	4/11/2023 3:26 PM
129	Public Art Plan, Open Government plan (full disclosure in campaign donations, open meetings when voting on major expenditures, fair and legal hiring practices, 21st century attitude that is open to diversify.	4/11/2023 3:25 PM
130	Get rid of bunk houses	4/11/2023 3:07 PM
131	Not currently, what is in the works will make a large improvement for the city of Tucker residents & business owners.	4/11/2023 1:25 PM
132	Bike lanes	4/11/2023 1:13 PM
133	the HOUSING Study & Plan	4/11/2023 10:24 AM
134	Beautification plan - such as Street sweeping and median/island landscape maintenance, bike-lane/curb cleanliness	4/11/2023 7:53 AM
135	How to address aging population, keeping seniors in Tucker with livable housing options that provide amenities that they need. Seniors are a growing percentage of population and townhomes aren't what they need.	4/10/2023 10:55 PM
136	I would like to see a public safety strategic study. We do not currently have a police force and responsiveness is poor.	4/10/2023 9:45 PM
137	No	4/10/2023 9:01 PM
138	Redevelopment of Lawrenceville hwy shops.	4/10/2023 7:21 PM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

85	- canopy and parks growth and maintenance throughout the City - need a plan to address properties which may be in need of revitalization	4/19/2023 10:19 PM
86	Intersection traffic with a roundabout at Rosser Rd and Hugh Howell.	4/19/2023 9:23 PM
87	Better housing for all!	4/19/2023 1:43 PM
88	A "Green" sustainable lifestyle plan that focuses on how our city and the residents can live sustainably, basically intersecting across the above plans to look for unified opportunities to reduce our carbon footprint, improve health and wellness opportunities for all residents, provide for appropriate composting and recycling support	4/19/2023 12:04 PM
89	Recreation plan to examine how much money is leaving Tucker for North Decatur, Druid Hills and other areas.	4/19/2023 10:43 AM
90	STOP PLANNING AND JUST DO SOMETHING	4/19/2023 3:30 AM
91	No. I want the city to focus on implementing these studies and update them as needed.	4/18/2023 10:04 AM
92	No	4/17/2023 11:21 PM
93	EV chargers, Free WIFI	4/17/2023 5:39 PM
94	i don't know	4/17/2023 4:25 PM
95	I think that the City has done a remarkable job in the assessment and application of "conclusions" reached.	4/17/2023 3:37 PM
96	Noise study of neighborhoods adjacent to industrial areas, where noises have increased dramatically over the past three years and are having a strong negative impact on the community	4/17/2023 1:03 PM
97	Henderson Road use plan - safety, speeding, traffic signals, neighborhood access to/from homes, TYSA overflow parking, cut through traffic.	4/16/2023 11:04 PM
98	Collaborate with Dekalb county on the plan for maintaining local schools and prioritizing improvements especially to accommodate community growth	4/16/2023 9:36 PM
99	Maybe environmental clean-up, maintenance	4/16/2023 7:18 PM
100	Improve power and internet	4/16/2023 9:10 AM
101	Let's make Lawrenceville highway less of an eyesore south of downtown :)	4/16/2023 8:49 AM
102	Don't just focus on downtown Tucker. If an area falls in the Tucker 30084 zip code, it needs beautification.	4/15/2023 9:48 PM
103	No, it's time to follow those reports and recommendations.	4/14/2023 4:57 PM
104	Traffic control	4/13/2023 10:47 PM
105	downtown master plan	4/13/2023 8:26 PM
106	No.	4/13/2023 4:34 PM
107	Did not see Historic Resource Report. Shame. COT should have moved to purchase, or lease the land, 24 acres of greenspace with historic relevance tying back to civil war times and kept it green and makenis a park like John's Homestead. Keeping tree lines neighborhoods and talking about greenspace for parks, active recreation, and path connections - Hige hunk of land between Idlewood Road and Brockett would have been smart. Are there ADDITIONAL plans that I would like to see the City Complete? No. Concentrate of clean up of industrial corridors and updating infrastructure. Please.	4/13/2023 3:07 PM
108	Let's finish some things to completion before we bite off more. Lots of ideas. More execution.	4/13/2023 2:55 PM
109	Sad thing about Tucker is it took so long to become Incorporated that it's so far behind the eight ball at this time. I'm glad it's starting to get with the 20th century. My biggest gripe is the absurdity with the roads I've already named those. Great we have some parks. We're in a real pickle here to get restaurants no pun intended. We've never had any restaurants just chain burger joints. Now we're finally starting to get a few but it's slow and coming. Here's a prime example my wife is from Cleveland Tennessee. This is a rather rural area still. They have more variety in restaurants than you can imagine. I challenge you to look them all up. If we could	4/13/2023 1:43 PM



## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

170	No	4/5/2023 2:38 PM
171	No	4/5/2023 12:31 PM
172	Environmental/ sustainability plan	4/5/2023 12:31 PM
173	Greenery / green space plan - recording shady streets, old growth trees, spaces for potential pocket parks and community gardens. In addition to developing strict tree cutting regulations, and planting requirements for new construction and civil projects.	4/5/2023 12:09 PM
174	Parks and more bike friendly roads will help.	4/5/2023 10:46 AM
175	As a resident, it's hard for me to connect any tangible or meaningful changes to those many studies and plans. What have you learned from those and why do you need more? Focus on following through on existing commitments (the path).	4/5/2023 4:25 AM
176	Northlake Mall revitalizing	4/5/2023 12:43 AM
177	Will there be plans for a school/education plan? Would love tucker to be more involved in what goes on in schools in our city. What can we do to make our schools better and SAFER. I have a toddler and am happy with the elementary school we will go to but seems tucker Middle and High do not have a great reputation. Would love a future of saying we have great and safe schools that everyone wants to send their kid to.	4/4/2023 11:20 PM
178	Not sure if this is covered in economic development, but an education plan. I'm aware that schools are under dekalb county jurisdiction, but there is SO MUCH more that can and needs to be done to support our schools.....not to mention informal out of school time education.	4/4/2023 10:37 PM
179	Not that I can think of.	4/4/2023 10:06 PM
180	No. Finish what was started first.	4/4/2023 9:40 PM
181	Is there a parking study?	4/4/2023 9:02 PM
182	I'd like to see a mobility study. Where does public transportation stop, and how can we fill the gaps. Obviously this is not focused on autos	4/4/2023 8:44 PM
183	Educational improvement plan to focus on studying how best to bolster education offerings for Tucker's future generations as well as established leadership (k-12 schools, tucker leader program for established professionals, etc.)	4/4/2023 7:57 PM
184	Diversity, Equity, Inclusion, Accessibility, and Belonging Strategic Vision and Plan to be applied to ALL that Tucker plans and does	4/4/2023 7:44 PM
185	Sewer overhaul	4/4/2023 7:24 PM
186	Long term educational improvement plan.	4/4/2023 7:06 PM
187	Less planning, more executing.	4/4/2023 7:00 PM
188	Public transit	4/4/2023 6:24 PM
189	Affordable housing.	4/4/2023 5:57 PM
190	Bring more people to tucker. Get our schools better to get more people in.	4/4/2023 5:41 PM
191	Yes	4/4/2023 12:36 PM
192	A plan to promote Preservation of the few historic sites left here. Painting the brick walls on Main Street is a lost cause, but failure to recognize the elements that would preserve the character of Tucker is self-defeating. An effort to protect the old cemeteries, homes and early buildings on and around Main Street would help. But after almost 20 years of the plan to restore Johns Homestead, all we see are grants and money flowing into the adjacent park while the old Johns Homestead continues to decay. This is really wrong.	4/4/2023 12:29 PM
193	No	4/4/2023 12:19 PM
194	Diversity	4/4/2023 11:58 AM
195	A plan to clean up Lawrenceville Highway (and other main roads) so that Tucker looks like an inviting city.	4/4/2023 11:58 AM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

139	WHAT HAPPENED TO DREDGING PLAN FOR TUCKER LAKE AT COFER PARK AS THE MILLION DOLLARS THAT WAS SUPPOSEDLY SET ASIDE DID NOT HAPPEN IN 2022!!!	4/10/2023 7:00 PM
140	Lawrenceville hwy corridor plan. A plan to improve options downtown. Ways to attract young professionals.	4/10/2023 6:31 PM
141	The trail is useless as it stands now	4/10/2023 6:21 PM
142	That's enough planning - need to get to work on implementing plans and revitalizing Northlake Mall and North lake Festival - biggest eye-sores that have given Tucker bad image for years of neglect. There are no decent shopping stores in our area - only "discounted" stores that don't attract the up and coming people who are looking at Tucker as a place to settle and put down roots.	4/10/2023 6:13 PM
143	Not really	4/10/2023 5:55 PM
144	No.	4/10/2023 3:55 PM
145	Plans to better inform citizens of projects. Seems plenty of money is spent planning.	4/10/2023 2:23 PM
146	No	4/9/2023 9:37 AM
147	i would like to see a comprehensive plan on affordable housing. i understand everyone's hesitation on bringing in affordable housing, mostly rooted in racism and elitism, but incomes are not keeping up with housing costs, and soon, a lot of us will be priced out of tucker.	4/9/2023 9:05 AM
148	No.	4/9/2023 8:24 AM
149	You bid off too much. Slow down.	4/7/2023 8:37 PM
150	Non discrimination	4/7/2023 4:11 PM
151	sidewalks on Rosser Road and Hugh Howell	4/7/2023 11:48 AM
152	No	4/7/2023 11:16 AM
153	Not sure.	4/7/2023 10:31 AM
154	The transportation plan is based on cars. It needs to include options.	4/7/2023 10:10 AM
155	An effective police force unhindered from doing its job	4/7/2023 9:46 AM
156	You might consider an environmental assessment. What is the impact on air quality of the interstates and highways? Are the people fishing in Tucker at risk if they eat the fish? Etc.	4/7/2023 8:36 AM
157	I'd like to see more progress & updates how progress advances the plans that already exist.	4/7/2023 12:23 AM
158	.	4/6/2023 11:28 PM
159	The empty shopping centers really bother me! All that empty space that could provide the homeless with shelter from the weather and a dry, safe place to lay their head at night.	4/6/2023 10:11 PM
160	updated traffic study	4/6/2023 9:43 PM
161	Improve appearance along Lawrenceville Hwy. plantings, etc. in front of businesses	4/6/2023 9:15 PM
162	Maybe a couple of small parking decks. There isn't enough parking!!	4/6/2023 9:01 PM
163	No	4/6/2023 11:35 AM
164	Replacing the sidewalks on CTR.	4/5/2023 9:31 PM
165	N/A	4/5/2023 8:06 PM
166	Sustainability plan to make the city more eco-friendly.	4/5/2023 7:17 PM
167	Maintenance of all of the above	4/5/2023 7:05 PM
168	Redo the Historic Survey so that Tucker can qualify as a Certified Local Government for historic preservation purposes.	4/5/2023 5:28 PM
169	No; Expediently building out the trail master plan while continuing to incentivize locally/regionally owned tenants to move into and operate on Main St.	4/5/2023 3:21 PM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

228	A plan to preserve and provide more workforce housing	4/3/2023 8:15 PM
229	I would like to see a plan of how we can attract new retail and restaurants to the area. We have a lot of turnover with businesses that come here.	4/3/2023 8:07 PM
230	No	4/3/2023 7:56 PM
231	I don't know because I don;t know what these entail. I would like to see what studies you've done in housing affordability and creating a wholesome town environment without jacking up the prices of the people already living here.	4/3/2023 7:22 PM
232	The plans are in place, I would like to see more action	4/3/2023 7:13 PM
233	removal of high density housing planing .	4/3/2023 7:07 PM
234	I would like to see the plans. Why not send out a mailer of the plans to all of the residents of Tucker?	4/3/2023 7:02 PM
235	I would like to see a plan for zoning for higher density housing opportunities.	4/3/2023 6:54 PM
236	Offer more "Doug the driver" transportation.	4/3/2023 6:51 PM
237	Not that I know of	4/3/2023 6:49 PM
238	Working with neighborhoods near Ponce to change name of Stone Mountain to Tucker	4/3/2023 6:47 PM
239	No. That sounds good.	4/3/2023 6:38 PM
240	Enough committed and plans. Let's get to work.	4/3/2023 6:18 PM
241	Parking master plan	4/3/2023 5:42 PM
242	Unknown	4/3/2023 5:37 PM
243	Updated northlake LCI study	4/3/2023 5:30 PM
244	No	4/3/2023 5:28 PM
245	Feasibility of city law enforcement .	4/3/2023 5:27 PM
246	N/a	4/3/2023 5:21 PM
247	East-West Connectivity study. This might be covered by transportation or trail master plan, but giving residents and others good ways to get east-west. I am over near Smoke Rise and I would love to be able to bike from here to Northlake safely.	4/3/2023 5:18 PM
248	Housing plan. Do we have the right mix of housing stock for the future? To support these other goals?	4/3/2023 5:11 PM
249	A non-discrimination plan is needed	4/3/2023 5:01 PM
250	Nope	4/3/2023 4:56 PM
251	Yes, plans for existing residents to maintain and hang onto what we have, assistance with upkeep on older spaces. Roads and drainage. Water/sewage to accommodate the extra density that's been approved	4/3/2023 4:54 PM
252	No	4/3/2023 4:41 PM
253	Tucker pool. Build better parks. No more fast food!	4/3/2023 4:36 PM
254	No	4/3/2023 4:34 PM
255	Nope	4/3/2023 4:33 PM
256	Public Safety Plan. Customer Service Plan. Fiber Plan. Expand on the Grid Plan. Northlake Plan.	4/3/2023 11:14 AM
257	Not sure	4/1/2023 6:05 PM
258	A parking plan for the downtown area.	4/1/2023 3:26 PM
259	A plan that reduces traffic speed in residential areas and development of "calming" solutions to effect this. Not simply speed bumps, but purposive street architectural solutions to slow traffic	4/1/2023 11:38 AM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

196	Already mentioned above.	4/4/2023 10:44 AM
197	#1 Trail Master Plan, #2 Downtown Master Plan, #3 Parks Master Plan	4/4/2023 9:28 AM
198	Road beautification plan	4/4/2023 9:27 AM
199	More economic development. I've felt progress in our area has been slower than I had hoped. Lawrenceville hwy still has so many old tire shops and other irrelevant businesses. Bring more interest and redevelopment to that area.	4/4/2023 9:21 AM
200	a focus on Lawrenceville Hwy investment near downtown	4/4/2023 9:05 AM
201	Code enforcement.	4/4/2023 8:26 AM
202	Housing assessment and community needs assessment	4/4/2023 7:47 AM
203	More along Lawrenceville Highway? It's an undesirable stretch of road that probably prevents many people from coming to Tucker.	4/4/2023 7:05 AM
204	I would like to see Tucker take over schools from Dekalb County	4/4/2023 6:32 AM
205	Housing affordability	4/4/2023 6:20 AM
206	N/a	4/4/2023 5:57 AM
207	Better quality and speed internet.	4/4/2023 4:02 AM
208	What are the results of these & where are they published	4/4/2023 1:08 AM
209	No. Begin trail plan.	4/4/2023 12:41 AM
210	Lawrenceville Highway cleanup and redevelopment	4/4/2023 12:40 AM
211	Lawrenceville Highway Revitalization Plan	4/4/2023 12:07 AM
212	No	4/3/2023 11:22 PM
213	No. Leave Tucker like it was	4/3/2023 11:20 PM
214	Not now	4/3/2023 11:04 PM
215	Beautification Plan. Street sweepers	4/3/2023 10:16 PM
216	Yes. New considerations on how to fix the congestion in the Pittsburgh area caused by the CT Road Diet.	4/3/2023 10:11 PM
217	Look at belt line, silver comet trail as prime examples.	4/3/2023 9:56 PM
218	Walkability Sidewalks plan	4/3/2023 9:46 PM
219	No	4/3/2023 9:32 PM
220	Parking, parking, parking	4/3/2023 9:19 PM
221	I know they're working on the outdoor performance area, but I like to see a permanent dedicated indoor facility for concerts and performances, outside of the rec center.	4/3/2023 9:10 PM
222	No	4/3/2023 8:59 PM
223	Put City Hall in one of the many vacant for lease buildings instead of build on the Church Street green space	4/3/2023 8:53 PM
224	Increase the speed (funding) of the Tucker path plan and expand the role of parks and rec to embrace tutoring and summer learning and stem camps.	4/3/2023 8:52 PM
225	idk	4/3/2023 8:30 PM
226	Safety Improvement	4/3/2023 8:25 PM
227	I understand a housing study us underway. The econ study showed 80% od Tucker workers live elsewhere? Why? I suspect Tucker costs more than workers can pay. Why did city not assist the Tucker Summit in making the final mile of public travel easier and quicker for Tucker Summit workers? Tucker leaders need to debate how much commute time is acceptable for the workers Tuck employers need.	4/3/2023 8:22 PM



Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

**Q14 Are there any topics or issues that you feel are missing that are needed to support the above mentioned goal?**

Answered: 234 Skipped: 415

#	RESPONSES	DATE
1	No	5/1/2023 12:56 AM
2	too much without details of the individual plans.	4/30/2023 7:50 PM
3	Do not neglect the new subdivisions along E Ponce De Leon and Roadhaven Dr. We are a growing voice of voters and community members who want progress.	4/30/2023 9:19 AM
4	no	4/29/2023 9:27 PM
5	Cities nearby have made improvements to their section of the East Ponce corridor link. The Tucker section needs to reflect the identity and the goals of Tucker	4/29/2023 1:53 PM
6	I am unfamiliar with this policy so I am unable to answer this question.	4/29/2023 10:28 AM
7	Thank you for the traffic signal improvements at lavista, lawrenceville hwy, and old norcross!!	4/29/2023 8:37 AM
8	Truthfully, I don't understand building a city hall in the church street green space vs keeping it where it is now. Justification for this expenditure vs using more of the vacant space where city hall is now...justifying that choice is missing. Seems not well thought out in the post COVID world.	4/28/2023 8:33 PM
9	It seems that Tucker city Hall , a new city hall does hnot have tto built in the Green space area. Tucker can use one of the vancant buildings or for city Hall or just stay where Tucker is for the City hall.	4/28/2023 7:28 PM
10	Na_	4/28/2023 7:12 PM
11	Consideration of a Tucker Trolley. A city supported Cultural Center in downtown Tucker.	4/28/2023 5:48 PM
12	Love the downtown greenspace!	4/28/2023 5:35 PM
13	Safety and security	4/28/2023 5:16 PM
14	N/a	4/28/2023 3:10 PM
15	No	4/28/2023 3:02 PM
16	No	4/28/2023 12:58 PM
17	I think an emphasis on parking solutions is counter to making Tucker more walkable and bike friendly. Why can't the high school and church parking lots be used. I am confused by this one because I feel like there is a ton of parking downtown. I also don't understand what is wrong with the Lynburn Drive at Lawrenceville Highway intersection. This one just confuses me honestly. None of these priorities make sense to be focused on. Downtown Tucker needs more greenspace, retail, and restaurants and less banks, churches, tire shops, drive-throughs, and vacant buildings.	4/28/2023 10:32 AM
18	We need playground equipment and public bathrooms in downtown.	4/28/2023 9:55 AM
19	No	4/28/2023 8:20 AM
20	No	4/28/2023 6:29 AM
21	More public art/murals for our community.	4/27/2023 11:42 PM
22	Love the plan	4/27/2023 8:18 PM
23	not at this time	4/27/2023 7:50 PM
24	No	4/27/2023 5:47 PM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

and reduce commuter traffic through residential areas (e.g. Midvale Road, Henderson Rd, etc.)

260	d	3/28/2023 3:42 PM
261	Jdnsns	3/28/2023 11:49 AM
262	k7k7k	3/28/2023 11:20 AM
263	fbfb	3/28/2023 11:16 AM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

56	Goal should be to find 3 million or more per year to build at least 3 miles of trails per year completing 40 mile plan in ten years.	4/26/2023 3:10 AM
57	Please keep the art on the traditional side.	4/25/2023 4:16 PM
58	No.	4/25/2023 3:23 PM
59	No	4/25/2023 1:38 PM
60	No	4/25/2023 1:28 PM
61	Incentives for individuals/companies to bring new retail and restaurants to Downtown Tucker.	4/25/2023 10:17 AM
62	No	4/25/2023 7:44 AM
63	The addition of benches and flower plantings have been enjoyed.	4/24/2023 11:13 PM
64	Mental Illness Awareness programs	4/24/2023 3:24 PM
65	no	4/24/2023 2:18 PM
66	Yes, allows restaurants/bars to serve alcohol until 2 AM to attract new businesses	4/24/2023 12:50 PM
67	No	4/24/2023 11:19 AM
68	No	4/24/2023 11:17 AM
69	No	4/23/2023 5:42 PM
70	More money (property tax and/or federal grants) to implement plans now. We are willing to increase taxes to make changes happen sooner. Whatever peer cities like Norcross, Lilburn, Duluth did to develop large people focused spaces (e.g. green spaces surrounded by restaurants and high density residential) and bring redevelopment into their downtown areas is what Tucker needs to do yesterday. We want downtown areas like those cities have. Holistic plan to make downtown a people focused place. The green space is a good 1st step, an anchor. We need to look at all property within 1/4 and prioritize	4/21/2023 11:44 AM
71	Attracting local businesses that community members can utilize (not just offices) and incentivise local business to set up shop here.	4/21/2023 7:02 PM
72	I don't feel the 2.3 acres is the best option for City Hall	4/21/2023 1:30 PM
73	Parking is most efficient when we build dedicated parking garages. Downtown is sparse, but as it densities, garages will be essential.	4/21/2023 1:29 PM
74	No but for us parking is a key issue. We are senior citizens who required handicap parking. Even if we want to take advantage of facilities in Downtown Tucker, we no longer try.	4/20/2023 5:36 PM
75	Enable the DDA to acquire small, under-utilized, and/or strategic property parcels for re-development.	4/20/2023 2:26 PM
76	New parks in easy access throw out the City. Need to demonstrate council's commitment to parks near existing and new developed neoghhorhoods	4/19/2023 10:29 PM
77	Establishing parameters in building and renovations that provide for an appealing downtown appearance. This does not require that buildings require a uniform appearance, but does address that Tucker start to develop a look and style that provides storefront appeal. Ex: there was a lot of excitement when TV Sets changed the look and 'feel' of several storefronts on Main Street. Encouraging these changes provides a means of capturing our small town 'quaintness'.	4/19/2023 12:24 PM
78	Feasibility of live/work/play developments	4/19/2023 11:13 AM
79	A public playground and splash pad around downtown near the green space. We don't need a new City Hall the green space should stay and a park and splash pad added.	4/19/2023 10:53 AM
80	Tucker needs better shopping availability. Tired of driving to the Forum or Perimeter or Snellville.	4/19/2023 6:48 AM
81	Bike lanes	4/19/2023 12:56 AM
82	Need to install wayfinding signs for parking and get the parking plans in place. Need to address	4/18/2023 10:10 AM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

25	Protect all the trees if green space is going be used for a building. Maybe will make more sense to leave the 2.3 for green space, and an smaller space for the city hall.	4/27/2023 4:54 PM
26	Attracting more Food/Retail	4/27/2023 3:26 PM
27	business turnover, housing opportunities	4/27/2023 2:51 PM
28	I don't understand why more acreage is needed for City Hall and don't agree with compromising green space for this goal.	4/27/2023 1:46 PM
29	Intersection improvement at Mountain Industrial and 78E / 78W. It's terrible with constant accidents.	4/27/2023 1:41 PM
30	No	4/27/2023 10:43 AM
31	None	4/27/2023 10:19 AM
32	Bike paths	4/27/2023 10:12 AM
33	Not at this time.	4/27/2023 9:55 AM
34	It's a start	4/27/2023 9:49 AM
35	No	4/27/2023 9:38 AM
36	Not at this time	4/27/2023 9:21 AM
37	see my previous comment.	4/27/2023 9:19 AM
38	No	4/27/2023 9:10 AM
39	Improving the entrance to Main Street from Lawrenceville hwy	4/27/2023 8:56 AM
40	Adding more retail/restaurants and expanding to the streets that connect to Main Street, there needs to be more to do downtown, similar to Decatur, Norcross, Suwanee, etc.	4/26/2023 11:42 PM
41	Help businesses to be successful downtown so there isn't so much business turnover.	4/26/2023 10:53 PM
42	Community theater/performance space	4/26/2023 7:17 PM
43	No, that's a good start	4/26/2023 6:45 PM
44	I'm not 100% sure a city hall is essential to Tucker, unless it's just an excuse to create more green space, a la downtown decatur	4/26/2023 6:39 PM
45	No	4/26/2023 6:27 PM
46	More retail	4/26/2023 6:11 PM
47	No	4/26/2023 6:03 PM
48	No	4/26/2023 4:59 PM
49	Playground near downtown	4/26/2023 4:55 PM
50	Repaving Northlake pkwy, improved traffic flow on Cooledge; installing lane dividers so people cannot go straight from Northlake to Cooledge in the R turn lane- everyone tries to cut in at the last second or just go straight and holds up turning traffic as well	4/26/2023 3:34 PM
51	Insuring equity and inclusion for all Tucker communities in development planning.	4/26/2023 3:05 PM
52	Increase economic growth	4/26/2023 1:47 PM
53	Looking forward to seeing the new art and parking options. A crosswalk light should be at the new crosswalk/path on first avenue. Drivers are not used to that crosswalk being there, and it could cause a future accident.	4/26/2023 12:30 PM
54	It makes more sense to keep and develop the current green space and place a town hall on the space near the railroad tracks. Better yet, keep the town hall where it is currently located.	4/26/2023 11:36 AM
55	That strip of Lawrenceville Hwy is a concern to me. That's where some of the neighborhoods are for homes in the \$500,000 range are. This would help us to maintain the value and quality of our homes as well as those near the million dollar range.	4/26/2023 11:33 AM



## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

101	Intersection of Lavista and Fellowship- needs a turn signal.	4/12/2023 4:31 PM
102	Native plantings, preservation of shade trees	4/12/2023 12:21 PM
103	That's a good start. Perhaps a church or bank will move for a tasteful parking deck	4/12/2023 11:56 AM
104	Trees! Downtown needs to invest in shade trees along Main Street.	4/12/2023 11:46 AM
105	I would like to see more emphasis on on recreational space..for example we families need a place to (more than one place) to host children's birthday parties in Tucker. That would be big business!	4/12/2023 11:14 AM
106	NO	4/12/2023 9:01 AM
107	The above mentioned goal is ridiculous	4/12/2023 5:45 AM
108	help bring in some diverse new development on lawrencville highway	4/11/2023 8:01 PM
109	Something to keep kids from tucker High taking up downtown parking	4/11/2023 7:42 PM
110	Not sure.	4/11/2023 7:25 PM
111	make it easier for restaurants to exist and remain. some of these stores are like a revolving door	4/11/2023 6:47 PM
112	None	4/11/2023 5:27 PM
113	Lawrenceville Highway has many wonderful businesses but it is ugly and industrial. Maybe adding some consistant signage or landscaping to pretty it up without driving any of these service companies away.	4/11/2023 5:22 PM
114	Community events and festivals	4/11/2023 4:21 PM
115	Housing options, mixed use zoning	4/11/2023 3:36 PM
116	Additional parking	4/11/2023 3:11 PM
117	Keep the Greenspace where it is. I don't see the attaction of a greenspace next to the railroad tracks. Too much noise and soot. Put the City Hall there.	4/11/2023 3:10 PM
118	We need more viable businesses on Main Street Tucker and businesses that are open past 5pm.	4/11/2023 1:27 PM
119	All being done is great ! Holiday decorations at Greenspace were very nice. Could we support more nice decorations on Main Street? The glass store fronts were not warmly decorated. Not just Christmas....Independence Day, Halloween, Spring, Thanksgiving. Let's decorate Main Street. Could year-round white little lights in the ornamental trees along Main Street be maintained?	4/11/2023 10:49 AM
120	Change the lane designation for northbound Fellowship Rd at LaVista. Left lane should be left turn only with right being straight ahead and/or right turn. That would correctly feed to the newly configured Chamblee-Tucker Rd. Right now you can't be sure which lane to use. If you are in left lane to go across LaVista to the left lane, the car in front of you might be trying to turn left but there's no left turn light so you can get stuck in the lane. If you are in the right lane, you can wind up stuck and needing to find a way to move over out of the lane before it turns into a right turn only at THS.	4/10/2023 11:15 PM
121	No	4/10/2023 9:03 PM
122	Focusing on redevelopment of Lawrenceville hwy and cleaning up that stretch of shops/green space	4/10/2023 7:23 PM
123	Enhancing downtown should include improving dining options. Improving the atmosphere to attract young professionals.	4/10/2023 6:33 PM
124	City government had failed to address biggest problem-Parking!!! They created a Green space for events that they can't host because they lack the appropriate parking in and around Tucker to accommodate visitors. Why spend money on public art when people can't even get to see it due to lack of parking - not many people want to walk more than 2 blocks to an event. Even with both churches offering their parking lots it's not enough	4/10/2023 6:26 PM
125	No	4/10/2023 5:58 PM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

"entrances" at LaVista and Lawrenceville Highway. Make it look like you are coming into downtown visually.

83	Free WIFI, solar power grid for downtown shelters in emergencies (major power outages due to weather)	4/17/2023 5:48 PM
84	None	4/17/2023 1:07 PM
85	There are several poorly maintained properties in south downtown, along Lawrenceville Highway and Idlewood.	4/17/2023 12:00 PM
86	Continue adding more quality shops & restaurants, downtown safety, speeding down main street.	4/16/2023 11:17 PM
87	Would prefer the green space downtown than city hall	4/16/2023 9:58 PM
88	Explore strategies to reduce turnover in downtown businesses. How can we collaborate to keep local businesses downtown open?	4/16/2023 9:50 PM
89	I really wish the planning committee would reconsider putting the City Hall at the Green Space we have now in another location. Surely there must be an existing building, like the current annex building, or something near town that could be repurposed. I like the Green Space we have now because it is away from the railroad tracks and less noise from the trains that come through town frequently.	4/16/2023 8:13 PM
90	What green space will go for City Hall?	4/16/2023 7:23 PM
91	These all sound great, good job guys :) glad to see you talking to core stakeholders	4/16/2023 9:09 AM
92	The banners were subpar and embarrassing. A better design should have been considered. Greenspace should remain greenspace. Tucker doesn't need a new City Hall which will create a bigger tax burden on residents and hence take away greenspace. The 1.9 acre downtown greenspace is already too small when compared to other cities efforts. Larger parks.	4/14/2023 5:05 PM
93	Homeless people congregate in front of downtown businesses, which is a deterrent for clientele of the various businesses. The new green space will add more homeless. We need more officers patrolling the area regularly. Parking could be added on Railroad Ave (alongside the carwash and Box Car woodies by making it a one-way and constructing angled parking spaces).	4/13/2023 7:04 PM
94	Great work so far!	4/13/2023 4:40 PM
95	Those are very good. Add the trees allowed to be planted MUST be native and not trash trees (crepe myrtle, Bradford pears, etc.) Add Intersection fixes at major spots of the downtown overlay including adding turn lights: LaVista & Fellowship. Changing Elmdale Rd alleyway corridor between Idlewood Rd and Fellowship to a one-way, preventing through traffic. Stop allowing Vode to harass legit businesses on Lawrenceville Hwy and concentrate on the blight and shady activity spots. Example: Tucker Custom Body next to Pawn shop and old Mattress place. They do non stop legitimate business and Code comes to harass them. Not necessary. But look at Shorty's, no lights, crumbling parking lot, and nothing is done. Behind Local 7 amd Brewery: crumbling parking lot, no lines, street double parked, nothing is done. So trees and adding more code compliance to the books makes sense if you can handle downtown and Lawrenceville Hwy corridors first and fairly.	4/13/2023 3:56 PM
96	Civic services development to address community welfare/diversity issues; homelessness, addiction, veteran services and minority business support	4/13/2023 3:00 PM
97	How pressing is this goal? Big Goal medium size goal goal on the back burner.	4/13/2023 1:55 PM
98	I think overall the plan doesn't have a strong enough vision. I don't know if we have a plan to be more like the Peachtree comers downtown area with tons of shops and retail and great play space with amphitheater or if it's more like Downtown Norcross where the focus is on the historic buildings with great restaurants and retail but also a really big open space with splash pad. What's our vision and what does that look like? The statement above is components of a vision - I don't know what the real vision is.	4/13/2023 9:17 AM
99	Police department	4/12/2023 8:57 PM
100	Attract better restaurants to Main Street, right now none of the restaurants are that great.	4/12/2023 6:45 PM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

153	Dedicated parking for students of THS. Rent or buy a church lot. The school system will. It solve this issue and it hinders business on Main Street	4/5/2023 12:36 PM
154	No	4/5/2023 12:32 PM
155	Having all of the city council members and consultants read Kevin Lynch's Image of the City. And use this as a guideline for further development.	4/5/2023 12:20 PM
156	Improve pedestrian crossing of railroad tracks to better connect sections of downtown Tucker	4/5/2023 11:46 AM
157	Tucker needs to be a unique but looking to other cities for examples and ideas will help. A big part of being able to make our city successful is to have people who work for the city be actual people who live in tucker. This will be the only way everyone will be able to relate to the community needs as they see it and live in it every day.	4/5/2023 11:03 AM
158	Great plan!	4/5/2023 9:00 AM
159	What are you doing to help Main Street business owners? Improvements to downtown are nice but what is the draw if not much is open?	4/5/2023 4:35 AM
160	Love conversations with downtown landowners regarding parking. I feel everyone could benefit if larger entities with large parking lots provided hourly pay parking for the community. I feel all those lots are always empty. People want parking decks but I'd hate to see that anywhere close to mainstreet.	4/4/2023 11:33 PM
161	Intro lease prices with increase as profitability increases with leasee , something to bring forth to building owners, also improve parking lot across from Village Shoe Repair shop to create more defined spaces and in/out. Could potentially do the same on other side across from Local 7 along the railroad tracks if land owner is willing. Everyone just parks as they can but defined paved spaces would add spots and make the downtown area look nicer.	4/4/2023 10:12 PM
162	Providing expanded weekend activities in downtown, centering downtown in public activities (why was the holiday display not on Main Street?)	4/4/2023 10:02 PM
163	City hall can go anywhere, let's save the green space for other activities	4/4/2023 8:49 PM
164	Incentives for business owners to relocate or set up shop in downtown Tucker, partnerships with local organizations for community events in or centered around downtown	4/4/2023 8:01 PM
165	Diversity, Equity, Inclusion, Accessibility, and Belonging Strategic Vision and Plan to be applied to ALL that Tucker plans and does	4/4/2023 7:46 PM
166	Would like to see open containers being allowed downtown in a designated area, and with designated cups, for events, say Saturdays in the summer.	4/4/2023 7:10 PM
167	There is currently virtually zero daily police presence in our downtown. It's an issue now and will become a huge issue as development continues. There are numerous city owned right of ways along 4th st, 2nd st and railroad avenues that could be used for parking.	4/4/2023 7:06 PM
168	Abolishing parking minimums and limits to density/FAR. The city should rewrite Downtown's zoning to enable the construction of new dense, mixed-use developments in Downtown with housing and retail.	4/4/2023 6:15 PM
169	Not at this time	4/4/2023 6:01 PM
170	Get a giant welcoming Tucker sign for downtown. Clean up the Shell gas station and make it more welcoming desirable. It's the corner of downtown and currently detracts as it's creepy and dirty. Add and maintain landscaping to the grassy area where Idlewood and Fellowship cross just south of Main Street/past the school.	4/4/2023 5:29 PM
171	Downtown needs Density and parking. There will not be a successful downtown without it.	4/4/2023 1:16 PM
172	We had a historic resource study a few years ago that was a big mess, filled with inaccuracies. Ask Matthew Lee about that. Enhancement should not include a restaurant taking over a nice Main Street gathering space. Yes, I know the Masonic Lodge nominally owns the brick park, but some of us are very unhappy about how that space has been used and abused over the past 5 years. The City should not have approved that addition to Fords into that space. I once had a plan for a fabulous mural on the side of Fountains Drugs (the burger place now), but nobody seemed interested.	4/4/2023 12:51 PM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

126	Increased access to public transportation, especially on Main Street. I would support closing Main Street itself to vehicular traffic and making it pedestrians only on the north side of the railroad tracks. Also, improved pedestrian transit options over the railroad tracks.	4/10/2023 3:07 PM
127	How much all of this will cost. What's the point of them?	4/10/2023 2:28 PM
128	Yes dail it back	4/9/2023 9:51 AM
129	building owners downtown need to be incentivized to keep rents manageable. i have known tucker business owners for over 10 years and too many of them have been hit with unexpected rent increases that have forced them to close their businesses. the lack of stability of retail in downtown is a problem and there is no reason it can't be a sustainable shopping and eating area.	4/9/2023 9:12 AM
130	No.	4/9/2023 8:28 AM
131	sidewalks to connect Smokerise to the rest of Tucker	4/7/2023 11:51 AM
132	Not sure, but if there's anything that can be done to fix up Lawrenceville Hwy. and discourage the tacky used tire stores and the like, it would be great. If those businesses must stay, there should be a way to make them renovate their exteriors so the streetscape looks tidier. It's an ugly and unwelcoming mess now.	4/7/2023 10:48 AM
133	n/a	4/7/2023 10:12 AM
134	N/A	4/7/2023 9:59 AM
135	Again, it's not "feel". It's "think". Who wrote this??	4/7/2023 7:26 AM
136	Nothing additional but parking should be at the top of the list.	4/7/2023 3:55 AM
137	Forward looking data transfer infrastructure & internet. Some sort of sound dampening for the CSX freight train. Better than a parking deck in the middle of downtown would be parking deck on Lawrenceville highway with a walking path/commercial avenue for shops leading into downtown.	4/7/2023 12:43 AM
138	It's time for a new City Hall. That would give tremendous focus to downtown.	4/7/2023 12:19 AM
139	Probably, but not sure what.	4/6/2023 10:25 PM
140	the enhanced pedestrian walkway with lights to cross lawrenceville hwy between idlewood and main street	4/6/2023 9:51 PM
141	PARKING, new retail, PARKING, eateries (not fast food/bar food) and lastly PARKING!	4/6/2023 9:38 PM
142	I don't think banners are a priority at this point. We need to improve the district as a priority so that more businesses will be encouraged to come in.:the free space on that block would afford a great opportunity for gathering, dining; entertainment wtc. Right now :::to be honest:...it is just not inviting	4/6/2023 8:21 PM
143	No	4/6/2023 8:20 PM
144	Attract more restaurants and shops	4/6/2023 11:37 AM
145	N/A	4/5/2023 8:09 PM
146	Ways to attract and sustain local businesses.	4/5/2023 7:21 PM
147	Tucker needs to form a Historic Preservation Commission and a Public Arts Commission. Also consider joining the Georgia Main Street Program through DCA.	4/5/2023 5:52 PM
148	Sidewalk	4/5/2023 5:26 PM
149	No	4/5/2023 4:12 PM
150	Public art needs to be a priority but it needs to be planned and executed ONLY by people who live in or have a strong connection to Tucker	4/5/2023 4:04 PM
151	Monetary incentives for businesses to open on Main St. Money helps. Banners do not.	4/5/2023 3:29 PM
152	Fixing the Fellowship/Lavista intersection should be a priority. Beyond that, actually filling Main Street.	4/5/2023 2:48 PM



## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

complete and it could have been completed a long time ago. Many who are familiar with this type of work are scratching their heads as to why this could have taken so long.

206	Need a large gathering area (like Brookhaven has)	4/3/2023 8:08 PM
207	Many irrelevant, unused, and abandoned properties surrounding Downtown are going to significantly hinder the cohesiveness of the downtown area. Its enough of a challenge planning around the train tracks without also building around industrial businesses and unwanted commercial like carwashes and used auto lots	4/3/2023 7:22 PM
208	add parking for automobiles somewhere	4/3/2023 7:08 PM
209	Stop trying to buy all the properties on 2nd Street.	4/3/2023 7:07 PM
210	Tucker does not need a new building for a City Hall. There is plenty of space in the complex they are in now. Tucker High School and Downtown Tucker (each) needs a parking deck to increase the needs for more parking.	4/3/2023 7:04 PM
211	No	4/3/2023 7:02 PM
212	This may be "parking solutions", but I think main st is primarily a parking lot right now and that detracts a lot.	4/3/2023 6:59 PM
213	Not that I am aware	4/3/2023 6:56 PM
214	The Arts	4/3/2023 6:53 PM
215	There needs to be a way to slow down the traffic in front of the High School. There is no need for anyone to go 40-50 mph in front of the school and leading into main street.	4/3/2023 6:42 PM
216	Become a part of the Georgia Main Street Program. Business incubator space	4/3/2023 5:33 PM
217	Attracting more business in downtown Tucker	4/3/2023 5:24 PM
218	downtown zoning	4/3/2023 5:23 PM
219	Vitalize Main Street bring the farmers market back there	4/3/2023 5:22 PM
220	no	4/3/2023 5:00 PM
221	A way to limit students and staff from the local high school from taking up parking along Main St during school hours and special events-not fair to restaurant and shop owners or local residents trying to support them.	4/3/2023 5:00 PM
222	None	4/3/2023 4:48 PM
223	Are there ways to support business owners for restaurants and establishments that people want to and will visit? We've seen many businesses go out of business due to COVID but I'd love to know how we're supporting others to grow and establish themselves. We don't need more doctors, lawyers, and defunct auto shops. We need places where people will shop, eat, hangout. The banks and churches take up a huge amount of space adjacent to Main Street. There probably isn't anything to change but that feels like it restricts downtown Tucker to a tiny road.	4/3/2023 4:46 PM
224	We do not need a new City Hall!	4/3/2023 4:40 PM
225	Walkable connectivity to surrounding residential areas (crossing fellowship, Iville hwy and lavista)	4/3/2023 4:37 PM
226	No	4/3/2023 3:57 PM
227	Using the existing right of way in Downtown Tucker for parking. Less thinking about parking lots and more about building it into 4th Street, 3rd Ave, Railroad Ave.	4/3/2023 11:24 AM
228	Murals!!!!!!	4/1/2023 6:05 PM
229	Parking can be an issue at various times of day. Not all businesses have off-Main parking for their employees and high school students do use some spaces. Perhaps working with the school to enforce on-campus parking and with churches to provide spaces during weekdays for Main Street employees would help.	4/1/2023 3:43 PM
230	Main street still has a lot of wasted space and lacks a cohesive feeling. It has improved, but	4/1/2023 11:51 AM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

173	n/a	4/4/2023 12:38 PM
174	No	4/4/2023 12:20 PM
175	Parking solutions are on the list but until this is solved, businesses on Main Street will have a hard time economically.	4/4/2023 12:05 PM
176	Parking deck	4/4/2023 10:14 AM
177	No, but how to go from planning to reality?	4/4/2023 9:35 AM
178	Landscaping downtown/beautification Playground for greenspace	4/4/2023 9:34 AM
179	Preserving some of the Greenspan where city hall will be built, enhancing remaining buildings near railroad Ave (near car wash) - make it look more appealing for business and people to go to that side of main street	4/4/2023 9:29 AM
180	Lawrenceville Hwy!	4/4/2023 9:06 AM
181	Pls do not get rid of the current green space by Tucker Methodist! It is a breath of fresh air!	4/4/2023 8:40 AM
182	More beautification projects	4/4/2023 7:50 AM
183	Improve the intersection of Fellowship Road and LaVista Road. Northbound Fellowship needs a left turn arrow and dedicated left turn lane to go west on LaVista.	4/4/2023 7:17 AM
184	Negotiations with owners in downtown to buy/convert unused or rundown properties. Connections over Fellowship Rd.	4/4/2023 7:11 AM
185	No	4/4/2023 5:59 AM
186	Want more parking	4/4/2023 2:18 AM
187	Speeding vehicles need more speed breakers	4/4/2023 12:58 AM
188	No	4/4/2023 12:45 AM
189	What is keeping businesses from opening in the empty spaces downtown and why are we seeing repetition in types of businesses? Has there been consideration for redevelopment of some of the downtown buildings to accommodate housing and businesses?	4/3/2023 11:44 PM
190	No	4/3/2023 11:07 PM
191	Add more street lights and have sidewalks on both sides of the street	4/3/2023 10:08 PM
192	Make some big deals to bring in big businesses. Look at competing areas for a good example.	4/3/2023 9:59 PM
193	N/a	4/3/2023 9:39 PM
194	No	4/3/2023 9:39 PM
195	More housing downtown	4/3/2023 9:35 PM
196	Parking	4/3/2023 9:21 PM
197	Parking, especially handicapped seems to be an afterthought.	4/3/2023 9:09 PM
198	City Hall should not be built on the church street green space – there are many empty buildings in Tucker where they should be located	4/3/2023 8:56 PM
199	I suggested parking under the planned new park but that was ignored.	4/3/2023 8:44 PM
200	Don't get rid of green space that is already there. Leave the green space like it is next to the Methodist church.	4/3/2023 8:36 PM
201	Keep the green space!	4/3/2023 8:36 PM
202	City hall is fine where it is, I don't think it's important to spend money on a new location.	4/3/2023 8:35 PM
203	How will you attract quality businesses (more restaurants, boutiques, etc) to Downtown?	4/3/2023 8:34 PM
204	na	4/3/2023 8:33 PM
205	Things take entirely too long to happen in Tucker. The green space is still not close to being	4/3/2023 8:11 PM

## Q15 Are there any topics or issues that you feel are missing that are needed to support the above mentioned goal?

Answered: 186 Skipped: 463

#	RESPONSES	DATE
1	No	5/1/2023 12:56 AM
2	There are way too many accidents on the bridge of Mountain Industrial and Hwy 78. Needs a complete redesign for safety.	4/30/2023 9:19 AM
3	no	4/29/2023 9:27 PM
4	no	4/29/2023 1:53 PM
5	No.	4/29/2023 10:28 AM
6	No	4/29/2023 8:37 AM
7	no	4/28/2023 7:28 PM
8	Provision for transportation into the Main Street area.	4/28/2023 5:48 PM
9	Shuttles to Marta trains.	4/28/2023 5:35 PM
10	Ok	4/28/2023 5:16 PM
11	N/a	4/28/2023 3:10 PM
12	No	4/28/2023 3:02 PM
13	No	4/28/2023 12:58 PM
14	not sure	4/28/2023 10:32 AM
15	We desperately need bike lanes.	4/28/2023 9:55 AM
16	No	4/28/2023 8:20 AM
17	O	4/28/2023 6:29 AM
18	Lawrenceville highway needs a lot of redevelopment	4/27/2023 9:33 PM
19	Nothing missing	4/27/2023 8:18 PM
20	not at this time	4/27/2023 7:50 PM
21	No	4/27/2023 5:47 PM
22	Bike lanes need more visible for the car drivers. Ex Decatur, Norcross bike lanes	4/27/2023 4:54 PM
23	No.	4/27/2023 2:51 PM
24	Reducing the speed limits in Tucker to 35 miles per hour.	4/27/2023 1:46 PM
25	N/A	4/27/2023 1:41 PM
26	Maybe a police sub-station between N'lake Pkwy and I-285 on Lville Hwy (not QT/Racetrack)	4/27/2023 10:45 AM
27	Speed bumps by Tucker middle school.	4/27/2023 10:43 AM
28	Bike paths	4/27/2023 10:12 AM
29	Not at this time.	4/27/2023 9:55 AM
30	Correct zoning	4/27/2023 9:49 AM
31	No	4/27/2023 9:38 AM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

needs more businesses that are a destination and focal point for the whole Tucker area.

231	d	3/28/2023 3:44 PM
232	Bdbsb	3/28/2023 11:49 AM
233	4t4y4yy4	3/28/2023 11:21 AM
234	fbfbfb	3/28/2023 11:16 AM



## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

62	Can't think of any	4/21/2023 1:30 PM
63	Access to transit would be great. I live just far enough from downtown that something as simple as a local trolley or something to support trips to downtown would make it a more ideal place. Support student use of transit with no-cost use of system.	4/21/2023 1:29 PM
64	Congestion of Lavista	4/21/2023 8:26 AM
65	Not clear where any of this will get us so long as we remain a major thoroughfare for all the traffic trying to avoid the interstate gridlock.	4/20/2023 5:36 PM
66	Intersection and safety improvements especially along MIB and NL Parkway - this should include roads, signalization and sidewalks. An East-West Connectivity Study was suggested earlier in the survey.	4/20/2023 2:26 PM
67	Examine opportunities to expand intra—access for residents throughout the city limits (eg, for medical or social needs of the residents)	4/19/2023 10:29 PM
68	Intersection of Rosser and Hugh Howell create roundabout or light.	4/19/2023 9:28 PM
69	If not already included in the Transportation Master Plan, inclusion of traffic calming measures, such as road narrowing and possible incorporation of planters to discourage turn lane traveling, encouragement of vertical visual deterrents such as tree lined roadways, and provision for increased use of bicycles to provide for a more intimate feel in our Tucker community.	4/19/2023 12:24 PM
70	No	4/19/2023 11:13 AM
71	Why are metal buildings prohibited? Can Tucker conduct a feasibility study of shipping containers being used for housing. Many major cities allow containers for housing purposes. The cost of housing has increased dramatically and working people are seeking a less expensive, environmentally friendly alternative.	4/19/2023 10:53 AM
72	Keep building the trail and filling side walk gaps.	4/18/2023 10:10 AM
73	None	4/17/2023 1:07 PM
74	Overall we're in pretty good shape. Intersection at Fellowship and Idlewood could be improved by adding a left turn arrow for NB Fellowship onto SB Idlewood. Don't need a dedicated turn lane, just an arrow. Intersection at Fellowship and Lavista could be improved by adding a left turn arrow for NB Fellowship onto WB Lavista. Don't need a dedicated turn lane, just an arrow. Improve shoulders on Fellowship and Idlewood -- sharp drop-offs in several places are dangerous. More complete streets like Chamblee Tucker Road. That is fantastic!	4/17/2023 12:00 PM
75	Help neighborhoods deal with increased traffic, tractor trailers, police presence in safe neighborhoods to help with pedestrian safety, cut through traffic - speedy motorists	4/16/2023 11:17 PM
76	How do these plans support and enhance safe routes to schools? Are there safe areas for children to wait for the school bus?	4/16/2023 9:50 PM
77	No	4/16/2023 8:13 PM
78	Not sure what's in these plans so can't say.	4/16/2023 7:23 PM
79	No, but one specific minor annoyance is the timing of the light at Lynwood and Chamblee Tucker rds during the evening rush hour. The southbound traffic backs up to the Tucker norcross light to the north, and the psychological cost of that to commuters is huge. I love the lane diet EXCEPT that it caused that mistiming.	4/16/2023 9:09 AM
80	Funds need to be allocated to take care of the road improvements. Broken signals on Chamblee Tucker that are not replaced are an embarrassment and fuels the negative reactions to them.	4/14/2023 5:05 PM
81	Keep up the good work.	4/13/2023 4:40 PM
82	Those are very good. Add intersection fixes at major spots of the downtown overlay including adding turn lights: LaVista & Fellowship. Changing Elmdale Rd alleyway corridor between Idlewood Rd and Fellowship to a one-way, preventing through traffic. Stop allowing Vode to harass legit businesses on Lawrenceville Hwy and concentrate on the blight and shady activity spots. Example: Tucker Custom Body next to Pawn shop and old Mattress place. They do non stop legitimate business and Code comes to harass them. Not necessary. But look at Shorty's, no lights, crumbling parking lot, and nothing is done. Behind Local 7 and Brewery:	4/13/2023 3:56 PM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

32	Not at this time	4/27/2023 9:21 AM
33	Fix existing roads. Lots of potholes	4/27/2023 9:10 AM
34	Adding and improving sidewalks	4/27/2023 8:56 AM
35	Adding sidewalks/bike lanes wherever possible	4/26/2023 11:42 PM
36	There is something wrong with the light at Henderson and Lavista. Sometimes it skips portions of the light cycle even when cars are waiting on Henderson/Brockett. It got better for a while, but it has been happening again recently. This can't be the only light cycle that needs to be studied and addressed.	4/26/2023 10:53 PM
37	Fellowship/Chamblee Tucker/LaVista intersection	4/26/2023 7:17 PM
38	No	4/26/2023 6:45 PM
39	No	4/26/2023 6:27 PM
40	No	4/26/2023 6:03 PM
41	No	4/26/2023 4:59 PM
42	Extending the sidewalks and expanding the other lane on mountain industrial	4/26/2023 4:04 PM
43	Transportation east of 78.	4/26/2023 3:05 PM
44	Angie Drive has become a popular drive through street for many. Speeding and dangerous driving has increased and should be addressed.	4/26/2023 2:50 PM
45	More sidewalks and trails, increase walkability	4/26/2023 1:47 PM
46	Although the city of Tucker cannot make these changes, I would like to see them advocate the need to address the morning and afternoon carpool congestion. The entrances did not account for the large number of buses turning in. Both entrances need to be widened to accommodate to lanes of traffic. This creates a bottleneck situation backing up traffic on Chamblee Tucker Road and Lavista Road twice a day.	4/26/2023 12:30 PM
47	What about Northlake?	4/26/2023 11:36 AM
48	Goal should be to find 3 million or more per year to build at least 3 miles of trails per year completing 40 mile plan in ten years.	4/26/2023 3:10 AM
49	No	4/25/2023 3:23 PM
50	No	4/25/2023 1:38 PM
51	No	4/25/2023 1:28 PM
52	No	4/25/2023 7:44 AM
53	N/A	4/24/2023 11:13 PM
54	studying limiting access on some of our arterials (raised medians), detailed study of certain intersections (Cham-Tuck/Cham-Tuck/Britt, Lavista/Lville Hwy/Norc-Tuck)	4/24/2023 2:18 PM
55	no	4/24/2023 12:50 PM
56	The motels on Lawrenceville highway are an eye sore and under occupied; specifically next to cemetery	4/24/2023 11:19 AM
57	No	4/24/2023 11:17 AM
58	Speed limit enforcements on Lawrenceville highway Measures to help ease congestion at intersections	4/24/2023 10:12 AM
59	No	4/23/2023 5:42 PM
60	Implement trail master plan sooner to connect neighborhoods to each other and to downtown. More funding to implement plans, be it property tax or participating in the federal grant bonanza that is ongoing.	4/21/2023 11:44 PM
61	more communication on above plans, what the findings are, timeline updates.	4/21/2023 7:02 PM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

amendments that allow for or require higher density developments in downtown.

115	In general we're doing well. Love the improvements on Chamblee Tucker Road and would love to see more of this approach. Also need left turn signals for NB Fellowship at WB Lavista, and NB Fellowship at SB Idlewood; no dedicated turn lanes necessary here, just a left turn arrow.	4/7/2023 12:19 AM
116	It's time to ACT upon these Plans and Studies. I am aware that construction has begun on some projects.	4/6/2023 10:25 PM
117	updated traffic study and major pedestrian crossings study over hugh howell at coven and lawrenceville hwy at mainstreet	4/6/2023 9:51 PM
118	Clean up of Lawrenceville Hwy - to many run down perkily maintained properties. You will have a hard time attracting companies when the area looks like a dump for blocks and blocks.	4/6/2023 9:38 PM
119	Enforce compliance and upkeep of businesses owned in that area. There are several investors who have appeared to purchase a great deal of property and have done little to improve these. Minimum standards of paint, clean non-rusted signage; landscape etc is definitely a start before tree lined streets make sense. Trees lining a run down street of dilapidated buildings doesn't do much to attract new residents. Property owners should be held accountable for maintenance of their properties.	4/6/2023 8:21 PM
120	No	4/6/2023 8:20 PM
121	No	4/6/2023 11:37 AM
122	Public transit integration	4/5/2023 10:29 PM
123	Tucker needs to be more aggressive in going after transportation grants. They are leaving money on the table. The City needs to hire a full time grant writer that could be shared between departments, including Transportation, Public Works and Parks and Recreation.	4/5/2023 5:52 PM
124	No	4/5/2023 4:12 PM
125	Fewer cars, more pleasant walking access is a win-win for everyone.	4/5/2023 3:29 PM
126	No	4/5/2023 2:48 PM
127	No	4/5/2023 12:32 PM
128	Streetscape policies should be re-evaluated to include planting, shade trees and bike lanes throughout the city. We also need a public transportation study and determine how to improve, supplement and plan for future public transportation needs.	4/5/2023 12:20 PM
129	None	4/5/2023 9:00 AM
130	Focus on reducing speeding in residential neighborhoods	4/5/2023 4:35 AM
131	Lavista road from Dicks down to Kroger seems would be great connection and to make it a safer road to walk and bike on. Cars drive too fast and the side walls are so close to the road. Would love that Main Street to become more beautified . Would love to see the sidewalk and tee lines side walk and benches seen at the the Dicks/ hobby lobby shopping center to continue extending all down Lavista to make it more inviting to walk from shopping down along all those neighborhoods, to Tucker Rec center , and down to the high school and down town. It's not a long walk distance but it's uncomfortable and feels little unsafe as cars drive by really fast and close to the sidewalk.	4/4/2023 11:33 PM
132	No	4/4/2023 10:12 PM
133	More activities on main St.	4/4/2023 9:45 PM
134	Need connectivity with light rail Marta	4/4/2023 8:59 PM
135	Add alternative methods of transportation, scooters, bikes, bus, walking. Not everyone can drive	4/4/2023 8:49 PM
136	More emphasis on walkability	4/4/2023 8:01 PM
137	Diversity, Equity, Inclusion, Accessibility, and Belonging Strategic Vision and Plan to be applied to ALL that Tucker plans and does	4/4/2023 7:46 PM
138	No	4/4/2023 7:10 PM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

crumbling parking lot, no lines, street double parked, nothing is done. So trees and adding more code compliance to the books makes sense if you can handle downtown and Lawrenceville Hwy corridors first and fairly.

83	Just encourage the businesses that are already there and support them.	4/13/2023 1:55 PM
84	Coolidge road should be replaced. As it was on schedule last year. New speed signs. Get all trucks & heavy equipment vehicle off. Enforce speeders. Someone is going to get hurt or killed with the traffic & speeders.	4/13/2023 10:34 AM
85	The trail plan needs to involve current landowners	4/13/2023 7:40 AM
86	No more disasters like Brockett rd	4/12/2023 8:57 PM
87	Lawrenceville hwy sidewalks need tending to.	4/12/2023 2:40 PM
88	No	4/12/2023 11:56 AM
89	No	4/12/2023 9:01 AM
90	Sidewalk connectivity and sidewalk infrastructure on collector roads	4/12/2023 8:58 AM
91	STOP paying for all these damn studies	4/12/2023 5:45 AM
92	Not sure.	4/11/2023 7:25 PM
93	Kone	4/11/2023 5:27 PM
94	Alternative transportation options, traffic calming without obstructions like on Chamblee Tucker	4/11/2023 3:36 PM
95	No	4/11/2023 3:11 PM
96	Small shuttle???	4/11/2023 2:04 PM
97	Not at this time	4/11/2023 1:27 PM
98	No	4/10/2023 11:15 PM
99	We need an airport shuttle and a special events shuttle.	4/10/2023 9:48 PM
100	No	4/10/2023 9:03 PM
101	Well they sure did do a lot of studies! Now they need to act in them if they want to be voted best Town to live in next year - there's no comparison between Alpharetta (winner) and Tucker- Alpharetta is spread out more and is a much larger city than Tucker who is only focused on revitalizing "Main Street Tucker" and nothing else	4/10/2023 6:26 PM
102	No	4/10/2023 5:58 PM
103	Improve access to public transportation, adding MARTA bus stops or even a rail line to Northlake, Mountain Industrial or both. Add and maintain sidewalks basically everywhere.	4/10/2023 3:07 PM
104	Once again, the amount of money spent. Especially on this PATH. You've done a terrible job on local roads re road diets. Or should I say you've done a terrific job at messing them up.	4/10/2023 2:28 PM
105	Lack of bike safety on Brockett Rd	4/9/2023 11:34 AM
106	Quit using studies and use the residents	4/9/2023 9:51 AM
107	no	4/9/2023 9:12 AM
108	No.	4/9/2023 8:28 AM
109	Slow traffic down on High Howell	4/7/2023 11:51 AM
110	Not sure.	4/7/2023 10:48 AM
111	n/a	4/7/2023 10:12 AM
112	N/A	4/7/2023 9:59 AM
113	I feel annoyed. Let me know if you want to know what I think.	4/7/2023 7:26 AM
114	Higher standards for required public works contributions for projects. Adopting zoning text	4/7/2023 12:43 AM



## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

	building with the roof caved in.	
167	Beautifying Lawrenceville highway	4/3/2023 7:51 PM
168	I just need there to be something other than auto shops on Lawrenceville Hwy	4/3/2023 7:27 PM
169	This statement is way to general and not detailed enough to understand what you are doing to make any sense.	4/3/2023 7:04 PM
170	No	4/3/2023 7:02 PM
171	No	4/3/2023 6:56 PM
172	No	4/3/2023 6:42 PM
173	Walkability	4/3/2023 5:24 PM
174	Not that I can think of	4/3/2023 5:23 PM
175	no	4/3/2023 5:00 PM
176	Walkability/ sidewalk improvements	4/3/2023 4:48 PM
177	I can't wait for all the trails and paths!	4/3/2023 4:46 PM
178	N/A	4/3/2023 4:37 PM
179	No	4/3/2023 3:57 PM
180	Northlake Plan with the CID and County. Protect US 78 from signs and development. Keep it green and serene. Ride it starting from a mile inside Gwinnett County and you'll understand. If something is not put in place it's going to be messed up.	4/3/2023 11:24 AM
181	Better ways to handle through-traffic. The improvements that have been completed are wonderful (e.g. Chamblee Tucker!), but the cars are now speeding through other neighborhoods. How can traffic be thoughtfully rerouted or calmed?	4/1/2023 3:43 PM
182	This goal is fine and should be supported.Dow	4/1/2023 11:51 AM
183	d	3/28/2023 3:44 PM
184	Hxnsnx	3/28/2023 11:49 AM
185	y5y5y5y5y	3/28/2023 11:21 AM
186	fbfbfb	3/28/2023 11:16 AM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

139	More progress towards increasing bus service and cycling infrastructure.	4/4/2023 6:47 PM
140	Not at this time	4/4/2023 6:01 PM
141	Make the roadways and street scapes prettier. Update and replace business signs. If places look sketchy, they encourage sketchy behavior. Example: underpass to get onto Stone Mountain freeway on Brockett. Also clean street signs on LaVista - they're impossible to read with the white blotches all over them.	4/4/2023 5:29 PM
142	Along with streetscape standards, there should also be standards for the owners and/or tenants of historical buildings.... and not all of them are on Main Street, just the most visible.	4/4/2023 12:51 PM
143	n/a	4/4/2023 12:38 PM
144	No	4/4/2023 12:20 PM
145	Neighborhoods need better roads and road congestion needs to be considered before new developments are approved. It appears that Tucker government only cares about downtown.	4/4/2023 12:05 PM
146	Lots of good plans. How do you implement and make a real tangible change.	4/4/2023 9:35 AM
147	Repairing sidewalks. Requiring new developments to not block/demolish sidewalks for months on end.	4/4/2023 9:18 AM
148	No	4/4/2023 7:50 AM
149	Connections over Fellowship Rd. If proposed bridge is delayed, a lit crosswalk with a crossing signal could be a great holdover.	4/4/2023 7:11 AM
150	No	4/4/2023 5:59 AM
151	Empty shopping carts by the bus stops	4/4/2023 2:18 AM
152	N	4/4/2023 12:58 AM
153	Expedite the redevelopment of Lawrenceville Hwy. attractive & welcoming landscaped "entrance" to Tucker on Lawrenceville Hwy - ie. lilburn/Norcross	4/4/2023 12:45 AM
154	Have cycling lanes been considered in these plans?	4/3/2023 11:44 PM
155	No	4/3/2023 11:07 PM
156	Engineers need to review the CT Road Diet to address the new congestion it has caused at the Britt Road and Norcross-Tucker intersections in the afternoon.	4/3/2023 10:13 PM
157	Make walking safer	4/3/2023 9:59 PM
158	Improve pedestrian access and safety along city roads. Improve intersections like Chamblee Tucker/ Lavista Rd/ Fellowship	4/3/2023 9:35 PM
159	Reducing the traffic on Brockett Road during rush hour keeps getting worse with everyone using Brockett Road as a quicker route from Lawrenceville Highway and 78. The new light and traffic flow at Brockett Road and Cooledge needs to be addressed. There's more of a battle to get to 78 before the light turns red from both directions. It's dangerous.	4/3/2023 9:09 PM
160	Do not allow Tucker has students to park downtown all day during the school week	4/3/2023 8:56 PM
161	Order a Impact Fee Study to determine fees that could be assessed on various types of development in order spread the burden brought about by increased population and traffic amongst new development vs. placing the burden for increased infrastructure on existing residents and landowners.	4/3/2023 8:44 PM
162	Pedestrians and cyclists, speed deterrents (that are nothing like the horror implemented on Brockett Rd - terrible design).	4/3/2023 8:34 PM
163	marta expansion	4/3/2023 8:33 PM
164	To improve transportation connections, we need to improve our roads.	4/3/2023 8:11 PM
165	Better cycling infrastructure	4/3/2023 8:08 PM
166	Make sure businesses take care of their property. Across from the animal clinic, there is a	4/3/2023 8:08 PM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

30	Not at this time	4/27/2023 9:21 AM
31	Very much agree with this topic.	4/27/2023 9:19 AM
32	More trails	4/27/2023 9:10 AM
33	Adding sidewalks to neighborhoods	4/27/2023 8:56 AM
34	Tucker continues to approve residential buildings that cheapen the area.	4/27/2023 8:09 AM
35	N/A	4/26/2023 11:42 PM
36	Redeveloping the unsightly industrial area on Lawrenceville Highway	4/26/2023 6:45 PM
37	No	4/26/2023 6:27 PM
38	No	4/26/2023 6:03 PM
39	No	4/26/2023 4:59 PM
40	We need a homeless shelter to refer homeless people to, and then enforce vagrancy laws - no urban camping allowed	4/26/2023 4:34 PM
41	Uniform commercial signage ordinances.	4/26/2023 3:45 PM
42	Preserving and supporting neighborhoods east of 78	4/26/2023 3:05 PM
43	Maintenance is needed along lawrenceville highway, as it looks dirty and unkempt, including many businesses.	4/26/2023 1:47 PM
44	I'm not informed enough on this topic.	4/26/2023 12:30 PM
45	The comprehensive state laws regulating COAMs pre-empt cities and counties from local regulations on COAMs. See the City of Clarkston GA Supreme Court decision.	4/26/2023 11:36 AM
46	Those definitely need addressing. Perhaps we could get nicer hotels into the area off the interstate.	4/26/2023 11:33 AM
47	address failing waterline infrastructure	4/26/2023 9:40 AM
48	No more pole signs of any description. Flat signs on buildings is enough!	4/26/2023 3:10 AM
49	Zoning enforcement of single family homes	4/25/2023 10:48 PM
50	No	4/25/2023 3:23 PM
51	Assessment of the health and sustainability of waterways within the city limits	4/25/2023 1:38 PM
52	No	4/25/2023 1:28 PM
53	No	4/25/2023 7:44 AM
54	N/A	4/24/2023 11:13 PM
55	Studies on what communities can do to co-exist with transient communities and homelessness in a changing world.	4/24/2023 2:18 PM
56	No	4/24/2023 11:17 AM
57	Address homelessness and trespassing in and around newly built communities like Trinity park	4/24/2023 10:12 AM
58	I'm not sure what redevelopment of existing single family structures along major corridors means or entails	4/23/2023 5:42 PM
59	Allow or increase opportunities for gentle density in existing neighborhoods. Duplex, quadplex, small neighborhood retail with residential above should be considered as a way to bring more (affordable) housing options into the city.	4/21/2023 11:44 PM
60	Redevelopment of existing family homes? That seems like the opposite of what would be described as preserving neighborhoods.	4/21/2023 7:02 PM
61	I think we need a way to help homeowners, specifically seniors, who need help maintaining their home exterior/landscapes etc	4/21/2023 1:30 PM

## Q16 Are there any topics or issues that you feel are missing that are needed to support the above mentioned goal?

Answered: 189 Skipped: 460

#	RESPONSES	DATE
1	No	5/1/2023 12:56 AM
2	Install license plate readers in areas where street racers are active	4/29/2023 9:27 PM
3	Zoning ordinances that address the improvement/ appearance of business frontages within the city.	4/29/2023 1:53 PM
4	No	4/29/2023 10:28 AM
5	No	4/29/2023 8:37 AM
6	Specifically calling out mixed use and live/work spaces along major corridors.	4/28/2023 8:33 PM
7	no	4/28/2023 7:28 PM
8	Study of zoning provisions that should allow homes which would permit at least 4 unrelated resident with disabilities and for seniors .	4/28/2023 5:48 PM
9	One of the major issues impacting Tucker is the traffic impacting residential areas. More oversight on heaving business maintaining buildings and landscaping. Also worn out or poor signage.	4/28/2023 5:35 PM
10	Safety	4/28/2023 5:16 PM
11	N/a	4/28/2023 3:10 PM
12	No	4/28/2023 3:02 PM
13	No	4/28/2023 12:58 PM
14	not sure	4/28/2023 10:32 AM
15	No	4/28/2023 8:20 AM
16	No	4/28/2023 6:29 AM
17	No	4/27/2023 9:33 PM
18	Nothing missing	4/27/2023 8:18 PM
19	not at this time	4/27/2023 7:50 PM
20	No	4/27/2023 5:47 PM
21	No.	4/27/2023 2:51 PM
22	Increasing green space and stop the reduction of our forests.	4/27/2023 1:46 PM
23	N/A	4/27/2023 1:41 PM
24	No.	4/27/2023 10:43 AM
25	Protecting single-family detached communities	4/27/2023 10:12 AM
26	The annex communities cities should be changed since we are paying taxes to Tucker.	4/27/2023 9:55 AM
27	Ok	4/27/2023 9:49 AM
28	No	4/27/2023 9:38 AM
29	No	4/27/2023 9:29 AM



## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

of area. Understanding that this is where a lot of blacks lived back during the sixties and seventies. It is a poor part of with other people groups moving in as well.

87	Affordable housing for longtime residents and their families.	4/13/2023 12:32 PM
88	Ga Tech has a program with City of Atlanta where they measure the area for hot spots, places where additional shade trees are needed.	4/12/2023 12:21 PM
89	No	4/12/2023 11:56 AM
90	Maintaining safety should be part of it too..	4/12/2023 11:14 AM
91	More police presence in high-crime areas off E. Ponce near Juliette Road and across the train tracks.	4/12/2023 9:01 AM
92	Parking of unregistered (junk) cars and cars on unpaved surfaces and front yards -parking limitations on residential	4/12/2023 8:58 AM
93	Police	4/12/2023 5:45 AM
94	no more dollar stores, no more gas stations,	4/11/2023 8:01 PM
95	Side walk for Hugh Howell	4/11/2023 7:42 PM
96	Not sure.	4/11/2023 7:25 PM
97	Kone	4/11/2023 5:27 PM
98	Neighborhood sidewalks to increase walkability of Tucker	4/11/2023 4:21 PM
99	Yes we need more density in the downtown area. We need 3-5 story redevelopment - especially East of Main street. Possibly all along Lawrenceville hwy.	4/11/2023 3:38 PM
100	Code enforcement, allow housing options within neighborhoods, tiny house options, mixed use zoning permitting housing above commercial uses, road improvements....patch the pit holes. Drill down to the communities one neighborhood at a time. Smoker use is not like Idle wood is not like Livsey park.	4/11/2023 3:36 PM
101	No	4/11/2023 3:11 PM
102	Improved communications. It seems you have to be on Facebook in order to know what is going on.	4/11/2023 3:10 PM
103	Not at this time	4/11/2023 1:27 PM
104	2018 Housing Density Study? Staff existing single family options ? Must find and read these ! Did not know these existed - what are results ?	4/11/2023 10:49 AM
105	Road volume review in areas of development. Alternative transportation options.	4/10/2023 11:15 PM
106	No	4/10/2023 9:03 PM
107	Focusing on redevelopment of Lawrenceville hwy and cleaning up that stretch of shops/green space	4/10/2023 7:23 PM
108	No	4/10/2023 5:58 PM
109	Strictly enforce regulations on businesses that border residential zones to ensure that their actions do not damage or endanger our neighborhoods. Reject poorly-designed plans for expansions or developments near residential areas that will send commercial traffic down residential streets where families live and play.	4/10/2023 3:07 PM
110	So you're going to make businesses spend money they don't have. Housing density? Seems you're cramming as many people in as you can.	4/10/2023 2:28 PM
111	No	4/9/2023 9:51 AM
112	housing affordability and multi family developments that prioritize affordability.	4/9/2023 9:12 AM
113	No.	4/9/2023 8:28 AM
114	no	4/7/2023 11:51 AM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

62	This is great; redevelopment of the street scape is a great opportunity to insert mixed-use options, density street scape, and provide draw to what are otherwise dangerous and uncomfortable streets for pedestrians	4/21/2023 1:29 PM
63	Look like positive sounding terminology to mask an unstated objective, i.e., see how we can get the residents in the older, lower priced housing to either upgrade or sell and move out. Things inevitably change but we do not need government policy to force them just because some are uncomfortable with the current situation.	4/20/2023 5:36 PM
64	Enable DDA and/or encourage developers to acquire some of the extended stay places to re-develop into affordable housing. Also need to re-develop commercial parcels adjacent to residential areas so that more of those properties provide goods/services for those neighborhoods.	4/20/2023 2:26 PM
65	Get Grants for neighborhoods to improve aesthetics of neighborhoods	4/19/2023 10:29 PM
66	Improve the water drainage in the neighborhoods	4/19/2023 9:28 PM
67	no	4/19/2023 12:24 PM
68	No	4/19/2023 11:13 AM
69	I have noticed a few homeless individuals in the downtown areas. A plan needs to be developed to handle the unhoused.	4/19/2023 10:53 AM
70	Let's make sure we are implementing and enforcing these regulations.	4/18/2023 10:10 AM
71	Promote solar panels roofing in new constructions.	4/17/2023 5:48 PM
72	Must develop a better Code of Ordinances to reduce/eliminate frequent noises from adjacent industrial developments, which are ruining our once peaceful and quiet neighborhoods. Installation of sound barriers along the CSX train tracks.	4/17/2023 1:07 PM
73	I'd encourage more housing density, but with townhomes if possible.	4/17/2023 12:00 PM
74	Need options for recycling all items not just the few items picked up by Dekalb	4/17/2023 10:47 AM
75	Help neighborhoods deal with increased traffic, tractor trailers, police presence in safe neighborhoods to help with pedestrian Safety, cut thorough traffic - speedy motorists. Residential uses only - no short term rentals & businesses. Overgrown landscapes, storm drains, creeks & lake management	4/16/2023 11:17 PM
76	Proper street light spacing along major roads and in residential areas.	4/16/2023 9:50 PM
77	No	4/16/2023 8:13 PM
78	no	4/16/2023 7:23 PM
79	Improving schools, specifically the High School	4/16/2023 6:59 PM
80	Remove scary run down motels on Lawrenceville highway	4/16/2023 9:12 AM
81	These are all great, very thorough imo	4/16/2023 9:09 AM
82	Stricter enforcement of residential development to ensure projects do not drag on for an indetermined period of time.	4/14/2023 5:05 PM
83	I have watched zoning harassment happen in my neighborhood. One family left, and another has put in an even crazier option when thwarted by zoning codes being strictly enforced. Take it easy!	4/13/2023 4:40 PM
84	The City identifying options for redevelopment of single family homes in the major corridors leading to the downtown vicinity? What on earth? The rest is easily understood and positive. No, can not think of other issues or topics other than fixing RT Ave and the extremely limited parking alongside the RT and behind Local 7.	4/13/2023 3:56 PM
85	Civic services development to address community welfare/diversity issues; homelessness, addiction, veteran services and minority business support	4/13/2023 3:00 PM
86	I guess they call it peopletown over near the Sam's Club at Mountain Industrial. This is a pretty good example of what you would need to deal with. Don't let things devoid into this type	4/13/2023 1:55 PM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

146	n/a	4/4/2023 12:38 PM
147	No	4/4/2023 12:20 PM
148	Theoretically these should improve neighborhood safety, but it hasn't happened yet. Need more police presence in all of Tucker.	4/4/2023 12:05 PM
149	How do you add housing to the downtown area sooner than later( condos/ apartments above street level shops/ restaurants/ small businesses)?	4/4/2023 9:35 AM
150	Subsidized native tree/shrub planting in neighborhoods	4/4/2023 9:34 AM
151	Do school connectivity fit	4/4/2023 7:50 AM
152	No	4/4/2023 5:59 AM
153	N/A	4/4/2023 2:18 AM
154	The amount of homeless by Sam's on mountain industrial	4/4/2023 12:58 AM
155	Regulate, limit or remove the junky tire stores and car kits in Lawrenceville Hwy	4/4/2023 12:45 AM
156	Weather Sirens	4/4/2023 12:11 AM
157	No. Thank you for considering the coin operated gambling at convenience stores.	4/3/2023 11:44 PM
158	No	4/3/2023 11:07 PM
159	Stop converting so many single family lots into townhomes and condos	4/3/2023 11:02 PM
160	Sidewalks get people out of their cars and walking the streets where they live. It helps people meet their neighbors!	4/3/2023 9:49 PM
161	Oak Crest Drive needs attention and keeps being overlooked. The whole area has drainage issues when it rains, on both sides of Brocket Road. Google lists the street as Oakcrest Road but the USPS and sign say Oak Crest Road. This is absurd and shouldn't be an issue.	4/3/2023 9:09 PM
162	Clean up the mess known as Railroad Avenue between Main Street and Beyond fourth Avenue.	4/3/2023 8:56 PM
163	"In vicinity to downtown" needs to be defined. I dont want to see single family homes along Lavista and much of Lawrenville Highway spot zoned for anything other than single family. If any use it should not allow any change of structure. A office use in a home is all that should ve allowed or perhaps a four unit housibg unit. The idea could be to keep the green corridor.	4/3/2023 8:44 PM
164	Just hoping road improvements are in sync with future developments	4/3/2023 8:36 PM
165	revamp code enforcement to welcome all homeowners. do not make hoa type decisions in properties that are not in an HOA	4/3/2023 8:33 PM
166	Don't allow homes people to loiter, or sleep on benches, or sidewalk.	4/3/2023 8:08 PM
167	Unsure	4/3/2023 7:27 PM
168	I would like to see even stronger ordinances related to these types of businesses	4/3/2023 7:22 PM
169	Tucker doesn't need any more apartment complexes.	4/3/2023 7:07 PM
170	New homes are way to expensive and built to close together, and not affordable to a middle class family.	4/3/2023 7:04 PM
171	No	4/3/2023 7:02 PM
172	Not now	4/3/2023 6:56 PM
173	No	4/3/2023 6:42 PM
174	Develop pre approved ADU plans	4/3/2023 5:33 PM
175	No	4/3/2023 5:24 PM
176	Nope! Good list! This will be key: "the City identifying options for redevelopment of existing single family structures along major corridors in vicinity to downtown Tucker; the 2018 Housing	4/3/2023 5:23 PM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

115	Not sure.	4/7/2023 10:48 AM
116	n/a	4/7/2023 10:12 AM
117	Enhanced law enforcement, enforceable neighborhood private property maintenance standards	4/7/2023 9:59 AM
118	Are all the documents/findings mentioned in items 15 and 16 available online? I've only seen one or two. If not, they should be, in the interest of transparency.	4/7/2023 8:42 AM
119	Adopting tax on undeveloped and unused spaces. Create grants for local business owners.	4/7/2023 12:43 AM
120	More housing density will help a lot. There is also poor property maintenance in some areas; more pro-active code enforcement would help.	4/7/2023 12:19 AM
121	I cannot think of anything at the moment	4/6/2023 10:25 PM
122	Clean up of Lawrenceville Hwy - to many run down perkily maintained properties. You will have a hard time attracting companies when the area looks like a dump for blocks and blocks.	4/6/2023 9:38 PM
123	Most of these "convenience" stores are havens for crime and do not fit into this ideal of trying to create an inviting community	4/6/2023 8:21 PM
124	No	4/6/2023 8:20 PM
125	No	4/6/2023 11:37 AM
126	Leave existing neighborhoods alone and no more apartments! Get rid of some of the hotels on LVille Hwy for safety! There's too many	4/6/2023 12:28 AM
127	Keep small green space in new neighbors and protect wildlife	4/5/2023 5:26 PM
128	No	4/5/2023 4:12 PM
129	No	4/5/2023 3:29 PM
130	No.	4/5/2023 2:48 PM
131	No	4/5/2023 12:32 PM
132	Concerns regarding hotels, motels, and extended stays should be not just addressed by ordinances, but also through, low-income housing, social support services, and work-force housing.	4/5/2023 12:20 PM
133	No	4/5/2023 11:03 AM
134	Focus on single family residences and businesses that are not being key to standard. That will significantly improve our city's aesthetic.	4/5/2023 9:00 AM
135	No	4/4/2023 10:12 PM
136	Support our houseless people	4/4/2023 9:45 PM
137	I don't know what these means	4/4/2023 8:49 PM
138	Incentives for HOA participation in upkeep of neighborhoods	4/4/2023 8:01 PM
139	Diversity, Equity, Inclusion, Accessibility, and Belonging Strategic Vision and Plan to be applied to ALL that Tucker plans and does	4/4/2023 7:46 PM
140	I do not want video surveillance downtown.	4/4/2023 7:10 PM
141	The city needs to legalize "missing middle" housing such as townhomes, duplexes, sixplexes. Reduce minimum lot sizes, eliminate or reduce side and frontal setbacks (especially side setbacks), allow more lot coverage and cut or remove parking requirements everywhere.	4/4/2023 6:15 PM
142	Not at this time	4/4/2023 6:01 PM
143	Yes, we continue to encroach into neighborhoods and rezone for businesses.	4/4/2023 5:43 PM
144	Get rid of the loan sharks, pawn shops, auto body shops outnumber ever other business in Tucker etc. nicer businesses will attract more people to the area to live and do business.	4/4/2023 5:29 PM
145	NO multi-storey CONDOS ON LaVista Road. NO 2nd and 3rd storey condos over existing buildings on Main Street. Tucker is not Decatur.	4/4/2023 12:51 PM



## Q17 Are there any topics or issues that you feel are missing that are needed to support the above mentioned goal?

Answered: 168 Skipped: 481

#	RESPONSES	DATE
1	No	5/1/2023 12:56 AM
2	Add pickleball courts in the park	4/29/2023 9:27 PM
3	Parks and recreational areas should be enhance to create more of them on the southern edge of the city	4/29/2023 1:53 PM
4	No	4/29/2023 10:28 AM
5	No	4/29/2023 8:37 AM
6	This is excellent!	4/28/2023 8:33 PM
7	no	4/28/2023 7:28 PM
8	Na	4/28/2023 7:12 PM
9	Not at this time. Maybe trail improvements and marking in Henderson Park.	4/28/2023 5:35 PM
10	No	4/28/2023 5:16 PM
11	N/a	4/28/2023 3:10 PM
12	No	4/28/2023 3:02 PM
13	No	4/28/2023 12:58 PM
14	I think the greenspaces are great in Tucker but several seem to be volunteer maintained but they have more work than they can handle. I think the city needs to step up and support the maintenance of greenspaces by at the very least organizing events, and making it easier for people to know how to get involved. There seems to be a disconnect with all of this. As I mentioned previously, Tucker has a communications problem.	4/28/2023 10:32 AM
15	Love the native plants efforts!	4/28/2023 9:55 AM
16	No	4/28/2023 8:20 AM
17	No	4/28/2023 6:29 AM
18	No	4/27/2023 9:33 PM
19	Nothings missing	4/27/2023 8:18 PM
20	not at this time	4/27/2023 7:50 PM
21	Trees on Tucker is one of the biggest curve appeal, which are being destroyed in order to build houses. City should have a very knowledgeable Arborist Department in order to protect all the city's greenery.	4/27/2023 4:54 PM
22	No.	4/27/2023 2:51 PM
23	I agree with these and hope that native trees can be incorporated into future green space plan. I am concerned the tree canopy study has come too late and there are already areas that are impacted by clear cutting such as at Idlewood Station.	4/27/2023 1:46 PM
24	N/A	4/27/2023 1:41 PM
25	Speeding and street racing	4/27/2023 10:45 AM
26	No.	4/27/2023 10:43 AM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

Density Study" Want a vibrant downtown? We need people living there and within walk/bike distance with the infrastructure to do so.

177	no	4/3/2023 5:00 PM
178	Start listening to local residents and neighborhoods when they tell the city enough is enough and. It to approve or push through more density where folks don't want it!	4/3/2023 5:00 PM
179	Nope	4/3/2023 4:48 PM
180	N/A	4/3/2023 4:37 PM
181	No	4/3/2023 3:57 PM
182	Harsher penalties for out of state absentee corporate landlords who fail to maintain property and leave vacant uncared for properties to deteriorate.	4/3/2023 2:41 PM
183	Keep looking for opportunities to refine the code. It is the best line of defense against decay.	4/3/2023 11:24 AM
184	Continue to improve walkability from neighborhoods further away from the downtown area.	4/1/2023 3:43 PM
185	Downtown Tucker needs densification if it is to be a real center of the city. It is not, at present representative of a center of a city of nearly 40,000; more like a town of 2,000. That is the current reality; in addition the center lacks more dense residential housing. In short it is not a "downtown" commensurate with a city the size and importance of Tucker.	4/1/2023 11:51 AM
186	d	3/28/2023 3:44 PM
187	Jdhsnsn	3/28/2023 11:49 AM
188	6u6u6u	3/28/2023 11:21 AM
189	fbfbfb	3/28/2023 11:16 AM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

properties that apply for construction permits or are otherwise developed. Provide for a greenspace acquisition fund.

60	More parks with walking accessibility for neighborhoods	4/19/2023 10:29 PM
61	Look for opportunities to provide for increased community gardens, indoor and outdoor locations for play, improved support for bicycles in Tucker.	4/19/2023 12:24 PM
62	No	4/19/2023 11:13 AM
63	Not sure if this belongs here but important to unify/consolidate look and feel of community with design standard additions updates in commercial corridors.	4/18/2023 10:10 AM
64	Star-gazing zones protected from light pollution	4/17/2023 5:48 PM
65	None	4/17/2023 1:07 PM
66	I like what we've done. Keep working on the trail!	4/17/2023 12:00 PM
67	Additional programs for sessions, mental health. Plus increases hours & accessibility for Tucker Rec Center	4/16/2023 11:17 PM
68	Plan for programs to prioritize to use the park and rec space. Also promoting it for residents to know the amenities and how to participate	4/16/2023 9:50 PM
69	Maintaining a cleaner downtown area from excessive debris and trash. Have businesses responsible for updating and beautifying their front appearances with paint or repairs.	4/16/2023 8:13 PM
70	Would be nice to make plans to get rid of English ivy in parks.	4/16/2023 7:23 PM
71	This is me dreaming big but I would LOVE if we could get a native plant nursery in the area esp for trees. You've no idea how hard they are to find ... at a reasonable price. Could work with GA Native Plant Society on this? Or maybe an annual native plant sale would be a start, invite semi-local nurseries to participate too	4/16/2023 9:09 AM
72	Better streetscaping and lighting along the main thoroughfares.	4/14/2023 5:05 PM
73	See my above comments about creating a Tucker Nature Center.	4/13/2023 4:40 PM
74	No, none.	4/13/2023 3:56 PM
75	Civic services development to address community welfare/diversity issues; homelessness, addiction, veteran services and minority business support	4/13/2023 3:00 PM
76	Native tree requirements? Oh you mean like and pine trees? How about some Japanese maples how about some elm trees, ginkgo trees how about some Korean dogwoods? These truly are beautiful compared to a pin oak.	4/13/2023 1:55 PM
77	More support of community gardens and orchards rather than a contentious relationship.	4/12/2023 10:50 PM
78	I think y'all needs little help with code enforcement	4/12/2023 11:56 AM
79	Summer camp and recreational activities that support families and focus on healthy children.	4/12/2023 11:14 AM
80	Saving existing trees would be a nice priority. Seems like most building being done involves clear cutting the property. I'm sure this is more cost effective than working around trees. Just my opinion as a life long tree hugger :)	4/12/2023 9:54 AM
81	No	4/12/2023 9:01 AM
82	No	4/12/2023 5:45 AM
83	I would like to see the City look into converting our current overhead power to underground power. It is costly, but it's much more visibly appealing and would help tremendously with the influx of power outages that we have been experiencing.	4/11/2023 10:58 PM
84	Not sure.	4/11/2023 7:25 PM
85	None	4/11/2023 5:27 PM
86	See my note re: we need a new and larger public pool.	4/11/2023 5:22 PM
87	Stop recreation discrimination...build outdoor basketball courts. Dog parks. Litter control, esp	4/11/2023 3:36 PM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

27	A stronger tree ordinance	4/27/2023 10:12 AM
28	Not at this time.	4/27/2023 9:55 AM
29	Ok	4/27/2023 9:49 AM
30	No	4/27/2023 9:38 AM
31	Not at this time	4/27/2023 9:21 AM
32	More dog parks	4/27/2023 9:10 AM
33	Increasing arts programs (visual art, theatre, and music)	4/27/2023 8:56 AM
34	N/A	4/26/2023 11:42 PM
35	No	4/26/2023 6:45 PM
36	No	4/26/2023 6:27 PM
37	No	4/26/2023 6:03 PM
38	No	4/26/2023 4:59 PM
39	Playgrounds or playspaces for younger children in the current and future greenspaces	4/26/2023 4:44 PM
40	Would love to have activities for developmentally disabled kids and adults	4/26/2023 4:34 PM
41	Addressing environmental concerns for residential neighborhoods near Mountain Industrial	4/26/2023 3:05 PM
42	More trees sound nice	4/26/2023 1:47 PM
43	No	4/26/2023 12:30 PM
44	If property is clear cut for a project at least 4 inch diameter trunk size trees should replace 70% of previous canopy with 4 years growth or something like that.	4/26/2023 3:10 AM
45	Nothing in the master plan (the version I read a couple of years ago) included anything about churches/houses of worship. Tucker has a lot of churches and the city should continue to support those churches and foster a community of faith in it's policies.	4/25/2023 4:16 PM
46	No	4/25/2023 3:23 PM
47	No	4/25/2023 1:38 PM
48	No	4/25/2023 1:28 PM
49	No	4/25/2023 7:44 AM
50	N/A	4/24/2023 11:13 PM
51	no	4/24/2023 2:18 PM
52	No	4/24/2023 11:17 AM
53	No	4/23/2023 5:42 PM
54	Lets build real walking trails in our parks that have appropriate paths that follow the terrain, provide drainage and eliminate all the short cut trails. Have music events in the parks.	4/21/2023 11:44 PM
55	Happy to see native tree requirements. Would love that to extend to landscaping and plants as well.	4/21/2023 7:02 PM
56	How many tree companies adhere to the ordinance of not removing x number and size of trees? It seems like there's been some properties that have trees removed before anyone is able to stop the owner/tree company. Maybe a penalty for a tree company who doesn't adhere to Tucker's ordinance?	4/21/2023 1:30 PM
57	Sidewalks. I don't know what the plans hold, but the extreme lack of sidewalks in neighborhoods and along busier streets is mind-boggling	4/21/2023 1:29 PM
58	We've hear about tree canopies for aged but the trees keep disappearing.	4/20/2023 5:36 PM
59	See performance/visual arts center suggestion earlier in survey. Façade standards for existing	4/20/2023 2:26 PM



## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

116	Survey and development plan for pocket parks, addition of shade plantings or structures at existing playgrounds, and access to restroom facilities at playgrounds.	4/5/2023 12:20 PM
117	No	4/5/2023 11:03 AM
118	None	4/5/2023 9:00 AM
119	Invest in a better communication strategy so the community knows what's happening. Not everyone uses Facebook.	4/5/2023 4:35 AM
120	Dramatically expanding capacity of Rec center, exploring the possibility of sitio al recreation centers (e.g YMCA) in Tucker.	4/4/2023 10:41 PM
121	No	4/4/2023 10:12 PM
122	Don't move the orchard at the rec center	4/4/2023 9:45 PM
123	I'd like a recycling center like C.H.A.R.M	4/4/2023 9:04 PM
124	Need more info to answer this	4/4/2023 8:49 PM
125	Community gardening and green space focus	4/4/2023 8:01 PM
126	Diversity, Equity, Inclusion, Accessibility, and Belonging Strategic Vision and Plan to be applied to ALL that Tucker plans and does	4/4/2023 7:46 PM
127	No	4/4/2023 7:10 PM
128	Not at this time	4/4/2023 6:01 PM
129	Tucker should invest in a membership tennis and pool club. There are no community pools in the area and it would be fantastic.	4/4/2023 5:29 PM
130	Tucker needs to adopt a specific tree for its downtown area. It's planted now in crape myrtles, which is okay as long as they aren't whacked down every year. But dogwoods or cherry trees would be wonderful. We could have a Cherry Festival, for instance. Get rid of invasive Bradford pear trees and replace them with native species. Enhance the new trails with native flowering shrubs: azaleas, etc. Support new hardwood varieties.	4/4/2023 12:51 PM
131	n/a	4/4/2023 12:38 PM
132	No	4/4/2023 12:20 PM
133	Infrastructure improvements to Peters Park.	4/4/2023 10:14 AM
134	no	4/4/2023 9:35 AM
135	No	4/4/2023 7:50 AM
136	Enhancing walking/biking options to city parks.	4/4/2023 7:11 AM
137	No	4/4/2023 5:59 AM
138	No	4/4/2023 12:58 AM
139	No	4/4/2023 12:45 AM
140	Acquisition of property for dedicated use for the arts.	4/3/2023 11:44 PM
141	No	4/3/2023 11:07 PM
142	More trails and trail connectivity	4/3/2023 9:35 PM
143	Brackett Creek Trail has become a danger to children and was left off the pathway plan as well as being a maintenance nightmare after the drainage creek system was cut off without completing a drainage plan when the trail was cutoff for a new playground area and basketball courts. The city needs to hold the school district accountable for completing the project.	4/3/2023 9:09 PM
144	Support the trees in the green space on church	4/3/2023 8:56 PM
145	Create a central mostly green park of 2 acres in central area of Northlake by creating a special taxing district oto keep incremental tax dollars in the district to pay off bonds to purchase and create new green space in addition to Impact Fees.	4/3/2023 8:44 PM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

in the Northlake area Paved off street paths/trails at Henderson Park, Johns Homestead, around cofer lake, etc, to allow strollers, wheelchair s, walkers, people with disabilities.

88	No	4/11/2023 3:11 PM
89	Not at this time	4/11/2023 1:27 PM
90	Is the sign ordinance straightened out now ? If it's still in progress, keep working on it until it is fully functional and satisfies our Tucker Community way.	4/11/2023 10:49 AM
91	No	4/10/2023 11:15 PM
92	No	4/10/2023 9:03 PM
93	Focusing on redevelopment of Lawrenceville hwy and cleaning up that stretch of shops/green space	4/10/2023 7:23 PM
94	Other than limiting high density development, no.	4/10/2023 5:58 PM
95	City continues to allow clear cutting of trees for development's sake.	4/10/2023 2:28 PM
96	No	4/9/2023 9:51 AM
97	no	4/9/2023 9:12 AM
98	No.	4/9/2023 8:28 AM
99	complete Lords Park	4/7/2023 11:51 AM
100	Not sure.	4/7/2023 10:48 AM
101	n/a	4/7/2023 10:12 AM
102	N/A	4/7/2023 9:59 AM
103	Evaluate possible locations for a theater/concert venue. Expand class offerings with an eye towards elderly.	4/7/2023 12:43 AM
104	None, other than a public indoor pool to open nearby	4/6/2023 10:25 PM
105	I think there should be a study done on the water quality of Tucker. I can't drink the water that comes out of my tap.	4/6/2023 9:38 PM
106	Again...you can add a tree canopy study all you want:...u til the current properties are forced to clean up ...it really doesn't make a difference in my mind:	4/6/2023 8:21 PM
107	No	4/6/2023 8:20 PM
108	Path support	4/6/2023 11:37 AM
109	Maintenance of parks. I live near Kelly Cofer park. I walk there almost every day. I love it but it seems like the city is relying on volunteers to maintain the grounds. That's not enough. The pond is cloudy and has garbage floating in it. The fruit/herb garden is full of weeds. The trails are infested with poison ivy. My concern is you are taking on even more projects that won't be maintained.	4/5/2023 7:15 PM
110	Consider using Tree Bank funds to join Trees Atlanta's Front Yard Tree Program like most other cities in DeKalb have already done. Also, Tucker needs to form a "Tucker Green and Clean" Department that will take over most of the functions of Keep DeKalb Beautiful (right of way maintenance, litter abatement, promoting recycling, etc.) and also function as a Sustainability Department. I feel that we have fallen behind other cities in regards to environmental issues.	4/5/2023 5:52 PM
111	Open rec center park and court for our school kids - beack volley basketball free play court	4/5/2023 5:26 PM
112	No	4/5/2023 4:12 PM
113	No	4/5/2023 3:29 PM
114	No	4/5/2023 2:48 PM
115	No	4/5/2023 12:32 PM

## Q18 Are there any topics or issues that you feel are missing that are needed to support the above mentioned goal?

Answered: 153 Skipped: 496

#	RESPONSES	DATE
1	No	5/1/2023 12:56 AM
2	Do not neglect the new subdivisions along E Ponce De Leon and Roadhaven Dr. We are a growing voice of voters and community members who want progress.	4/30/2023 9:19 AM
3	no	4/29/2023 9:27 PM
4	meetings that are run by consultants rather than staff, take up a lot of billable hours.	4/29/2023 3:49 PM
5	No	4/29/2023 10:28 AM
6	No	4/29/2023 8:37 AM
7	Focus on recruiting and supporting BIPOC business owners. Recruiting business who maybe getting pushed out of other areas of DeKalb Co. Due to gentrification. Ex. Recruiting business from Buford Hwy.	4/28/2023 8:33 PM
8	no	4/28/2023 7:28 PM
9	Address vacant buildings. Create a more pedestrian friendly downtown area to attract more restaurants, retail.	4/28/2023 5:35 PM
10	No	4/28/2023 5:16 PM
11	N/a	4/28/2023 3:10 PM
12	No	4/28/2023 3:02 PM
13	No	4/28/2023 12:58 PM
14	Agree all of this is necessary. Tucker has a marketing and communications problem and it needs to be fixed if you want to attract quality businesses. Please just don't hire a bad agency to manage this. Hire one that knows what they are doing and actually do good work.	4/28/2023 10:32 AM
15	No	4/28/2023 8:20 AM
16	You have my supports in all of the goals	4/28/2023 6:29 AM
17	No	4/27/2023 9:33 PM
18	Nothing missing	4/27/2023 8:18 PM
19	not at this time	4/27/2023 7:50 PM
20	No	4/27/2023 5:47 PM
21	No.	4/27/2023 2:51 PM
22	No comment	4/27/2023 1:46 PM
23	N/A	4/27/2023 1:41 PM
24	No.	4/27/2023 10:43 AM
25	Protecting our commercial and office space	4/27/2023 10:12 AM
26	Not at this time.	4/27/2023 9:55 AM
27	Ok	4/27/2023 9:49 AM
28	No	4/27/2023 9:38 AM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

146	Native trees aren't necessarily the best choices for harsh parking lot conditions. Natives should certainly be included, but not required in parking lot medians and islands.	4/3/2023 8:36 PM
147	Build more Pickleball facilities	4/3/2023 8:35 PM
148	idk	4/3/2023 8:33 PM
149	No	4/3/2023 8:08 PM
150	How we support green space along major roadways	4/3/2023 7:27 PM
151	Could the city have an arborist that citizens could request a visit from to identify healthy vs unhealthy trees on their property. Then homeowner could know if a tree needs to come down before reaching out to hire a tree company. It's not always obvious.	4/3/2023 7:02 PM
152	Not now	4/3/2023 6:56 PM
153	No	4/3/2023 6:42 PM
154	Increasing opportunities for social connections across the lifespan	4/3/2023 5:24 PM
155	nope	4/3/2023 5:23 PM
156	no	4/3/2023 5:00 PM
157	Can we tie in with Trees Atlanta to support the tree canopy and planting or cutting of trees. They have several local initiatives, might be good for Tucker	4/3/2023 5:00 PM
158	As stated above, expand recreation focus to include opportunities for teens, adults and seniors. Include a focus on environmental education, more unique outdoor experiences, etc	4/3/2023 4:57 PM
159	None	4/3/2023 4:48 PM
160	Love the plan. Would love to see activities that can be used without needing field reservations like disc golf, open fields, picnicking, etc.	4/3/2023 4:46 PM
161	Inclusive and accessible activities and structures.	4/3/2023 4:37 PM
162	No	4/3/2023 3:57 PM
163	Continue upkeep of current parks.	4/1/2023 3:43 PM
164	This part of Tucker's plan is working well; keep it up.	4/1/2023 11:51 AM
165	d	3/28/2023 3:44 PM
166	Ksksns	3/28/2023 11:49 AM
167	6u6u6y6y	3/28/2023 11:21 AM
168	fbfbfb	3/28/2023 11:16 AM



## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

61	no?	4/16/2023 7:23 PM
62	Sounds good, I just hope any marketing materials capture the warmth and community of Tucker not just its commercial “assets” :) that language strikes me as a little cold although I know that’s not how it’s meant	4/16/2023 9:09 AM
63	A more aggressive masterplan for downtown redevelopment. The vision currently is shortsighted when compared to similar suburban downtowns outside of Atlanta. What would draw someone to visit compared with going to Decatur, Lilburn, etc. instead.	4/14/2023 5:05 PM
64	No.	4/13/2023 4:40 PM
65	The TDDA was established? What is their power? What are the standards by which they operate? Who is the contact? So glad marketing material will be developed to promote our great City! Please, Please make sure it is triple checked before final publications are done. Be sensitive to ALL of Tucker, don't forget the small businesses and small town feel with big city goals. SMALL BIZ EXPO has been Don for years by Christine Bloodworth. City needs to connect with her and Omega Support Services. Community Work Program...how about add in how to help job insecure amd connect them with jobs. For instance, summer jobs in the City. Childcare or free enrollment in he camps while the parent works. That would be a huge help getting some of our food, job, amd housing insecure residents a leg up. That is what a small.town with big heart does! That is excellent free advertising one of our best assets- helping amd promoting our own!	4/13/2023 3:56 PM
66	Pretty wordy question here. I'm not sure exactly how to answer this. How about no more gas stations? I will have to say tucker is still pretty run down after all these years. I know it takes money to make things better. Hopefully, the people of Tucker will want a better environment.	4/13/2023 1:55 PM
67	No	4/12/2023 11:56 AM
68	How can the City help with finding opportunities or new business and entrepreneurs	4/12/2023 11:14 AM
69	No	4/12/2023 9:01 AM
70	Stop doing studies and wasting money	4/12/2023 5:45 AM
71	create a high tech focus on bringing in some new industries to our area,	4/11/2023 8:01 PM
72	Not sure.	4/11/2023 7:25 PM
73	None	4/11/2023 5:27 PM
74	I suggest a much increased notification of meetings and issues. When, where, why etc. not once but several times in advance of the meetings.	4/11/2023 5:00 PM
75	Initiatives to attract the creatives, entrepreneurs, small business incubator center, young people.	4/11/2023 3:36 PM
76	No	4/11/2023 3:11 PM
77	Not at this time.	4/11/2023 1:27 PM
78	Wow ! Not familiar with most of the above. Get the word out about this ! Wonderful regular meetings with state & regional, marketing materials of Tucker assets, ULI study ! Way to go ! Must find...let's see it !	4/11/2023 10:49 AM
79	No	4/10/2023 11:15 PM
80	No	4/10/2023 9:03 PM
81	Focusing on redevelopment of Lawrenceville hwy and cleaning up that stretch of shops/green space	4/10/2023 7:23 PM
82	Better communication to the community on status of implementing economic plans on website since residents can't get to town hall meetings due to work schedules	4/10/2023 6:26 PM
83	No	4/10/2023 5:58 PM
84	Place an emphasis on local businesses as opposed to big national chains or gigantic corporations that are not truly invested in benefitting our community.	4/10/2023 3:07 PM
85	Yes these "Authorities" need to quit threatening businesses.	4/10/2023 2:28 PM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

29	Not at this time	4/27/2023 9:21 AM
30	More business diversity	4/27/2023 9:10 AM
31	N/A	4/26/2023 11:42 PM
32	More support for the nonprofits that call Tucker home. We are at the mercy of our landlords. Our monthly rent is going up from 1700/month to 2600/month. While this is in line with current market values, that drastic of an increase should not be allowed.	4/26/2023 10:53 PM
33	No	4/26/2023 6:45 PM
34	No	4/26/2023 6:27 PM
35	No	4/26/2023 6:03 PM
36	No	4/26/2023 4:59 PM
37	Rent for spaces on main street seems to be an issue, based on empty store fronts and established businesses having to relocate or close. Look at what is happening with rent increases and work towards a resolution that helps thriving businesses to stay open and new businesses to open.	4/26/2023 4:44 PM
38	Lower property taxes to make it more attractive for new families to move here	4/26/2023 1:47 PM
39	No	4/26/2023 12:30 PM
40	I am against Tax Abatements. I could support incremental tax increases staying in a district if district was blighted and needed infrastructure improvements.	4/26/2023 3:10 AM
41	No	4/25/2023 3:23 PM
42	No	4/25/2023 1:38 PM
43	No	4/25/2023 1:28 PM
44	No	4/25/2023 7:44 AM
45	N/A	4/24/2023 11:13 PM
46	no	4/24/2023 2:18 PM
47	No	4/24/2023 11:17 AM
48	No	4/23/2023 5:42 PM
49	no	4/21/2023 1:30 PM
50	As stated previously, more is not by definition better for Tucker residents, only for tax revenues.	4/20/2023 5:36 PM
51	Some focus on collaborative marketing of properties especially downtown. Redevelopment of NL area especially Tower Festival and NL Office Park areas suggested earlier.	4/20/2023 2:26 PM
52	Examine opportunities for studies or equipment etc through public and private sector funding	4/19/2023 10:29 PM
53	Investment in programs supporting work growth opportunities for Tucker youth such as apprenticeships, HS Student internships, a ready labor force to encourage companies to come to Tucker to take advantage of our labor availability.	4/19/2023 12:24 PM
54	No	4/19/2023 11:13 AM
55	Need to get the marketing materials developed.	4/18/2023 10:10 AM
56	Small is beautiful	4/17/2023 5:48 PM
57	None	4/17/2023 1:07 PM
58	Use tax abatement to encourage housing downtown.	4/17/2023 12:00 PM
59	Better overall communication & outreach with city council in each district. Many reach out & network, several do not.	4/16/2023 11:17 PM
60	No	4/16/2023 8:13 PM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

businesses locating their headquarters in Tucker once the graduate from that location.

114	Redevelop Lawrenceville Highway between Main Street and PeaRidge. It's always been tacky but it could be a little LESS tacky.	4/4/2023 12:51 PM
115	n/a	4/4/2023 12:38 PM
116	No	4/4/2023 12:20 PM
117	How do you buy out business that prevent the development the City wants to encourage. Tucker has way too many used car and car repair/ junk car lots. No way to make these business look better.	4/4/2023 9:35 AM
118	focus on schools!	4/4/2023 9:06 AM
119	Do not tax home-based businesses (currently we pay about \$400 to Tucker for taxes yearly which is a lot for us)	4/4/2023 8:40 AM
120	No	4/4/2023 7:50 AM
121	Identifying unused or disused properties. Enforcing zoning requirements.	4/4/2023 7:11 AM
122	No	4/4/2023 5:59 AM
123	Parking	4/4/2023 2:18 AM
124	No	4/4/2023 12:58 AM
125	Focus on attracting more single adults, LGBTQ adults and families, friendlier inclusion policies	4/4/2023 12:45 AM
126	No.	4/3/2023 11:44 PM
127	No	4/3/2023 11:07 PM
128	Bring the film industry in more this is the home of stranger things don't let it go to waste.	4/3/2023 9:59 PM
129	Downtown parking	4/3/2023 9:21 PM
130	No. Everything is coming together due to planning efficiently.	4/3/2023 9:09 PM
131	Parking! You can't park in downtown Tucker during school days hype and they're all taken up by Tucker high school students cars	4/3/2023 8:56 PM
132	Instead of Taxabatement I suggest a special tax dustruct to keep incrementak tax dollares in the district in addition to Impaft Fees on new construction.	4/3/2023 8:44 PM
133	Stress needing more retail. More dining is ok but tuckers has an overabundance of dessert type places.	4/3/2023 8:36 PM
134	idk	4/3/2023 8:33 PM
135	Get a Trader Joe's, (seriously)	4/3/2023 8:08 PM
136	I would like to see us strike a better balance between catering to small business and allowing larger businesses to service the needs of Tuckers citizens. For example, preventing Publix from building a larger footprint store to accommodate more small storefronts was a mistake in my opinion. Tucker residents still need to drive to Embry Hills Kroger to visit a large grocer, we had a great chance to serve that need and let it slip through our fingers to accommodate another nail salon	4/3/2023 7:22 PM
137	No	4/3/2023 7:02 PM
138	No	4/3/2023 6:42 PM
139	Facade program	4/3/2023 5:33 PM
140	No	4/3/2023 5:24 PM
141	nope	4/3/2023 5:23 PM
142	Traffic control	4/3/2023 5:00 PM
143	What has the DDA even do or have done? What are they suppose to do? The effectiveness of this 'group' needs to be evaluated. If they have done anything, then promote it!	4/3/2023 4:57 PM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

86	No	4/9/2023 9:51 AM
87	no	4/9/2023 9:12 AM
88	No.	4/9/2023 8:28 AM
89	Encourage independent business development, we have enough "chain restaurants" here already	4/7/2023 11:51 AM
90	Not sure.	4/7/2023 10:48 AM
91	why do you hate automotive businesses?	4/7/2023 10:12 AM
92	N/A	4/7/2023 9:59 AM
93	explore partnerships with local educational institutions from elementary schools to nearby colleges/universities to align educational tracks with anticipated Tucker economic development.	4/7/2023 12:43 AM
94	Get creative with the empty retail spaces	4/6/2023 10:25 PM
95	I welcome new businesses to open in Tucker. However, the new Publix center is like so many others. Every retail is a zero copy of any of the other new retail shops in Atlanta. The same national retail chains. Not enough locally owned and GOOD food, and retail that we have all over the city.	4/6/2023 9:38 PM
96	Just need to focus on high end experiences. Many high income folks are moving to Tucker but travel into Atlanta to spend their money. I would love to not have to take a \$100 Uber into the city for a \$500 dinner for two and could spend my money in Tucker.	4/6/2023 8:20 PM
97	Update the 2017 ULI Parking Study. Downtown Tucker will never thrive until the parking problem is solved. I am very disappointed that the new town green will not include the flex parking lot that was proposed in the original parking study and subsequent studies.	4/5/2023 5:52 PM
98	No	4/5/2023 4:12 PM
99	No, but the above need to be pushed to marketers of vacant and underutilized land within the downtown development overlay.	4/5/2023 3:29 PM
100	Apparently none of these have drawn enough interest in filling Main Street.	4/5/2023 2:48 PM
101	No	4/5/2023 12:32 PM
102	Supporting live/work housing, developing a small business incubator, and a co-work space in downtown.	4/5/2023 12:20 PM
103	No	4/5/2023 11:03 AM
104	None	4/5/2023 9:00 AM
105	Please make sure economic development opportunities are spread across the city and not solely focused in the more affluent areas.	4/5/2023 4:35 AM
106	No	4/4/2023 10:12 PM
107	Again, need more info to answer this question	4/4/2023 8:49 PM
108	Incentives for small business retail/restaurants	4/4/2023 8:01 PM
109	Diversity, Equity, Inclusion, Accessibility, and Belonging Strategic Vision and Plan to be applied to ALL that Tucker plans and does	4/4/2023 7:46 PM
110	No	4/4/2023 7:10 PM
111	By promoting denser and more efficient land use, the city could bolster the local economy. Eliminating parking requirements and other zoning mandates that reduce density will help use land more efficiently and increase property tax revenues without raising taxes on existing residents.	4/4/2023 6:15 PM
112	Not at this time	4/4/2023 6:01 PM
113	Creating a relationship with the GA Tech business incubator in Midtown to promote those	4/4/2023 1:16 PM



## Q19 What are the City of Tucker’s Strengths? What are the best things that Tucker has to offer? What makes you love Tucker? What makes Tucker unique?

Answered: 297 Skipped: 352

#	RESPONSES	DATE
1	Small town feel, free downtown parking. Safe	5/1/2023 11:57 AM
2	Small Town.	5/1/2023 11:06 AM
3	Proximity to interstates 285 & 85. Good places to eat. Nice people. Feeling of being in the country with plenty of trees and large lots	5/1/2023 1:05 AM
4	Do not neglect the new subdivisions along E Ponce De Leon and Roadhaven Dr. We are a growing voice of voters and community members who want progress.	4/30/2023 9:28 AM
5	Tucker is small and almost quaint.	4/29/2023 6:44 PM
6	+++ Location, Location, Location. ++Business friendly.	4/29/2023 2:03 PM
7	I enjoy the easy access to the major highway systems and to the City of Atlanta via Ponce de Leon.	4/29/2023 10:35 AM
8	Small town feel, trees, trees, trees, parks and greenspaces. Best kept secret in Atlanta!!	4/29/2023 8:47 AM
9	Parks and rec! Great parks system. Old growth trees and canopy coverage. Homes that we can grow old in (ranch style). Close proximity to Decatur and Atlanta. Small town feeling.	4/28/2023 8:41 PM
10	Tucker's strength for me is the proximity it is to downtown Atlanta and it is easy to get to other areas. Tucker does seem to want to have unified home town look appeal which is great. does not want to really be like Atlanta.	4/28/2023 7:43 PM
11	Its centralized access to major arteries in Atlanta	4/28/2023 7:16 PM
12	We have great citizen involvement. We are a friendly community. We have individuals with vision committed to making Tucker an accessible, joyful, supportive, and economically successful city. We have many public events that are exciting and fun. Tucker is unique because we are a new city that is fortunate to have guidance in establishing itself as a pleasant place to live.	4/28/2023 5:53 PM
13	I love the small town feel and community of Tucker. Green space with activities a strength. I love the responsive and positive leadership. Parking and traffic continue to be challenges.	4/28/2023 5:43 PM
14	Tucker has a great position location wise. The mix of suburban neighborhoods with the proximity of city of Atlanta is very desirable	4/28/2023 3:21 PM
15	It's connected to the city of Atlanta, and all it has to offer as well. It's close enough to get to where you're going, and yet far enough away from most of the issues living in the city of Atlanta's metro area.	4/28/2023 3:08 PM
16	Close to each other, recreation dept,	4/28/2023 12:59 PM
17	Proximity to Atlanta, great parks and easy access to Stn Mtn, great events, affordable homes with decent size lots, and affordable business real estate. It has a bunch of young families moving in and giving the area new life and they are upgrading their homes and yards to make the place a good investment and safe place to live and raise a family. I love the small town vibe while still being close to the city. I love the potential this city has to become the next Decatur like neighborhood.	4/28/2023 10:42 AM
18	Affordable (relatively). Convenient (groceries and such). Location (not ITP but still close). Lots of trees.	4/28/2023 9:58 AM
19	Small Town feel with convince to major transportation arteries, variety of homes and the	4/28/2023 8:25 AM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

144	Would like to see more focus on attracting new tenants to existing empty spaces, and redeveloping empty or dilapidated spaces (looking at you, collapsed roof at Fellowship and LaVista)	4/3/2023 4:48 PM
145	N/A	4/3/2023 4:37 PM
146	No	4/3/2023 3:57 PM
147	Find the businesses you want in Tucker and court them. Build a program that attracts those who will relocate to Tucker. Understand that persona.	4/3/2023 11:24 AM
148	What is causing businesses to be unable to stay downtown? What types of businesses would locals actually frequent? What businesses would attract shoppers from outside of Tucker?	4/1/2023 3:43 PM
149	No.	4/1/2023 11:51 AM
150	d	3/28/2023 3:44 PM
151	Kdnsns	3/28/2023 11:49 AM
152	66u6u6u	3/28/2023 11:21 AM
153	fbfb	3/28/2023 11:16 AM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

the community.

50	Affordable, diverse, established	4/26/2023 4:56 PM
51	Small town feel but big city amenities, investment in development of main street and surrounding area, community activities that are available to everyone, strong sense of community and community buy in	4/26/2023 4:50 PM
52	Effective Mayor and City Council. Lots of activity. Parks are growing and improving dramatically.	4/26/2023 4:47 PM
53	Hometown feel, downtown center	4/26/2023 4:38 PM
54	Small connected community. Good selection of restaurants. I like that we are developing downtown, adding trails and event areas, storefronts and more community activities.	4/26/2023 4:33 PM
55	The city isn't too dense, but not too suburban.	4/26/2023 4:09 PM
56	Community involvement, location, variety of housing, and the mixture or residential, commercial and light industrial.	4/26/2023 3:59 PM
57	Convenience and location	4/26/2023 3:35 PM
58	Proximity to other parts of Atlanta.	4/26/2023 3:00 PM
59	I moved here 3 months ago, not sure	4/26/2023 1:47 PM
60	Community Involvement. Tucker is unique because it has a small town feel even though we're in the heart of metro Atlanta.	4/26/2023 12:45 PM
61	It is pretty centrally located is a definite advantage. Because of this that Lawrenceville Hwy strip needs more attention (not crowded). Generally, it appears dated.	4/26/2023 11:56 AM
62	Proximity to Downtown, Midtown, Buckhead, I-285, I-85 and Avondale MARTA station. The neighborhoods. The promise of what downtown could be. The events in downtown. The parks.	4/26/2023 11:43 AM
63	It is still small and feels like a small town that fortunately is very close to a large urban area with many opportunities. It is still relatively affordable to live, work and play here. It is diverse in many ways and we should continue to promote that diversity.	4/26/2023 9:45 AM
64	Location Canopy Parks	4/26/2023 3:17 AM
65	I love the convenience of banks, grocery stores, retail, libraries, and green spaces in Tucker. It is a welcoming diverse community. We are close to major transportation highways.	4/25/2023 10:56 PM
66	We are like a community within a community. Even though Tucker is in Metro Atlanta, we have a strong sense of identity. It would be good to continue to foster that.	4/25/2023 4:26 PM
67	The location. The ability to add many more entertaining options for all ages. The Diversity of Tucker is what I love most about Tucker and what it makes Unique.	4/25/2023 3:26 PM
68	It has the infrastructure and "bones" to transform itself into an attractive and economically blossoming region. I love the proximity to work without the BS of living ITP. Tucker has more raw potential than anywhere I've seen in the region. It doesn't have to grow into a carbon copy of other suburbs of Atlanta; it has a great chance to really seem like somewhere wholly different.	4/25/2023 1:54 PM
69	Mature housing, nature trails, Main Street, and proximity to Atlanta	4/25/2023 1:28 PM
70	Location. I-285 and Lawrenceville why make it easy to get in/out of without the hassle of being in the heart of Atlanta. It has all the makings of the next great development	4/25/2023 12:24 PM
71	Downtown Mainstreet, location, sense of community	4/25/2023 10:25 AM
72	I love the diversity of people. I also love that it still looks and feels like a small town.	4/25/2023 7:50 AM
73	Tucker has a small town atmosphere which is desirable to me.	4/24/2023 11:16 PM
74	Proximity to the city	4/24/2023 9:38 PM
75	Recreation team is great! Henderson park is an asset Main Street is adorable and has some good restaurants. Livsey elementary is small and has a lovely neighborhood/community feel.	4/24/2023 7:42 PM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

downtown area

20	Location, community feel, diversity	4/27/2023 11:16 PM
21	Tucker feels like a small town but close to the city.	4/27/2023 9:40 PM
22	It's convenient to Atlanta	4/27/2023 9:37 PM
23	Tucker is very diverse and family friendly	4/27/2023 5:50 PM
24	Amount of Parks, Community, Location, and Downtown	4/27/2023 3:28 PM
25	Location/proximity/convenience to other parts of the Atlanta Metro; Established community with a 'city center'. Most of the schools are within the city limits which contributes to the community feel. Own Dekalb police precinct dedicated to Tucker. Several parks with number of amenities.	4/27/2023 3:17 PM
26	Proximity and convenience to many different areas, it's sort of tucked away creating a serene, quiet, and pretty safe environment. It's unique because it's one of the few areas in metro Atlanta area that isn't overly developed with high-risers, super fancy hotels, and overpriced homes.	4/27/2023 1:51 PM
27	Downtown area has a few cool spots, but need additional, more options	4/27/2023 12:51 PM
28	Community	4/27/2023 11:10 AM
29	Diversity, community events, downtown tucker.	4/27/2023 10:45 AM
30	Very nice town! Friendly people and access to everything !	4/27/2023 10:24 AM
31	The existing neighborhoods	4/27/2023 10:13 AM
32	Location, older community, and less criminal activities then surrounding counties.	4/27/2023 10:12 AM
33	The city, though growing, still feels small.	4/27/2023 10:10 AM
34	Diversity and tight knit community	4/27/2023 9:33 AM
35	Handerson Park; neighborhood is like family	4/27/2023 9:13 AM
36	Great community with a lot of diversity, excellent proximity to Decatur and Metro Atlanta, beautiful shops and restaurants, positive growth and forward thinking mindset	4/27/2023 9:00 AM
37	Lots of places and buildings, but not crowded	4/27/2023 8:46 AM
38	Location	4/27/2023 8:13 AM
39	I love that Tucker recognizes that it can be better and is making moves to do as such. It's opening itself to possibilities and that's a great thing	4/27/2023 12:12 AM
40	Small town feel close enough to the big city. I think there's a great community in Tucker. I love it because of the convenience to many places.	4/26/2023 11:46 PM
41	We moved here 3 years and I love the sense of community for a small city, yet being so close to Atlanta. We found Tucker to be affordable and love how many parks are nearby for our kids.	4/26/2023 11:14 PM
42	The parks are awesome, and the fact that we have a vibrant Main Street is a plus. The location is convenient to so many major interstates, which has been very helpful for my nonprofit which services the entire state.	4/26/2023 10:59 PM
43	Small town feel, proximity to downtown.	4/26/2023 7:51 PM
44	Tucker has history, it is diverse, it is accessible	4/26/2023 7:20 PM
45	Recreational offerings, community events, proximity and interconnectivity to metro Atlanta, walkability	4/26/2023 7:17 PM
46	Relatively reasonable real estate; potential growth and improvement for Main Street Area	4/26/2023 6:50 PM
47	Tucker is full of kindness,	4/26/2023 6:12 PM
48	It has a small town, community feel in comparison to the hustle and bustle of Jimmy Carter.	4/26/2023 6:09 PM
49	Great location, residents tend to know each other, schools are becoming more connected to	4/26/2023 5:04 PM



## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

105	It's People - Team Tucker, parks, community events, recreation options, small town, Concerts, social media, fireworks, Mayor & his wife.	4/16/2023 11:31 PM
106	The diversity of Tucker	4/16/2023 10:10 PM
107	Proximity to Atlanta and major highways.	4/16/2023 9:59 PM
108	Best thing is the location and the community.	4/16/2023 8:23 PM
109	Lots of parks and trees, nice downtown, nice neighborhood and school	4/16/2023 7:29 PM
110	Small town feel while still being close to Atlanta	4/16/2023 7:02 PM
111	Good vibe, lots of young families, really NICE people, political moderation and mutual respect, Tucker Town Talk Facebook group is a GIFT, buy nothing groups are incredible, feels like a community within a big city (has an identity of its own), doesn't feel overly polished - has character. Things to do that are only available here - farmers market, Rec Center. Also! Affordable and unpretentious	4/16/2023 9:23 AM
112	I love the small town feel, I appreciate the parks and community events on Main Street	4/16/2023 9:16 AM
113	Small town community feel	4/15/2023 9:50 PM
114	The stability of the communities. Central location yo most all other areas.	4/15/2023 8:03 PM
115	The Infinite Realities comic book store and TYSA. Both foster and nurture great community identities and are places full of passion.	4/14/2023 5:21 PM
116	Small town feel	4/13/2023 10:57 PM
117	location is great town not to big	4/13/2023 8:36 PM
118	Tucker is a welcoming, diverse community that has quality public, neighborhood schools and a strong identify.	4/13/2023 4:54 PM
119	Tucker is near Atlanta, thank God it's not Lawrenceville where you have to drive 30 minutes just to get to Tucker. What does Tucker have to offer I scratch my head on that. Tell me what your vision is I'm all ears. Is Tucker safe it's not Memorial Drive thank God. Hopefully the police precinct is a deterrent. How does Tucker stack up against Milton or Cummings Georgia? I like Woodstock a bunch I think they got their act down. Maybe model after Woodstock. Here's where I'm at Woodstock had time to grow slowly and plan accordingly with more space to do it in. Do we have those opportunities?	4/13/2023 2:04 PM
120	I've lived here my whole life. It's my home. I hope I can afford to continue to live here.	4/13/2023 12:33 PM
121	For seniors convenient shopping. Just not enough shopping.	4/13/2023 10:37 AM
122	Tucker is a great location with really great people. Down to earth people, there isn't much keeping up with the Jones's. We love our elementary school - Midvale. We love the ranch houses here. We love the trees.	4/13/2023 10:10 AM
123	Main Street events	4/12/2023 11:00 PM
124	Location	4/12/2023 8:59 PM
125	It is a good location and is affordable.	4/12/2023 6:47 PM
126	I live the walk ability now that we have sidewalks on Henderson Rd. I live the Farmers market and great restaurants. I live all the updates to the parks and proposed green spaces.	4/12/2023 4:40 PM
127	Convenient location, less traffic than some places.	4/12/2023 12:26 PM
128	Its strengths include newer businesses in close proximity, upgraded look to downtown Tucker, quicker access to businesses where I live.	4/12/2023 12:06 PM
129	Location. Main Street. A high school right there. Parks	4/12/2023 12:01 PM
130	Small town vibes with close proximity to Atlanta. Affordable housing.	4/12/2023 11:48 AM
131	Neighborhoods, the 'real' people; lack of pretension, TYSA, restaurants, location, houses, proximity to the airport and ATL; diversity	4/12/2023 11:20 AM
132	Sort of like living in a small town inside a big city!	4/12/2023 9:57 AM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

Taste of Tucker and Tucker day are winners. Movies on main as well as the concerts look like fun.

76	Tucker is sort of a "skipped" suburb of Atlanta. It has many of the traits of more urban neighborhoods, but doesn't have all the attributes of Atlanta's suburbs (like saccharine cookie-cutter neighborhoods and horrendous traffic). Trees, cohesive "Tucker" feel, diverse economic base	4/24/2023 2:18 PM
77	Proximity to highways, relative affordability	4/24/2023 12:59 PM
78	Location is its biggest strength. Close to Atlanta but just far enough to be calm.	4/24/2023 11:41 AM
79	Sense of community, Tucker Pride, a lot of home owners	4/24/2023 11:23 AM
80	Location is prime.	4/24/2023 11:18 AM
81	Small community close to downtown Atlanta with lots of economic potential. Relatively more affordable house prices	4/24/2023 10:14 AM
82	Tucker is a great small town, with plenty of friendly people.	4/23/2023 5:46 PM
83	Main Street	4/23/2023 7:00 AM
84	Tucker's location to other areas in metro Atlanta. Tucker has a small city "feel;" however, with connections to good amenities and retail spaces.	4/22/2023 8:53 AM
85	Its proximity is fantastic. While downtown could be improved, it is a very nice thing to have. Good variety (and enough) big box retail.	4/21/2023 7:08 PM
86	Follow up on residents' concerns. Sidewalks and everyone out walking. TuckerWalks.com	4/21/2023 1:40 PM
87	Tucker feels uniquely small and quiet for how close it is to Atlanta. I know Tucker is actually huge, but being located near the high school and downtown is enough to make it feel small.	4/21/2023 1:36 PM
88	Affordability Growing restaurant/brewery/shopping opportunities	4/21/2023 8:27 AM
89	Even though it is on the brink of disappearing, it still feels like a smaller community.	4/20/2023 5:42 PM
90	Sense of community, small town feel, proximity to the larger metro area (including ATL, interstate system, airport), cost of living (especially housing related).	4/20/2023 2:28 PM
91	- keen interest in parks:sense of community by residents - committed and - slow growth, measured use of available funds and create action plans. Confidence In council actions	4/19/2023 10:40 PM
92	Community, the population size	4/19/2023 9:34 PM
93	Feels like a small town. Acts like a small town in terms of neighbors supporting neighbors, volunteerism in the community	4/19/2023 11:17 AM
94	Tucker is a moderate city for working families.	4/19/2023 11:02 AM
95	Attractive downtown area and the Lavista Road corridor.	4/19/2023 6:54 AM
96	It's location	4/19/2023 12:59 AM
97	Our people, location, parks, sense of community even though we are 22 sq. miles, diversity of economy/businesses	4/18/2023 10:17 AM
98	I love the small town feel of Tucker although we're so close to the big city of Atlanta.	4/17/2023 11:34 PM
99	Suburban peace and quiet while access to modern amenities.	4/17/2023 5:51 PM
100	The City was well-planned before it was established. Many of those same leaders have continued to be insightful and capable of implementing plans. The City has always asked us for our opinions before initiating a major project.	4/17/2023 3:44 PM
101	Smoke Rise natural beauty with abundant nature. Proximity to Stone Mountain Park.	4/17/2023 1:11 PM
102	We are a historic town. The location is terrific!	4/17/2023 12:02 PM
103	Small town feel in the city. i love being close to everything really.	4/17/2023 10:48 AM
104	Community events: concert in the park, Spring Fling, July 4th, car shows, etc.	4/17/2023 9:26 AM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

	City and community that similar places lack.	
161	What made me love Tucker was the small-town feel. That's gone. Neighbors talking to each other and being long term residents. Also gone.	4/10/2023 2:40 PM
162	Most of the people	4/9/2023 9:52 AM
163	Tucker is family friendly and is diverse in age range. I enjoy the proximity to atlanta while still living in a quiet area.	4/9/2023 9:22 AM
164	Downtown area is great. Having moved from Snellville to Tucker in the last year, I an see the benefit to community that the main street area provide.	4/9/2023 8:32 AM
165	Great residential neighborhoods with plenty of potential for growth, the location to downtown Atlanta and other neighborhoods of Atlanta, the businesses that have planted in tucker - breweries, antico, downtown restaurants and storefronts.	4/8/2023 4:54 PM
166	Manageable size/ population.	4/8/2023 12:54 PM
167	Heritage, diversity	4/7/2023 11:52 AM
168	It's starting to have a nice downtown area. Opportunities for housing are more reasonable than many other areas so close in.	4/7/2023 11:06 AM
169	Affordable. Small town, lower crime but rising	4/7/2023 10:58 AM
170	proximity to atlanta via 78, the trees	4/7/2023 10:36 AM
171	Great neighborhoods	4/7/2023 10:16 AM
172	Convenience and the proximity of supporting businesses.	4/7/2023 10:11 AM
173	Sense of community	4/7/2023 7:57 AM
174	Tucker does have a small town feel	4/7/2023 4:06 AM
175	Community events like the chili fest, 4th of July, and various other Main st. Events. The constation of parks, green space, and the potential for a sizably walkable downtown with a small town vibe.	4/7/2023 12:54 AM
176	Great restaurants. Sense of community.	4/6/2023 11:03 PM
177	Not able to answer anymore questions	4/6/2023 10:28 PM
178	Tucker had a small town feel with access to amenities. I loved the quiet neighborhood until Chik Fil A broke ground, we dread the day of the grand opening.	4/6/2023 9:56 PM
179	Community spirit, willingness to help others, good communication through social media	4/6/2023 9:19 PM
180	I want to love tucker...and I appreciate the small businesses that are trying to work here...	4/6/2023 8:23 PM
181	Location, people	4/6/2023 11:38 AM
182	Proximity to downtown and other areas. Very geographically convenient	4/6/2023 7:14 AM
183	I love that we are a diverse community in all aspects. I think the best thing is that we are committed to respectfully growing and expanding	4/6/2023 12:31 AM
184	Sense of community, forested and established neighborhoods, not as trafficked as inner Atlanta, convenient distance to options of grocery stores, restaurants, retail, entertainment; parks and walk friendly neighbrohoods	4/5/2023 8:22 PM
185	Henderson Park, location, Sprouts supermarket, energetic city government, bike lanes	4/5/2023 7:29 PM
186	Location, affordable, Main Street, small local businesses.	4/5/2023 7:29 PM
187	Location close to SM park and perimeter yet small city feeling Great activity and events	4/5/2023 5:29 PM
188	The people are the best part of Tucker. Making sure the diversity can stay while the city grows.	4/5/2023 4:17 PM
189	Accessibility; proximity; relative blank slate for redevelopment ideas; mix of locally owned and national co-tenancy throughout the city;	4/5/2023 3:37 PM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

133	Location in the metro. More affordable housing than comparable cities.	4/12/2023 9:29 AM
134	Accessibility to retail -good housing stock with diverse architecture and large lots	4/12/2023 9:02 AM
135	Hate it now	4/12/2023 5:47 AM
136	location, and feeling of a small town	4/11/2023 8:04 PM
137	Community spirit	4/11/2023 7:43 PM
138	A variety of homes at varying price points, in beautiful neighborhoods.	4/11/2023 7:31 PM
139	Location, proximity to a lot of east atlanta areas.	4/11/2023 6:50 PM
140	The top is our location, outside 285 and close to interstates.	4/11/2023 6:36 PM
141	Strengths: small town feel, new sidewalks, restaurants, diverse community	4/11/2023 5:32 PM
142	Neighbors, food, downtown	4/11/2023 5:29 PM
143	It would be an advantage if more citizens from a wide variety of backgrounds could/would be involved in different areas, projects, committees, activities on a basis of planning, administrative..anything in a positive manner	4/11/2023 5:08 PM
144	Tucker is great because it is has small, safe feel while being geographically close to anything one could need. I love the sense of community and the cute main street.	4/11/2023 4:24 PM
145	Sense of community	4/11/2023 3:45 PM
146	Location is a strength for some. No comment on the other 3 questions.	4/11/2023 3:42 PM
147	Great location - small town feeling and on the verge of growth.	4/11/2023 3:38 PM
148	Tucker is a Big Small-town with friendly people. The location is very desirable as it is very close to anything and everything you could possible do or want.	4/11/2023 3:14 PM
149	Quaint	4/11/2023 2:05 PM
150	Sense of community, effort on improving the city, willingness to try anything within reason to improve the overall vibe of Tucker.	4/11/2023 1:31 PM
151	Small town feel, close to city, but doesn't feel like it	4/11/2023 12:40 PM
152	Tucker's people is the answer to all 4 of the above questions. Please continue to engage the people. It may be difficult and time consuming. It may seem that people do not care. We do care. We require constant encouragement to participate and clear simple paths of participation. Please put this survey request out everywhere and every day. Encourage everyone to think about these topics and answer. Tucker is not Dunwoody or Decatur or Lithonia or Lilburn....not the biggest, not the richest, not the smallest, not the poorest, not the busiest, not the slowest. And that is a good thing !! Tucker does not need or want those titles. Tucker is balanced. Tucker is peaceful. Tucker is home.	4/11/2023 12:03 PM
153	Safety, Proximity, Neighborhoods	4/11/2023 10:05 AM
154	Many great improvements to the city so far. Nice small town feel while growing	4/11/2023 8:00 AM
155	Community, options and activities that keep us in the area, true downtown, shopping and dining options	4/10/2023 11:32 PM
156	Small town vibe with long term residents yet still up and coming neighborhoods. Willingness to grow. Sense of community with long time businesses.	4/10/2023 8:17 PM
157	The downtown/Mainstreet area is family friendly and a safe place to enjoy outings	4/10/2023 7:27 PM
158	They are great at hosting events to draw the residents of the town together and meet each other for all ages and cultures	4/10/2023 6:47 PM
159	Personally the main attraction is Tucker's small town community feel. Sanitizing the feel to lose that will only make Tucker yet another soulless suburb of metro ATL with chain stores and restaurants.	4/10/2023 6:05 PM
160	The City's strengths lie in its residents and in that community. There is a sense of pride in our	4/10/2023 3:21 PM



## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

218	Love the small town feel especially downtown. Offers a great deal of fun events for everyone	4/4/2023 6:05 PM
219	Community, good public education, small town feel, proximity to multiple highways for access to a large city	4/4/2023 5:49 PM
220	It's welcoming but not overcrowded. It feels small and homey but has things to do.	4/4/2023 5:38 PM
221	Tucker has a small town feel and there is a genuine feeling of community especially for parents.	4/4/2023 4:35 PM
222	Housing affordability and location	4/4/2023 1:18 PM
223	I like that Tucker is a diverse socioeconomic area, I would like to see that continue.	4/4/2023 1:03 PM
224	it's convenience in location to so many areas. It's small town feel.	4/4/2023 12:59 PM
225	It's old hometown character. Five years of overlay plan implementations could ruin it forever. Lilburn and Snellville have destroyed themselves. I don't want Tucker to end up that way.	4/4/2023 12:55 PM
226	Close to highways and other parts of the city. Tucker is still small with so many possibilities. People do not go downtown b/c all they hear in about a parking issue, which isn't the case all the time. Some good PR for d'town wouldn't hurt.	4/4/2023 12:40 PM
227	Tucker has a culture of community and pride. Community events are an asset to Tucker	4/4/2023 12:25 PM
228	The location is very desirable. Fortunately the community works together to solve issues, such as homelessness.	4/4/2023 12:14 PM
229	An affordable, convenient, and diverse community	4/4/2023 12:00 PM
230	Small town feel, diversity, walking trails	4/4/2023 10:18 AM
231	Location, sense of community, small town feel but access to all Atlanta has to offer, beautiful residential neighborhoods	4/4/2023 9:42 AM
232	Parks and Rec does an amazing job hosting family friendly events, and the Tucker parks are great.	4/4/2023 9:37 AM
233	I love the small town community feel of Tucker	4/4/2023 9:26 AM
234	Location. Community feel. Events.	4/4/2023 9:20 AM
235	Most love Tucker's green space; its slightly quirky attitude (we need big box development but equally need to invest in small business growth). Restaurants and shops need to be supported.	4/4/2023 9:08 AM
236	It is a small, diverse community where everything is accessible & people know your name!	4/4/2023 8:43 AM
237	Proximity to 285.	4/4/2023 8:29 AM
238	Still has a lot of room to grow to become a very nice area. Location is nice close to Atlanta.	4/4/2023 8:14 AM
239	Love the quaintness of it, and diversity	4/4/2023 7:57 AM
240	Community events like Tucker Day with parade, Taste of Tucker, Tucker Chili Cook-off, etc. plus the downtown streetscape as well as Tucker Parks and Recreation	4/4/2023 7:24 AM
241	Proximity to Atlanta, sense of community	4/4/2023 7:17 AM
242	Location, many opportunities for redevelopment and improvement, green space	4/4/2023 6:27 AM
243	Tucker has a great sense of community. It is close to all the major highways and close to all of metro Atlanta without feeling too busy or city like.	4/4/2023 6:07 AM
244	Family atmosphere, good people, and we always had the support for local businesses.	4/4/2023 4:07 AM
245	Various food types downtown Main Street	4/4/2023 1:00 AM
246	The people, growing diversity. Main Street is an unpolished gem. Local eateries, proximity to interstates and Atlanta	4/4/2023 12:51 AM
247	Community. Strong neighborhoods.	4/4/2023 12:46 AM
248	Parks are strong.	4/3/2023 11:58 PM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

190	Location Sense of community Relative affordability	4/5/2023 3:12 PM
191	Community of normal, humble people. Nice parks. Location in regards to major interstates. Nice homes. Economic potential. Affordable housing.	4/5/2023 2:54 PM
192	The community here is amazing! I love the people and the places to be here.	4/5/2023 2:11 PM
193	Main Street, a sense of community, Henderson Park	4/5/2023 12:43 PM
194	Proximity to Atlanta but still a small town feel, approachable, reliable and stable. Tucker has a rich population of people who loved and lived here for a long time and that definitely helps create that energy for the upcoming families.	4/5/2023 12:36 PM
195	Tucker seems to have the community and spirit of a small town with all the access, diversity, and growth of Atlanta. I love downtown businesses like Village Burger and Corner Cup Coffee that are always bustling with activity. Tucker feels like a Place with a capital P.	4/5/2023 12:08 PM
196	Neighbors and convince	4/5/2023 11:10 AM
197	Location. Convenience. Sense of community. Close to other major cities like Decatur.	4/5/2023 9:02 AM
198	Small town feel in a big city. Unique Independent businesses	4/5/2023 6:35 AM
199	Affordability and proximity to Atlanta, presence of film industry	4/5/2023 4:41 AM
200	Small town feel with big city resources and activities. Really close to getting into city of atlanta/midtown/ downtown. Also close to stony mountain. Easy access to 285 and I85.	4/4/2023 11:50 PM
201	It's people and families, some excellent schools (esp elementary), natural beauty and parks, growing downtown, sense of community/friendliness, overall capable leadership, fairly good retail options, increasingly vibrant restaurant scene, community arts, fat era market, proximity to Decatur, Doraville/Chamblee	4/4/2023 10:49 PM
202	Sense of small and inclusive town while still striving to grow but keeping that vibe.	4/4/2023 10:18 PM
203	Walkability from nearby neighborhoods to Main St, two breweries on Main St (That few people even know is there! How about a Tucker Beer Week to draw attention to these local businesses), Tucker farmer's market	4/4/2023 10:09 PM
204	Unique small businesses. Good parks. Optimism about the path completion	4/4/2023 9:50 PM
205	Proximity to other areas of entertainment value, real estate value per square foot	4/4/2023 9:26 PM
206	Small town feel, lots of community gathering opportunities. It's nice to feel like you're part of something bigger than yourself.	4/4/2023 9:11 PM
207	Safety, community, availability of necessary retail/grocery, diversity	4/4/2023 8:51 PM
208	The trees and old homes. Wonderful feeling of community with people who have lived here there whole lives and newcomers.	4/4/2023 8:21 PM
209	Culture, diversity, dining, affordability	4/4/2023 8:03 PM
210	Location...close enough to comfortably travel in town, but far enough away to have that suburban feel...If only we had the public transportation connections to reflect that proximity and increase accessibility and increase the use of sidewalks and reduce traffic.	4/4/2023 7:51 PM
211	It's a beautiful area that's starting to attract young families. I love the mature trees and quiet neighborhoods with nearby access to a growing entertainment district.	4/4/2023 7:30 PM
212	Location to other desirable areas	4/4/2023 7:27 PM
213	Strengths are location, reasonable housing prices, and a good mix of race and age range.	4/4/2023 7:15 PM
214	Tucker's downtown and green spaces	4/4/2023 6:53 PM
215	Small town feel	4/4/2023 6:30 PM
216	Downtown has lots of potential for more development and housing construction.	4/4/2023 6:20 PM
217	I love the community of Tucker. Tucker shows up. For everything. New restaurants and businesses. Events. Everything. I love it!	4/4/2023 6:16 PM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

need to focus on small businesses, nightlife, and public goods like trails, sidewalks, plazas, and parks if we want to live up to that prediction.

280	Size and variety of areas	4/3/2023 5:29 PM
281	Great place to raise a family	4/3/2023 5:26 PM
282	Local folks are friendly and proud of this town, they are an asset and come together in tough times. The small town feel and ease of going to get stuff done and stick closer to home. We have a nice thing building - just need to get the word out and promote it all a bit more. We have a lot of small businesses that are built by local support, it's a nice thing, brings better connectivity for everyone here. Nothing truly unique here, maybe the diversity, it's pretty diverse.	4/3/2023 5:13 PM
283	downtown	4/3/2023 5:02 PM
284	Community	4/3/2023 5:01 PM
285	I love living close enough to downtown to feel like I'm still a part of Atlanta. I feel that there is a strong community here with both a diversity of outlooks and respect for each other. Tucker also feels more "organic" than many suburban downtowns, which often seem very generic.	4/3/2023 5:01 PM
286	Tucker was a wonderful town that supported our schools. Tucker Rec has always been important. Every thing close and accessible.	4/3/2023 4:50 PM
287	It's more affordable than other cities close to atlanta. The government is pushing for a city that feels connected, outdoor, and a fun place to be for citizens. It's great. People are nice and caring.	4/3/2023 4:49 PM
288	Having the 'flexibility' of being a city and not unincorporated DeKalb county. People love and care about Tucker. Parks and Rec does a great job! Seeing the city invest in the future.	4/3/2023 4:40 PM
289	Affordable housing, diverse population, many parks and greenspaces	4/3/2023 4:05 PM
290	Cute downtown, lots of community volunteers make great events happen, parks are awesome - lots of improvements last 5 years, trails getting started expanding, more sidewalks, traffic calming and intersection improvements for pedestrian and auto safety	4/3/2023 2:55 PM
291	Strengths. Location. I-285. A real Downtown that is growing on a real street grid. Industrial corridors. People who are still engaged in Tucker and have not given up.	4/3/2023 11:30 AM
292	Tucker is in a great location to access every major highway in the metro area. It's close to Atlanta, but still feels like a small town. Since becoming a city, we've had thoughtful growth and improvement. Tucker is relatively safe, people are friendly and the schools are good.	4/1/2023 4:09 PM
293	It is an emerging "edge city" of promise.	4/1/2023 11:58 AM
294	d	3/28/2023 3:45 PM
295	Nc x xn	3/28/2023 11:49 AM
296	c	3/28/2023 11:21 AM
297	fbftntn	3/28/2023 11:16 AM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

249	I love that I can walk (or a short drive) to most of my shopping needs	4/3/2023 11:09 PM
250	Proximity to other cities with good restaurants and thriving business districts	4/3/2023 11:06 PM
251	I like the city's branding. I like the city's location.	4/3/2023 10:17 PM
252	Tucker is ready for it all. Just gotta make it happen!	4/3/2023 10:02 PM
253	Downtown Leafy streets	4/3/2023 9:52 PM
254	Small town feel with convenience of local attractions	4/3/2023 9:42 PM
255	Good community	4/3/2023 9:37 PM
256	Diversity	4/3/2023 9:28 PM
257	Planning is a strength and securing funding for implementing the plan. Keeping the political battles at a minimum keeps citizens supporting the government structure.	4/3/2023 9:19 PM
258	The overall feeling of small town even though we are a growing City.	4/3/2023 9:12 PM
259	Strong sense of community.	4/3/2023 9:12 PM
260	Tucker is trying – still has a small town feel.	4/3/2023 9:01 PM
261	Lots of work although 80% of workers do not live in Tucker. Is this affordability or something else? I will start to love Tucker when Mayor Auman leaves and or realizes straight white middle age christian men living in Smokerise are not the only people in Tucker. He could be a good leader if he gets over that hurdle.	4/3/2023 8:56 PM
262	Solid Community, affordability, location	4/3/2023 8:43 PM
263	connections to original tucker.. welcoming all.	4/3/2023 8:35 PM
264	Sense of community, local leaders, local business owners, accessible officials	4/3/2023 8:26 PM
265	Small town feel with a lot to offer regarding food	4/3/2023 8:10 PM
266	The community feel	4/3/2023 8:09 PM
267	Tucker feels like a small city. Love the closeness. New sidewalks along Hugh Howell from Zaxbys to Wells Fargo are great as well as side street near PopShelf.	4/3/2023 8:03 PM
268	people, diversity	4/3/2023 7:59 PM
269	Downtown, new smart development, and the PATH are strengths	4/3/2023 7:25 PM
270	Proximity to city but small town feel.	4/3/2023 7:13 PM
271	If I could get out of Tucker... I'd leave& not look back.	4/3/2023 7:10 PM
272	Small town feel.	4/3/2023 7:10 PM
273	Community, events, sports leagues, parks. Small town feel near a big city.	4/3/2023 7:04 PM
274	A lot of folks that live here believe in the city's possibilities but the government has to work to build a viable downtown. Support the current businesses but work to attract new businesses to keep downtown revitalizing.	4/3/2023 6:54 PM
275	Feels like a small city	4/3/2023 6:54 PM
276	Small town atmosphere close to Atlanta. Some pretty good restaurants close by. Trail plan.	4/3/2023 6:46 PM
277	Home values	4/3/2023 6:21 PM
278	Small town feel,	4/3/2023 5:43 PM
279	I love the growing diversity. The mix of standard chains and small businesses. I love the location close to ITP, 285, and areas of Gwinnett. I love the Northlake area and its potential. Tucker's biggest win and its big unique point in my opinion is a balance between residential, commercial, and industrial elements. A lot of suburban towns are heavily residential with a sprinkle of bland commercial and almost no industrial. I have heard some people say that Tucker could be the next Decatur. (A good thing imo.) We have the bones to do that, but we	4/3/2023 5:39 PM



## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

seems to be a lot of money going into upgrading parks, infrastructure, etc. but then no one maintains any of it. The sidewalks on Henderson for example. They are awesome, but the pine straw and other debris along the roads and sidewalks looks terrible and makes certain sections unsafe for strollers. Downtown is in desperate need of a makeover and better restaurants. Everyone we know that lives out here including our family have to go to Decatur or Brookhaven for good food and fun active parks/areas where younger families are hanging out and having fun. We have the families here, we just don't have anywhere for us to congregate.

19	Crap foodie scene. It is getting better but needs so much work. Need playgrounds, stages and recreational areas. Need more green bikes paths and increased walkability.	4/28/2023 9:58 AM
20	Seedy hotels and short term stay, homeless and vagrants	4/28/2023 8:25 AM
21	Cleanliness, new and diverse restaurants, community areas, downtown area	4/27/2023 11:16 PM
22	I don't think there are not many weakness but I feel if you stay the course on all the improvements to the city of Tucker. Thinks will not happen overnight but stay the course.	4/27/2023 9:40 PM
23	There are lots of residential and commercial eyesores.	4/27/2023 9:37 PM
24	Small roads and crazy traffic during peak travel hours.	4/27/2023 5:50 PM
25	Beauty, Infrastructure, New Housing	4/27/2023 3:28 PM
26	Neighborhood centers for the Smoke Rise side	4/27/2023 3:17 PM
27	Lack of great food and outing options. The need to leave Tucker to eat better options outside of fast food. Not having anything outside of Stone Mountain park to walk beautiful trails, take kids to a park, bring dogs, etc.	4/27/2023 1:51 PM
28	Outdated housing and restaurants	4/27/2023 12:51 PM
29	Aid for handicapped & wheelchair dependent residents in getting around events - maybe incorporating Tucker high students?	4/27/2023 11:10 AM
30	Crime, housing prices, school ratings.	4/27/2023 10:45 AM
31	Some of the roads	4/27/2023 10:24 AM
32	Constant developer efforts to encroach on and destroy existing neighborhoods	4/27/2023 10:13 AM
33	Need additional policing. The area shops have too many persons smoking in the parking lots. Too many animals allowed in shops without considering other allergies. Most of them are probably not trained.	4/27/2023 10:12 AM
34	The old, unsightly buildings that line Lawrenceville Hwy. They're an eyesore.	4/27/2023 10:10 AM
35	There are some areas that look very run down and oil. Some upkeep needs to be done.	4/27/2023 9:40 AM
36	This is personal but my neighborhood is newly annexed into tucker and we pay property taxes to tucker, but our addresses are still stone mountain and we are zoned for Stone Mountain schools. This is a huge problem for our community, especially for us with children, whose property taxes fund schools our children can't even attend.	4/27/2023 9:33 AM
37	Road infrastructure and schools	4/27/2023 9:13 AM
38	Too car dependent and not very walkable; Lawrenceville hwy is an eyesore	4/27/2023 9:00 AM
39	Abandoned warehouse or other buildings. Nighttime drag racing.	4/27/2023 8:46 AM
40	Parking downtown is nonexistent. Chamblee Tucker road looks run down. Lawrence I'll Hwy looks run down. We need more restaurants and retail shopping. Less vacant areas (old Publix)	4/27/2023 8:13 AM
41	The downtown area, it's improving but still needs a lot of work. Traffic, specifically on Chamblee Tucker, is really bad, especially with the updated roads.	4/26/2023 11:46 PM
42	Tucker feels old and like nothing has changed in decades. It is getting better with new developments, but I'd rather see Main Street revitalized and updated, something similar to Duluth's downtown than to have another new development that I need to drive to. We still drive to Atlanta or other parts of town for better restaurant options. I'm not saying close anything down, but there needs to be an attraction for new businesses.	4/26/2023 11:14 PM

## Q20 What are the City of Tucker’s Weaknesses? What can the City of Tucker work on to improve the area? What elements need more attention?

Answered: 308 Skipped: 341

#	RESPONSES	DATE
1	Blight businesses Angels food & Pick N Play, Stone Mountain Inn & Suites and others.	5/1/2023 11:57 AM
2	More parking for people coming to Tucker to eat in the restaurants.	5/1/2023 11:06 AM
3	Parks need signage to get to them as well as identifying them. Larger sidewalks and more of them. Better marketing of the business that are in Tucker. Signage to show where parking is available in town besides on Main Street	5/1/2023 1:05 AM
4	Eliminate the Tucker high school student parking on Main Street. The student parking limits guests from parking on Main Street.	4/30/2023 7:52 PM
5	Too many homeless people along the streets and no police presence walking around and engaging with the community.	4/30/2023 9:28 AM
6	Heavy traffic through surrounding downtown areas.	4/29/2023 6:44 PM
7	Lack of clear development continuity. Developing investments and improvement in some areas while other show little effect of change	4/29/2023 2:03 PM
8	We don't have entertainment and upscale venues to keep us in Tucker (e.g. live music, theater, etc).	4/29/2023 10:35 AM
9	Has become a major commuter pathway. Lots of traffic passing through to/from jobs. Changes on chamblee tucker shifted that traffic to old norcross and to henderson.	4/29/2023 8:47 AM
10	We are a cut through for commuters and it makes supporting our business difficult in the evening. Our school system needs quite a bit of help and I hope Tucker breaks from DeKalb Co schools in the near future and improves our district. Not enough variety of restaurants.	4/28/2023 8:41 PM
11	Tucke has a weekness someimes in way infomratoin is desiminted. for example when the email comes out to those on the list what is happening this week in tucker or for the mont comong up it usually has the Town hall meeting, and the court, and the office type infomration but this list could also include since during a certain season the Farmers market on Thursday so it could list Famers market on thursday ans a reminder to tuckerites. and also if there is a classs at the rec center or comething tathat meeets, can mentione that class with a poC person. Not on the list that goes out to individuals, have just a link so it takes a person to another page and then the person does not ever get what they need. Try to keep it simple but list at least the activity and a telephone number and name for inofomration if iif it is only a recording.	4/28/2023 7:43 PM
12	Ponce area from Mountain Ind to Hambrick. Lighting installation and ways to minimize litter	4/28/2023 7:16 PM
13	Not enough affordable housing. We need more attention directed to our wonderful art community - music, drama, visual art in particular.	4/28/2023 5:53 PM
14	Traffic!!! Lawrenceville Hwy is not an attractive entrance into the city. Too many car and tire places. Needs some trees or other ways to make this corridor more inviting.	4/28/2023 5:43 PM
15	Lack of entertainment options	4/28/2023 3:21 PM
16	The homeless population is ever increasing around the area of Lawrenceville Highway.	4/28/2023 3:08 PM
17	Restaurants and walkability	4/28/2023 12:59 PM
18	Everything seems to be moving at a snails pace. I was talking to someone who has lived here for almost 10 years and he said, that he feels like Tucker has always been full of potential, but nothing is really improving. The northlake mall area is in desperate need of an upgrade, the retail stores around here look terrible and are doing terrible, the restaurants are not great, there	4/28/2023 10:42 AM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

north side of downtown. This combined with the intersection at main and Lawrenceville high make for a pretty ugly entrance into the heart of the city. FINALLY, the traffic pattern at the intersection of CTR and Fellowship Rd is just... preposterous. As part of the corridor into downtown it gives off an air of cluelessness that I find in many other parts of the ATL region's traffic design.

69	Traffic lights need to be coordinated to alleviate the very long backups at key intersections.	4/25/2023 1:28 PM
70	There aren't many things in Tucker that attract people from other areas to come to Tucker for. It has what the people that live here need, but we have to leave Tucker to get certain perks that the rest of Atlanta has	4/25/2023 12:24 PM
71	When Tucker annexes surrounding communities, it seems that the decision is driven by tax dollars as a benefit for Tucker and less about community or bring those communities into the fold.	4/25/2023 10:25 AM
72	I appreciate that many of the terrible intersections have been fixed. Keep working on those.	4/25/2023 7:50 AM
73	I think there should be a sidewalk on Old Tucker Norcross Road leading to the library. Many people walk on property beside the street ... or on the street, which is hazardous.	4/24/2023 11:16 PM
74	Homelessness and the motels	4/24/2023 9:38 PM
75	I'd like to see more pickle ball courts in the downtown area, in the green space near the fitness area by TFUMC or at Henderson Park. The Stone Mountain area, where the current courts are, is too far away from central Tucker	4/24/2023 7:42 PM
76	As diversity increases, "neatness"/"cleanliness" is a challenge. Safety might be related to this as well. Well-maintained public spaces are imperative. The homeless and proximity to transient communities is also a challenge. The Lawrenceville Highway corridor is not attractive.	4/24/2023 2:18 PM
77	Outdated storefronts, more parks	4/24/2023 1:50 PM
78	A lack of education for the mayor and council members on topics that they are voting on. They largely vote with their feeling and constituents, not facts and reasoning.	4/24/2023 12:59 PM
79	Crime, reckless drivers, renters, the traffic,	4/24/2023 11:41 AM
80	Curb appeal	4/24/2023 11:23 AM
81	Run down housing, Lawrenceville Hwy needs to be updated with shops and restaurants.	4/24/2023 11:18 AM
82	Lack of good retail/eatery options Inadequate crime control	4/24/2023 10:14 AM
83	Cut through traffic to major thoroughfares, and parking.	4/23/2023 5:46 PM
84	The biggest weaknesses are the services provided by the county, sanitation, police, storm water	4/23/2023 7:00 AM
85	Walkability is low. More affordable housing is needed.	4/21/2023 7:08 PM
86	Failure to adopt a Non-discrimination policy. Slowing speeding traffic. Repairing Sidewalks! I know of two people in motorized scooters than need to go into the street to get around poor sidewalk areas. One in front of McDonald's/Firehouse on L'ville Hwy, the other on Crestcliff Dr. I'm sure there are others. We should do an assessment of all sidewalks just like we did for the roads.	4/21/2023 1:40 PM
87	Tucker feels like "the town where I grew up." It doesn't have much that gives it that "I want to visit" feeling. It needs the draw factor like what Alpharetta, Johns Creek, or Roswell have. People have to know Tucker has assets, rather than simply Tucker exists.	4/21/2023 1:36 PM
88	Traffic flow	4/21/2023 8:27 AM
89	Traffic, traffic and stop lights.	4/20/2023 5:42 PM
90	"Curb appeal" (too many areas that look down and out, failure of owners to maintain properties, and "misuse" of properties for activities not consistent with zoning or planned use).	4/20/2023 2:28 PM
91	- need parking options downtown - more art work on buildings	4/19/2023 10:40 PM
92	Curbs, parks and water drainage	4/19/2023 9:34 PM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

43	Safety and security- many break-ins recently off of North Royal, deteriorating roads. There are too many potholes to dodge.	4/26/2023 10:59 PM
44	Schools! We love Tucker but feel we need to move for better education for our children.	4/26/2023 7:51 PM
45	Lawrenceville Highway, intersection at LaVista and Fellowship	4/26/2023 7:20 PM
46	Over reliance on auto to get to Main Street Area and other community areas	4/26/2023 6:50 PM
47	Needs more unique eateries	4/26/2023 6:12 PM
48	It doesn't have many businesses in the downtown area so the city can work on attracting them.	4/26/2023 6:09 PM
49	Schools academic scores, business curb appeal (many areas look blighted or abandoned), update building exteriors too many look unsafe and hazardous for families with small children, and not enough parking.	4/26/2023 5:04 PM
50	Run down businesses on Lawrenceville highway	4/26/2023 4:56 PM
51	More sidewalks, better sidewalks along lavista and Lawrenceville highway, more playgrounds	4/26/2023 4:50 PM
52	Lawrenceville Hwy corridor still needs significant upgrading.	4/26/2023 4:47 PM
53	Deal with homelessness and petty crime such as car break ins	4/26/2023 4:38 PM
54	Parking downtown	4/26/2023 4:33 PM
55	Lack of affordable housing	4/26/2023 4:09 PM
56	The city's growth is way too slow. Viability requires a cutting edge approach to modern urban living. Our focus should be on becoming a smart city with the physical and technological infrastructure necessary to attract the businesses and industries of the future. Atlanta has become the new epicenter of Tech, film, and Medical. We need to orient the city to meet the needs of the future and not the past. There are countless American cities that were too slow to adapt and change with the times, let's not fall by the wayside.	4/26/2023 3:59 PM
57	Poor restaurants. Lots of old rundown plazas, need modern dining and retail	4/26/2023 3:35 PM
58	Communication. All the city council members were very active on social media before their elections, then as soon as they are elected, they stop. Open communication with the public would be great.	4/26/2023 3:11 PM
59	Fine dining and shopping. No one wants to come here bc why would they?	4/26/2023 3:00 PM
60	Need to embrace and support small business	4/26/2023 2:49 PM
61	I moved here 3 months ago, not sure	4/26/2023 1:47 PM
62	Because of its great location, that strip of Lawrenceville Hwy off I-285 needs more attention. It feels a bit dated and needs refreshment. Maybe we could consider, for example, the Druid Hills area.	4/26/2023 11:56 AM
63	Lack of a dedicated police force. Ugliness of Lawrenceville Highway.	4/26/2023 11:43 AM
64	continue to improve the existing infrastructure (i.e. intersection improvements, pedestrian upgrades, traffic calming and speed reduction, repaving of roads, addressing failing water and sewer infrastructure)	4/26/2023 9:45 AM
65	10 year time table to complete 30 mile trail system which means finding 3 million per year or more.	4/26/2023 3:17 AM
66	I am pleased with additional sidewalks being added to neighbor. I wish Henderson Park had pickleball lines on 2 courts and ALTA tennis play there too.	4/25/2023 10:56 PM
67	We need more Sidewalks and bicycle specific routes to prevent traffic being hindered. More dining and entertainment options.	4/25/2023 3:26 PM
68	The greatest weakness is the proximity of the Tucker high school to downtown — students park downtown all day, they block traffic when leaving. Not to mention the school is underperforming. If nothing else did, an underperforming high school would lead me to leave town one day. This weakness extends to the surface lot space taken up by the churches in the	4/25/2023 1:54 PM



## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

117	Lawrenceville Hwy Parking upscale restaurants	4/13/2023 8:36 PM
118	Homeless people congregate in front of downtown businesses, which is a deterrent for clientele of the various businesses. The new green space will add more homeless. We need more officers patrolling the area regularly. Parking could be added on Railroad Ave (alongside the carwash and Box Car woodies by making it a one-way and constructing angled parking spaces).	4/13/2023 7:05 PM
119	I think greater shopping opportunities from a wider array of types of stores would make Tucker more of a destination, but no mall!	4/13/2023 4:54 PM
120	Public services could use a massive overhaul. If Tucker is going to expand and invite thousands to dwell here, a heart of service will be needed to support new and existing residents	4/13/2023 3:16 PM
121	I don't think it's a big mystery Tucker is just run down looking. I feel the same way about Lawrenceville. Trying to play catch up with areas that have better infrastructure tax base Etc. Peachtree city, alpharetta, woodstock, milton,	4/13/2023 2:04 PM
122	Affordable housing for longtime residents and their families.	4/13/2023 12:33 PM
123	More & better restaurant s.	4/13/2023 10:37 AM
124	But one of the best benefits of the tucker location is that it's close to all the things people want to do - it's not the place with the things people want to do. We eat a lot in Brookhaven and Decatur and Toco hills. We play at Mason mill or Brook Run playground. We commute to work downtown (when we go into the office). We go to the zoo. We go to the splash pad in Norcross (we don't use the Kelly cover splash pad because we have a pool membership). So, how do we make Tucker the destination instead of the jumping off point?	4/13/2023 10:10 AM
125	Lack of proactive code enforcement. Lack of policing dangerous roadways. Derelict shopping centers. Unattractive stretch of Lawrenceville Hwy. Lack of large trees and proper landscaping near downtown.	4/12/2023 11:00 PM
126	Police department	4/12/2023 8:59 PM
127	The traffic is getting bad. Often we need to go to other cities for festivals and other events.	4/12/2023 6:47 PM
128	Some intersections are difficult to navigate (turning onto Lavista from fellowship) Street racing and speeding through neighborhoods. Ban gas blowers. The noise is deafening.	4/12/2023 4:40 PM
129	More things to do for people in their 20's and 30's	4/12/2023 2:42 PM
130	City needs an environmental consultant to help with park issues, invasive plant maintenance.	4/12/2023 12:26 PM
131	Too many apartments with high rent in the lower-income areas which has caused residents to leave their homes and abandon them along the Juliette Road corridor. Not enough patrolling of police in high-crime areas. We need the liquor store and gas station on Stone Mill Way and Juliette Road to be moved since there is a gas station being build right around the corner. This may deter crimes, drugs and trafficking from the area. We also continue to have power outages in the area of Juliette Road, E. Ponce, Central Drive areas. The road on E.Ponce right down the street from the Amazon facility need repair and drainage. The road floods every time it rains.	4/12/2023 12:06 PM
132	Not many. A few outdated intersections are my biggest annoyance.	4/12/2023 12:01 PM
133	Ugly industrial corridor	4/12/2023 11:48 AM
134	We need to control the narrative a bit more; some people view Tucker as exclusive, some as the 'hood' need a consistent representation as a wonderful place to live in metro Atlanta, kids recreational activities..the City NEEDS to support TYSA, it's a treasure that's being overlooked. They need top notch facilities..this will STRENGTHEN our city!!!!	4/12/2023 11:20 AM
135	I believe y'all are trying as hard as you can to make us a great city!	4/12/2023 9:57 AM
136	Retail and restaurant closings and turn over. Unused retail spaces. Unkempt landscaping or yard space, primarily in residential areas.	4/12/2023 9:29 AM
137	infill housing does not meet character of a 60's -70's diverse architecture that defines the bedroom community. Lack of pedestrian infrastructure on collector roads. New housing product is too dense and cookie cutter	4/12/2023 9:02 AM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

93	Lack of affordable housing, ugly ugly entrance to Tucker (L'ville Hwy corridor), lack of diversity in leadership/council	4/19/2023 11:17 AM
94	Increased housing prices Lack of entertainment activities The schools need some attention by City government to improve the quality of education.	4/19/2023 11:02 AM
95	Improve the the looks of the Main Street Lawrenceville Highway intersection and also Lawrenceville Highway to Cooledge. So many unattractive businesses.	4/19/2023 6:54 AM
96	Painting old buildings	4/19/2023 12:59 AM
97	Making the City look more welcoming, inviting and safe. Illegal signs, trash, broken transportation signs, street sweeping, right of way mowing. Hoping to see these things improve with public works. People should know they are in Tucker and want to be here.	4/18/2023 10:17 AM
98	Although it is not entirely in Tucker's control, issues and concerns that fall under DeKalb County's umbrella within our city limits still take too long to be addressed. So happy Tucker will be taking over storm drain/watershed work from the county1	4/17/2023 11:34 PM
99	Cultural inclusiveness.	4/17/2023 5:51 PM
100	Elected and hired city government is poor. Noise reduction needs to be a top priority to preserve neighborhoods and home values.	4/17/2023 1:11 PM
101	Pretty rundown along Lawrenceville Highway, south downtown and Idlewood.	4/17/2023 12:02 PM
102	Parking for activities and need more activities for families.	4/17/2023 10:48 AM
103	Need diversity in the businesses on main street & Lawrenceville Hwy. Need to focus more on existing neighborhoods than building new ones.	4/17/2023 9:26 AM
104	Traffic - speeding within Neighborhoods. Cut through traffic, Speed controls, overgrown landscapes; creeks, streams, smaller community attention,	4/16/2023 11:31 PM
105	Tucker seems to be so many "in progress" projects that seem to move slow or not complete. I am looking forward to seeing some of the major projects come to completion.	4/16/2023 10:10 PM
106	Few diverse restaurants, traffic patterns, need to promote current programs better. Offer additional programming for youth, especially inclusive programming for neurodiverse children.	4/16/2023 9:59 PM
107	Cleanliness and beautification. Improve the storefront appearances.	4/16/2023 8:23 PM
108	Downtown needs more nice restaurants/ interesting businesses. Not many good places to eat. Lavista needs crosswalks- very dangerous for pedestrians.	4/16/2023 7:29 PM
109	Improve middle and high school ratings/test scores	4/16/2023 7:02 PM
110	This is going to sound contradictory to the above, but while downtown has a certain scruffy charm, the way it feels more industrial the closer you get to the railroad detracts from the vibe a bit. Understand I would NOT want it to go the way of Smyrna where we lose the flavor of its character, but we might be able to do a bit more architecturally in certain spots to make it cute. I'm thinking more like Stone Mountain village. I think making Main St more continuous in terms of buildings and shops between the block that has most things and Matthews Cafeteria would be great for this. And as mentioned, something to beautify Lawrenceville Hwy south of downtown, trees would be amazing or ... medians with trees???	4/16/2023 9:23 AM
111	Many businesses on Main Street going away, would be great to have more shops and restaurants so you could walk around with family	4/16/2023 9:16 AM
112	Safety, equity of resources, taxes too high	4/15/2023 9:50 PM
113	Improvement of business and social offerings.	4/15/2023 8:03 PM
114	More quality restaurants and retail development.	4/15/2023 12:16 PM
115	Downtown feels stale and I don't bother driving downtown often even though I live within walking distance. The path and future park are too small. The vision driving these ideas isn't reaching far enough. A small group of local individuals control Tucker and hearing that each has roots spanning generations gets old. New voices are needed.	4/14/2023 5:21 PM
116	Traffic if awful	4/13/2023 10:57 PM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

	housing options near downtown area to improve walkability	
161	No police department.	4/10/2023 9:49 PM
162	Old roads, older restaurants. Need for more lively downtown.	4/10/2023 8:17 PM
163	Lawrenceville hwy has too many industrial type business and motels, does not draw in any attraction for new retail shops, restaurants, small businesses, or have safe green space to enjoy time out.	4/10/2023 7:27 PM
164	Parking , parking, parking along Main Street since this is where they hold all of the events they host - it's just too small of an area to host arts and crafts festivals or concerts. Attracting more upscale stores to shop at - seems Tucker is loaded with discount retail stores but nothing upscale - the Macy store is the Pits and should have closed years ago. They are not modernizing the look of Tucker as a whole - just drive down Lawrenceville Hwy and all you see are old tire stores and automotive repair shops. There's nothing new about the second most traveled road leading into Tucker	4/10/2023 6:47 PM
165	No high density anything	4/10/2023 6:05 PM
166	Its leadership lacks empathy. Its community engagement in decision-making has gotten better but could still be improved by holding more open hearings, town halls, etc. Its discernment when mediating conflict between residents and citizens of Tucker versus outside interests only looking to profit off of our population. The social divide between the different geographical locations around town.	4/10/2023 3:21 PM
167	The City of Tucker is the weakness. "Staff" that runs the place but don't even live here. All the development that crams people in. Like 3 houses on one lot. Townhomes everywhere.	4/10/2023 2:40 PM
168	Very small downtown. Not sure how it can be expanded since it is locked in by lavista and Lawrenceville highways	4/10/2023 1:53 PM
169	Lack of parking. Code enforcement varies on who or what.	4/9/2023 11:38 AM
170	City hall	4/9/2023 9:52 AM
171	There are still some heavy industrial areas of town, with lots of empty buildings and businesses. rezoning could turn some of those empty warehouses into residential. housing affordability studies--what will it take to make sure Tucker doesn't become the next Peachtree Corners or Alpharetta and price out most of the families that live here currently.	4/9/2023 9:22 AM
172	Park areas are weak. I know you have plans to address that but you need to move faster. I believe Lawrenceville has us beat on this right now.	4/9/2023 8:32 AM
173	Residents who are not open to change, new developments, removal of trees, etc. Old businesses, commercial/industrial properties that need revamping and drag the city down with their poor appearances. Lack of access to downtown (parking or safe walking from neighborhoods) so residents can have downtown restaurants become an easier option to visit. Schools still not being the most desirable in the metro area to young families.	4/8/2023 4:54 PM
174	Traffic congestion, especially during afternoon rush hours.	4/8/2023 12:54 PM
175	More development, more restaurants, clean up Lawrenceville highway, develop tucker downtown area, clean up dumpy or abound on buildings	4/7/2023 11:26 PM
176	Lack of non discrimination policy	4/7/2023 4:13 PM
177	communities are not connected	4/7/2023 11:52 AM
178	Complete lack of parking. We can't all walk or bike long distances. Try to remember the older population that is here, has money to spend, but find so many activities are geared to younger people.	4/7/2023 11:06 AM
179	Being in DeKalb county, the schools police and the county government	4/7/2023 10:58 AM
180	arts is lacking. better non-car transportation options	4/7/2023 10:36 AM
181	City Code Enforcement is horrible and preys on disadvantaged people. They love to threaten people and take their money.	4/7/2023 10:16 AM
182	When we bought our home, the surrounding neighborhoods were much better maintained than	4/7/2023 10:11 AM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

138	New city government	4/12/2023 5:47 AM
139	The homeless population seems to be growing and becoming more of a threat to our citizens.	4/11/2023 11:01 PM
140	making the area look better	4/11/2023 8:04 PM
141	Not walkable, lack of restaurants in downtown area and Lawrenceville	4/11/2023 7:43 PM
142	The City of Tucker includes areas that don't necessarily identify with Tucker or have a cohesive nature.	4/11/2023 7:31 PM
143	still fighting off a lot of cobwebs of old Tucker, ie Lawrenceville Hwy light industrial buildings, tire stores galore, mechanics galore.	4/11/2023 6:50 PM
144	Lack of what a town looks like.	4/11/2023 6:36 PM
145	High rent downtown restricts local businesses and has driven turnover wth new businesses not making it. A communy arts center or event center is needed to allow for larger performance space, ie Roswell Arts Center. Lawrenceville Arts Center etc.	4/11/2023 5:32 PM
146	Not sure I know them	4/11/2023 5:29 PM
147	Communication to citizens.	4/11/2023 5:08 PM
148	Certain areas could be redone to be nicer/safer (Kroger, Walmart, etc). More parks and greenspace. More sidewalks and connectivity. More community events.	4/11/2023 4:24 PM
149	Parking downtown,	4/11/2023 3:45 PM
150	Very industrial on the main roads. Would love to see movement towards restaurants/green spaces/housing.	4/11/2023 3:42 PM
151	Litter, poor leadership (somewhat corrupt and sneaky). Way too conservative. Nothing to attract artists, entrepreneurs, tech start ups. It is mostly ugly visually.	4/11/2023 3:42 PM
152	railroad and roads bisecting the land areas.	4/11/2023 3:38 PM
153	There are areas where I do not feel safe. I'm not sure how to fix that: police presence, lighting, ?	4/11/2023 3:14 PM
154	For heavens sake, buy some yellow caution paint for Brockett Road and put some markings down	4/11/2023 2:05 PM
155	Main Street. It's great for festivals, but there is no real attraction to bring people to this side of town or draw to keep people over here. All of the car dealerships/autobody shops on your drive into Tucker.	4/11/2023 1:31 PM
156	Some eyesores along Lawrenceville hwy, need more bike lanes and walk ability, public art, and more housing near Main Street to keep those businesses afloat	4/11/2023 12:40 PM
157	Are we requiring high quality results from all of these studies/plans/peojects we are paying for ? From logos & artwork to engineering/design & actual shovel/boots on the ground work. Please continue to closely monitor, control and require quality results. And use those results ! A study, just for the sake of saying it was done or to fulfill a government requirement, without results that are valuable & used to benefit our community, is not a good use of our funds. Please continue to exercise discretion in approving all City of Tucker expenditures. Upcoming City Council and Mayoral elections. An element that needs attention. How can we support the election of high quality persons with high qualifications to continue our leadership into the future? Again, monitor the management of all major entities and influence positive top quality operation. The CIDs may do this best, but the City must be aware, support and enhance. Communication. Mayor & Council meeting regularly with Tucker Police Precinct, Fire Stations, CIDs, Clergy, Schools, Business Owners, Commercial/Residential Realtors, Code Enforcement, Building Inspectors, other staff & community leaders and County, regional, state & federal officials. Great things have been achieved so far ! Please continue and enhance.	4/11/2023 12:03 PM
158	Restaurants, Coffee Shops	4/11/2023 10:05 AM
159	Installing roadway islands/medians/bike lanes and not keeping them clear of debris/leaf litter/loose gravel/etc	4/11/2023 8:00 AM
160	More restaurant options, more cultural options, improve quality of some retail shops, more	4/10/2023 11:32 PM



## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

207	There are a lot of empty storefronts still in the downtown area. I would love to see Tucker attract and retain more good restaurants, businesses, and centers for art & activity. It is also not an easy place to get around for people without a car. Safe, protected, interconnected bike lanes connecting residential and business areas to downtown would be a also great improvement.	4/5/2023 12:08 PM
208	More neighborhood patrolling	4/5/2023 11:10 AM
209	Cleaning up the aesthetics on businesses along Lawrenceville Highway. More green space. Addition of new businesses. Clean up roads. Work to improve traffic patterns. Crime prevention.	4/5/2023 9:02 AM
210	Leaky garbage trucks, Lawrenceville hwy is depressing, consider more improvements like Sandy Springs	4/5/2023 4:41 AM
211	Letting new growth get out of control with a lot of development while not assessing current development we already have that can be updated.	4/4/2023 11:50 PM
212	More support for schools, more sidewalks, higher end retail/restaurants (placing dollar stores and tire shops), the overall sketchiness of the Lawrenceville Hwy corridor	4/4/2023 10:49 PM
213	Update recreation areas such as Kelly Cofer Pool- outdated. It would be nice to have signage downtown with updates on events happening in the area so when we're downtown shopping or eating the community can look at calendar of events rather than always relying on social media. It's another point of contact with residents of all ages. Could be a small digital sign.	4/4/2023 10:18 PM
214	More transportation options that are not cars, prioritizing "complete streets," more recreation options that are not in the middle of standard business hours, more mixed use residential/retail developments	4/4/2023 10:09 PM
215	Bike commuter options. The mayor recommended people break the law and ride on sidewalks after someone nearly died.	4/4/2023 9:50 PM
216	Lack of new development, incentivize new business, code enforcement	4/4/2023 9:26 PM
217	Bury power lines, fix sidewalks	4/4/2023 9:11 PM
218	Some pockets of safety issues.. road racing	4/4/2023 8:51 PM
219	Lack of walkability, green spaces, and overall community involvement	4/4/2023 8:03 PM
220	Lack of representation in city government, committees, and overall lack prioritization of Diversity, Equity, Inclusion, Accessibility, and Belonging Strategic Vision and Plan being applied to ALL that Tucker plans and does	4/4/2023 7:51 PM
221	Improved walkability and needs infrastructure investments into downtown.	4/4/2023 7:30 PM
222	Sewer needs attention Water drainage on old norcross and neighborhoods is nonexistent	4/4/2023 7:27 PM
223	Tucker high school could use more resources.	4/4/2023 7:15 PM
224	Attracting more retail and restaurants into the city (not just high end) would be good.	4/4/2023 6:53 PM
225	Traffic, lack of neighborhood to downtown public transit. Improved schools.	4/4/2023 6:30 PM
226	More events for all ages please. Also, better traffic control for school pickup. Lots of people blocking roads and being rude to residents just trying to get to our homes.	4/4/2023 6:16 PM
227	The roads are terrible. So many potholes. Brockett added sidewalks but destroyed the road. The street, parking situation around tucker middle school is absolutely atrocious at the end of school. Attempting to drive past the school is an utter nightmare and it blocks all the way through the Lawrenceville intersection. At idelwood elementary the parents block the entrance to the neighborhood and have no consideration for the residents who live there. Stopping in the middle of the lane so no one can pass them.	4/4/2023 6:05 PM
228	Communication in relevant areas. Create better way to find information. Web site isn't user friendly and lacks readily available information.	4/4/2023 5:49 PM
229	More upscale restaurants, boutique fitness studios, boutique social activity services (paint and sip, escape rooms, pottery studio etc), community gardens and membership tennis and pool	4/4/2023 5:38 PM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

now. In recent years, the neighborhoods have been gradually deteriorating with well-maintained homes next to poorly maintained homes.

183	The weakness is Lawrenceville highway - it's bad enough as-is, but it is gradually being taken over by high density housing developments, which add to stress on infrastructure without mitigating the effects, and which artificially increase the "value" of nearby housing, making Tucker less affordable for existing residents. Encourage the "medical corridor" developments instead.	4/7/2023 8:46 AM
184	Sidewalks are almost nonexistent. Same for bike trails	4/7/2023 7:57 AM
185	I would like to see tucker take over Public Safety. DeKalb county just doesn't seem to recruit enough police officers to control the crime problem in the county. Taking over public safety would allow us to hire police officers to protect us, not rely on the county commissioners to control the purse strings.	4/7/2023 4:06 AM
186	Too many used tire places, seemingly blighted or underused commercial and industrial properties. No way to get into downtown with out crossing a major high traffic road with at least 4 lanes. If walking bridges are a dream then at least we'll maintained sidewalks and intersection lights that allow time for a pedestrian to cross.	4/7/2023 12:54 AM
187	Roads.	4/6/2023 11:03 PM
188	Not able to answer anymore questions	4/6/2023 10:28 PM
189	More diversity on the City Council, representation of diverse groups ensures the needs of many will be considered when votes are cast that impact ALL OF TUCKER.	4/6/2023 9:56 PM
190	The city just does not look very good. Main Street has been a tremendous improvement. I wish we could improve the appearance of the Lawrenceville Highway corridor. I think this could be done using models such as Germantown, TN. Many businesses are fronted by appropriate plantings.	4/6/2023 9:19 PM
191	Too many run down buildings and lack of gathering free space area for outdoor eating and entertainmr	4/6/2023 8:23 PM
192	Lack of good restaurants, not walkable from subdivisions	4/6/2023 11:38 AM
193	Crime prevention needs lots of attention	4/6/2023 7:14 AM
194	We need to lean more on our community schools and have a better sense of community with our schools support them more	4/6/2023 12:31 AM
195	Lack of diversity in representation. Not enough retail/dining options	4/5/2023 10:30 PM
196	Tucker could increase tree canopy/landscape in central locations such as downtown and north lake area. More signage to point to downtown or parks in Tucker (even near the interstate for those just stopping on a trip for gas may come into Tucker to see more)	4/5/2023 8:22 PM
197	Schools, lack of density, small sidewalks	4/5/2023 7:29 PM
198	No idea if Tucker can improve this but, almost all of the big box stores are run down, under staffed, under stocked. More sidewalks.	4/5/2023 7:29 PM
199	Tucker seems to have the ability to attract great industrial businesses, but seems to suffer from making Tucker a place where modern-type businesses want to come.	4/5/2023 4:17 PM
200	Lack of identity (evident given proximity to the downtowns of Decatur, Duluth, what is ever growing in Chamblee).	4/5/2023 3:37 PM
201	Too many vacant/dilapidated buildings/retail spaces along Lawrenceville Hwy and Hugh Howell	4/5/2023 3:12 PM
202	Main Street vacancies. Reputation of schools. A lot of prominently ugly and outdated industrial spaces/businesses. Lack of a city center greenspace surrounded by retail.	4/5/2023 2:54 PM
203	We definitely need more pedestrian connectivity.	4/5/2023 2:11 PM
204	Parking, areas/street hat are run down and like all of Atlanta traffic!	4/5/2023 12:43 PM
205	Maintenance of downtown amenities, desired improvements like sidewalks and green spaces	4/5/2023 12:36 PM
206	Tucker is very segregated. Our city council does not represent the local population.	4/5/2023 12:23 PM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

253	Better outreach and connection with the locals with city govt	4/4/2023 4:07 AM
254	The roads and speeding cars	4/4/2023 1:00 AM
255	Downtown development and PARKING. More space to have festivals and take advantage of Main Street. Encourage safe nightlife instead of having to go to other cities. Lawrenceville Hwy is a blight and being totally ignored	4/4/2023 12:51 AM
256	Green space	4/4/2023 12:46 AM
257	The arts seem under appreciated. More investment in education and public art. City law enforcement would be appreciated.	4/3/2023 11:58 PM
258	Less governments	4/3/2023 11:25 PM
259	Inability to attract unique businesses and good, non-chain restaurants	4/3/2023 11:06 PM
260	The CT Road Diet is great from Livsy Elementary to the High School. It is really bad from Livsy Elementary to the Pittsburgh area. There needs to be a review by engineers on how to relieve some of the afternoon congestion the road diet has caused.	4/3/2023 10:17 PM
261	Crime, unsafe streets, unsafe driving, ugly and run down look.	4/3/2023 10:02 PM
262	Dining and entertainment With a handful of exceptions, need to leave Tucker for good food and entertainment	4/3/2023 9:52 PM
263	Traffic	4/3/2023 9:42 PM
264	Downtown is not being utilized and developed	4/3/2023 9:37 PM
265	Traffic.	4/3/2023 9:28 PM
266	Lack of parking, difficulty getting out of parking spaces on Main Street.	4/3/2023 9:24 PM
267	Looking too near and not successive planning appears to be a problem, especially with the employee turnover. Brackett Road is a good example. Two back-to-back projects wasted funds and hiring contractors to maintain the strip between the road and sidewalks towards Cooledge but not all the way to Lawrenceville Highway with no drainage along part of the route is another example.	4/3/2023 9:19 PM
268	Too many fast food places, and too many tire shops. Please do not allow anymore for the next 5 years.	4/3/2023 9:12 PM
269	Primary Schools seem very unequal. Well supported schools will attract economic development.	4/3/2023 9:12 PM
270	City Hall does not need to be built on the church Street green space—I can't say that enough.	4/3/2023 9:01 PM
271	See above. Leadership needs empathy for workers who might choose to live here if there was affordable housing. And of course the religious community can assist in breaking down the NIMBY problem.	4/3/2023 8:56 PM
272	Worst shopping/dining of close in suburbs, unattractiveness of Lawrenceville hwy area, run down buildings and some schools	4/3/2023 8:43 PM
273	Keeping small businesses there. I know covid has been a big influence in places closing. But why have some been able to survive and others not. Many have successful ones Menotti those who are new to help them remain open. I want a reason to come to main st. Needs to be something for kids to do - skateboard park?	4/3/2023 8:39 PM
274	code enforcement Tucker municipal court cityhood	4/3/2023 8:35 PM
275	Response to negative feedback seems to be lacking, a growing population of people experiencing homelessness but the main effort has been to hide the issue downtown parking, input from people of color seems significantly lower than the % of residents	4/3/2023 8:26 PM
276	Poor parking situation	4/3/2023 8:10 PM
277	Add sidewalk along Dillard Street since you're adding a Chick fil A.	4/3/2023 8:03 PM
278	better bike safety, more downtown green space and arts	4/3/2023 7:59 PM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

club. Many of things are also not in neighboring communities either so Tucker could really capitalize if we got them first.

230	Tucker needs to emulate Decatur downtown which feels unique but small yet offers a variety of options for people and make people want to spend time there. We don't have that.	4/4/2023 4:35 PM
231	Lack of density in commercial corridors to promote growth in retail and commercial businesses	4/4/2023 1:18 PM
232	The city is isolated by design. Smart pedestrian and bicycle bridges, as described in the trail plan are a start but it is obvious that cities to the south are being avoided particularly in the western part of Tucker	4/4/2023 1:03 PM
233	Tucker lacks shopping and resteraunts. We have gas stations everywhere. It looks run down where we shop yet there are new houses being built all over. the corridors are rough. chamblee tucker entrance needs revitalization.	4/4/2023 12:59 PM
234	The threat of overdevelopment. Good zoning would make all the difference. Place enhancement over tax base.	4/4/2023 12:55 PM
235	Sidewalks, shopping d'town instead of all restaurants, greenspace.	4/4/2023 12:40 PM
236	Attracting more retail and local restaurants.	4/4/2023 12:25 PM
237	I still travel out of the city for most of my needs, including healthy restaurants and other shopping. I don't go to restaurants on Main Street very often due to the parking. Perhaps parking lots that offer shuttles to downtown. This would especially help the older population.	4/4/2023 12:14 PM
238	Aging infrastructure	4/4/2023 12:00 PM
239	Insufficient parking downtown	4/4/2023 10:18 AM
240	Downtown has very little to drive business( restaurants/ shops/ small business). Northlake shopping area is not geared to the communities needs( low end retail). You have to drive out of Tucker/ Northlake to make most nice purchases. We have the money to spend, but not the places to spend the money. Have to go to Lenox/ Buckhead or Perimeter/Dunwoody. Chamblee has done a great job redeveloping areas around the Chamblee MARTA station and along Peachtree Industrial Blvd.	4/4/2023 9:42 AM
241	I would love to see some hip/independent restaurant options (not chains). More trees and landscaping in downtown area	4/4/2023 9:37 AM
242	Compared to other area cities, progress feels slow to redevelop old, decrepit store fronts on Lawrenceville hwy. This is one of the first things people traveling through our city.	4/4/2023 9:26 AM
243	Sidewalks.	4/4/2023 9:20 AM
244	TMS and THS are Tucker's biggest weaknesses. We have great elementary schools, but many families move away and disinvest from the community once children reach middle school age. It's a struggle our family is currently weighing.	4/4/2023 9:08 AM
245	Zoning regulations & aesthetics.... lots of run-down industrial buildings in downtown & on Lawrenceville Highway	4/4/2023 8:43 AM
246	Crime, poor public schools, traffic.	4/4/2023 8:29 AM
247	The vacant store fronts on Hugh Howell and the look of Lawerenceville hwy stretch. Too many discount stores. Brings certain element.	4/4/2023 8:14 AM
248	Not exciting right now, limited	4/4/2023 7:57 AM
249	Communication of events in the city, especially for those not online.	4/4/2023 7:24 AM
250	Vacant properties in downtown. Are there landlord issues that are preventing business from moving in? Lack of parking options? Tucker also has a lot of rundown, dilapidated, and vacant buildings. This affects the morale of residents and the impressions of visitors.	4/4/2023 7:17 AM
251	Lack of leadership that represents and empathizes with a wide slice of Tucker's residents and stakeholders	4/4/2023 6:27 AM
252	Beautifying Lawrenceville Highway. Lawrenceville Highway has lots of closed businesses and car shops. These businesses make Tucker look less appealing and run down.	4/4/2023 6:07 AM



Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

305	d	3/28/2023 3:45 PM
306	Ksksksk	3/28/2023 11:49 AM
307	c c c	3/28/2023 11:21 AM
308	tntntntnt	3/28/2023 11:16 AM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

279	Tucker still has a huge blight problem. Both from abandoned properties and undesirable businesses on primary corridors like Lawrenceville Highway	4/3/2023 7:25 PM
280	Cleaning up the area. Lots of areas feel unsafe.	4/3/2023 7:13 PM
281	Code enforcement on small businesses that the city is trying to shut down.	4/3/2023 7:10 PM
282	Tucker needs a widow/widower group and a Tucker garden club (not neighboring area's).	4/3/2023 7:10 PM
283	Cost of housing, crazy through traffic	4/3/2023 7:04 PM
284	There seems to be a sense in the government that Tucker is close enough to Decatur and Oak Grove that it does not need to foster its own downtown development.	4/3/2023 6:54 PM
285	None that I can think of.	4/3/2023 6:46 PM
286	Lack of destination.	4/3/2023 6:44 PM
287	Crime	4/3/2023 6:21 PM
288	Not enough restaurants and retail	4/3/2023 5:43 PM
289	It is still very much suburbia. Cars needed for almost anything and traffic remains an issue on most roads. Things still feel so spread out right now. More greenspace, more public beautification.	4/3/2023 5:39 PM
290	Areas not unified--- don't know I'm in Tucker except Main Street, Idlwood area is scared, Tucker Rec needs to be boosted, green spaces more hyped and updated	4/3/2023 5:29 PM
291	Lack of walkability; lack of business that supports social connections, such as as restaurants and bars	4/3/2023 5:26 PM
292	Traffic and lack of infrastructure to handle it, crumbling old infrastructure for utilities, water & sewage, solid high speed WiFi network capabilities, we're spread out-need to connect the people together and bring everyone together, need more fun	4/3/2023 5:13 PM
293	Traffic flow.	4/3/2023 5:12 PM
294	Code enforcement needs an overhaul, with community input. We were made aware that Peter's Park senior residents were treated unfairly. There have also been some absurd citations, such as the front yard treehouse.	4/3/2023 5:09 PM
295	Traffic control	4/3/2023 5:02 PM
296	The communications for the city have gone downhill in the last 12-18 months. Use to be great, but now is blah.	4/3/2023 5:01 PM
297	I think the biggest weakness is empty retail/ storefronts. Finding ways to keep these areas activated is better for the city's economy, and reduces opportunities for vandalism, etc.	4/3/2023 5:01 PM
298	Too much growth too fast. Unkept parking lots and store fronts. Traffic and red light runners.	4/3/2023 4:50 PM
299	We don't have businesses driving economic improvements. We have a lot of car shops on lawrenceville highway and old buildings and infrastructure. We don't have modern and new.	4/3/2023 4:49 PM
300	Sidewalks on both sides of the road - general walkability and accessibility. L'ville HWY still needs a lot of love.	4/3/2023 4:40 PM
301	Connectivity and thru traffic. SO many people cut through Tucker (Northlake Parkway/Cooledge Rd, Chamblee Tucker Rd/Fellowship Rd) towards Highway 78 and many do so dangerously by merge mid-intersection (for example). Discouraging these cut throughs using lane diets and physical traffic calming elements has been successful in parts of Tucker and could be extended.	4/3/2023 4:05 PM
302	Lawrenceville hwy has vacant buildings in the auto-corridor that need redevelopment	4/3/2023 2:55 PM
303	Lawrenceville Highway, though improved, is still a weakness. I would also love to see the city and it's organizations partner more with the schools. Teachers come from all over the metro area to work at Tucker's schools. Helping them to feel a welcomed part of the community could encourage them to live and shop here.	4/1/2023 4:09 PM
304	It still remains for many in the Atlanta metro area a pass through rather than a destination.	4/1/2023 11:58 AM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

18	We could be the next Decatur but desperately need more sidewalks, and restaurants. Especially in downtown.	4/28/2023 9:58 AM
19	Add more housing close to downtown, like townhomes, to bring more commerce to the area	4/28/2023 8:25 AM
20	Tucker has the potential to be the most desirable place to live in Atlanta. Making to family friendly, improving the downtown area, creating parks and area for recreation will help the city of Tucker.	4/27/2023 9:40 PM
21	Make it like Decatur city	4/27/2023 9:37 PM
22	More healthy eating restaurants, clothing stores, and children friendly activities	4/27/2023 5:50 PM
23	Younger families with newer developments	4/27/2023 3:28 PM
24	Lawrenceville Highway, Northlake Tower Festival, Northlake Mall are opportunities for multi-family housing and commercial development	4/27/2023 3:17 PM
25	Events don't happen in Tucker. There's opportunities to great festivals, family day activities, and again better and healthier food + fitness. The ease of getting in and out of Tucker without spending lots of money on parking & toll is a plus. We could make downtown or own "PCM" with great retail, better food, and fun outdoor events for families to enjoy.	4/27/2023 1:51 PM
26	Tucker has one or two restaurants to eat in. Need more restaurant options for sitting and dining. Higher quality to match the cost of living.	4/27/2023 12:51 PM
27	Bike lanes, high end restaurants, bigger stores.	4/27/2023 10:45 AM
28	They are building it up quickly. Which will make it very expensive to live over here soon.	4/27/2023 10:24 AM
29	Maintaining its small-town feel	4/27/2023 10:13 AM
30	Expanding housing opportunities for 55 and old. I believe this community would build the revenue of the city.	4/27/2023 10:12 AM
31	Would love to see a more clean, uniform look like that of Peachtree City.	4/27/2023 10:10 AM
32	Downtown tucker needs to be updated and have more business that draw people in.	4/27/2023 9:40 AM
33	Invest in our schools, better teachers	4/27/2023 9:13 AM
34	We have a great opportunity to increase the walkability of Tucker, add more green space, and plan more community events. I would love to see more sidewalks and focus on arts development.	4/27/2023 9:00 AM
35	It could be a great area. The building of nice neighborhoods will increase value and interest. We need a police department.	4/27/2023 8:13 AM
36	Taking advantage of available storefronts to bring in new and local retail/restaurant options and creating a downtown experience where there are just too many options to choose from that expands off of just the Main Street	4/26/2023 11:46 PM
37	There are plenty of empty or run down strip malls that need some assistance. Perhaps one of these spots could be rezoned for a multi-use complex or revitalized (take Toco Hills shopping center for example).	4/26/2023 11:14 PM
38	Attracting people to visit from outside of Tucker- more well-known and unique businesses that attract folks to the area	4/26/2023 10:59 PM
39	Main Street.	4/26/2023 7:51 PM
40	Additional community opportunities like a bigger community center facility, opportunity for more small businesses	4/26/2023 7:20 PM
41	Mixed-use commercial/residential development near Main Street Area	4/26/2023 6:50 PM
42	No feedback at this time	4/26/2023 6:09 PM
43	Become more inviting to small business, try to attract more healthy eating options with mix-use development strategies for outdoor dining and sidewalks.	4/26/2023 5:04 PM
44	Main street is a big opportunity if done well and sustainably, trails/path development along	4/26/2023 4:50 PM

## Q21 What are the City of Tucker’s Opportunities? What is our potential? What do you think makes sense in terms of future development?

Answered: 243 Skipped: 406

#	RESPONSES	DATE
1	Mountain Industrial area- attaching more business	5/1/2023 11:57 AM
2	It makes sense to move slow. Not try to be like the other cities around us but rather to look for different ideas for Tucker to thrive	5/1/2023 1:05 AM
3	What attracted me to Tucker was rumor of their financial independence and budget responsibility. Is this still the case?	4/30/2023 9:28 AM
4	We need to reach critical mass for the number of events, shops and restaurants in downtown. Once that is achieved people will start gravitating to the area when they don't have a specific reason for going.	4/29/2023 9:30 PM
5	More middle class clothing shopping stores	4/29/2023 6:44 PM
6	The potential is great. Have to determine a way to make Tucker a destination and not a city passed through.	4/29/2023 2:03 PM
7	Redevelopment of the Northlake area with thought to maximize 21st century living. Look at how Sandy Springs and Downtown Alpharetta did it. Cumming is getting ready to build a major center.	4/29/2023 10:35 AM
8	Sidewalks along old-norcross, possibly a bike lane? Street lights at pedestrian crossings on chamblee tucker, and wherever else these crossings are implemented. Turn-lane islands, similar to chamblee tucker, along lavista, especially between Northlake and Midvale. Similar islands wherever there are long stretched of turn lanes, to discourage their use as traffic bypass.	4/29/2023 8:47 AM
9	Focus on building community at the same time as growing. Make each part of Tucker feel unique but connected to the other parts of town. Creating a walkable and bike able city!	4/28/2023 8:41 PM
10	Before even thinking of future development in any way. tucker needs to do what tucker said it would do when it first became a city and do all of the threee things well plus make sure that all of the plnplands and are modified or periodically , i.e. yearly, ask for feed back. Not wait like this time- after 4 years and now want all types of feedback.	4/28/2023 7:43 PM
11	Na	4/28/2023 7:16 PM
12	I think we are generally headed in the right direction. Again, i would like to see a Cultural Center and more opportunities for people with disabilities and the seniors in our midst.	4/28/2023 5:53 PM
13	Tucker has many opportunities for both families and younger singles. More restaurants and outdoor seating. Love the new areas and pathways. Love all the parks and rec are doing to promote interactions.	4/28/2023 5:43 PM
14	We have the opportunity to offer more permanent housing for incoming residents looking for housing as housing becomes more expensive. But also ensuring that we keep current residents in mind and avoid displacing	4/28/2023 3:21 PM
15	I believe increasing Live, Work, Play communities may become attractive to a certain influential demographic. Tucker has ample space to build and revitalize!	4/28/2023 3:08 PM
16	Traffic improvement	4/28/2023 12:59 PM
17	Downtown and Northlake mall area need an overhaul with new live, work, play type development. The Tucker Path needs to pick up the pace, the old office buildings need actual businesses and makeovers, the endless tireshops need to be turned into different businesses, etc.	4/28/2023 10:42 AM



## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

	properties that can be repurposed.	
68	Community square	4/24/2023 11:23 AM
69	Potential is endless.	4/24/2023 11:18 AM
70	Transport improvement (public transport connectivity). Parks improvement Security improvement	4/24/2023 10:14 AM
71	Working on the Lawrenceville Hwy corridor. Cleaning it up, making it more attractive.	4/23/2023 5:46 PM
72	Our potential is great. A close community that spends time together through events, local businesses, and is able to walk and enjoy nature together.	4/21/2023 7:08 PM
73	Institute an NDO ASAP! Need more (affordable) senior housing, as well as lesser-priced options like Micro houses, ADU options. Affordable housing options over existing businesses - say Target or Walmart. Condo options.	4/21/2023 1:40 PM
74	There is so much land that makes up Tucker. We have opportunities for greenways, bike paths, sidewalks, etc. We can make larger easements for street trees and lighting. The streets can be slowed down methodically to make it a more pleasant place to drive.	4/21/2023 1:36 PM
75	Community events	4/21/2023 8:27 AM
76	Concentrate on the recreational, mobility and preservation of the type of neighborhoods that currently make up Tucker.	4/20/2023 5:42 PM
77	Draw more residents to live closer to ITP at a reasonable cost and with great services - housing development that meets a broad spectrum of economic capacity and at different stages of life (so folks can live their whole life here).	4/20/2023 2:28 PM
78	New city made strong but consistent growth Need dedicated use of Minority and Women's Businesses on city objectives	4/19/2023 10:40 PM
79	Increase the businesses and restaurants along Hugh Howell	4/19/2023 9:34 PM
80	Not to keep beating a dead drum, but a City that has a great living experience for all of it's residents.	4/19/2023 11:02 AM
81	Needs more modern living	4/19/2023 12:59 AM
82	So much potential because we have good bones and structure in place.	4/18/2023 10:17 AM
83	Caring people.	4/17/2023 5:51 PM
84	Putting residential areas first and preserving them as best as possible. Enforcing ordinances that protect our neighborhoods.	4/17/2023 1:11 PM
85	I think we're about ready for a new city hall downtown.	4/17/2023 12:02 PM
86	Build stronger neighborhood communities - slower growth. So much traffic already - don't want a Decatur that is too crowded	4/16/2023 11:31 PM
87	Transforming Lawrenceville HWY. and getting tenets in the vacant spots. Finish the Northlake Mall project	4/16/2023 10:10 PM
88	There is space for redevelopment. Residents mostly care about the community. Tucker is growing.	4/16/2023 9:59 PM
89	Make Tucker an inviting and safe place to live. Take advantage of the amount of traffic that passes through by having good businesses that can afford the rent.	4/16/2023 8:23 PM
90	Maybe develop along the lines of Decatur- good mix of green space and business/walkable.	4/16/2023 7:29 PM
91	Great potential to have community events and a cute downtown	4/16/2023 7:02 PM
92	Idk where to go with this, but reaching out to the Hispanic and Latino communities north of the city could be valuable. So much to offer there. And, maybe reaching out to local school leaders to see how the town can better support them. Schools are HUGE to development and we may not run the local systems but that doesn't mean we can't build a relationship (may already exist but I don't hear much about that if so :))	4/16/2023 9:23 AM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

	railroad ave is/will be a great addition	
45	I miss Northlake Mall for retail purposes. I'm not sure what if anything can be done about that.	4/26/2023 4:47 PM
46	Continue to attract dining opportunities	4/26/2023 4:38 PM
47	The downtown area and paved path	4/26/2023 4:09 PM
48	1. A modern performing arts center. 2. Enticing a technical institution/ college to move to Tucker to serve a feeder for startups and an incubator for entrepreneurs. 3. Converting some of our industrial warehouse space to film studios, sound stages, production lots.	4/26/2023 3:59 PM
49	We needA space like Peachtree corners shopping or the works At Chattahoochee. Downtown area like Norcross. Nothing we have is aesthetic or attractive.	4/26/2023 3:00 PM
50	We're seeing so much sprawl from Decatur and Chamblee. Bringing in successful, tasty and unique shops to our community will continue to drive our economy and make our city a desirable one for visiting and living.	4/26/2023 2:51 PM
51	I moved here 3 months ago, not sure	4/26/2023 1:47 PM
52	Looking forward to seeing the downtown green space become an event mecca. Also, can't wait to see the continued growth of walking paths in our city.	4/26/2023 12:45 PM
53	The presence of more progressive business names and walkability to those business, retail and restaurants.	4/26/2023 11:56 AM
54	Developing downtown, developing Northlake. A police force.	4/26/2023 11:43 AM
55	maintain what we have, invite development that encourages diversity in age, race, demographics, etc.	4/26/2023 9:45 AM
56	Truly affordabke housing so more or some Tucker workers can afford to live in Tucker.	4/26/2023 3:17 AM
57	I appreciate the work on developing downtown. Right now, it still seems like Main Street is the main street. It would be nice to create a more grid downtown than one single "drag"	4/25/2023 4:26 PM
58	Endless amount of opportunities and potential. Need to take some of these industrial warehouse spaces and convert them into an entertainment district with dining and activity options.	4/25/2023 3:26 PM
59	Developing into a culturally relevant town that puts its residents at the center of life in a way that echoes places like Roswell is the most obvious potential and what makes most sense to me. Some other glitzy suburbs like Sandy Springs or Dunwoody have a shine to them that would seem inauthentic here. I think by just focusing everyday on what would make someone want to move here and not feel the need to leave for their arts, entertainment, dining, shopping needs is the kind of question to try to answer in the current term.	4/25/2023 1:54 PM
60	Larger lots are a welcome contrast to the high density housing expanding in Atlanta.	4/25/2023 1:28 PM
61	Tucker still has room to grow that many other places in Atlanta lack. So Tucker has the potential to build into a city that people will move to from other areas if built up properly	4/25/2023 12:24 PM
62	There is tremendous opportunity in reducing the number of auto-body/mechanic shops and creating some uniformity in the look of store-fronts/signage.	4/25/2023 10:25 AM
63	I like Tucker Days ... and it might be fun to engage Tucker High School Band in some of our celebrations.	4/24/2023 11:16 PM
64	More development like Hugh Howell village. Shopping and restaurants.	4/24/2023 9:38 PM
65	The opportunity is to maintain a community that is knit together. We need to continue a lively discussion on ways to do this - walkability, attractive, connected downtown, good retail options bringing people to nodes, provide areas of natural/cultural/historical significance to explore, connectivity so it's easy to get around town, etc. Tucker also has a unique opportunity to figure out how to embrace economic diversity while also enhancing safety. This is especially a challenge with nearby transient communities.	4/24/2023 2:18 PM
66	We still have a lot of under and non-utilized property that can be used to drive growth and change if the proper decisions are made.	4/24/2023 12:59 PM
67	Much of tucker is outdated and can use a facelift. Theres plenty of abandoned or failing	4/24/2023 11:41 AM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

115	cool new developments that offer diverse uses and options, housing, retail, work spaces	4/11/2023 8:04 PM
116	We're a beautiful place with great road connectivity and lots of different businesses.	4/11/2023 7:31 PM
117	Focusing on revitalizing downtown. The best downtowns in the area have many restaurants, many shops. Woodstock, Roswell, etc	4/11/2023 6:50 PM
118	Do not become Brookhaven! We have the opportunity to develop a different kind of small town with our greenspaces, restaurants, community events. Developing and supporting our ability to participate in the community activities and making them relevant and accessible to our diverse population, all ages and cultures.	4/11/2023 5:32 PM
119	Openness to public input	4/11/2023 5:29 PM
120	We already have a great sense of community, I feel that by providing the above and making it easier for everyone to come together in nice places for fun events would increase that even more.	4/11/2023 4:24 PM
121	Tucker the opportunity to be an affordable place to live that also offers amenities such as a beautiful downtown with lots of green space and trails.	4/11/2023 3:42 PM
122	Tear down most of Lawrenceville Hwy and redevelopment for the 21st century. Pretend it is a REAL city and manage it accordingly. Allow diversity of people, economic classes, divergent opinions and lifestyles, radical architecture, walkable, safe communities.	4/11/2023 3:42 PM
123	Good dense development. Look at how the City of Atlanta approaches development - We have a vacant ingles and vacant publix building. How can zoning be used to transform these areas.	4/11/2023 3:38 PM
124	Tucker is filled with residents that care enough to get involved with decisions. I hope many people take this survey.	4/11/2023 3:14 PM
125	If there was a live, work, play development to incorporate more foot traffic to the area would help.	4/11/2023 1:31 PM
126	BIGGER IS NOT ALWAYS BETTER !!!!!!! Quality is better than quantity !!!! Observe and learn from & cooperate with other cities....Decatur, Brookhaven, Norcross etc	4/11/2023 12:03 PM
127	potential is endless. I see Tucker as a hybrid of Decatur, Toco Hills, and downtown Duluth.	4/11/2023 10:05 AM
128	Maybe a live-work-shop cluster/development. Some sort of alternate transportation along key routes (LaVista, CT, L'ville Hwy). I know Marta runs on some of these roads but it would be better if there was something dedicated to routes specific to Tucker, getting folks from home to Tucker businesses or from one business area to another.	4/10/2023 11:32 PM
129	Focus on downtown development - new restaurants, healthier fast food options. More of a walking down town.	4/10/2023 8:17 PM
130	Focus on bringing in retail, restaurants, or adding greenspace along Lawrenceville hwy	4/10/2023 7:27 PM
131	Redevelop of northlake festival shopping plaza is a Most as well as more upscale shopping stores in north lake mall. Don't try to become like other most loved cities . Think outside of Main Street Tucker if you want to attract people to move here. What made Tucker great before it became a city was it was a nice little town that had affordable housing and decent schools. It seems to have lost that with the development of unaffordable housing (starting in low \$800,000) and pushing for growth without having the infrastructure in place first -Parking!!!	4/10/2023 6:47 PM
132	Reasonable and smart growth will make us unique.	4/10/2023 6:05 PM
133	Our potential lies in our people and in fostering a strong community that cares for its members. Only if we work together to benefit our community members will our town succeed.	4/10/2023 3:21 PM
134	They have the opportunity to go back to how things were and should have remained. Code enforcement has turned into a menace.	4/10/2023 2:40 PM
135	Less development	4/9/2023 9:52 AM
136	smart development--i think tucker is an area that values small businesses and shops consciously. attracting retail that are eco-friendly and not profit driven could do well here. prioritizing businesses that care about the community they work in is also an opportunity to make tucker a great place to live.	4/9/2023 9:22 AM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

93	Streets, many neighborhoods have little to no streets making it dangerous to walk especially with children	4/16/2023 9:16 AM
94	Enough plans have been done that Tucker knows how to plan. Now create and build the big ideas. Go copy Decatur, Lawrenceville, Alpharetta, Woodstock, etc. so that Tucker is the best.	4/14/2023 5:21 PM
95	smart growth	4/13/2023 8:36 PM
96	Tucker could really support community arts, both music and fine arts. Tucker could support a"know your neighbor" program to bring connectedness to new and or elderly residents.	4/13/2023 4:54 PM
97	We can be the jewel of Dekalb County. We need to be sure that the changes implemented are more than cosmetic.	4/13/2023 3:16 PM
98	Limit expansive housing I didn't say expensive. Gwinnett where I'm at right now is going full tilt on building affordable housing everywhere. This is to accommodate our massive illegal immigrant problem here. What will be the end result will have at least 10,000 more people living here in the next two years just passed Jimmy Carter down towards Lilburn. Does it make sense? Seems like it's just going to make things much worse. By the Way Lilburn is Mexico in case you were looking? I guess the biggest thing is don't let it turn into Lilburn or Lawrenceville. Making this statement do most of these illegals incultrate well? Or do they split off into their own little communities like Little Italy's Etc? More on that later.	4/13/2023 2:04 PM
99	Affordable housing for longtime residents and their families.	4/13/2023 12:33 PM
100	Main Street needs to get filled - do we need to subsidize it so it's more affordable?	4/13/2023 10:10 AM
101	Proximity to highways,downtown Atlanta, Decatur and Emory. Attract businesses that professionals working in this area would like to support.	4/12/2023 11:00 PM
102	None without own police department	4/12/2023 8:59 PM
103	Create more activities for families to gather like movie nights, festivals, etc	4/12/2023 6:47 PM
104	Continue work on our infrastructure. How about anytime new sidewalks are put in you bury the overhead cables. You'd slowly have all electrical wires underground and we wouldn't have so many outages during storms. Require new developments to put electricity wires underground. Update sewers to alleviate our boil advisories. Require native trees and shrubs be planted in new developments. Require homeowners to strive to have their yards be 80% native plants.	4/12/2023 4:40 PM
105	Invest in the younger generation to bring their new families to Tucker.	4/12/2023 2:42 PM
106	Keep the city's unique southern charm.	4/12/2023 12:26 PM
107	It would make sense to open up more roads for traffic if there will be more apartments or housing built in areas with high traffic. There should also be more healthier food choices for the area from near Stone Mountain to Hugh Howell. The food ratings in the area are horrible and unfair to the residents who pay taxes. Please update the power sources which continue to cause power outages at random times during the day and/or when it storms or there's heavy winds.	4/12/2023 12:06 PM
108	Affordable housing is the best way to attract working families	4/12/2023 12:01 PM
109	Lots of potential for economic turnover/development.	4/12/2023 11:48 AM
110	TYSA, and other children's sports league; a top notch summer camp for kids; more outdoor playgrounds and collaboration space. Also, we need a coordinated franchise and licensing initiative..I want Tucker t-shirts, mugs, etc. Where can I buy these??	4/12/2023 11:20 AM
111	Tucker because of its location and charming downtown has the potential to be a place that not only residents but also visitors are drawn to.	4/12/2023 9:29 AM
112	encourage retail -office may be overbuilt due to changing nature of office work opportunity for larger lots single family	4/12/2023 9:02 AM
113	Get rid of the current administration	4/12/2023 5:47 AM
114	Tucker has the worst version of everything when it comes to chain retail. Our restaurants and stores are all like subpar versions with much better locations in other areas. All this in terms of service and quality.	4/11/2023 11:01 PM



## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

162	Continue to improve parks and town owned spaces.	4/5/2023 12:43 PM
163	The above mentioned	4/5/2023 12:36 PM
164	Tucker is a fantastic place to live for those of us who work in Atlanta but can't or don't want to live there. I would love to see Tucker work with MARTA and other transit providers to improve transit connections (improve bus stops and provide safe bike/ped access to existing bus stops).	4/5/2023 12:08 PM
165	Growing and bringing more people in to our area to help our businesses on the weekends and weekdays.	4/5/2023 11:10 AM
166	There haven't been a lot of obvious changes, so all of the promises from the plans and studies are still available for you to follow through on and complete. The path would be a great asset, if it's ever completed.	4/5/2023 4:41 AM
167	Can't help it but would love to see a city that is really connected with easy access to all. I feel right now we are a loop lavista to Lawrenceville hwy. See potential for bringing it all together with an electric tram that loops around our entire city. (Not one that goes as slow as the one in downtown). Would love potential for that to then connect to MARTA somehow. Or then connect to Chamblee and Decatur without having to drive. Would love to see all of our little cities and bouroughs getting together to come up with strategic plans for the now and near future to make us less dependent on cars and improve our traffic conditions.	4/4/2023 11:50 PM
168	Continue rebuilding Lawrenceville hwy to eventually resemble the stretch in Decatur, around Church Street, N Decatur Rd.	4/4/2023 10:49 PM
169	More retail and really make Main Street as place for people to linger rather than eat and go home.	4/4/2023 10:18 PM
170	Tucker is so conveniently located, but not everyone wants a single family house! Increasing density with mixed use developments would help attract individuals who want to be able to spend their money and recreation time in the same place that they live.	4/4/2023 10:09 PM
171	Promote walking on Main St. Promote alternative transportation to it.	4/4/2023 9:50 PM
172	Tucker's proximity to major highways and thriving economic areas, revitalizing tired retail centers and Northlake Mall.	4/4/2023 9:26 PM
173	Law'ville Hwy needs the mist attention. Provide outlets and opportunities for our teens to thrive and stay invested in the community.	4/4/2023 9:11 PM
174	Community involvement and partnership	4/4/2023 8:03 PM
175	Improve representation in city government, committees, and overall prioritization of Diversity, Equity, Inclusion, Accessibility, and Belonging Strategic Vision and Plan being applied to ALL that Tucker plans and does	4/4/2023 7:51 PM
176	Downtown could really be something special with improved infrastructure and mixed use building investments	4/4/2023 7:30 PM
177	Should push hard to get mid level tech companies to come to Tucker.	4/4/2023 7:15 PM
178	Tucker is on the verge of being a walkable and accessible city. A forward thinking attitude toward alternative transportation and housing will be fantastic for the cities development.	4/4/2023 6:53 PM
179	Reasonably priced homes. Walking opportunities. Diversity. More local good jobs.	4/4/2023 6:30 PM
180	Turning downtown into a wonderful mixed-use neighborhood similar to Downtown Alpharetta by building more housing and apartments without parking requirements, and allowing more dense mixed-use developments.	4/4/2023 6:20 PM
181	Improve traffic so it is easier for people to get around in tucker. Especially around Lawrenceville and downtown	4/4/2023 6:05 PM
182	Encourage small business or larger ones that offer small business feel to the discuss area. Annex more of the north lake area for better development especially the mall. Bring in large businesses in those areas	4/4/2023 5:49 PM
183	See above. Many of these social activities are not in neighboring communities either so if Tucker gets them first it would be a huge win. The town green is a great start and will help	4/4/2023 5:38 PM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

137	Opportunity for an even more vital main street. Addition of some HIGH end apartment living on Mainstreet perhaps.	4/9/2023 8:32 AM
138	Downtown parking, opportunities for redevelopments to older commercial properties and making our city appear nice.	4/8/2023 4:54 PM
139	Keep high density development to a bare minimum, if any additional future zoning at all. Concentrate on single-family residences.	4/8/2023 12:54 PM
140	Enact non discrimination policy so that all feel safe investing in Tucker as business owners and residents	4/7/2023 4:13 PM
141	sidewalks connecting all areas of Tucker. Rosser Road, Hugh Howell especially	4/7/2023 11:52 AM
142	Pay attention to the older population that has money and would like to remain in the area but are finding their larger homes too much to maintain. Encourage senior communities.	4/7/2023 11:06 AM
143	Small businesses are a strength and you do everything to get rid of them.	4/7/2023 10:16 AM
144	First and foremost - enhanced law enforcement. Example: A few years ago, Tucker HS failed its responsibility to control its student body by standing idly by as students walked off campus during school hours on the pretense of protesting gun violence. The students were merely roaming about unsupervised. There was no accountability from the school.	4/7/2023 10:11 AM
145	Dining options need to improve. Walkable areas. Public transit	4/7/2023 7:57 AM
146	Increase the safety of the city businesses and residents. Clean up the appearance of Lawrenceville Hwy. Facilitate the expansion of fiber optics to attract technology companies.	4/7/2023 4:06 AM
147	Focus on the downtown and Northlake mall corridor it has the greatest potential for redevelopment.	4/7/2023 12:54 AM
148	Not able to answer anymore questions	4/6/2023 10:28 PM
149	Diversifying the voices involved in future initiatives will make Tucker viable for all neighborhoods.	4/6/2023 9:56 PM
150	Same	4/6/2023 8:23 PM
151	Trail is big	4/6/2023 11:38 AM
152	I think that we have an opportunity to invite communities from outside and drive in business with our downtown attractions ie ROOFTOP business	4/6/2023 12:31 AM
153	Great existing connectivity from neighborhoods to commercial/retail areas.	4/5/2023 8:22 PM
154	Focus on making the commercial centers aesthetically pleasing with local businesses and green spaces for community events.	4/5/2023 7:29 PM
155	I like the paths and road calming projects no matter what the haters on Facebook say.	4/5/2023 7:29 PM
156	Keep small city feeling neighborhood tak	4/5/2023 5:29 PM
157	Tucker should focus on bringing younger professionals to the area so that it will attract a wider range of businesses for both work and play.	4/5/2023 4:17 PM
158	We have the space, density, and wide cultural draw to have a downtown district that is more than simply Main St. We have the ability for this to be what downtown Alpharetta is to that area (just with a more heterogenous culture mix) and what Chamblee is quickly turning into. It's no doubt tough to time properly, but between the Beltline, Path 400, and numerous other pathway projects in the city, we as a people enjoy being outside and utilizing modes of transportation other than cars to get to destinations. We're headed in the right direction and if we get to where we can be we'll be in an amazing place as a city.	4/5/2023 3:37 PM
159	Lots of potential space for expanded dining and retail	4/5/2023 3:12 PM
160	Filling Main Street with local businesses and shared community spaces. Attracting young adults/first time homebuyers.	4/5/2023 2:54 PM
161	There's an opportunity to engage with more diverse people and welcome them into the community. Also, as we grow, we're going to need to be more open to denser development including multi family options, but finding ways to minimize the impacts of vehicular traffic.	4/5/2023 2:11 PM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

211	Getting the school district and county on board instead of falling into the same old story that it's always been that way doesn't cut it. All three have an interest in Tucker, not just the city.	4/3/2023 9:19 PM
212	Expanded parking opportunities downtown. More pedestrian areas on main street. Maybe closing off vehicle access between Railroad Ave and 1st Ave.	4/3/2023 9:12 PM
213	Need good restaurants downtown and they do have festivals offense music venues and things bringing the citizens of Tucker together at the church street green space – not a City Hall building	4/3/2023 9:01 PM
214	More truly affordable housing (not just median income standard) if families are serious about children of their own or others being able to afford Tucker.	4/3/2023 8:56 PM
215	Bettering downtown area, more activities/housing for millennials	4/3/2023 8:43 PM
216	Stronger focus on making people of all income levels feel welcome and supported, building on our diversity and making it a strength	4/3/2023 8:26 PM
217	Northlake Mall has huge potential	4/3/2023 8:10 PM
218	smart development	4/3/2023 7:59 PM
219	There is a lot of potential area for redevelopment. We dont need to reduce or eliminate greenspace to do it, which is great. We need to prioritize turning over blight into new business	4/3/2023 7:25 PM
220	More food and shopping options. Safe housing.	4/3/2023 7:13 PM
221	Tucker needs a widow/widower group and a Tucker garden club (not neighboring area's).	4/3/2023 7:10 PM
222	Interconnectivity with the paths plans. The parks are amazing and getting better. We can still get innovative higher density housing.	4/3/2023 7:04 PM
223	The new path network is a great start. Build the green space and support the existing businesses	4/3/2023 6:54 PM
224	I would like to see more people able to walk and/or ride bikes to downtown and from there go to other places via the new train system.	4/3/2023 6:46 PM
225	Just don't screw up what we latest have going for us; not infrared in paying for committees and special projects	4/3/2023 6:21 PM
226	Northlake could be the crown jewel of Tucker! Lots of good commercial space with good opportunities for more dense residential and better sidewalks and trails. Even greenspace opportunities. Work with Emory to really revitalize Northlake to make it the place to be! (Think Atlantic Station or the upcoming North DeKalb mall development.) Downtown needs....more. The bones are there, but there aren't enough businesses, things to do, free places to just exist, or recreational activities. Parking remains an issue too. Good progress on trail connectivity though! I want to be downtown! Give me a reason to go! (See downtown Duluth, Lawrenceville, and Decatur for some good inspiration imo.) We are poised well I believe, but we need execution on sidewalks, trails, businesses, and public spaces. We can do a lot more!	4/3/2023 5:39 PM
227	See above weaknesses and positives	4/3/2023 5:29 PM
228	Improving walkability will improve social connectivity	4/3/2023 5:26 PM
229	See other notes	4/3/2023 5:13 PM
230	Make it easy to access and find a place to park	4/3/2023 5:02 PM
231	1) Downtown ... more shops and restaurants and PARKING!! 2) better communication from the City on the what, why and benefits of events and accomplishments. As said earlier, the 1st few years were great, but no so much now. What happened?	4/3/2023 5:01 PM
232	I think that tax or other concessions should be offered to existing businesses that renovate their current space (rather than moving to a new one), and to new businesses that occupy existing rather than new development (moving into the old Publix shopping center at Hugh Howell and Lville hwy, rather than the new shopping center further up Hugh Howell, for instance)	4/3/2023 5:01 PM
233	Focus on community. Stop growing.	4/3/2023 4:50 PM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

bring in festivals and concerts but once the people are here, what else can they do? Right now, not much. Most businesses are not retail/fun business for discretionary spending, they're auto body shops and grocery stores and home repair stores etc.

184	Tons of potential. I think keeping a lot of the greenery and mature aspects is wonderful and needs to be expanded upon. But Tucker can't stay old fashioned. We need to come out of that mode.	4/4/2023 4:35 PM
185	Density. Everywhere	4/4/2023 1:18 PM
186	green space, resteraunts, shopping. People live here and are moving here and paying high for houses. There is money to be spent but not many places to go. Downtown has VASTLY improved and I see a ton of progress and I'm hopeful for Tuckers future connecting beautiful established communities from smokerise, oak grove, decatur, and chamblee cities .	4/4/2023 12:59 PM
187	LOCATION and forethought.	4/4/2023 12:55 PM
188	We are the next Chamblee...	4/4/2023 12:40 PM
189	Tucker has the opportunity to continue its path of building community and business. Redevelopment of Lawrenceville hwy corridor would largely benefit residents and community value.	4/4/2023 12:25 PM
190	Affordable housing	4/4/2023 12:14 PM
191	Driving changes faster. Lots of great plans to how to make the plans reality.	4/4/2023 9:42 AM
192	Lawrenceville hwy and the Northlake area	4/4/2023 9:26 AM
193	Continue to improve downtown - fewer empty spaces on Main Street.	4/4/2023 9:20 AM
194	Before development, we need to focus on reinvesting in areas of Tucker that are more run down.	4/4/2023 9:08 AM
195	Further building a sense of community & belonging especially for young families	4/4/2023 8:43 AM
196	Would like to see some luxury townhomes or apartments added to downtown to sustain the businesses.	4/4/2023 8:14 AM
197	More restaurants and shops, family oriented activities, and parking	4/4/2023 7:57 AM
198	Denser housing in downtown, a parking deck (near the post office, potentially), code enforcements of dilapidated infrastructure, improved walkability	4/4/2023 7:17 AM
199	Location, relative affordability and diverse housing stock (age, size, lot size)	4/4/2023 6:27 AM
200	With all the projects, hopefully this will make families go out more and support the local businesses resulting in less vacant spaces.	4/4/2023 6:07 AM
201	Focus on Main Street and build outwards. Clean up the "entry ways" to downtown and clearly distinguish the boundaries - let people know when they have arrived in our city	4/4/2023 12:51 AM
202	Paths. Parks.	4/4/2023 12:46 AM
203	Redevelopment and expansion of downtown with ample parking would make it a desirable destination. See city of Lawrenceville as example. A strong arts festival downtown would be a fabulous opportunity to bring people to visit our city. Tucker Day does not represent a strong arts festival.	4/3/2023 11:58 PM
204	Less governments	4/3/2023 11:25 PM
205	So many young families are moving here. Give them activity, businesses and community to make them want to stay!	4/3/2023 11:06 PM
206	Lot of unused land and old buildings just sitting their as eyesores. Time to clean up!	4/3/2023 10:02 PM
207	Historical areas, parks and green spaces	4/3/2023 9:42 PM
208	Downtown	4/3/2023 9:37 PM
209	Places to shop.	4/3/2023 9:28 PM
210	No potential without parking, control the use of parking by high school students	4/3/2023 9:24 PM



## Q22 What are the City of Tucker’s Threats? What threats do you think the city is facing? What worries you about Tucker’s future?

Answered: 265 Skipped: 384

#	RESPONSES	DATE
1	increasing crime. Homeless people at Cofer crossing / Walmart parking lot. People "hanging out" outside Northlake mall. - in front of Macy's. makes me feel unsafe.	5/1/2023 11:57 AM
2	I'm worried that tucker will loose it's beautiful feel to a become another overburdened and lost city like Decatur	5/1/2023 1:05 AM
3	See previous. This survey questions are ineffective. Long and unnecessarily cumbersome. Seek professional consultation.	4/30/2023 9:28 AM
4	Crime and traffic	4/29/2023 9:30 PM
5	Criminal activity coming from Stone Mountain.	4/29/2023 6:44 PM
6	Crime is lower than most think but any crime impacts the sense of community safety. Random gun fire, excessive speeding/doughnuts, personal property theft	4/29/2023 2:03 PM
7	Tucker needs to elevate our environment. We want affordable housing but we want to keep our standards high too.	4/29/2023 10:35 AM
8	Losing quiet neighborhoods for development dollars (i.e. chick fil-a move to a street/neighborhood already challenged with hugh Howell traffic). Walking a fine line between zoning/code enforcement and civic HOA where everyone looks and sounds the same. The charm is in our differences, our varied color pallet.	4/29/2023 8:47 AM
9	The situation with DeKalb Co schools will suck the life from our town as fast or faster than a higher crime rate. Affordable housing is growing more difficult to find. We could easily lose our small town identity if apartment buildings without commercial business beneath spring up everywhere.	4/28/2023 8:41 PM
10	The city of tuckerr is facing the threat that many individuals feel that it is hard to do businesse with tucker, get a permit or even infomraiton and then they decide it is better to leave tucker.. On the Actual city of Tucker Website, it is not easy to find infomraiotation, and then when you think yo have found it, you click on to what it seems like another website for information. Tucker also needs to have some printerd materials published on the resources and also what can be done in Tucker. Everything does not need to be on line so a resident has to have a computer and the knowledge to navigae a computer system just to find some simple informaton.	4/28/2023 7:43 PM
11	Na	4/28/2023 7:16 PM
12	Traffic. Petty crime.	4/28/2023 5:53 PM
13	The threats are building too many multi unit apartments. Not managing development. Traffic!!!!	4/28/2023 5:43 PM
14	The price of housing near the area	4/28/2023 3:21 PM
15	If we if we continue to house, lower-end, motels, hotels, and extended stay lodging, that could invite another type of demographic that may not be suitable for the future of the Tucker area.	4/28/2023 3:08 PM
16	Overbuilding	4/28/2023 12:59 PM
17	If things don't progress fast enough, young families that are betting on it improving are going to start moving out into areas that are actually moving the needle on all of these big plans. If you lose the young families, you lose everything Tucker wants to become.	4/28/2023 10:42 AM
18	Our industrial 'look' isn't appealing.	4/28/2023 9:58 AM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

234	Focus on young families in their 30's and 40's as well as their parents. Focus on creating a city connected by paths that is more active. Find ways to bring in new tenants.	4/3/2023 4:49 PM
235	Downtown. Please keep investing in it and helping us gain great restaurants and retail!	4/3/2023 4:40 PM
236	Our restaurants have long made Tucker a desired destination for surrounding area residents. We need to continue to attract more creative retail establishments (Boutiques, etc.)	4/3/2023 4:05 PM
237	more paths to connect the city	4/3/2023 2:55 PM
238	Tucker is a special place with its own identity. I would love to see continued thoughtful growth. I would prefer not to "be more like Decatur" where greed has made the city unaffordable for all but the upper socioeconomic level. There is still much room for improvement here, but it's important to maintain the history and identity of Tucker.	4/1/2023 4:09 PM
239	The potential can be developed by continuing to develop and examine the comprehensive plan. The center needs to be more dense and identifiable as a center.	4/1/2023 11:58 AM
240	d	3/28/2023 3:45 PM
241	ldkshsn	3/28/2023 11:49 AM
242	c c	3/28/2023 11:21 AM
243	hthth	3/28/2023 11:16 AM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

46	Crime. WE should take a tough stance re petty crime--Speeding, car break-ins, home invasions, thievery, etc.	4/26/2023 4:47 PM
47	I am afraid that a so called non Discrimination ordinance being discussed will be used to harass business owners with unpopular religious convictions, such as bakers and florists that do not want to participate in same sex marriage ceremonies.	4/26/2023 4:38 PM
48	Businesses priced out. No longevity for restaurants, etc.	4/26/2023 4:33 PM
49	Developers buying single family homes and removing houses from the market for families and individuals to purchase. High housing prices pushing out families	4/26/2023 4:09 PM
50	Unaffordable housing	4/26/2023 3:59 PM
51	Staying the same. An old town that's stuck on industrial and used car lots.	4/26/2023 3:00 PM
52	Schools. We need to improve our main schools : Tucker Middle and Tucker High . The grades are very low and there are a lot of issues	4/26/2023 2:49 PM
53	I moved here 3 months ago, not sure	4/26/2023 1:47 PM
54	The middle school and high school could be better to attract more residents to send their kids to public school instead of private. The panhandlers at local stores and homeless population can be scary. The business establishments that come and go on main street.	4/26/2023 12:45 PM
55	Don't want an old feeling. People from all over the country and world are living here now. A good mix of green space as well as progressive reputable business with good connectivity.	4/26/2023 11:56 AM
56	Developers changing neighborhoods. Cutting down trees. Crime.	4/26/2023 11:43 AM
57	increased property values that impact the diversity that makes Tucker great, crime, failing infrastructure not being addressed	4/26/2023 9:45 AM
58	As trasport becomes more time consuming some or many Tucker business may not find workers they need or can afford.	4/26/2023 3:17 AM
59	The way the last election happened was disappointing. We have plenty of partisan politics at the state level and at national level. It's disappointing that it was brought into our community. It would be very disappointing to see that partisan trend continue in Tucker or for Tucker's city council to start adopting some of those unhelpful policies that divide rather than unify. That is the single biggest threat to our city. Let's stay out of that and let the state and federal governments handle those matters.	4/25/2023 4:26 PM
60	The threats the city face is Tucker is and "Older" town meaning the residents are not open to change. With change comes more opportunity which leads to more money for the town. A lot of things get voted no because the citizens don't want change.	4/25/2023 3:26 PM
61	The encroachment of the larger ATL area's culture. I have not lived in the area long but something that has struck me is the inauthenticity of the region. Many areas have been nakedly gentrified or seemingly paved over to make way for businesses with big profit margins. There is an honesty to the Tucker area that could easily be lost and I think a number of regions in the metro area have been careless with their identities	4/25/2023 1:54 PM
62	The crime that accompanies growth and current vacant business space.	4/25/2023 1:28 PM
63	Tucker is located on the edge of Atlanta and the edge of more rural living. I think Tucker is a great place to be that bridge by having many of the things Atlanta has without having to go into Atlanta. I am nervous that Tucker would rather be viewed as a remote town instead of a thriving suburb	4/25/2023 12:24 PM
64	Tucker won't survive if it can't embrace diversity and inclusion. There seems to be a perceived unwillingness of leadership to accept and adapt to change - the old ways of doing things. Tucker would benefit from fresh faces, ideals, etc	4/25/2023 10:25 AM
65	I don't want it to change so much that people living here can no longer afford to do so. Growth and improvement is good, but we need to be careful.	4/25/2023 7:50 AM
66	Many businesses seem to close ... I wonder why??	4/24/2023 11:16 PM
67	The surrounding neighborhoods are building faster and Tucker residents spending more in near by cities that are more developed.	4/24/2023 9:38 PM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

19	Lville Hwy blight, seedy motels and homeless and vagrants which has greatly increased in the past few years	4/28/2023 8:25 AM
20	Not really sure	4/27/2023 9:40 PM
21	It's close to Stone Mountain	4/27/2023 9:37 PM
22	Increase in crime	4/27/2023 5:50 PM
23	Safeness	4/27/2023 3:28 PM
24	Traffic	4/27/2023 3:17 PM
25	We're facing a higher threat of violence.	4/27/2023 1:51 PM
26	None really, the petty theft of teenagers walking around breaking into cars, but that seems to be minor	4/27/2023 12:51 PM
27	Overcrowding & safety for all residents, not just people around downtown	4/27/2023 11:10 AM
28	Crime and housing prices!	4/27/2023 10:45 AM
29	Homeless population	4/27/2023 10:24 AM
30	Becoming a rental hub rather than a home-owner community	4/27/2023 10:13 AM
31	Not providing the same resources to the annex communities. This community is underserved and needs improvements. The city shouldn't continue to receive taxes when the annex is not included in their action plans.	4/27/2023 10:12 AM
32	The diverse culture here is a big reason why I moved here and I worry that trying to market to a certain kind of person or family and building things that are out reach will make tucker less diverse and displace families that live here already	4/27/2023 9:33 AM
33	Some of tucker houses are under Stone Mountain zip code, which makes it hard for people to feel like they belong to Tucker	4/27/2023 9:13 AM
34	I think we will see pressure to add more roads to Tucker in the coming years, and I don't think we should move in that direction.	4/27/2023 9:00 AM
35	Proposed policies that require citizens to hire LGBTQ members, regardless of personal religious or cultural views. I believe this is a violation of the First Amendment right against government interference in religious practice.	4/27/2023 8:46 AM
36	There are so many run down properties. It's also very close to the crime on pleasantdale.	4/27/2023 8:13 AM
37	Getting rid of all of our greenspace, which I think we need to keep as much as we can.	4/26/2023 11:46 PM
38	I think Tucker has to compete with other cities like Chamblee which offers similar benefits like being close to Atlanta. I actually think the schools could potentially be an issue. The elementary schools are rated high, but the middle school and high school not as much. This is not so much a Tucker issue as Dekalb, but it's worth noting to attract more families.	4/26/2023 11:14 PM
39	Crime, education system, random business filling key spots that aren't strategic and will never last.	4/26/2023 7:51 PM
40	Too many empty shopping centers	4/26/2023 7:20 PM
41	High turn over on Main Street	4/26/2023 7:17 PM
42	Blight due to strip malls and Publix relocating	4/26/2023 6:50 PM
43	Building more apartments they may reduce the values of homes. What worries me is that the city may not attract additional business.	4/26/2023 6:09 PM
44	I think the community lacks a serious healthy outlook for citizens as this is not included any place in the master plan. To be a healthy community we need healthy food options (not just the current mom and pop shops), sidewalks, kid-friendly (12 and under) activities. We are tired of driving into the City of Decatur to find activities for kids (under 12 years) and healthy dining or food options.	4/26/2023 5:04 PM
45	Becoming unaffordable, overcrowding, more traffic	4/26/2023 4:50 PM



## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

94	Real Estate pricing inflating to the point we drive out diversity.	4/17/2023 9:26 AM
95	Growing too fast & being overcrowded. Losing its small town feel. Hard to get around. Local politics not focusing on success last 5 years, staying the course & smart decisions. Next Mayor running for small agenda & lack of qualifications.	4/16/2023 11:31 PM
96	Businesses not thriving. Empty retail areas or lack of maintenance. Increased graffiti and vandalism. Lack of high quality child care. More families moving into the area but Dekalb schools are not prioritizing building maintenance or growth- possible redistricting or a new middle and/or high school for our cluster should be evaluated.	4/16/2023 9:59 PM
97	Possible increase in crime being in Dekalb county and close to Atlanta.	4/16/2023 8:23 PM
98	Too much clearcutting/ overdevelopment or development that doesn't take community/environmental impact into account.	4/16/2023 7:29 PM
99	Honestly school issues would be a big one, and development in the surrounding areas (outside city limits) allowed to progress without a thoughtful plan and due deliberation. I know nothing about Tucker's relationship with DeKalb and Gwinnett but having a healthy, pleasant, mutually beneficial and open relationship with both those counties is gonna be KEY for our town	4/16/2023 9:23 AM
100	Crime, many home get broken into in my neighborhood, lots of homeless people. School system that needs support, I had to put my kids in private school because of failing schools	4/16/2023 9:16 AM
101	The threats are installing poor quality restaurants / stores and too many housing developments compared to the infrastructure.	4/15/2023 8:03 PM
102	Lack of vision. Old Tucker ideas and individuals afraid of the new. Great restaurants and shops come downtown and then they leave. Tucker stays mediocre. It will bend over backwards for Chick Fil A and all the other fast food. What about the local unique food places. M572, Freakin Incan, Hot Betty's. They all should still be downtown along with a dozen unique commercial destinations. Instead we're know for Matthews Cafeteria and overpriced residential development on LaVista.	4/14/2023 5:21 PM
103	Overgrowth	4/13/2023 10:57 PM
104	homeless and getting more and more	4/13/2023 8:36 PM
105	I am concerned that Tucker could become a victim of its own success, becoming to pricey a neighborhood for first time homebuyers to afford.	4/13/2023 4:54 PM
106	Ignore people's basic needs for security, ease of access and availability of every-day service (health care, child care, financial/commerce options, automotive needs, food access , public services (utility and protective services like police, fire and ambulatory services). Our worry is that too much focus on housing will turn Tucker into one big neighborhood and nothing more. Just another Atlantic station with 3K new housing units and incomes spent everywhere but Atlantic Station...	4/13/2023 3:16 PM
107	Just named part of it. Just keep the crime down. Tucker has plenty of expressways near it. This is why Buckhead is such a nice Target for the thugs. Quick access in quick access out. Actually see very few police cars out.	4/13/2023 2:04 PM
108	Being priced out of my hometown.	4/13/2023 12:33 PM
109	Crime. Not enough protection.	4/13/2023 10:37 AM
110	I think we are threatened by the school ratings for tucker middle and tucker high. What can we do to help bring money to our schools, or is it petitioning good schools.org to change the ratings because they are wrong ( like what smokrise did). I think we are threatened by neighboring cities excelling in family friendly things to do - things that tucker is doing now, but our neighbors do it better. Peachtree Corners and Norcross have way better downtown areas. Lilburn has better schools.	4/13/2023 10:10 AM
111	Crime. Dangerous driving. Lack of A list retail and restaurants.	4/12/2023 11:00 PM
112	Crappy elected leaders like Cara and Frank	4/12/2023 8:59 PM
113	Traffic, speeding, infrastructure crumbling.	4/12/2023 4:40 PM
114	Cookie cutter development.	4/12/2023 12:26 PM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

68	School overcrowding, over building of houses in the area	4/24/2023 7:42 PM
69	Social media and the modern communication environment threatens community and neighbor engagement. Continued focus on walkability, codes that encourage gardens, gardening, and other outdoor potentials for interaction presumably help mitigate.	4/24/2023 2:18 PM
70	Our threats are all internal. We have a city council and special city groups that are more concerned with feelings than facts. We have a homeless and drug problem that is not being addressed quick enough.	4/24/2023 12:59 PM
71	Renters, low income families putting dozens of people under one roof, congestion, more housing than infrastructure, poor schools, the number of tire shops	4/24/2023 11:41 AM
72	Biggest threat is the unpolished business fronts	4/24/2023 11:23 AM
73	No threats	4/24/2023 11:18 AM
74	Crime Homelessness	4/24/2023 10:14 AM
75	Too many people and over development, brings more traffic.	4/23/2023 5:46 PM
76	overdevelopment	4/23/2023 7:00 AM
77	Redevelopment of family homes without proper compensation (ability to repurchase a home in Tucker). Pricing out families or pushing out low-income families. Landlords buying too much property. Not allowing new home buyers due to cost of living, home prices, or landlords buying too much property.	4/21/2023 7:08 PM
78	Failure to have an NDO. Most cities around us do. Cost to live here. Traffic.	4/21/2023 1:40 PM
79	I don't want to do all of this development and push out the low-income folks. Vibrant communities need people across the financial spectrum. We have to make sure we protect our at-risk neighbors to keep them in their homes, secure, and healthy.	4/21/2023 1:36 PM
80	Inflation and affordability pushing people out of the area	4/21/2023 8:27 AM
81	Traffic and congestion. Preoccupation with enhancing the revenue base by permitting both housing and commercial developments which exacerbate these trends.	4/20/2023 5:42 PM
82	Perhaps growing too fast which can exacerbate cost of living. More immediate is drawing development that promotes better quality of life. Then there are some who want TKR to remain as it was in the mid-20th century in too many respects - they are not willing to see the community evolve as it grows.	4/20/2023 2:28 PM
83	Loss of newness and lack of community engagement as the city grows	4/19/2023 10:40 PM
84	Rising housing cost. The future of the public schools.	4/19/2023 11:02 AM
85	Code violations must be enforced.	4/19/2023 6:54 AM
86	Very bright future. Old buildings needing to be revamped	4/19/2023 12:59 AM
87	Homeless population is growing and needs to be addressed through enforcement of urban camping ordinance. Once again we see Tucker in the midway cycle of improving with new development and like in 2008 the economy is starting to slow with projects not coming to fruition. Not sure of the answer here.	4/18/2023 10:17 AM
88	I worry that all of the housing developments may change the character of our neighborhoods. More houses are okay but they should not be these large groups of mini-mansions that don't fit in with the rest of the neighborhoods.	4/17/2023 11:34 PM
89	Overdevelopment; unaffordable housing.	4/17/2023 5:51 PM
90	Don't let us lose our identity or our green spaces. Do not allow overpopulation. We do not want to become like Decatur. That town has remodeled and over-crowded so much...	4/17/2023 3:44 PM
91	Continued poor city government. Continued escalation of noise. Continued non-protection of neighborhood areas.	4/17/2023 1:11 PM
92	Poor maintenance in some areas leads to continual erosion of their attractiveness.	4/17/2023 12:02 PM
93	The influx of crime	4/17/2023 10:48 AM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

139	Too many industrial business in the area, keeping new development from flourishing	4/10/2023 7:27 PM
140	Not being able to keep businesses open or attract businesses in downtown Tucker which could be a good thing for now because they don't have the Mecca parking to handle any more businesses	4/10/2023 6:47 PM
141	Over development and high density anything.	4/10/2023 6:05 PM
142	I worry that cozying up to businesses and focusing so intently on "economic development" instead of what residents actually want and need will destroy any character, charm, and personality that our city has and turn us into yet another faceless suburban facade, dominated with the exact same restaurants and stores as every other suburb in the country.	4/10/2023 3:21 PM
143	What worries me is national parties investing in our local elections. Code enforcement expanding. Tax increases for additional services.	4/10/2023 2:40 PM
144	Zoning changes to allow more houses in same space. Taxes being put on residents	4/9/2023 11:38 AM
145	City hall	4/9/2023 9:52 AM
146	housing affordability and lack of housing types to suit all types of modern family situations, to include multi generational, multi-family. make sure codes are updated to help family's remodel their houses to include ADUs, expansions, etc to accomodate their needs for affordable housing.	4/9/2023 9:22 AM
147	Need to keep the feeling higher end and not allow for the homeless community to move into Tucker. I work in midtown and can't go a block without being harassed by a homeless person. I don't worry about such a thing in Tucker. But it would not surprise me if that could change. Tucker needs to be vigilant and simply not allow a homeless contingent to move in.	4/9/2023 8:32 AM
148	Property tax increases - but also understand that comes naturally with great improvements.	4/8/2023 4:54 PM
149	Lack of ndo	4/7/2023 4:13 PM
150	over development, "unsmart" development	4/7/2023 11:52 AM
151	Senior condos and/or townhouses that should have happened at The Rise but were voted out by the short-sighted council. Pricing out those just starting out. Pricing out the nice businesses and restaurants with huge rent increases.	4/7/2023 11:06 AM
152	loss of tree canopy, turning into nothing but shopping and condos	4/7/2023 10:36 AM
153	People are fed up with stupid decisions, Chicanes on brockett and the Chamblee road diet. Overpaying for the lot from the cofers looks corrupt.	4/7/2023 10:16 AM
154	Ineffective law enforcement, pressure to adopt liberalized policies, degradation of private properties, a rapid increase of vehicles parked on the road in residential neighborhoods	4/7/2023 10:11 AM
155	Petty crime is a real problem where I live - especially things related to cars: excessively loud exhaust systems, speeding, street racing, doing "burn outs," etc.	4/7/2023 8:46 AM
156	Too many roads in need of repair.	4/7/2023 7:57 AM
157	Homeless people taking up residence in the woods	4/7/2023 7:27 AM
158	Crime. Crime is rampant in DeKalb. The county will not pay officers enough money to retain and recruit officers.	4/7/2023 4:06 AM
159	Warehouse, industrial, and chain store quick developments underutilizing space and treating more strip malls, trucking interests suck resources to roads constantly depriving community events and community oriented staff of needed resources.	4/7/2023 12:54 AM
160	Gentrification. It's already here and pricing people out of the city.	4/6/2023 11:29 PM
161	Roads. And congrats on slowing down traffic on Brockett. It was very well done. And, yes, I'm serious.	4/6/2023 11:03 PM
162	Not able to answer anymore questions	4/6/2023 10:28 PM
163	Chik fil a bullying its way onto small streets where the neighbors will suffer the dangers of a massive influx of cars speeding on small streets where neighbors walk without sidewalks.	4/6/2023 9:56 PM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

115	What worries me is that the crime will increase along with shootings due to lack of police presence. Threats include more residents looking for housing and cramming more than one family inside just to pay the rent each month, an increase in drug/trafficking activity at the gas station and liquor store off Juliette Road, more people moving out of Tucker due to less access to quality foods.	4/12/2023 12:06 PM
116	Non unified development	4/12/2023 12:01 PM
117	Quality of middle and high schools; traffic, aging homes, infrastructure, need more sidewalks... other than that I LOVE TUCKER!!	4/12/2023 11:20 AM
118	High housing prices	4/12/2023 9:57 AM
119	Remaining complacent with the current state. Allowing current infrastructure to deteriorate.	4/12/2023 9:29 AM
120	corporate owned single family residential and rental to elements beyond the nuclear family (basically boarding houses)	4/12/2023 9:02 AM
121	The money you clowns have spent	4/12/2023 5:47 AM
122	The increasing homeless population.	4/11/2023 11:01 PM
123	Traffic is awful	4/11/2023 7:43 PM
124	Congestion and rising land/housing prices.	4/11/2023 7:31 PM
125	Overdevelopment, high housing costs	4/11/2023 5:32 PM
126	Crime, lack of strong police coverage despite proximity to hq	4/11/2023 5:29 PM
127	Crime	4/11/2023 5:08 PM
128	I feel like we are on the right path.	4/11/2023 4:24 PM
129	Lack of our own public safety department	4/11/2023 3:45 PM
130	I believe the biggest threat is that restaurants have a hard time staying in business on main street. Another threat are those that oppose growth and change. Making sidewalks safer to walk on and building affordable infrastructure is an amazing way to improve our city.	4/11/2023 3:42 PM
131	Crime downtown. Poor leadership with too much self interest and good o boy mentality from 1957.	4/11/2023 3:42 PM
132	Turning into another Roswell. That is a very nice/fun/cool city but it is not an affordable place to live.	4/11/2023 3:14 PM
133	No worries	4/11/2023 2:05 PM
134	Not sure at this time.	4/11/2023 1:31 PM
135	Aging. Enhance/Support/Strengthen the quality of our facilities on Idlewood Rd - The Phoenix and Grace (or whatever the current names of those 2 facilities are) and Meadowbrook on Lawrenceville Hwy near our Police precinct. The quality of some of these is/has been questionable. City of Tucker is not the inspection authority for this, but influence can be applied. Bad Management. Tucker properties move from Development companies to Management Companies and are quickly & frequently sold to other companies. Please "watch" be aware of management quality in our large Tucker properties....Support, Influence, Enhance...keep them high quality assets to our community. Gangs. Street racing, intersection closing dangerous donut turning burning rubber antics !!! Yes, it's a national issue. Yes, the Brackett Rd traffic calming hopefully stopped a huge part of it. Thank you! Please continue to be aware and monitor/control it. Schools. Education quality must be extremely high ! Please support/monitor/enhance the Tucker schools within Dekalb County School System as much as possible. Public Safety. As with the schools, please continue to be keenly aware of and support/enhance/monitor our Tucker Precinct of Dekalb PD as much as possible.	4/11/2023 12:03 PM
136	I worry about property taxes driving out residents, and I worry about crime escalating.	4/11/2023 10:05 AM
137	Growing too big and allowing too much high density housing; allowing smaller lot sizes to build more homes; growing too big too fast; poor road planning to handle to increased traffic	4/11/2023 8:00 AM
138	Overdevelopment that causes the city to lose community feel, traffic, crime	4/10/2023 11:32 PM



## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

186	The fact that the city couldn't pass a non-discrimination ordinance is appalling. Leadership that says "I haven't personally experienced this, so it must not be happening" cannot possibly help Tucker continue to develop into a vibrant, diverse, welcoming community.	4/4/2023 10:09 PM
187	Cost of starting a business in Tucker is much higher than it was. Frequent failures of new main St businesses. Many businesses that are on main St that do not add value.	4/4/2023 9:50 PM
188	Reputation for stifling real estate development opportunities, local job market, lack of major business centers	4/4/2023 9:26 PM
189	Don't get too big or corporate and lose the character that makes us unique. I also worry about being priced out of my home because I can't afford property taxes. We aren't Buckhead or Brookhaven. We're proudly middle class. Also, crack down on drag racing.	4/4/2023 9:11 PM
190	Over development, over crowding	4/4/2023 8:21 PM
191	Housing prices, development, crime	4/4/2023 8:03 PM
192	Lack of representation in city government, committees, and overall lack prioritization of Diversity, Equity, Inclusion, Accessibility, and Belonging Strategic Vision and Plan being applied to ALL that Tucker plans and does	4/4/2023 7:51 PM
193	Without large employers in the area, many young professionals may want to live elsewhere.	4/4/2023 7:30 PM
194	The economic diversity That Main Street has several old business and it churches taking a lot of space and taking away from the atmosphere of downtown tucker.	4/4/2023 7:27 PM
195	Growing too quickly can lead to mistakes.	4/4/2023 7:15 PM
196	Out price young/diverse homeowners.	4/4/2023 6:30 PM
197	Rise in crime.	4/4/2023 6:05 PM
198	Over governing by letting fear rule, instead of encouragement of local schools and local business	4/4/2023 5:49 PM
199	Single home properties in Tucker are outdated and not desirable for the modern family so moving to Tucker is difficult without the city stepping in. too many businesses people don't need frequently (auto body shops, tire shops) so people aren't going to spend money here or be attracted to Tucker for them.	4/4/2023 5:38 PM
200	Complacency	4/4/2023 1:18 PM
201	Over development and loss of green spaces.	4/4/2023 1:03 PM
202	I worry about crime and lack of police presence as I hear more gunshots than I used too.	4/4/2023 12:59 PM
203	Overdevelopment.	4/4/2023 12:55 PM
204	Not acting fast enough on the parking issue - real or not.	4/4/2023 12:40 PM
205	Land overdevelopment	4/4/2023 12:25 PM
206	Crime and the lack of a police presence. Perhaps Tucker needs their own police department.	4/4/2023 12:14 PM
207	Cost of living	4/4/2023 12:00 PM
208	Too many apartments, small businesses closing due to lack of support	4/4/2023 10:18 AM
209	High housing costs, high redevelopment costs, not enough funds to implement desired changes.	4/4/2023 9:42 AM
210	Too many apartments. We need more senior housing.	4/4/2023 9:26 AM
211	Increasing prices/affordability.	4/4/2023 9:20 AM
212	The cost of living increasing so much that younger individuals & families can't afford to live here	4/4/2023 8:43 AM
213	Need for single-family homes to be built. No need for more apartments and/or condos.	4/4/2023 8:29 AM
214	The vagrants and homeless population if you continue to let buildings stay vacant. Need to use the old Hospital building for something.	4/4/2023 8:14 AM

## Tucker Tomorrow 2023 Comprehensive Plan – Community Survey

164	Investors buying up commercial property and not maintaining etc	4/6/2023 8:23 PM
165	Crime	4/6/2023 11:38 AM
166	I think that the homelessness and the hotels are threatening our community making it less desirable I think the attraction from resident builders are also a threat	4/6/2023 12:31 AM
167	Losing the opportunity for safe walkability and bikability from residential neighborhoods into downtown or other major retail centers by expanding roadways and creating more car centric areas	4/5/2023 8:22 PM
168	Overcrowded and under-resourced schools, outdated shopping centers (Kroger across from Northlake)	4/5/2023 7:29 PM
169	There are a lot of places around Tucker (that probably aren't the responsibility of the city) that appear poorly maintained. Outside my neighborhood on old Norcross there are power/cable lines dangling. Litter and debris on sidewalks. Poorly maintained office/retail spaces.	4/5/2023 7:29 PM
170	Big houses or neighborhood Big subdivision too many people moving in Traffic	4/5/2023 5:29 PM
171	The biggest threat to Tucker is the landlords overcharging for spaces and leaving little room for independent businesses. Many of the Main St. properties have sat vacant for years because the owners think they can charge a premium. Working with them to understand a lower rent for a long term tenant is better than tenants going out of business because rent is too high. Also, the lack of timed parking on Main St causes many problems for the businesses on Main St. Further deterring people from wanting to start a business on Main St.	4/5/2023 4:17 PM
172	People who hate road diets; Overzealous city taxes that drive our multi-cultural community to be more homogenous;	4/5/2023 3:37 PM
173	Affordability Crime	4/5/2023 3:12 PM
174	The idea that Tucker should remain the same as it has for the last 50 years. I worry that Tucker will continue to cater to yesterday's generation rather than tomorrow, though that seems to be improving.	4/5/2023 2:54 PM
175	Lots of built out areas already. Reliance on vehicles is high and need to find reliable alternatives for transportation around town and the metro Atlanta area.	4/5/2023 2:11 PM
176	Development without respect for existing neighborhoods and putting density above environment and aesthetics. Traffic.	4/5/2023 12:43 PM
177	Hmm not really sure.	4/5/2023 12:36 PM
178	Over-development by large scale, high dollar housing. Trend towards losing smaller neighborhood community schools, in favor of larger campus style schools. We know that small schools work best for elementary learning, but we are not fighting the school board for this.	4/5/2023 12:23 PM
179	Police department and EMS staffing too low	4/5/2023 11:40 AM
180	Crime	4/5/2023 11:10 AM
181	Worry about over/crowding and not enough support for traffic patterns	4/5/2023 9:02 AM
182	Lack of progress, over promising and under delivering, lack of new business, no draw for anyone who doesn't live here	4/5/2023 4:41 AM
183	I used to love Decatur and still do and wanted Tucker to become that but after living here and meeting families that have lived her for 100 years... I would love to see things like that preserved. I don't want us to lose the wilderness we have and the animals we see around here. It is truly magical. Can we help families with larger properties preserve what they have. Would have loved to see for example the Thomas Family farm had been able to keep more of the land for their farm amd expand on it rather than being developed. Also seems a lot of younger families have moved in. Hope to see this area continue to grow and be a safe area to live and great place for education. Fear education still being a problem as the younger kids phase out of elementary and parents feeling need to go to private school or move to better school zones.	4/4/2023 11:50 PM
184	Always se to see turnover on Main Street businesses. Not sure why (increased rent?) but seems like there are a few spaces that turnover more than others.	4/4/2023 10:49 PM
185	None	4/4/2023 10:18 PM

## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

	more retail and restaurant options.	
241	Crime of the City Government Control.	4/3/2023 7:10 PM
242	Safety, homeless citizens	4/3/2023 7:10 PM
243	Cost of housing. Families may get priced out. Traffic.	4/3/2023 7:04 PM
244	Restaurants are unable to stay open on Main Street. That does not bode well for a thriving downtown community. Support your existing businesses!!	4/3/2023 6:54 PM
245	Threat - People have cut through Tucker for years. I don't know how to address it, but they are not stopping to spend money ... just cutting through and clogging up road during rush hour and speeding at other times.	4/3/2023 6:46 PM
246	City taxes	4/3/2023 6:21 PM
247	NIMBYism. I think there a lot of people who will oppose any sort of change. I suspect any rezoning or major changes will be an uphill battle. I'd love to be wrong though. Tucker needs to be able to walk and chew gum at the same time. I get that we can't wave a wand and have everything be done, but improvements need to be done in tandem. Incremental progress in one or two areas far away from each other just make people impatient and come across as half baked solutions. All that to say, try to chain and group projects together for maximum impact. ex: if an area needs sidewalks and commercial development, try to get both done around the same time, not half a sidewalk with promise of the other half in five years and then business development in 10.	4/3/2023 5:39 PM
248	Traffic decisions Ineffective Or unbelievable Mayor— if he wants support stop doing drive byes and actually participate in the events- I have witnessed him and his wife show up for photo ops at Halloween trail and Christmas event— (cut line to get the photo of Santa) never walked the trail instead floated at the end for the snap and left. Be involved or leave the office for a more engaged, in the trenches leader. Surface leader proof up by his more engaging wife is not enough	4/3/2023 5:29 PM
249	It's had few successful businesses in downtown	4/3/2023 5:26 PM
250	Higher crime is moving in-lower police presence	4/3/2023 5:13 PM
251	Traffic	4/3/2023 5:02 PM
252	Destroying the Small Town feel of Tucker	4/3/2023 5:01 PM
253	I think that balancing new economic development with affordability is complicated, and making sure that our services and infrastructure can handle new residents and businesses.	4/3/2023 5:01 PM
254	My daughter cannot afford a home in Tucker. Homelessness and bad drivers.	4/3/2023 4:50 PM
255	Ageing population. Old established businesses. Businesses not surviving or thriving to create the community around downtown.	4/3/2023 4:49 PM
256	Rising costs of everything.	4/3/2023 4:40 PM
257	Since becoming a City, home prices have gone way up, and may be pricing middle-class families out of home ownership here. A rising cost of living is a blessing and a curse - it can drive demand bringing new families to Tucker but that demand may dilute the economic diversity of residents.	4/3/2023 4:05 PM
258	areas near Toker could make zoning decisions that impact Tucker residents that we are not able to provide input on	4/3/2023 2:55 PM
259	Crime. The potential for self absorbed elected officials in the future. The wrong kind of developments. Need specific design guidelines for residential on Lavista Rd.	4/3/2023 11:30 AM
260	Now that we are a city, there is a threat that Tucker could lose some of the qualities that make it special: the number of people volunteering, people moving in who would prefer rapid development and overgrowth.	4/1/2023 4:09 PM
261	The identity of Tucker as a distinctive City is very important, nut at the same time it should be seen as a major component of a vital, national important MSA. It should be a vital neighborhood of the MSA.	4/1/2023 11:58 AM

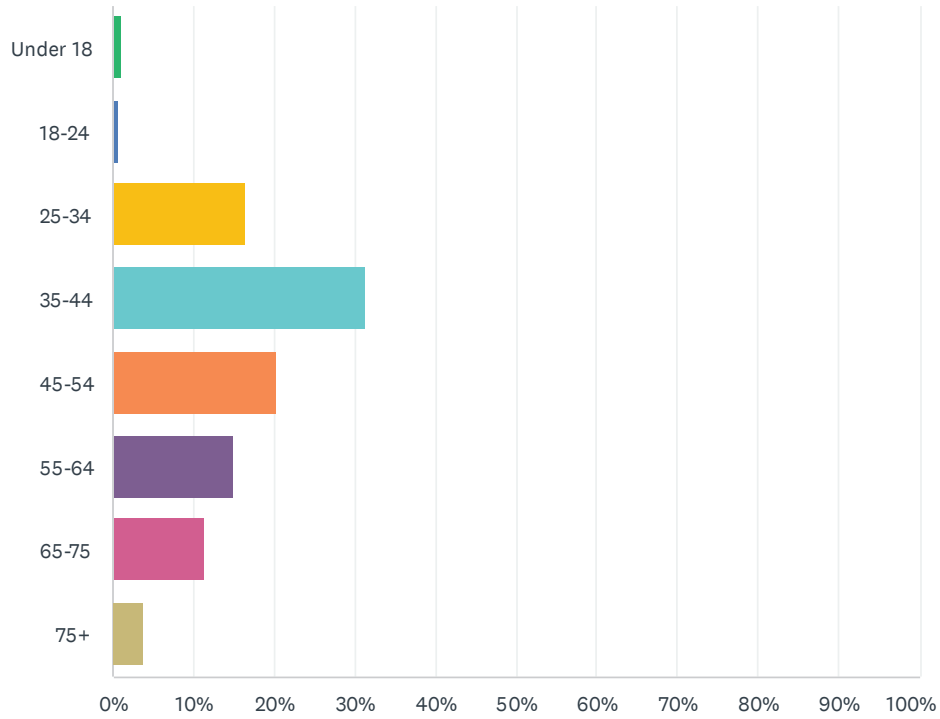
## Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

215	Neighboring downtown communities like Lilburn which is more attractive for families. My family access Gwinnett and Lilburn amenities more than we do Tucker and DeKalb, our home community. We love walking the trails that link Lion Park and Lilburn City Park and visiting shops and restaurants there.	4/4/2023 7:57 AM
216	Rundown and vacant buildings. Lack of walkability. Drag racing on major corridors.	4/4/2023 7:17 AM
217	Severe lack of available housing, NIMBYs, storm water and ability to handle increasing rainfall	4/4/2023 6:27 AM
218	The only worry is affordability. With all the new projects and businesses, property taxes and the cost of living are rising while minimum wage is still the same in Georgia.	4/4/2023 6:07 AM
219	Street racing, traffic, and overall safety. DeKalb has a long response time	4/4/2023 4:07 AM
220	Bad planning of new roads makes rush hour in the morning and evening a hassle for local people	4/4/2023 1:00 AM
221	Unwillingness to change ... expanding growth while ignoring areas that need redevelopment. Homelessness and general blight that easily addressed by codes. Did I mention Lawrenceville hwy?	4/4/2023 12:51 AM
222	Crappy development	4/4/2023 12:46 AM
223	Empty businesses do not suggest a progressive and welcoming environment. Lack of diversity of businesses could deter interest. Lack of security (law enforcement) could deter public participation/interaction.	4/3/2023 11:58 PM
224	To much government interference	4/3/2023 11:25 PM
225	Crime, terrible traffic	4/3/2023 11:06 PM
226	Crime, unsafe walking, unsafe streets, dangerous driving.	4/3/2023 10:02 PM
227	Traffic	4/3/2023 9:42 PM
228	Other town centers like Stone Mt, Lilburn, and Norcross are outpacing Tucker's downtown and this risks economic opportunity and community growth	4/3/2023 9:37 PM
229	Traffic. Gentrification.	4/3/2023 9:28 PM
230	Growing too fast without a realistic long term plan. Officials that have formed a clique and are not inclusive to others	4/3/2023 9:24 PM
231	The threats are lack of continuity between old Tucker and new Tucker. Old Tucker seems to be on free fall as far as updates and code enforcement. There was too long of a period when you had to dodge the buckets up and down the aisles at Kroger when it rained, for example. Roosters waking everyone up on Brockett Road shouldn't be a daily occurrence. Hens are allowed for those who want to raise chickens for eggs, not roosters. Throwing lawn debris over backyard fences onto school property shouldn't be allowed. School property eroding and destroying Tucker resident's fences and property should be enforced not excused as it's not a city problem.	4/3/2023 9:19 PM
232	The uptick in robberies. That is worrisome that people are just boldly walking up to people's homes and stealing things.	4/3/2023 9:12 PM
233	Population expanding faster than infrastructure can support.	4/3/2023 9:12 PM
234	Traffic! No green space. Restaurants coming to Main Street that I have no chance of making it. Need a good Mexican restaurant, a pizza place, an ice cream shop, a diner, those sorts of restaurants	4/3/2023 9:01 PM
235	Crime, traffic, overbuilding in neighborhoods	4/3/2023 8:43 PM
236	More crime. Businesses are leaving.	4/3/2023 8:39 PM
237	Lack of upscale, sit down restaurants, lack of top tier shopping	4/3/2023 8:10 PM
238	City council not listening to residents in strong opposition to proposals	4/3/2023 8:03 PM
239	overbuilding, lack of Arts and aesthetics	4/3/2023 7:59 PM
240	Unsafe areas, neighborhoods. Higher income people moving out to areas that seem safer with	4/3/2023 7:13 PM



### Q23 I am within the following age range:

Answered: 414 Skipped: 235



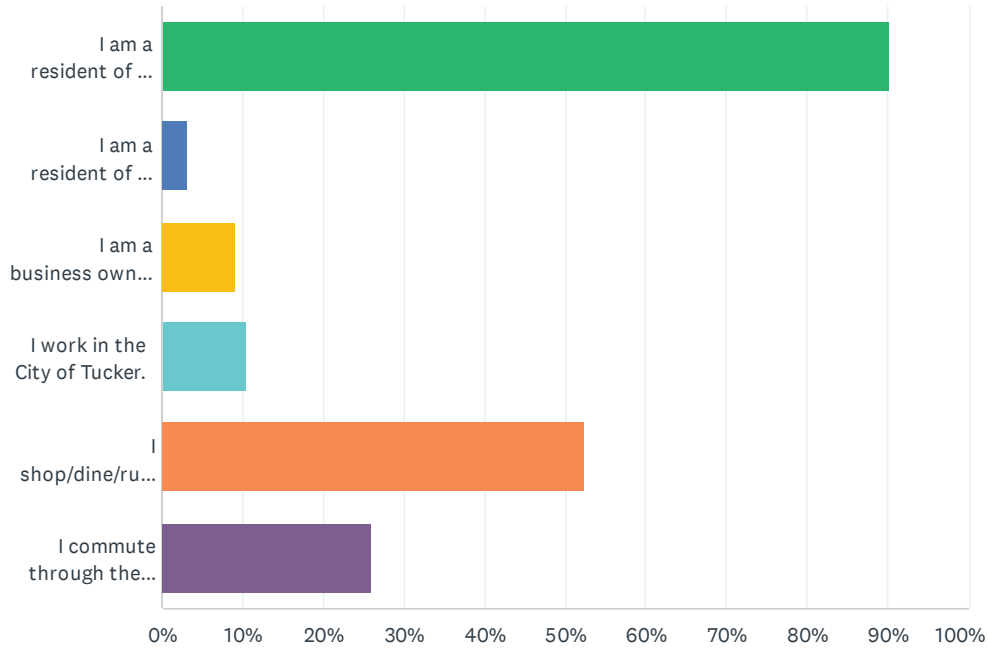
ANSWER CHOICES	RESPONSES
Under 18	0.97% 4
18-24	0.72% 3
25-34	16.43% 68
35-44	31.40% 130
45-54	20.29% 84
55-64	14.98% 62
65-75	11.35% 47
75+	3.86% 16
<b>TOTAL</b>	<b>414</b>

Tucker Tomorrow 2023 Comprehensive Plan - Community Survey

262	d	3/28/2023 3:45 PM
263	lehensn	3/28/2023 11:49 AM
264	c c c	3/28/2023 11:21 AM
265	thtth	3/28/2023 11:16 AM

## Q25 Which best describes your connection to the City of Tucker? Please select all that apply.

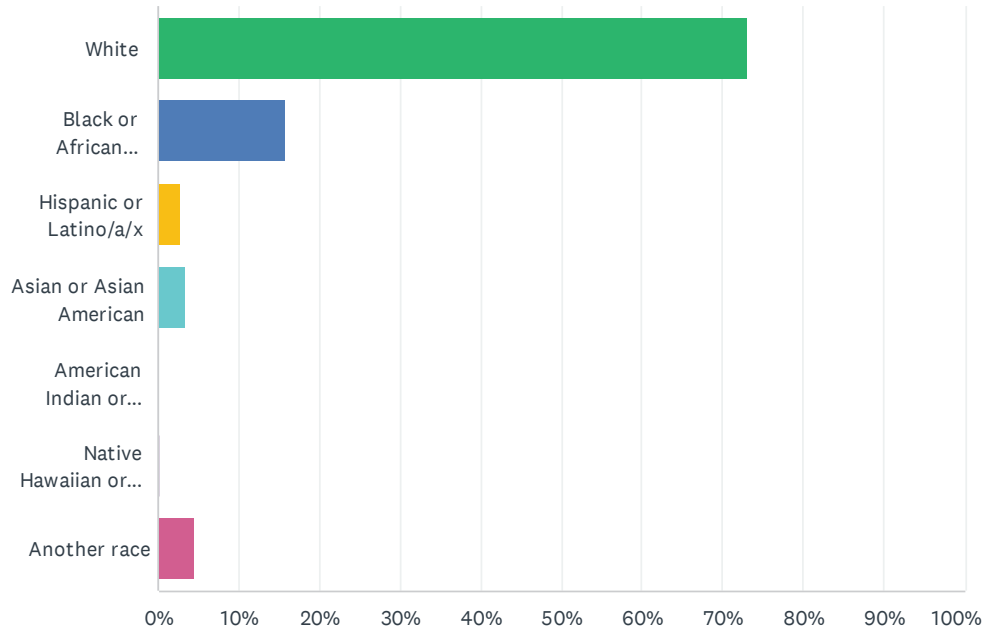
Answered: 415 Skipped: 234



ANSWER CHOICES	RESPONSES	
I am a resident of the City of Tucker proper, I currently own	90.12%	374
I am a resident of the City of Tucker proper, I currently rent	3.13%	13
I am a business owner in the City of Tucker	9.16%	38
I work in the City of Tucker.	10.36%	43
I shop/dine/run errands in the City of Tucker.	52.53%	218
I commute through the City of Tucker regularly	26.02%	108
Total Respondents: 415		

## Q24 What is your race/ethnicity?

Answered: 403 Skipped: 246



ANSWER CHOICES	RESPONSES	
White	73.20%	295
Black or African American	15.88%	64
Hispanic or Latino/a/x	2.73%	11
Asian or Asian American	3.47%	14
American Indian or Alaska Native	0.00%	0
Native Hawaiian or other Pacific Islander	0.25%	1
Another race	4.47%	18
<b>TOTAL</b>		<b>403</b>







Cultural Places | Beautiful Places