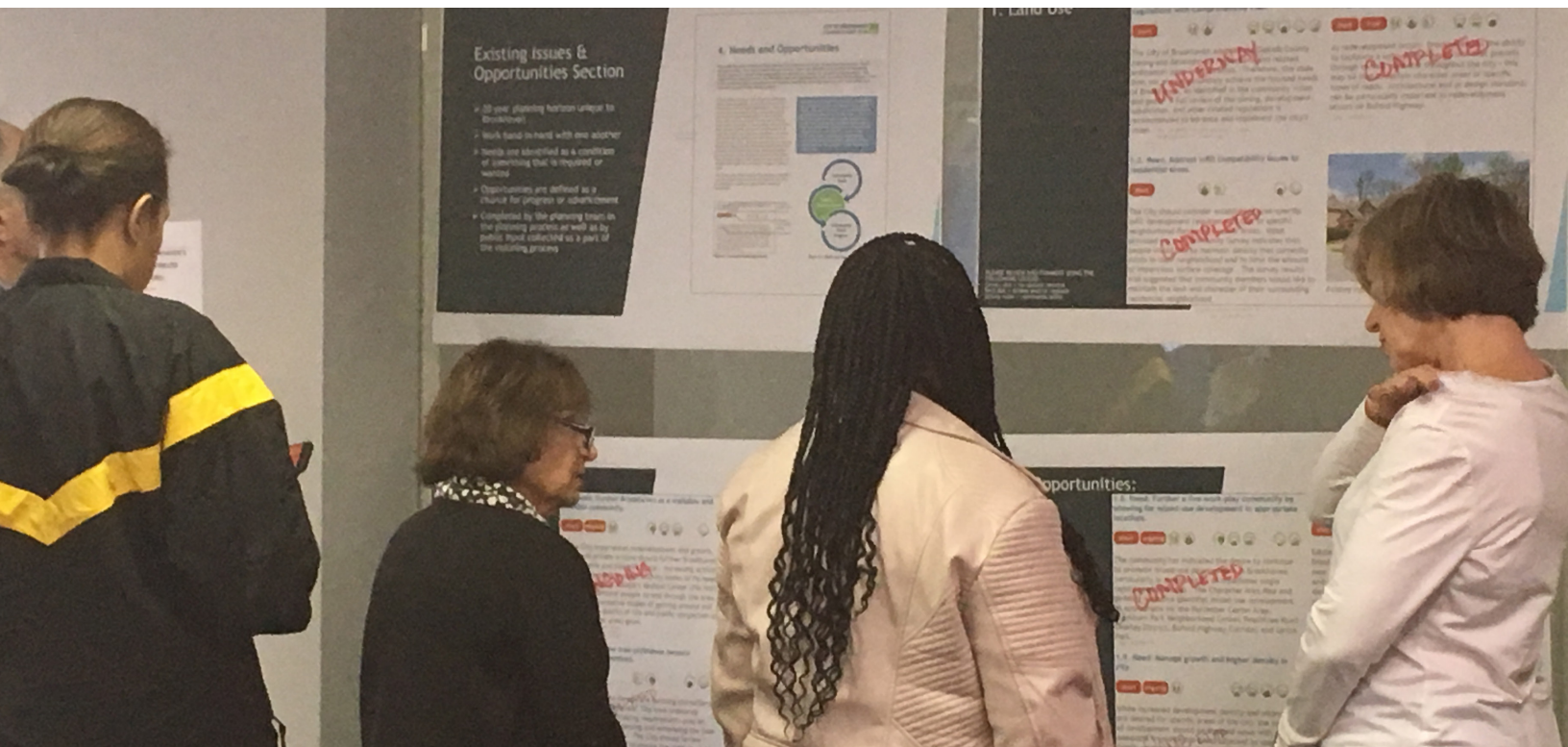
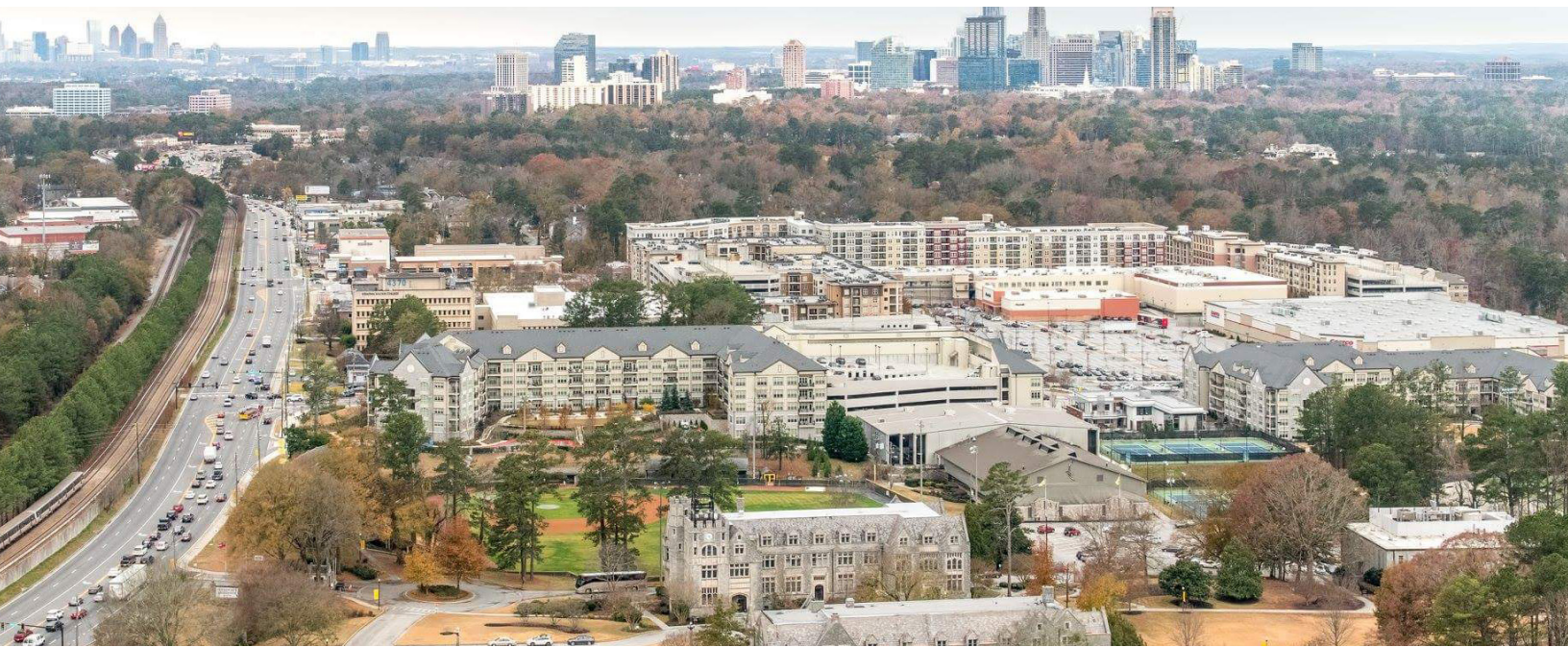


# Brookhaven GEORGIA

2034 COMPREHENSIVE PLAN 5-YEAR UPDATE



**RESOLUTION TO ADOPT  
CITY OF BROOKHAVEN COMPREHENSIVE PLAN 2034  
5-YEAR UPDATE**

**WHEREAS**, the Mayor and City Council of the City of Brookhaven, Georgia have completed the five year update of the City of Brookhaven’s Comprehensive Plan 2034; and

**WHEREAS**, the five year update document was prepared according to the Minimum Standards and Procedures for Local Comprehensive Planning effective October 1, 2018 and established by the Georgia Planning Act of 1989, and required public hearing was held on September 24, 2019; and

**NOW THEREFORE BE IT RESOLVED**, that the Mayor and City Council of the City of Brookhaven, Georgia certify that the minimum public participation and other procedural requirements, as identified in the Minimum Standards and Procedures for Local Comprehensive Planning, have been met or exceeded in preparing the five year update to Brookhaven’s Comprehensive Plan 2034.

**BE IT FURTHER RESOLVED** that the Mayor and City Council of the City of Brookhaven, Georgia hereby do adopt the five year update to Brookhaven’s Comprehensive Plan 2034.

**APPROVED** by the Mayor and City Council of the City of Brookhaven, Georgia this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
John Arthur Ernst Jr., Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Susan Hiott, City Clerk

\_\_\_\_\_  
Christopher Balch, City Attorney

SEAL





Atlanta Regional Commission

August 23, 2019

Mayor John Ernst  
City of Brookhaven  
4362 Peachtree Road  
Brookhaven, Georgia 30319

RE: 2019 Comprehensive Plan

Dear Mayor Ernst,

ARC has completed the regional review of the 2019 Comprehensive Plan for the City of Brookhaven. We are pleased to inform you that the Georgia Department of Community Affairs (DCA) has determined that the submittal is in compliance with the Minimum Standards and Procedures for Local Comprehensive Planning.

Obtaining Qualified Local Government (QLG) status is contingent upon the City's official adoption of the new plan. The plan may be adopted at any time. Enclosed are advisory comments from DCA and comments from ARC that should be considered prior to adoption. Once adopted, please send ARC digital copies of the adoption resolution and the final, adopted plan document, so that we may forward those materials to DCA. Upon receiving notification that the plan has been adopted, DCA will award QLG status to the City.

I commend you and the City of Brookhaven for your commitment to the comprehensive planning process. Please contact Andrew Smith at (404) 463-3100 or [asmith@atlantaregional.com](mailto:asmith@atlantaregional.com) if you have any questions or if we can provide further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Samyukth Shenbaga', is written over a horizontal line.

Samyukth Shenbaga  
Manager, Community Development Group

Enclosures

C: Patrice Ruffin, Manager of Community Development

[atlantaregional.org](http://atlantaregional.org)

International Tower  
229 Peachtree St, NE | Suite 100  
Atlanta, Georgia 30303

## Andrew Smith

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**From:** Jon West <Jon.West@dca.ga.gov>  
**Sent:** Wednesday, August 21, 2019 5:39 PM  
**To:** Andrew Smith  
**Cc:** Jared Lombard; PEMD OPQG Administration  
**Subject:** Brookhaven Revised Plan Update Approval w Advisory

Andrew,

Our staff has reviewed the revised comprehensive plan update for the City of Brookhaven and determined that it adequately addresses the Minimum Standards for Local Comprehensive Planning. However, we have provided advisory comments that we believe could assist the local government in making its plan more useful. Please review these comments with the local government before they adopt the plan update. If you have any questions about our comments, please contact us at 404-679-5279. As soon as your office provides written notice that the plan has been adopted and provides DCA with a digital copy of the final adopted version of this document, we will award Qualified Local Government status to the local government(s).

### Advisory Comments to the Community

Please consider addressing these items before moving forward with adoption of the plan update. We believe they will improve the usability of the document and help maximize its potential benefits.

#### *Community Work Program & Report of Accomplishments*

- Revising a few of the activities listed in the new Community Work Program to make it clear exactly what is to be done to implement the activity will make the work program more usable for the community, and provide clarity for future leaders and staff who will be implementing this plan. For each activity, we recommend considering whether the current description of the activity would answer “how?” or “by doing what, specifically?” for an uninformed reader. In some cases it may make sense to break the activity out into a few specific implementation steps. In other cases, the listed activity may actually be intended as guidance for future decision-making, which means it is a *policy statement* probably best moved to the section of the plan for policies.

Thanks,



Learn more about our commitment to [fair housing](#).



#### Jon A. West, AICP

Principal Planner/Community & Regional Planning  
Georgia Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, Georgia 30329

Direct 404-327-6872

Fax 770-302-9703

[Jon.West@dca.ga.gov](mailto:Jon.West@dca.ga.gov)

## Andrew Smith

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**From:** Jim Santo  
**Sent:** Tuesday, July 2, 2019 10:23 AM  
**To:** Andrew Smith  
**Subject:** RE: ARC Plan Review Notice: 2019 City of Brookhaven Comprehensive Plan Update

Andrew,

Natural Resources has two comments on the 2019 City of Brookhaven Comprehensive Plan Update:

1.) On Page 25 of 137 of the Document, in the Community Work Program 2020-2024, under Community Facilities and Resources, Section 2.2 Stormwater Management, Item 2.2.2 reads as follows:

“Review City's adopted stormwater management ordinances and update to reflect recommendations of the Metropolitan North Georgia Water Planning District Watershed Management Plan”

The District Plan was updated in 2017, with the separate plans (Water Supply, Wastewater and Watershed Management) combined into one document. The Metropolitan North Georgia Water Planning District 2017 Water Resources Management Plan is the document that should be used in updating City stormwater management ordinances and regulations.

2.) On Page 133 of 137 of the Document, in Appendix G Report of Accomplishments – Community Work Program 2014-2019, under Community Facilities and Resources, Section 2.2 Stormwater Management, Item 2.2.2 reads as follows:

“Review City's adopted stormwater management ordinances and update to reflect recommendations of the Metropolitan North Georgia Water Planning District 2009 Watershed Management Plan. Consider incorporation of rain gardens and bio-detention ponds as a stormwater management component and other BMPs.”

Because this work has continued through 2019 and the status is shown as “Ongoing”, the Item should also cite the most recent version of the District Plan, the 2017 Water Resource Management Plan, which is the current plan and in the future should be used in lieu of the 2009 document.

Jim Santo  
Principal Planner  
Natural Resources

**Atlanta Regional Commission**  
**regional impact + local relevance**  
International Tower  
229 Peachtree Street NE, Suite 100  
Atlanta, Georgia 30303-2538  
P | 470.378.1550  
[jsanto@atlantaregional.org](mailto:jsanto@atlantaregional.org)  
[atlantaregional.org](http://atlantaregional.org)

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June 25, 2019

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

RE: Comprehensive Plan Update Submittal

To Whom It May Concern:

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

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "John Ernst", written over a large, stylized, light-colored scribble or watermark.

John Arthur Ernst, Jr.  
Mayor

## ACKNOWLEDGMENTS

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

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

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

### CITY OF BROOKHAVEN MAYOR + CITY COUNCIL

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

### CITY OF BROOKHAVEN PLANNING COMMISSION/STEERING COMMITTEE

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

### CITY STAFF

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

# Executive Summary

## Overview of the Comprehensive Plan

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

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

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

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

The development of a comprehensive plan helps a community to:

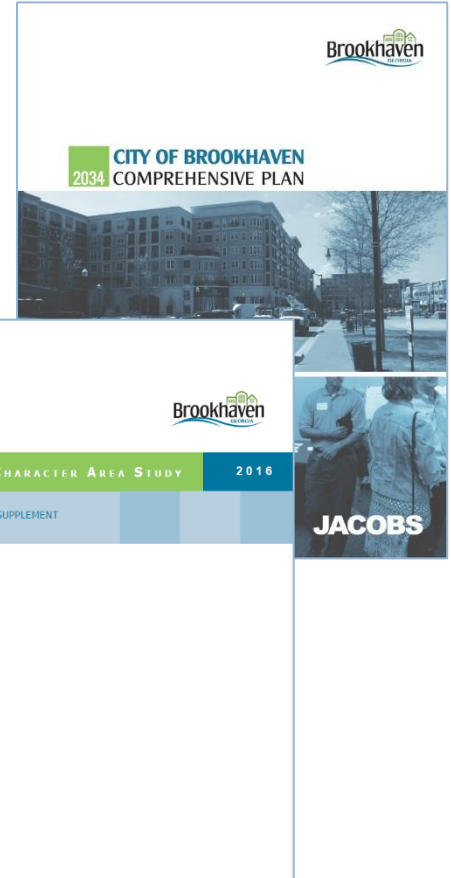
- Develop a vision for what it wants;
- Establish priorities;
- Encourage dialogue and actions;
- Guide decision making; and,
- Determine how to best allocate limited resources.

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

## 5-Year Update Process

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

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





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

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

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

## Public Participation

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

## CONTENTS

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

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

This document also contains the addition of the following section:

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

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<b>1</b>	<b>INTRODUCTION</b>	
1.1	What’s Inside	Readopted
1.2	Comprehensive Plan 101	Readopted
1.3	State Planning Standards	Readopted
1.4	Our Planning Process	Readopted
1.5	Relationship to Other Planning Initiatives	Readopted
<b>2</b>	<b>PLAN ELEMENTS</b>	
2.1	Land Use	Modified
2.2	Community Facilities and Resources	Readopted
2.3	Economic Development	Readopted
2.4	Demographics	Readopted
2.5	Housing	Readopted
2.6	Transportation	Readopted
2.7	Broadband Services	New
<b>3</b>	<b>COMMUNITY GOALS</b>	
3.1	Public Involvement Summary	Readopted
3.2	Overall Vision Statement	Readopted
3.3	Community Goals	Readopted
3.4	Community Policies	Readopted
3.5	Character Areas and Defining Narrative	Modified
<b>4</b>	<b>NEEDS &amp; OPPORTUNITIES</b>	
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4.3	Economic Development	Modified
4.4	Population (Community Building)	Modified
4.5	Housing	Modified
<b>5</b>	<b>NEEDS &amp; OPPORTUNITIES</b>	
5.1	Community Work Program Overview	Readopted
5.2	Key Implementation Strategies	Readopted
5.3	Responsible Parties and Partners	Readopted
5.4	Funding Mechanisms	Readopted
<b>APPENDICES</b>		
<b>A</b>	<b>Comprehensive Plan</b>	
A.1	Public Involvement Documentation	Readopted
A.2	Supporting Technical Analysis	Readopted
A.3	Map Enlargements	Readopted
A.4	Implementation Strategy Details	Readopted
<b>B</b>	<b>Community Work Program</b>	
B.1	Community Work Program for Comprehensive Plan 2034 (2020-2024)	Modified
B.2	Community Work Program for Transportation Plan*	Readopted
B.3	Community Work Program for Parks and Recreation Master Plan*	Readopted
B.4	Community Work Program for Buford Highway Improvement Plan & Economic Development Strategy*	Readopted
<b>C</b>	<b>Comprehensive Transportation Plan*</b>	Readopted
<b>D</b>	<b>Parks and Recreation Master Plan*</b>	Readopted
<b>E</b>	<b>Buford Highway Improvement Plan*</b>	Readopted
<b>F</b>	<b>5-Year Comprehensive Plan Update (2019) Public Involvement Documentation</b>	New
<b>G</b>	<b>Report of Accomplishments (2014-2019)</b>	New

\*These are independent planning initiatives that were carried out concurrently with Comprehensive Plan 2034 by the City of Brookhaven.

# 1. Introduction

The City of Brookhaven’s Comprehensive Plan 2034 marks an important milestone in the city’s history. For the first time as an incorporated municipality, the members of the Brookhaven community and its leadership have collaboratively worked together to define where the City is headed in the future and what its overarching vision for that future is. This plan documents the overarching community goals for the City of Brookhaven over the long term while placing particular attention on the priorities and action items for the short term. The plan should serve as guide for City staff and elected officials on a regular basis and also be utilized in helping make annual budgeting, capital funding, and grant application decisions.

Comprehensive Plan 2034 places emphasis on the City’s overall vision and Future Land Use Plan while considering the important role that transportation and infrastructure, parks and recreation, economic development, housing, and population trends will play in the City’s future.

This plan is a testament to where the City is going and the desires of the Brookhaven community in the year 2034. It is visionary in nature yet grounded in the realities of what can feasibly be accomplished over the next five years. It should serve as a guide to long-time and new community members as well as public and private investors that Brookhaven has made no little plans - it is a model city on the move!

## 1.1. WHAT’S INSIDE

This plan document is designed to be user friendly and easy to follow. The five chapters in the main document highlight the key aspects of the plan.

### MAIN DOCUMENT CHAPTERS

**Chapter 1:** Provides an overview of the planning process and related planning efforts.

**Look in this section if...** you want to better understand the role of the Plan in the City’s day-to-day operations and the basis for completing it.

**Chapter 2:** Features key elements of the plan, including a summary of baseline conditions analysis and why each element is a critical building block to shaping Brookhaven’s future.

**Look in this section if...** you want to better understand where Brookhaven is today—like what are our trends, demographics, services, and economic base?

**Chapter 3:** Provides the overall community vision and goals, including the Future Land Use Plan, which will guide future zoning and land use decisions in the City.

**Look in this section if...** you want to learn about the community’s overall vision for the future and how different areas will evolve over time.

**Chapter 4:** Identifies needs and opportunities for the City’s future and how they relate to overarching community goals.

**Look in this section if...** you want to better understand the City’s priorities for moving forward.

**Chapter 5:** Provides an overview of the five year implementation program and strategic steps and resources to see it through. (The full five year work program is included in Appendix B.)

**Look in this section if...** you want to understand major implementation recommendations, responsible parties, key partners, and potential funding sources.

### APPENDICES

**Appendix A:** Includes all supplemental content to the Comprehensive Plan, including Public Involvement Documentation, Supporting Technical Analysis, Map Enlargements, and Implementation Strategy Details.

**Appendix B:** Includes the five-year Community Work Program for achieving Comprehensive Plan 2034 as well as work programs from the other three concurrent planning efforts

**Appendices C, D, E:** Includes copies of corresponding planning efforts including the full Comprehensive Transportation Plan, the Parks and Recreation Master Plan, and the Buford Highway Improvement Plan and Economic Development Strategy. *These appendices will be added upon their adoption by City Council.*

## 1.2. COMPREHENSIVE PLAN 101

### WHY HAVE A COMPREHENSIVE PLAN?

The exercise of planning has led to many great things in both personal and institutional lives. Consider the layout of monuments in Washington DC, the great squares of Savannah, or the successful long-term growth of the United States. These were all the result of well thought-out plans. The same is true for business - one would not dare to set forth a business—without considering its goals, parameters, scope of services, and how it will churn a profit.

This Comprehensive Plan is the de facto business plan for the city with a focus on its overall defining characteristics, growth and redevelopment rather than the business operations. The Comprehensive Plan is the over arching policy statement about the City’s future and reference point for changes to the community’s character over time. It lays the groundwork for City actions and investment decisions and provides a guide for members of the public and the private sector when making decisions about investing in Brookhaven.

The Plan is also a requirement of the State of Georgia pursuant the Georgia Planning Act of 1989 (O.C.G.A. 45-12-200). The State has recognized that comprehensive planning in Georgia’s cities and counties is critical to preserving and furthering the state’s overall health, well-being, and economic success.

### WHY 2034?

The Comprehensive Plan looks 20 years ahead to the year 2034. Many changes happen over a 20 year time frame. The cities that look far into the future and consider what they want things to be long-term are much more likely to achieve their goals in a fiscally responsible manner.

What will happen to our current retail buildings in 20 years? Will we have protected our creeks and tree canopy? Will I, as a community member, still want to live here, and what type of housing or services will my family and I need in 20 years? It is important to consider long-term changes in the economy, changes in technology, and preservation of the resources we have.

Comprehensive Plan 2034 keeps an eye on the long-term economic, social, and environmental sustainability of Brookhaven while focusing on the first five years of the planning horizon (2015-2019). All local comprehensive plans in Georgia are required to be updated every five years, and many communities choose to update them more regularly, should major changes occur in the community such as an annexation of land, a major land development decision, or the completion of another study that impacts the plan.



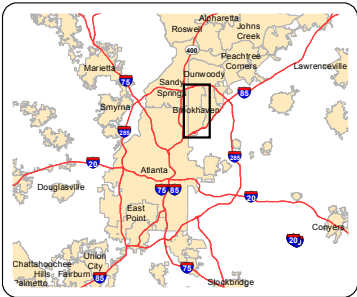
**Figure 1-1: Planning Horizon**



**BROOKHAVEN SNAPSHOT**

The City of Brookhaven was incorporated in December 2012 and has a population of approximately 50,000 people. It is bound by I-285 and the City of Dunwoody to the north, the Cities of Atlanta and Sandy Springs to the west and City of Chamblee to the east. Brookhaven’s southern edge is just south of I-85 with a recent annexation expanding the city along N Druid Hills Rd south to Briarcliff Rd NE. The city occupies a strategic location in the Atlanta Region, providing a variety of housing options and a well-connected location in close proximity to major employment centers with direct access to major limited access highways including I-85 and I-285—the region’s major northeast corridor and regional perimeter road.

As the inner core of the Atlanta Region continues to experience increasing demand for infill development and redevelopment, the new City of Brookhaven is one such community that has been working overtime to ensure that it is well positioned to further smart growth and desirable development. During 2014, Brookhaven initiated several concurrent planning initiatives to provide detailed and strategic guidance to priority initiatives of the city, including future land use, the parks and recreation system, transportation network, and improvement and reinvestment in the Buford Highway corridor.



- Local Road
- Brookhaven-Peachtree Overlay District
- Buford Highway
- Planning Area

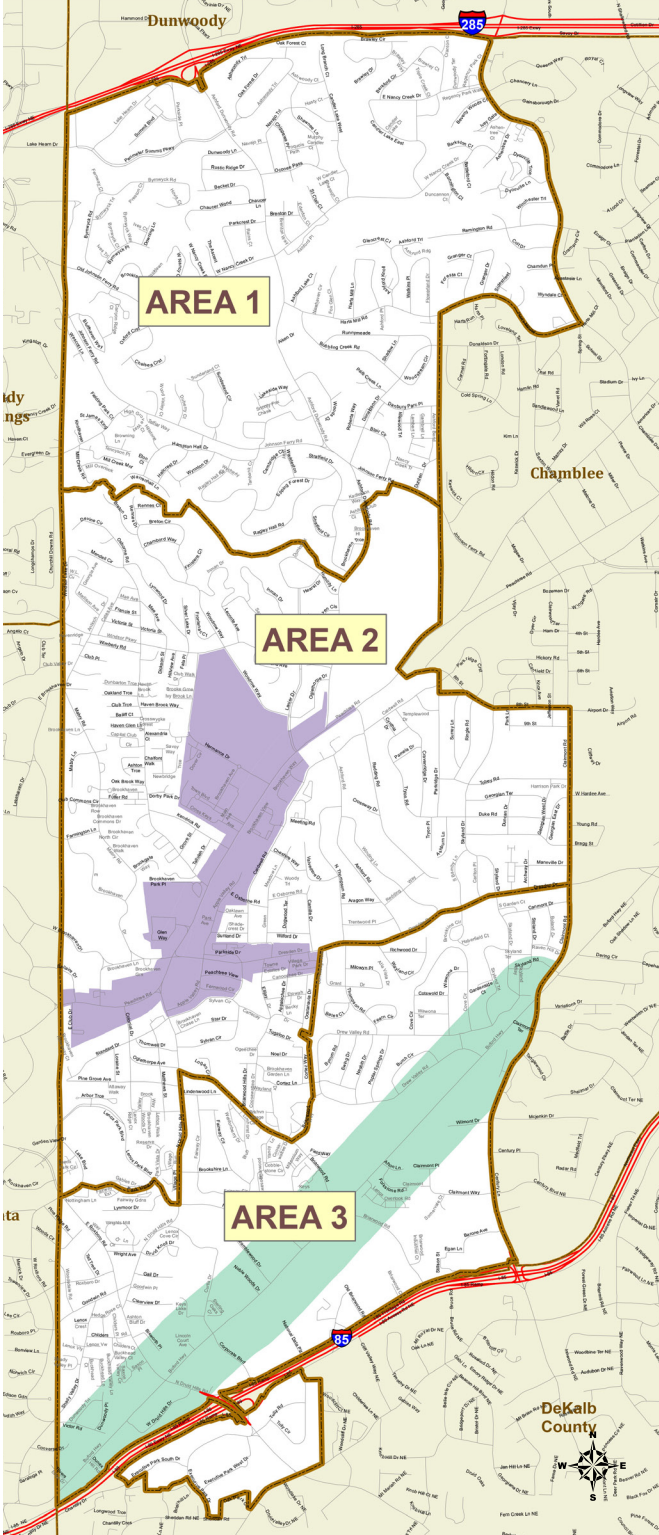


Figure 1-2: Planning Areas and Regional Location Map

### HOW IS THE COMPREHENSIVE PLAN FRAMED?

There are six substantive elements and three components that tie the overall vision and action plan together.

The plan is framed around three key components, depicted below. The Community Goals set the long-term vision and overall Future Land Use Plan for the community; the Needs and Opportunities establish the community priorities for the next five years; and the Community Work Program defines the implementation program for the plan.



Figure 1-3: Plan Framework

The substantive elements of the Plan reflect the key building blocks of the community. They include land use, community facilities (and resources), economic development, demographics (population characteristics), housing, and transportation. Transportation is considered throughout the plan; however, full analysis and recommendations are included in a separate document, “the City of Brookhaven Comprehensive Transportation Plan.” The Community Facilities element only briefly touches upon parks, recognizing the City’s Parks and Recreation Master Plan as the controlling reference on this subject.

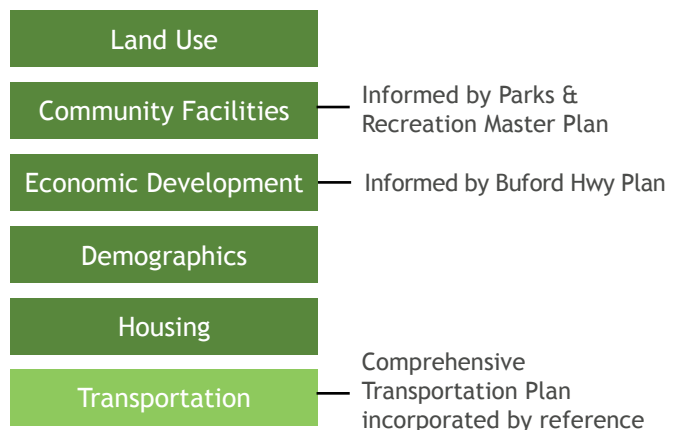


Figure 1-4: Substantive Elements

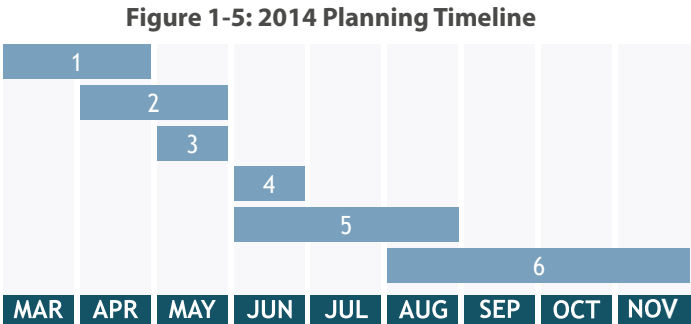
## 1.3. STATE PLANNING STANDARDS

The State of Georgia requires all localities in the state to develop and regularly update a comprehensive plan. Comprehensive Plan 2034 was prepared following the Rules of the Georgia Department of Community Affairs (DCA), Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, which underwent a major revision made effective January 1, 2013 and further amended in March 2014. The state requires a community engagement process that includes consideration of community goals and priority needs and opportunities, including development of a Character Area Map. The plan includes standalone land use and housing elements, consistent with planning requirements. In place of a separate transportation element, the Brookhaven Comprehensive Transportation Plan is substituted, as described in detail in Chapter 2, along with other details about each substantive element of the plan. In addition, the Plan considers the City’s ordinances and policies for consistency with the Regional Water Plans and Environmental Planning Criteria. The plan also identifies implementation measures to enhance important natural resources throughout Brookhaven.

# 1.4. OUR PLANNING PROCESS

## PLAN DEVELOPMENT PHASES

Brookhaven’s Comprehensive Plan 2034 was developed over a multi-month process beginning in March 2014 and ending in November 2014 with City Council adoption. The plan was amended in early 2015 to incorporate newly annexed land south of I-85 and to make a few additional targeted changes. The plan was developed over a series of six phases, shown to the right and described in further detail below. Public and stakeholder engagement played an important role in each of these steps.



### Phase 1: Project Initiation

**Activities:** Steering Committee Kick-off; Public Hearing #1 (Council)

**Goals:** Establish project schedule and public involvement plan, collect baseline data, initiate planning process with public

### Phase 2: Baseline Conditions Analysis

**Activities:** Stakeholder interviews; data analysis; coordination with other planning efforts

**Goals:** Establish existing conditions and coordinate with other planning efforts

### Phase 3: Community Goal Setting

**Activities:** Steering Committee Meeting; Visioning Workshop

**Goals:** Develop draft Vision Statement, Community Goals, and Character Area Map

### Phase 4: Needs, Opportunities, + Strategies Identification

**Activities:** Steering Committee Meeting; Needs + Opportunities Workshop

**Goals:** Establish priority needs + opportunities, and coordinate with other planning efforts

### Phase 5: Community Work Program Development

**Activities:** Steering Committee Meeting; Open House; Public Hearings #2 + #3 (Planning Commission + Council)

**Goals:** Establish Community Work Program and Compile Draft Plan document

### Phase 6: Plan Transmittal + Adoption

**Activities:** Public Hearings #4 + #5 (Planning Commission + Council); Prepare Final Draft Plan; Regional/ State Review

**Goals:** Transmit Plan for regional and state review and finalize plan for Adoption by Council

## PLAN LEADERSHIP

Elected officials, City staff, residents, civic associations, business owners, property owners, and social service agencies are among the many integral entities to take part in the Comprehensive Plan 2034 process. While a number of key stakeholders were engaged throughout the planning process, this effort was led by four teams:

- **Planning Team:** including City staff and the Consultant Team
- **Consultant Team:** including Jacobs (project management, planning), Market Street Services (economic development, demographic analysis) and Sycamore Consulting (public engagement)
- **Comprehensive Plan 2034 Steering Committee:** including Brookhaven citizens
- **General Public:** including residents, business/property owners, places of worship, agencies, institutions and others with an interest in the future of Brookhaven

## **PUBLIC INVOLVEMENT APPROACH**

Effective outreach provides ample opportunity for citizens to be involved in the plan development process. It educates citizens about the purpose of the planning effort and the important role they play in developing the plan. As a part of the Comprehensive Plan 2034, community stakeholders were engaged in several different ways throughout the planning process and were encouraged to actively voice their opinions about Brookhaven’s future.

## **PUBLIC INVOLVEMENT OPPORTUNITIES**

Stakeholders were engaged through a variety of means including the establishment of a Steering Committee; one-on-one interviews with key stakeholders; a community-wide survey; and a series of public workshops and meetings.

### **Steering Committee**

The Steering Committee played an integral role in relaying community needs to the Planning Team and communicating details of the planning efforts to the general public. The Steering Committee was also instrumental in providing insight on how to best engage the public throughout the process. The committee held four meetings for the Comprehensive Plan 2034 process, identified below. All meetings were open to the general public.

- Meeting 1: Project kick off (March 27, 2014)
- Meeting 2: Visioning and goal setting (May 6, 2014)
- Meeting 3: Needs, opportunities and strategies identification (May 29, 2014)
- Meeting 4: Community work program review (June 26, 2014)

### **Key Stakeholder Interviews**

At the onset of the comprehensive planning process, the consultant team conducted interviews with key community stakeholders, including elected officials, City staff, and other key partner organizations, including MARTA, Oglethorpe University, the Latin American Association and area economic development agencies. Interviews were held to help support the baseline conditions analysis; begin to identify key community initiatives, needs, and priorities; and to help inform key discussion points for public involvement activities.

### **Community Survey**

A community survey was designed to gather input regarding the vision for the City of Brookhaven. The survey included sets of questions highlighting the following topics: daily needs and uses, connectivity and community identity, redevelopment and infill development, environmental concerns, priorities for next five years, and long term vision. A series of demographic questions were also asked. The survey was available online in both English and Spanish from May 15 to June 12, 2014.

### **Meetings with the General Public**

Obtaining input from the general public was a key component of this planning process. The following meetings were held with the general public:

- Public Hearing #1 Kick Off with Council (April 22, 2014)
- Community Visioning Workshop (May 15, 2014)
- Needs & Strategies Workshop (June 9, 2014)
- Open House (July 21, 2014)
- Public Hearing # 2 with the Planning Commission (July 23, 2014)
- Public Hearing # 3 with Council (August 12, 2014)
- Public Hearing # 4 with the Planning Commission (Sept. 3, 2014)
- Public Hearing # 5 with Council (Sept. 9, 2014)

Full summaries of each public engagement opportunity can be found in Appendix A.1.

### **Website Portal**

The City maintained an information gateway for the plan on its website throughout the planning process, providing easy access to plan documents, public meeting details, and other information.



*Small group break-out session during the Community Visioning Workshop*



## 1.5. RELATIONSHIP TO OTHER PLANNING INITIATIVES

The Brookhaven Comprehensive Plan 2034 takes into account various planning efforts already in existence at the time the plan was initiated. It is also carefully coordinated with concurrent planning efforts undertaken at the same time as the Comprehensive Plan and intended to seamlessly integrate with the other planning initiatives as a an overall guiding approach to the City’s future. Below are descriptions of each of the plans and the subject they cover. Key recommendations from each of these plans are included in Chapter 5, particularly how they relate to Comprehensive Plan 2034 implementation.

### CONCURRENT PLANNING EFFORTS

Comprehensive Plan 2034 is one of four major planning efforts concurrently undertaken by the City of Brookhaven in 2014. These planning initiatives followed a similar time frame and collaborated throughout the planning process to ensure the plans are compatible and fluid forming a joint implementation program for the city. Each of these plans, while completed by separate planning teams, are incorporated as appendices to this Comprehensive Plan 2034 to indicate the interrelatedness of the efforts and the role each plays in prioritizing the annual city budgeting process.

#### Comprehensive Transportation Plan (Appendix C)

The Comprehensive Transportation Plan (CTP) takes a comprehensive look at the city’s multi-modal transportation network and needed improvements to further the City’s transportation plan. The CTP takes into account the long-term land use plan for Brookhaven and the community’s mobility priorities. An overview of the Comprehensive Transportation Plan existing conditions is provided in Chapter 2.0.

#### Parks and Recreation Master Plan (Appendix D)

The Parks and Recreation Master Plan takes a comprehensive look at the parks system in the city of Brookhaven. The plan identifies priorities for existing park improvements, new park needs, expansion of the city’s trail network, and programmatic needs of the parks. The City was in the process of purchasing all city parks and taking over their management while this planning process was underway. Key recommendations include:

- Need to locate additional park space in Planning Areas 2 and 3
- Improvements to zoning provisions and incentives to encourage greenspace dedication
- Acquisition and assemblage of parcels to develop new park space
- Need for easements for greenways/trails
- Conversion of Federal Emergency Management Agency (FEMA) properties into potential stormwater/park amenities in neighborhood areas
- Expansion of multi-use trail and greenway network, with a priority focus on greenway development along North Fork Peachtree Creek

#### Buford Highway Improvement Plan and Economic Development Strategy (Appendix E)

The Buford Highway Improvement Plan and Economic Development Strategy is an independent study that identifies targeted greenspace, parks, and streetscape improvements along the Buford Highway Corridor. It also includes a complete market analysis of the corridor and priority redevelopment parcels. The recommendations of the plan have been taken into account in the development of land use recommendations for the Buford Highway area as well as other related recommendations, such as those for economic development.

## EXISTING PLANS

### Atlanta Regional Commission PLAN 2040 Regional Development Guide and Regional Resource Plan

Plan 2040 provides an overall plan and implementation strategy for the Atlanta 10-County Region's long-term growth. The Plan was reviewed to identify overall goals and local implementation policies relevant to Brookhaven, with particular attention given to regionally important resources and the plan's local implementation program. Plan 2040 is referenced throughout this plan.

### DeKalb County Comprehensive Plan

A review of DeKalb County's most recent comprehensive plan (amended in December 2011) was conducted to identify any potential policy guidance for the city. This plan represents the last documented public vision for the entire city prior to incorporation and was consulted to assist in the development of preliminary character areas within this plan. The plan includes a Future Development Map, which delineates 11 character areas in Brookhaven. These areas are detailed in the Land Use section in Appendix A.2 and considered as revised character areas were developed for the city through public input.

### 2014-2018 DeKalb County Consolidated Plan

As an Entitlement Community (county of over 50,000 people), DeKalb County is responsible for maintaining and regularly updating a consolidated plan to be eligible for funding through the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development formula grant programs. The DeKalb County Consolidated Plan addresses special needs housing for the entire county, including Brookhaven and other municipalities, and coordinates HUD grant funds to address identified needs. The Consolidated Plan was led by the DeKalb County Human and Community Development Department

### Brookhaven-Peachtree Livable Centers Initiative

The Brookhaven-Peachtree Livable Centers Initiative (LCI) study was conducted in 2005-2006. It established an important vision for the Peachtree Road corridor as a central location for mixed-use and quality development in the community. The Brookhaven-Peachtree Overlay District is based upon the urban design and development guidelines developed as part of the LCI study. The purpose of the overlay is to promote a dynamic, mixed-use district surrounding the Brookhaven MARTA station. In summer 2013, a MARTA-based charrette was led by the Atlanta Regional Commission and various partners to help demonstrate how the MARTA station could appropriately redevelop.

### Perimeter at the Center Future Focus (PCID Livable Centers Initiative 10-Year Update)

The original Perimeter CID Livable Centers Initiative study was completed in 2001 and set the foundation for the urban transitioning from a suburban regional center to mixed use community. Many projects of this plan were aggressively implemented by the Perimeter Community Improvement District (CID). The 10-year update focuses on three areas: sustainable growth management, livability enhancements, and connectivity. The study area overlaps with the northwest corner of Brookhaven in the area along Perimeter Summit.

### Buford Highway Multimodal Corridor Study

The Buford Highway Multimodal Study was completed in 2007 by the Atlanta Regional Commission. The study area includes the 18.4 mile section of Buford Highway extending from Sidney Marcus Boulevard to SR 120 in Duluth. While the study is primarily transportation focused in nature, the plan identifies land use strategies that recommend regional and neighborhood activity centers along the corridor that have been considered in Comprehensive Plan 2034. It was also an important consideration in the development of the Buford Highway Improvement Plan and Economic Development Strategy.

### DeKalb County Master Active Living Plans - Ashford Dunwoody + Buford Highway

Completed in 2013, The Master Active Living Plan is a compilation of eight small area plans around DeKalb County that are geared towards integrating physical activity into the daily routines of DeKalb County residents. The concept of active living recognizes the importance of the built environment in relation to the physical health of the community. It seeks ways to make physical activity viable and convenient by providing options for people who want to walk, bike, and become more active. Each small area plan held a separate public meeting to gather input from the local community.

Two of the eight study areas are within the city limits of Brookhaven: Buford Highway and Ashford Dunwoody. The Buford Highway Study Area is centered around Buford Highway between North Druid Hills Road and Clairmont Road and the Ashford Dunwoody Study Area is centered around the intersection of Ashford Dunwoody Road and Johnson Ferry Road. To become more attractive to new development, and boost the concept of active living, both areas' pedestrian and bike networks need improvement. The key recommendations for each plan are highlighted below.

#### Buford Highway

- Build a new multi-use trail corridor along North Fork Peachtree Creek.
- Improve pedestrian crossings along Buford Highway.
- Position commercial areas for eventual redevelopment by adjusting existing driveways and parking lots to provide pedestrian connections between the buildings and the corridor.

#### Ashford Dunwoody

- Create safe, strong pedestrian crossings on Ashford Dunwoody Road.
- Develop outparcels on a portion of the Cambridge Square Shopping Center.
- Rebuild the double intersection of Ashford Dunwoody Road and Johnson Ferry Road as roundabouts.

## ADJACENT COMMUNITY PLANS

The adjacent communities along Brookhaven’s city limits include Atlanta, Sandy Springs, Dunwoody, and Chamblee. While each community is moving in a slightly different direction based on its own conditions, all four communities have adjacent character areas fitting one of three types: activity centers, transit corridors, and traditional neighborhoods. It is essential that the City of Brookhaven coordinate with these adjacent communities as new growth and redevelopment occurs to mitigate potential impacts to Brookhaven and leverage potential benefits.

### Atlanta

- The North Buckhead neighborhood is located along Peachtree Dunwoody Road NE north of Peachtree Boulevard. It is an established neighborhood striving to maintain its existing character while providing a diversity of housing types and increasing its street connectivity.
- The Buckhead Commercial District, located half a mile down Peachtree Boulevard from Brookhaven, is a high-density Regional Activity Center that provides mostly financial and commercial services to the greater area in a pedestrian-friendly urban form.
- The Peachtree Boulevard Corridor is a major thoroughfare with high volumes of fast-moving traffic striving to provide more dense pedestrian-oriented developments at major intersections.

### Sandy Springs

- Protected neighborhoods extend along Peachtree Dunwoody Road south of Glenridge Connector. These single family neighborhoods of primarily detached homes are intended to be kept between the established 1 to 3 dwelling units per acre (du/a).
- The Medical Center, located at the southeast corner of the I-285 and GA-400 intersection, will continue to develop as a regional transit oriented activity center with mid-to high-rise office and institutional uses with supporting mixed-use. At its core, the district is recommending densities over 25,000 square feet per acre and 20 du/a.

### Dunwoody

- The Perimeter Center, located north of I-285 along Ashford Dunwoody Road NE, will continue its growth as a high-density regional center with Class A office space and high-end restaurants and retail, but move towards becoming a more pedestrian and bicycle-oriented environment.
- Georgetown-Shallowford Road Character Area, located north of I-285 along Chamblee Dunwoody Road, is developing as a medium-density village with potential for 5 to 8 story high buildings at its core and 12 to 18 dwelling units per acre. The character area is intending to become a lifelong community providing residents with the option to age in place.

### Chamblee

- The existing residential neighborhoods along Chamblee Dunwoody Road should retain their existing sound housing stock and improve the conventional residential development pattern by advocating well designed neighborhoods with an emphasis on livability and providing a variety of life styles, cycles, incomes and ages.
- The Peachtree Industrial Boulevard Corridor is undergoing a transformation from a manufacturing and industrial activity center to an inviting commercial and mixed-use district focusing on interstate trade and small business opportunities.
- The newly annexed portion of Chamblee, from the DeKalb Peachtree Airport south to I-85, is currently being incorporated into their comprehensive plan.