



Community Development Quarterly Newsletter

STORMWATER MANAGEMENT & WATER QUALITY ORDINANCE UPDATES

In September 2020, the City Council adopted updates to the city's existing stormwater management and water quality ordinances pursuant to the 2019 Model Ordinance for Post-Construction Stormwater Management for New Development and Redevelopment as required by Georgia EPD. The most significant changes to the code include:

- Section 14-79(d) now requires that **the entire development site meet all stormwater management requirements including analyzing the entire site with Pre-development hydrology**
- The new ordinance stresses the use of **non-structural BMPs** whenever possible to achieve runoff reduction and water quality (if required).
- **Section 14-81** of the new ordinance specifies that if a development creates less than 5,000 square feet but more than 1,000 square feet of new impervious surface, then only runoff reduction and water quality is required but the other stormwater management standards are not required.

A copy of the adopted amendment can be found here:

https://library.municode.com/ga/brookhaven/codes/code_of_ordinances?nodetid=PTIICOOR_CH14LADESU_ARTIVPONS_STMANEDERE.

FLOODPLAIN ORDINANCE UPDATES

An October 2020 code amendment adopted by the City Council provides modifications to the city's floodplain management ordinances related to FEMA FIRM data sets, definition updates, and requirements for development within the future-conditions floodplain in order to establish the city's Community Rating System (CRS) program. The new code can be found here:

https://library.municode.com/ga/brookhaven/ordinances/code_of_ordinances?nodetid=1046044.

The screenshot shows the Municode website interface for Brookhaven, GA. The page title is 'Code of Ordinances'. The left sidebar contains a navigation menu with categories like 'THE CODE OF THE CITY OF BROOKHAVEN, GEORGIA', 'SUPPLEMENT-HISTORY TABLE', 'PART I - CHARTER', 'CHARTER COMPARATIVE TABLE - GEORGIA LAWS', and various chapters (1-15). The main content area is titled 'Code of Ordinances Supplement 11' and includes a warning banner: 'This Code of Ordinances is up to date as indicated by the banner text above. Municipal Code may have received additional legislation, but it has not been posted for interim display and is not currently scheduled to be codified.' Below this, there is a section 'Adopted Ordinances Not Yet Codified' listing several ordinances with their dates and brief descriptions.

DUMPSTER REQUIREMENTS UPDATES

The City Council approved an amendment to the city code in November 2020 to require more stringent standards for dumpsters, grease traps, and the like to ensure protection of the city's sensitive site features such as stream buffers. A copy of the adopted amendment can be found here:

https://library.municode.com/ga/brookhaven/ordinances/code_of_ordinances?nodetid=1055121.



CITY CENTRE MASTER PLAN PROJECT SCHEDULE

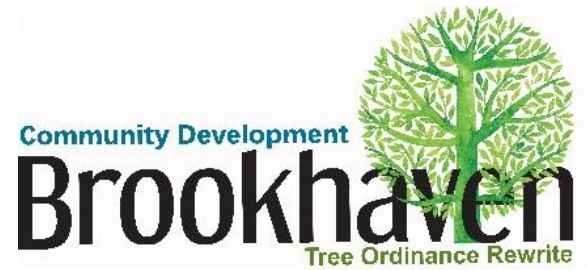
Following a first round of public input meetings on Dec. 3, the City of Brookhaven has launched a project website for City Centre Vision 2021 at <https://sycamore.mysocialpinpoint.com/brookhaven>. Residents can visit the interactive website to view a project timeline and download information packets including a preliminary market study, existing conditions, and crash data analysis. The website also includes interactive features such as a project map that visitors can use to pinpoint their ideas, and a community survey and forum. Input

for this portion of the process will be accepted until Jan. 8.

TREE ORDINANCE REWRITE PROJECT SCHEDULE

The department will be completing a comprehensive rewrite of the city's tree ordinance beginning in January 2021. The first public engagement meeting for the project will be held on January 27th. Meeting details and other information can be found on the project website can be found here:

<https://brookhavenga.mysocialpinpoint.com/tree-ordinance-rewrite?preview=true>.



AVERAGE FRONT YARD SETBACK UPDATES

In July 2020, the Planning Commission received public comment via e-mail regarding the implementation of the contextual setback standard which was adopted as part of the 2018 zoning ordinance rewrite in contrast to the average front yard setback standard required under the prior code. Subsequently, the department gave the Commission presentations on the prior and existing codes and the group completed site visits to review some example properties.

Based on all of the information discussed, the Commission determined that there was consensus among its members to request that City Council consider reverting the ordinance to the prior average front yard setback standard entirely or to provide a stepped approach where the standard would be reinstated with the ability for administrative variance approval with neighboring property owner support or full variance review by the Board of Appeals where neighbor support was not obtained. The City Council then directed that the department prepare an amendment in consideration of the Planning Commission's recommendations.

The proposed amendment was heard in November and December 2020 and will be presented for adoption by the Planning Commission at its January 6, 2021 meeting and the City Council at its January 26, 2021 meeting. A copy of the most recent draft of the amendment can be found here:

[http://brookhavencityga.iqm2.com/Citizens/Detail_LegiFile.aspx?Frame=&MeetingID=2163&MediaPosition=&ID=4193&CssClass=.](http://brookhavencityga.iqm2.com/Citizens/Detail_LegiFile.aspx?Frame=&MeetingID=2163&MediaPosition=&ID=4193&CssClass=)

GATEWAY SOUTH CHARACTER AREA PROJECT SCHEDULE

Following the annexation of land area into the City south of Interstate 85, the City Council determined that review and citizen input on the vision statements, policies, and recommendations related to this area of the city was necessary. A request for proposal was issued and a contract was awarded to VHB to facility a Character Area Update. The draft study was released in December 2020 and will be reviewed for

adoption by the City Council and Planning Commission in January 2021. The draft study can be found here:

<http://brookhavencityga.iqm2.com/Citizens/FileOpen.aspx?Type=4&ID=5659&MeetingID=2163>.





DEPARTMENT OF COMMUNITY DEVELOPMENT
FEE SCHEDULE

PLANNING AND ZONING FEES

Land Use Petitions*	TO:	ACREAGE				
		0 to 5	5+ to 10	10+ to 20	20+ to 100	100+
REZONING FROM ANY DISTRICT/MAJOR MODIFICATION	R-200, R-150, R-30,000, R-20,000, R-100, R-85, R-75, R-60, R-45, R-50, R-AB	\$500	\$1,000	\$1,500	\$2,000	\$2,500 plus an additional \$40 per acre for any portion thereof over 100 acres. Maximum fee = \$10,000
	R-OT, RM-150, RM-100, RM-85, RM-75, RM-60, MHF, TND, NCD, R-NCD, O-I, O+T, O-D, OCK, NS, C-1, C-2, M, M-2, PC-1, PC-2, PC-3	\$750	\$1,500	\$2,000	\$2,500	\$3,000 plus an additional \$50 per acre for any portion thereof over 100 acres. Maximum fee = \$10,000
USE PERMIT	All Types	\$400				
MINOR MODIFICATION	Any minor modification request	\$300 plus \$100 for each additional modification request on the same piece of property				
Variance Petitions						
VARIANCE, ADMINISTRATIVE VARIANCE, SPECIAL EXCEPTION	Single-Family Residential Zoning Districts	\$250 plus \$50 for each additional variance request on the same piece of property				
	Multi-Family Districts, Non-Residential Districts, and Commercial Uses in Residential	\$350 plus \$100 for each additional variance request				
	All Signs	\$350 plus \$100 for each additional variance request				
Public Notice						
All Land Use & Variance Petitions (except Administrative & Minor)	Signs	\$135 per 500 feet per frontage				
	Advertising (Newspaper)	\$30				

Effective: August 12, 2019

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FEE SCHEDULE UPDATES

Annually, the department presents general fee schedule updates to the City Council to align with industry standards or code changes completed during the prior year. The department will present the next fee schedule update to the City Council at its January 12, 2021 meeting. The fee changes will be posted at city hall and on the city website on Wednesday, January 13, 2021 making the effective date Monday, February 28, 2021. A mark-up of the proposed changes can be found on the City Council regular meeting agenda here:

http://brookhavencityga.igam2.com/Citizens/Detail_Meeting.aspx?ID=2204.

VARIANCE APPLICATION IN-TAKE LIMIT CHANGE

In the past, the Planning & Zoning Division has accepted a maximum of 10 variance applications on the monthly filing deadline. To ensure quality case management, this maximum has been reduced to 7 applications per month. Applicants are still required to hold a pre-application meeting with Planning & Zoning prior to filing and can contact the division at planning@brookhavenga.gov.

REPORT A PROBLEM

Have an issue or problem to report or a work order to submit? Inquiries can be submitted through the city's [Brookhaven Connect](#) system, by e-mail at code@brookhavenga.gov, or by phone at 404-637-0500.



Sign-up for Brookhaven Alert [here](#).

Have Division specific questions? Please contact the Divisions as follows:

- Planning & Zoning – planning@brookhavenga.gov
- Land Development – permits@brookhavenga.gov
- Building & Permitting – permits@brookhavenga.gov
- Code Enforcement – code@brookhavenga.gov
- Fire Marshal – fire.inspector@brookhavenga.gov
- Tree Canopy Preservation – trees@brookhavenga.gov

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