

A.1. Public Involvement Documentation

- A.1.1. Public Involvement Summary 1
- A.1.2. Public Involvement Plan 5
- A.1.3. Stakeholder Interviews 11
- A.1.4. Community Survey Summary 17
- A.1.5. Steering Committee Meeting Minutes 29
- A.1.6. Community Visioning Workshop Summary 51
- A.1.7. Needs and Opportunities Workshop Summary 65
- A.1.8. Open House Summary 81
- A.1.9. Flyers 85
- A.1.10. Press Releases + Public Hearing Ads 89
- A.1.11. Media Coverage 95

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A.1.1. Public Involvement Summary

APPROACH

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

KEY STAKEHOLDERS

Elected officials, City staff, residents and civic associations, business owners and 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 - included City staff and the Consultant Team
- Consultant Team - included Jacobs Engineering (project management, planning), Market Street Services (economic development, demographic analysis) and Sycamore Consulting (public engagement)
- Comprehensive Plan 2034 Steering Committee - included Brookhaven citizens
- General public - included residents, business/property owners, agencies, institutions and others with an interest in the future of Brookhaven

INFORMING COMMUNITY MEMBERS

This process used a variety of tools and techniques to inform community members of the Comprehensive Plan 2034 process including coordination with the City of Brookhaven, the use of online resources and social media outlets, and the establishment of a Steering Committee to help spread the word to different segments of the population.

Close coordination with the City of Brookhaven was at the core of public involvement. This process utilized the City’s established channels of communication to alert the public about the Comprehensive Plan and opportunities to become involved. Creating a central point of communication for this and other planning processes running concurrently ensured consistency in information delivery. Flyers, announcements and other information pertinent to understanding the process were shared with the public through the City’s existing outreach database. Media releases for each public event were drafted and submitted to the Brookhaven Communications Department for distribution to the City’s media outlets.

Webpage Gateway for Plan

An online presence was established to help promote Comprehensive Plan 2034. A City webpage dedicated to the study served as the hub for information and documents throughout the process. Flyers and other public information were placed on the website in advance of public engagement opportunities. This process also took advantage of Brookhaven’s existing social media presence. Flyers and announcements were posted on the Facebook page and Twitter feed in advance of public engagement opportunities.



Community Member Outreach

The Steering Committee played a significant role in informing stakeholders about Comprehensive Plan 2034. Members shared electronic and hard-copy flyers with their networks and neighbors. The group also led the effort to spread the word about the plan through community kiosks, which were used to advertise and promote public engagement events. These non-staffed poster-sized displays were placed in highly visible and commonly visited locations such as City Hall, the Latin American Association, and shopping plazas as well as at community events such as the Brookhaven Food Truck Rally. Steering Committee Members assisted by identifying key locations and took responsibility for the coordination, delivery and retrieval of the kiosks.

ENGAGEMENT OPPORTUNITIES

Stakeholders were engaged through a variety of means, including the establishment of a Steering Committee to guide the process, 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 as well as communicating details of the planning efforts to the general public. The Steering Committee was also instrumental in providing insight into the best ways to engage the public throughout the process. The committee was engaged in 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): This first Steering Committee meeting introduced the project, including key tasks, the planning time frame, and key elements of the plan, to Committee members. Committee members were also invited to brainstorm on needs and opportunities in the city by planning area.
- Meeting 2: Visioning and goal setting (May 6, 2014): Steering Committee members began to set the vision and goals for Comprehensive Plan 2034. An overview of the Baseline Conditions Analysis

was provided to give members more background information on the existing conditions within the City. The Committee then participated in a vision statement activity and gave their feedback on the preliminary draft character areas map, which led to adjustments in the map prior to presentation to the general public.

- Meeting 3: Needs, opportunities and strategies identification (May 29, 2014): The group focused on the character areas and implementation strategies for each defined area. This discussion helped to finalize the Character Area Map. The Committee also began a discussion of some overarching needs and opportunities for each plan element. Lastly, the Steering Committee provided input on the upcoming public workshop and how best to engage the public.
- Meeting 4: Community work program review (June 26, 2014): At this final Steering Committee meeting, the group gave final feedback on the Comprehensive Plan 2034 vision statement and goals. The bulk of the meeting was spent reviewing and commenting on the preliminary work program. Next steps and involvement going forward were also discussed.

In addition to these four meetings, joint steering committee meetings were held to allow for coordination with the steering committees of parallel planning efforts (Parks and Recreation Master Plan, Comprehensive Transportation Plan, and the Buford Highway Improvement Plan and Economic Development Strategy) on the below dates:

- Joint Steering Committee Meeting 1: Comprehensive Plan 2034, Parks and Recreation Master Plan, Comprehensive Transportation Plan, and the Buford Hwy Improvement Plan and Economic Development Strategy (April 24, 2014).
- Joint Steering Committee Meeting 2: Comprehensive Plan 2034 and Comprehensive Transportation Plan (June 12, 2014).

The coordination meetings provided committee members an overview of progress to date on respective plans and opportunities for collaboration from each of the planning teams. A summary of each Steering Committee meeting is included in the appendix.

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.

Interviews were held as either one-on-one sessions or small groups meetings and utilized a prepared questionnaire that included a range of discussion points, which gave stakeholders an opportunity to discuss Brookhaven's strengths, needs and opportunities. Key challenges and expected outcomes of the Comprehensive Plan were also topics of discussion. Interviews helped to promote a clear understanding of the City of Brookhaven and provided insight into the overall vision and priority needs and opportunities. A record of the interviews conducted and a full summary of the input received is provided in Appendix A.1.3.

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 in English and Spanish online from May 15 through June 12, 2014. The following methods were used to share the link for the online survey:

- Banner ad and link on City of Brookhaven website
- Email from the Project Management Team to the Comprehensive Plan Steering Committee for distribution to personal databases
- Announcement and postcard containing survey address distributed at the May 15 and June 9, 2014 Comprehensive Plan community workshops

Hard copies of the survey were available for distribution at the May 15, 2014 Community Visioning Workshop and were made available at the Latin American Association. A total of 237 surveys were completed. Results of this survey were used to supplement technical analysis completed by the planning team and represented the public's voice regarding the future of the City of Brookhaven, along with other public input collected. A full summary of the community survey and input received is available in Appendix A.1.4.

MEETINGS WITH THE GENERAL PUBLIC

Obtaining input from the general public was a key component of this planning process. Meetings took different formats depending on the information that needed to be shared and collected at a given stage in the process. A brief summary of the formal opportunities to become informed and engaged and what we heard from the public at each session is summarized below.

Public Hearing #1 Kick Off with Council (April 22, 2014):

This hearing served as an opportunity to formally kick-off the Comprehensive Plan 2034 process with the Brookhaven City Council. At this session, a brief presentation was given that discussed the purpose of the comprehensive plan, the make-up of the planning team, the components of the plan, the timeline, and public involvement.

Community Visioning Workshop (May 15, 2014):

The purpose of this workshop was to work closely with community members to set the pace for Comprehensive Plan 2034. The Visioning Workshop was interactive in nature with several opportunities for the public to provide input throughout. The meeting began with an open house period in which attendees were encouraged to provide input on what they believe are the Strengths, Weaknesses, Opportunities and Threats of Brookhaven as well as what they want Brookhaven to be known for in 20 years. This open house portion was followed by a brief overview presentation of the comprehensive planning process, work to date, and meeting goals. A question and answer session followed prior to moving on to small group character area discussions. Prior to adjourning, key highlights from each discussion group were presented with final remarks from the Planning Team and City. A total of 30 City of Brookhaven citizens, business owners and other stakeholders attended the visioning workshop to learn more about the comprehensive planning process and to provide input.

Needs & Strategies Workshop (June 9, 2014):

This workshop was designed to gather public input to help set the priority needs and opportunities for Brookhaven and to help inform the City's action plan for the next five years. Feedback from the public was used to make sure the right priorities were emphasized in Comprehensive Plan 2034. The meeting began with a brief open house period that allowed the public to review displays and handouts and begin providing input. The open house was followed by a formal presentation followed by the needs and strategies workshop activities. Prior to adjourning, next steps were presented with final remarks from the planning team, Steering Committee and City. Community members were provided a final opportunity to ask questions. A total of 30 individuals signed in at the workshop. Attendees included members of the Comprehensive Plan Steering Committee and members of the general public as well as other stakeholders.

Joint Open House (July 21, 2014)

The Open House provided the public an opportunity to review highlights from, ask questions about, and provide feedback on the draft plan. The Open House was joint with the Comprehensive Transportation Plan and preceded several hearings at which the public was provided additional opportunities to comment on the plan.

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 (September 3, 2014)

Public Hearing #5 with Council (September 9, 2014)

Full summaries of each public engagement opportunity is provided in subsequent sections.

A.1.2. Public Involvement Plan

OVERVIEW

Note: The Public Involvement Plan was written to guide public engagement during the planning process and, as such, is written in future tense.

Effective outreach educates all citizens on how they can be involved in developing plan outcomes and encourages participation in the development of the Brookhaven Comprehensive Plan. It is immensely important to promote the Comprehensive Plan to the public and to provide an opportunity for input during the plan development process from start to finish. This strategy details the many effective outreach techniques that can be implemented and how community stakeholders can be engaged. The methods are designed to give the public multiple avenues to provide input into the process at key project milestones.

KEY STAKEHOLDERS TO ENGAGE

There are a number of key stakeholders that will be engaged in some way throughout the planning process. Elected officials, City staff, residents and civic associations, business owners and property owners, places of worship, and social service agencies are among the many integral entities to involve. This planning process will be led by four teams:

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

STUDY DATABASE

Effective outreach educates citizens on how they can be involved in developing plan outcomes. This planning effort will utilize Brookhaven's existing database of community contacts to alert the public about the Comprehensive Plan and opportunities to become involved. Additionally, the Consultant Team will collect contact information from individuals who attend meetings, workshops and open house events. With their permission, this information will be shared with the Brookhaven Communications Department for inclusion in the overall study database.

KEY PERSON INTERVIEWS

At the onset of the project, the Consultant Team will conduct interviews with key stakeholders. Key Person Interviews will promote a clear understanding of the community as well as goals and objectives for the City of Brookhaven from differing perspectives. A list of interviewees will be developed by the Consultant Team and submitted to the City of Brookhaven for review. Potential interviewees may include the following:

- Planning Commission Chairperson
- Mayor and City Council members
- City Manager
- Assistant City Manager/Director of Community Development
- Police Chief
- Public Works Director
- Parks and Recreation Director
- Neighborhood Representatives
- Board of Education
- Latin American Association
- Economic Development contacts

Interviews will be conducted one-on-one or in small groups sharing similar interests and will utilize a prepared questionnaire that includes a range of discussion points relevant to each person's role(s) within the community. Interviews will be completed by mid-May in order to ensure concise and timely feedback. Follow up telephone interviews can be held if stakeholders are unavailable during the interview dates/times. Up to 15 key person interviews will be conducted. The Consultant Team will summarize all feedback heard during the interviews into a Common Themes Report ensuring anonymity of the interviewees and their responses.

COMMUNITY SURVEY

Early in the planning process, an online community survey will be distributed electronically to the entire study database. The online survey will be an efficient way to collect feedback from the general public about their vision for the Brookhaven Comprehensive Plan study area. Information collected from initial technical analysis and Key Person Interviews as well as initial Steering Committee meetings will help shape the survey content. The survey will remain open for a total of four weeks. The Consultant Team will provide a summary of the survey results for posting to the City website and public review.

MEETINGS WITH THE STEERING COMMITTEE

The Steering Committee will play an integral role in relaying community needs to the Project Management Team as well as communicating details of the planning efforts to the general public. The Steering Committee will also be instrumental in providing insight into the best ways to engage the public throughout the process in a structured format geared towards reviewing information, providing ideas and feedback. Meeting dates for the Steering Committee are as follows:

- Meeting 1: March 27, 2014 | 10:30 AM - 12:30 PM | Brookhaven Municipal Court
- Meeting 2: May 6, 2014 | 10:30 AM - 12:30 PM | Brookhaven City Hall (Community Room)
- Meeting 3: May 29, 2014 | 6:00 - 8:00 PM | Brookhaven City Hall
- Meeting 4: June 26, 2014 | 6:00 - 8:00 PM | Brookhaven City Hall

The Consultant Team will handle all Comprehensive Plan Steering Committee logistics including meeting reminders to Committee, venue set-up, printing of meeting handouts, easels, projector and screen, name badges, sign in table, markers, flipcharts, and other documentation items. The Consultant Team will facilitate all meetings and will document and summarize all meetings.

In addition to these four meetings, joint steering committee meetings will be held to allow for coordination among parallel planning efforts with the steering committees of parallel planning efforts (Parks and Recreation Master Plan, Comprehensive Transportation Plan, and the Buford Hwy Improvement Plan and Economic Development Strategy) on the below dates. These meetings will be informational in nature to communicate with the committees input being shared among planning efforts and other coordination occurring between the related efforts:

- Joint Steering Committee Meeting 1 (Comprehensive Plan 2034, Parks and Recreation Master Plan, Comprehensive Transportation Plan, and the Buford Hwy Improvement Plan and Economic Development Strategy): April 24, 2014 | 7:00 - 8:00 PM | St. Martins Episcopal Church
- Joint Steering Committee Meeting 2 (Comprehensive Plan 2034 and Comprehensive Transportation Plan): June 12, 2014 | 6:00 - 7:00 PM | Brookhaven City Hall

MEETINGS WITH THE GENERAL PUBLIC

Obtaining input from the general public is a key component of this planning process. Meetings will take different formats depending on the information that needs to be shared and collected at a given stage in the process. The public will have several formal opportunities to become informed and engaged which include:

- Public Hearing #1: Kick Off with Council - April 22, 2014 | 7:00 PM | Brookhaven Municipal Court
- Visioning Workshop - May 15, 2014 | 6:00 - 8:00 PM | St. Martins Episcopal Church (Gable Hall)
- Needs & Strategies Workshop - June 9, 2014 | 6:00 - 8:00 PM | Brookhaven City Hall
- Open House - July 21, 2014 | 6:00 - 8:00 PM | Brookhaven City Hall
- Public Hearing #2: Planning Commission - July 23, 2014 | 7:00 PM | Brookhaven City Hall
- Public Hearing #3: Council - August 12, 2014 | 7:00 PM | Brookhaven City Hall
- Public Hearing #4: Council Adoption Hearing - October 21, 2014 | 7:00 PM | Brookhaven City Hall

The Consultant Team will handle logistics of all general public engagement opportunities including meeting reminders to the Brookhaven Communications Department for distribution to the public, venue set up, printing of meeting handouts, easels, projector and screen, name badges, sign in table, markers, flipcharts, and other documentation items. The Consultant Team will facilitate meetings and will document and summarize all general public engagement opportunities.

OTHER PUBLIC ENGAGEMENT TOOLS & TECHNIQUES

In addition to the interactive outreach methods detailed above, the Consultant Team will also employ the following tools and techniques throughout the process to inform and engage:

- **Printed Materials** - Graphic flyers will be developed in advance of each public engagement opportunity and submitted to the Brookhaven Communications Department for distribution to the City's email distribution list. Hard copies of the flyer can also be produced and made available to the Steering Committee and City to assist in the distribution of announcements throughout the City. The Consultant Team will aim to have all flyers finalized a minimum of 2 weeks in advance of each meeting.
- **Community Kiosks** - Non-staffed poster-sized displays that promote the public process can be placed on easels in highly visible and commonly visited locations such as City Hall, shopping plazas, libraries and community centers, or during community events like festivals or farmers markets. They are most effective when placed in advance of upcoming community engagement opportunities. Steering Committee Members can be particularly helpful in this endeavor by identifying key locations and taking responsibility for the coordination, delivery and retrieval of the kiosks. Up to 12 displays will be placed throughout the community at two strategic milestones during the project timeline for a total of 24 kiosks throughout the process.
- **Media Releases** - Media releases will be drafted and submitted to the Brookhaven Communications Department for distribution to the City's media outlets. A media release will be prepared and submitted a minimum of 2 weeks in advance of the two public workshops and Open House for a total of three (3) releases. The City will handle advertising public hearings related to the Comprehensive Plan via its regular announcement process for hearings.

- **Website** - The Consultant Team will take advantage of the existing City of Brookhaven website and webpage dedicated to Comprehensive Plan 2034.
 - General information about the study including an overview of the process, anticipated outcomes, and a schedule will be provided for addition to the existing webpage dedicated to the Comprehensive Plan process.
 - Flyers and other public information will be submitted to the Communications Department for placement on the website in advance of public engagement opportunities.
- **Social Media** - The Consultant Team will take advantage of the existing City of Brookhaven social media outlets including the Facebook page, Twitter feed, and YouTube channel.
 - Flyers and other public information will be submitted to the Communications Department for placement on the Facebook page and Twitter feed in advance of public engagement opportunities.
 - Scheduled content will be submitted for placement on the Facebook page and Twitter feeds.
 - PowerPoint presentation slides from public meetings will be submitted for posting to the City's YouTube channel to the extent that it is available.

Additionally, information will be submitted to the Brookhaven Patch online events calendar and to the Atlanta Regional Commission for inclusion in its regular Community Engagement newsletter.
- **Language Services** - The Consultant Team will assist the City in providing translated (Spanish) flyers upon request. Interpretation services can also be made available for public engagement opportunities as needed.

KEY DELIVERABLES

The following are key deliverables described as a part of this Public Involvement Plan:

- Steering Committee meeting minutes
- Summary of Key Person Interviews
- Summary of meetings with the general public
- Summary of Community Survey
- Printed materials (flyers)
- Community kiosks
- Media releases
- Social media content (website, Facebook, Twitter, YouTube)
- Language services

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A.1.3. Stakeholder Interviews

OVERVIEW

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, to begin the identification of key community initiatives, needs, and priorities, and to help inform key discussion points for public involvement activities.

Interviews were held as either one-on-one sessions or small groups meetings. Interviews utilized a prepared questionnaire that included a range of discussion points which gave stakeholders an opportunity to discuss Brookhaven’s strengths, needs and opportunities. Key challenges and expected outcomes of the Comprehensive Plan were also topics of discussion. Interviews helped to promote a clear understanding of the City of Brookhaven and provided insight into the overall vision and priority needs and opportunities.

The majority of interviews were conducted over a two-day period in order to get concise and timely feedback. Additional interviews were held with stakeholders who were unavailable during the two-day interview period. A record of the interviews conducted is provided in Figure A.1-1 below. In addition to these interviewees, meetings with the DeKalb Development Authority and DeKalb Board of Education were pursued but never able to be scheduled.

Figure A.1-1: Stakeholders Interviewed

Organization	Participant/Role in Community	Day
City of Brookhaven	Stan Segal, Planning Commission Chairperson	April 25, 2014
City of Brookhaven	Rebecca Chase Williams, Councilwoman (District 1 Representative)	April 25, 2014
City of Brookhaven	Marie Garrett, City Manager	April 25, 2014
City of Brookhaven	Susan Canon, Assistant City Manager/Community Development Director	April 25, 2014
City of Brookhaven	J. Max Davis, Mayor	April 25, 2014
City of Brookhaven	Joe Gebbia, Councilman (District 4 Representative)	April 25, 2014
City of Brookhaven	Bates Mattison, Councilman (District 3 Representative)	April 25, 2014
DeKalb Chamber Perimeter CID	Yvonne Williams, Perimeter CID President and Chief Executive Officer	May 1, 2014
Brookhaven Zoning Board of Appeals	Tim Nama, Chairperson	May 1, 2014
Latin American Association	Jeffrey Tapia, Executive Director	May 1, 2014
Brookhaven Chamber of Commerce	Todd Lantier, President	May 1, 2014

Organization	Participant/Role in Community	Day
City of Brookhaven	Gary Yandura, Police Chief	May 1, 2014
City of Brookhaven	Richard Meehan, Public Works Director	May 1, 2014
Brookhaven Development Authority	Walt Ehmer, Chairperson	May 7, 2014
MARTA	John Crocker & Jason Ford, TOD Office	May 9, 2014
Oglethorpe University	Lawrence Schall, President	May 19, 2014

COMMON THEMES

The below summary provides a high level overview of recurring themes that resonated throughout the stakeholder interviews, focusing on items such as the Brookhaven’s key strengths, major drivers of change, priority needs and opportunities, long term priorities, and others. While detailed input provided by individual interviewees is not included herein, this information is being utilized by the comprehensive planning team to help with the understanding of baseline conditions and to help inform the development of needs, opportunities, and strategies for the plan.

KEY STRENGTHS

Brookhaven’s location and access to MARTA are among key strengths expressed by stakeholders during the interview process. MARTA sees its Transit Oriented Development (TOD) initiative as a primary way to help create an identity and center for Brookhaven.

The existing neighborhoods and housing stock are also seen as strengths within the City. The variety in housing types and ranges in affordability are a plus.

The abundance of parks is also seen as a key strength in Brookhaven. Stakeholders recognize parks as the legacy and symbol of the City; however, many mentioned that maintaining existing parks and making them more uniform through consistent vegetation and signage would improve residents’ park-going experience.

MAJOR DRIVERS OF CHANGE FOR FUTURE DEVELOPMENT

Many stakeholders understand the great potential for change along the Buford Highway corridor. Despite the challenges in this area, revitalization will drive change in Brookhaven’s future, overall.

Another major driver of change is the shift from a suburban place to one that is more urban, which leads to the need to manage increases in density. The MARTA and TOD as well as additional paths and support of other modes of travel will influence how the community is able to get around and interact in this more urban environment. Infill development will also continue to shape the character of the community.

The importance of establishing an identity as a new city and maintaining a government that values community input and exhibits transparency in the decision-making process are also key drivers for change in Brookhaven. Creating a city center, a center of gravity for the community, will have an important influence on this identity. Community engagement in City decision-making is an important component to shaping the direction of the City.

PRIORITY NEEDS & OPPORTUNITIES

The priority needs and opportunities expressed for the next five years varied widely. However, there was consistency in the need to improve infrastructure to accommodate current and future growth and capacity. The most popular among infrastructure needs are transportation related improvements including addressing congestion through traffic management, accommodating alternate modes of transportation, and streetscape improvements.

The importance of community involvement and sense of community among the City's diverse neighborhoods and residents was reiterated as a priority need and opportunity for the City for the next five years. Stakeholders also agreed that the need to create a town center with a greater sense of place should be a priority. Echoing the drivers of change, priority needs also included leveraging the MARTA station area for TOD, ensuring smart development, and continuing to enhance the City's parks system. Preserving the City's existing neighborhoods is another top priority.

LONG TERM OPPORTUNITIES

Ideas for long term opportunities varied widely among stakeholders; however, some responses are as follows:

- Develop land uses around the MARTA station into a higher and better use.
- Make significant transportation improvements including a Perimeter area shuttle service, increased connectivity, and an improved Johnson Ferry Road intersection.
- Strengthen schools.
- Create a real live-work-play City and true town center.

PLAN OUTCOMES

The most commonly offered response when asked "What should result from the Comprehensive Plan?" was related to public participation. Many stakeholders expressed the need for inclusion and input from all perspectives so that the result is a community supported plan.

Another anticipated outcome is the desire for a truly implementable plan that offers a realistic short term work program and guidelines in many areas. Many expressed the need for a more concise zoning code that specifically outlines setbacks. Re-codifying or collapsing some districts as well as creating a new mixed use district were explicitly stated as necessary plan implementation items. The existing Brookhaven-Peachtree Overlay District was thought of as a good example, though it may need to be revisited to make some improvements to facilitate its implementation, and stakeholders felt that other overlays should be considered for other areas of the City.

Interviewees believe that the Comprehensive Plan should provide policy direction/recommendations for several topics, such as:

- Buffer and transition zones between land uses
- Regulations on infill housing development
- Preservation of community character
- Addressing issues with bars and alcohol licenses
- Existing sign ordinance
- Development impacts on stormwater
- Coordination with Comprehensive Transportation Plan and Parks and Recreation Master Plan to further a more walkable environment in the city

Lastly, stakeholders want a Comprehensive Plan that has both short and long term projects that are implementable. Many expressed concern with developing a plan that will simply sit on the shelf.

BRANDING BROOKHAVEN

Along with the idea that Brookhaven needs a physical town center is the need to create an identity and to brand the City. Many ideas were offered for ways in which this can be done including:

- Using and installing public art.
- Developing a consistent signage theme and gateways.
- Utilizing lighting and landscaping that is unique and significant to Brookhaven.
- Recognizing and identifying the many historic resources in the city.
- Maintaining a clean and well-maintained city.
- Prioritizing consistent streetscaping along key corridors such as Ashford Dunwoody Road, Buford Highway, Peachtree Road, and Johnson Ferry Road.

ECONOMIC DEVELOPMENT & TRENDS

The most significant changes to occur for the business community in Brookhaven are the continued growth of multifamily residential properties as well as large developments such as Town Brookhaven and Dresden Village Place. Many stakeholders recognize Buford Highway as a major economic asset and opportunity. The cultural diversity, access, great views, and high visibility are all advantageous. However, there are challenges that need to be addressed before its potential can be leveraged and fully realized. Among the concerns is the need to improve pedestrian safety, provide higher quality housing, and improve the connection between the Buford Highway corridor and central Brookhaven.

On the northern end of the City, the Perimeter Community Improvement District (PCID) is seen as a significant contributor to the economic future of Brookhaven. As a non-governmental entity, the PCID has the ability to leverage state and federal funds that may not be available to the City.

Brookhaven would benefit from having a more cohesive relationship between economic development partners such as the Perimeter CID and the Brookhaven Chamber of Commerce. As the Brookhaven Development Authority continues to take form, it will also become a significant partner in developing the city.

UNDERSTANDING AND EMBRACING DIVERSITY

Brookhaven is home to a significant Latino population. The importance of recognizing diversity and finding ways to work together arose in many conversations. The Latin American Association and the Brookhaven Police Department offered the most comprehensive input on the topic of diversity. Both agencies have been collaborating to build a better working relationship with Brookhaven’s Latino residents. Some ideas on how to further improve the quality of life for Latino residents include:

- Building trust and creating an environment that feels safe for all residents
- Involving the Latino community on City boards and committees
- Hiring bilingual staff at the City and MARTA
- Translating City materials to Spanish

RECOGNIZING RESOURCES

Because of Brookhaven’s prime geographic location, there is no shortage of community resources. Of benefit to the City are the Brookhaven MARTA station (mentioned in several conversations) as well as Oglethorpe University, which continues to grow in land and enrollment. The Latin American Association—a 42 year old service organization that provides assistance to Latino immigrants—is also a significant resource in Brookhaven. Other resources include the Brookhaven branch of the DeKalb County Public Library and the City’s many public and private schools. As the City continues to take shape, the importance of maintaining these relationships will continue to expand.

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A.1.4. Community Survey Summary

OVERVIEW

Surveys are an important method of information gathering generating data that is essential for developing an understanding of the community and its needs. As such, 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 made available in English and Spanish online from May 15 through June 12, 2014. The following methods were used to share the link for the online survey:

- Banner ad and link on City of Brookhaven website;
- Email from the Project Management Team to the Comprehensive Plan Steering Committee for distribution to personal databases; and
- Announcement and postcard containing survey address distributed at the May 15 and June 9, 2014 Comprehensive Plan community workshops.

Hard copies of the survey were available for distribution at the May 15, 2014 Community Visioning Workshop and were made available at the Latin American Association.

A total of 237 surveys were completed. Results of this survey were used to supplement technical analysis completed by the planning team and were also be used to represent the public's voice regarding the future of the City of Brookhaven, along with other public input collected.

RESULTS

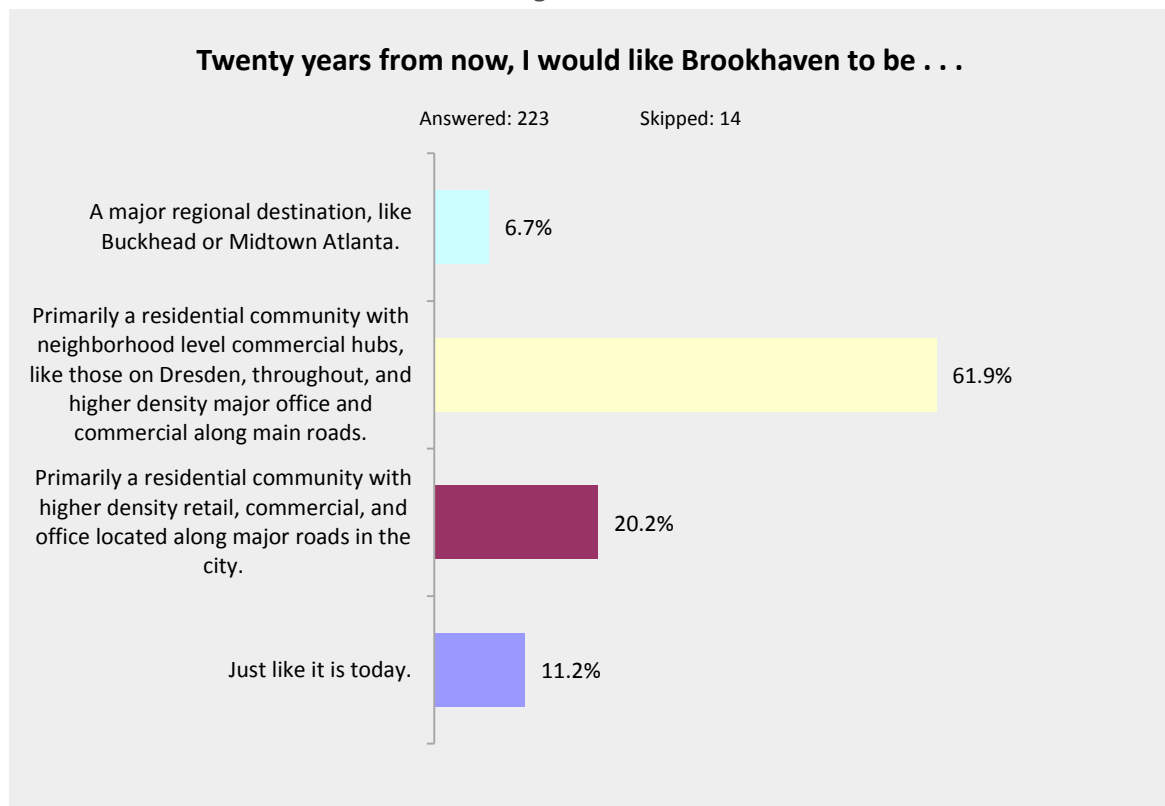
Summary survey results by section of survey are provided on the following pages.

INTRODUCTORY QUESTION

An introductory question encouraged respondents to think about the future of the city and asked “Twenty years from now, I would like Brookhaven to be....” Respondents were allowed to select only one response. Response choices were:

- Just like it is today.
- Primarily a residential community with higher density retail, commercial, and office located along major roads in the city.
- Primarily a residential community with neighborhood level commercial hubs, like those on Dresden, throughout, and higher density major office and commercial along main roads.
- A major regional destination, like Buckhead or Midtown Atlanta.
- Something else. (Please describe)

Figure A.1-2:

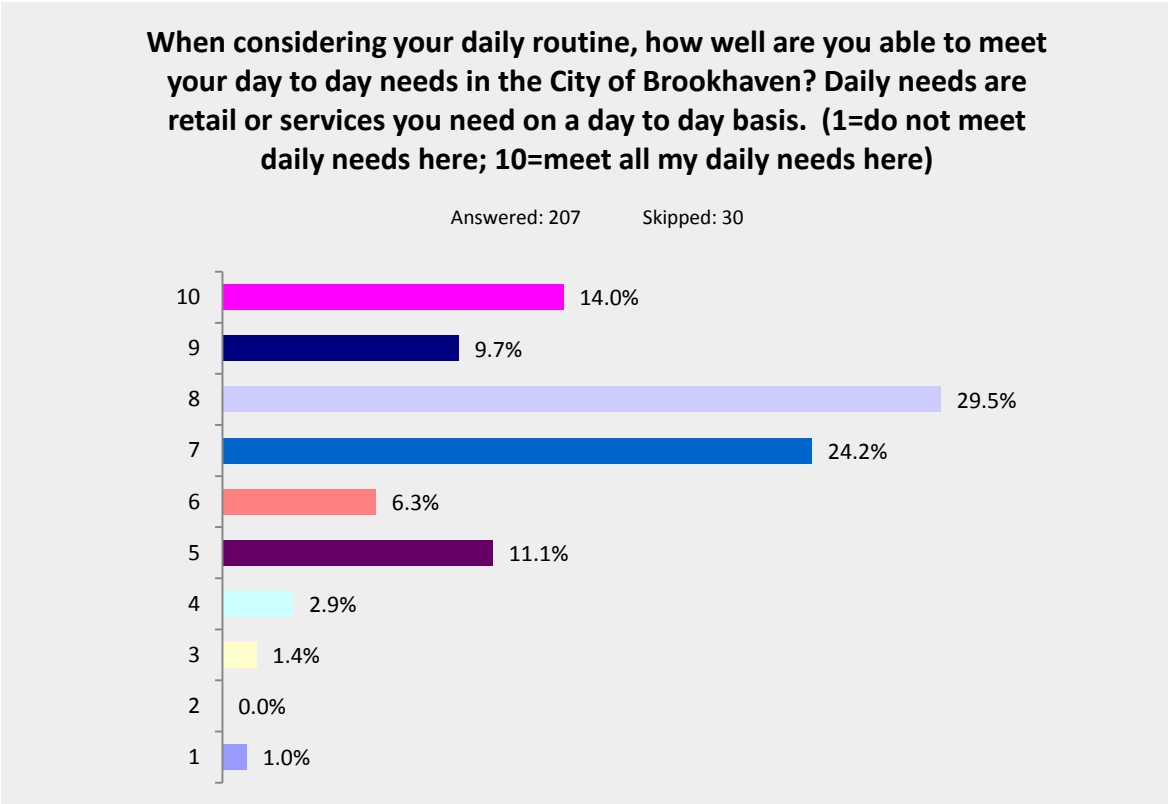


More than 60% would like for Brookhaven to be primarily a residential community with neighborhood level commercial hubs.

DAILY NEEDS & USES

The next set of questions asked about daily needs and uses. First, respondents were asked to consider their daily routine and how well are they able to meet day to day needs in the City of Brookhaven. Daily needs are defined as retail or services needed on a day-to-day basis. Answer choices ranged from 1 to 10, where 1 indicated that the person is not able to meet daily needs in Brookhaven to 10, where all daily needs are met in Brookhaven.

Figure A.1-3:



Most respondents rated the ability for the City of Brookhaven to meet daily needs a 7 or greater with the bulk of the responses being a 7 or 8 on the scale from 1 to 10. This indicates that respondents feel that most of their daily needs are met within the City of Brookhaven.

The next question on this topic asked respondents to review a list of items and indicate the degree to which there is a sufficient supply in the city. The list included the following:

- Single family detached homes
- Condominiums
- Townhomes
- Apartments
- Restaurants
- Small shopping nodes in neighborhoods
- Park space
- General shopping/retail
- Medical offices
- Office space
- Large regional retail
- Jobs requiring a college degree
- Jobs not requiring a college degree
- Housing to support City’s workforce

Response options ranged from “Too Much” to “Not Enough.” “No Opinion” was also an option.

Sixty-one percent (61%) of respondents believe that there is too much apartment housing. However, respondents believe there is the right amount of single family detached housing (61%), condominiums (48%), townhomes (51%), general shopping/retail (43%), medical offices (45%), office space (44%), large regional retail (53%) and housing to support the City’s workforce (39%).

Forty percent (40%) feel that more variety is needed in the selection of restaurants. Forty percent (40%) also believe that there are not enough small shopping nodes and 59% feel that there is not enough park space. The proportion of respondents with no opinion regarding the sufficiency of jobs requiring a college degree totaled 34%. Forty-eight percent (48%) had no opinion regarding the sufficiency of jobs not requiring a college degree.

CONNECTIVITY & COMMUNITY IDENTITY

The next four questions asked about Brookhaven’s connectivity and community identity. The first asked how the City of Brookhaven can help build a greater sense of community and offered the following list:

- City sponsored festivals, events, parades
- Community gathering places/plazas
- Communications with the public
- In-person opportunities to learn about City services
- Opportunities to serve on City Boards/Committees
- Bi-lingual staff at City Hall

Response options ranged from “Too Much” to “Shortage.” “No Opinion” was also an option.

The greatest percentage (31%) felt that there are sufficient in-person opportunities to learn about City services and 28% believe there are sufficient opportunities to serve on City Boards/Committees. Thirty-eight percent (38%) think there is a need for more variety in City sponsored festivals, events and parades. Approximately 38% believe there is a shortage in City communications with the public and 50% think there is a shortage in the amount of community gathering places and plazas. Regarding the degree to which more or less bi-lingual staff at City Hall is needed, a large majority (64%) have no opinion.

The next question regarding connectivity and community identity asked respondents to indicate how best the City of Brookhaven can create its identity given the following areas:

- Promoting streetscape design standards
- Creating a town center
- Promoting architectural design standards
- Planting of distinct trees, flowers, greenery
- Physical entryways that tell people they have arrived in Brookhaven
- Wayfinding signage throughout the City
- Hosting special events that bring in outside visitors
- Promoting the City in marketing materials

Response options ranged from 1 to 5 with 5 being the most important, 3 being neutral and 1 being the least important.

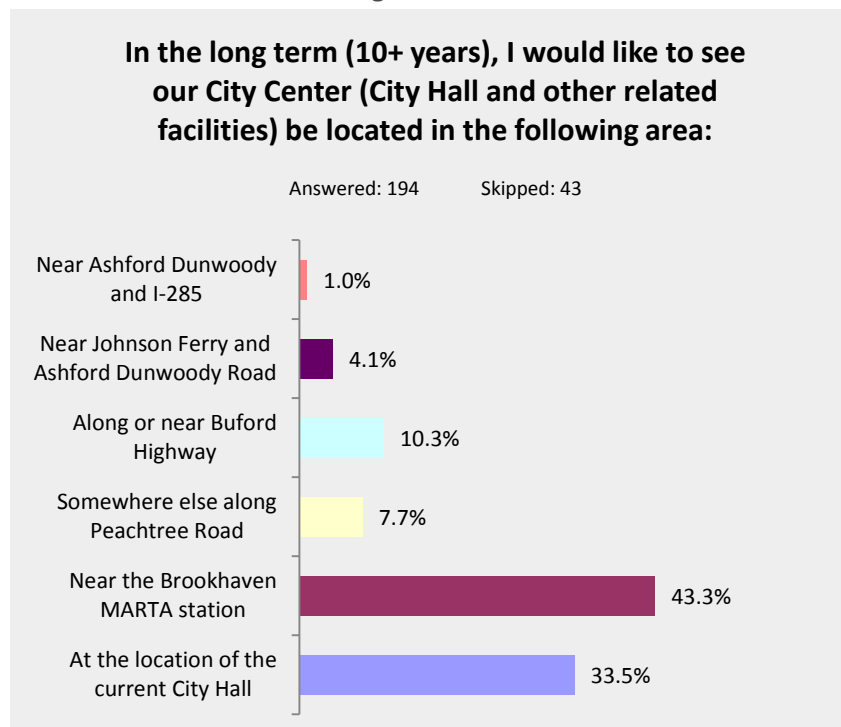
“Promoting streetscape design standards” and “creating a town center” were viewed as most important and received a high proportion of 5 ratings. “Promoting architectural design standards,” “Planting of distinct trees, flowers and greenery”, “Physical entryways that tell people they have arrived in Brookhaven,” “Wayfinding signage throughout the City” and “Hosting special events that bring in outside visitors” received 4 ratings.

Most respondents (41%) did not have an opinion or were neutral on the benefit of “Promoting the City in marketing materials” as a way to create a City of Brookhaven identity.

Regarding the physical location of the City, the next question asked where respondents would like to see the City Center (City Hall and other related facilities) be located. Respondents were asked to select one option from the areas given and also given the option to select other. Responses are shown below. A limited number of people chose other; most of these comments either supported locating city hall along Peachtree Road or otherwise commented on costs or other logistical needs for a city center.

More than 43% selected “Near the Brookhaven MARTA station” as the most population location followed by “At the location of the current City Hall” (34%).

Figure A.1-4:



The final question in the Connectivity and Community Identity section asked to what degree respondents value maintaining ethnic, age and income diversity in Brookhaven’s population. Most value ethnic diversity (38%) as well as age diversity (38%). However, diversity of income received nearly identical responses between “neutral” and “strongly value” at 28%.

REDEVELOPMENT & INFILL DEVELOPMENT

The next two questions required “yes” or “no” responses regarding redevelopment and infill development in Brookhaven. The first question asked whether or not new housing in their neighborhood should do any of the following:

- Increase density
- Decrease density
- Maintain density
- Preserve areas with larger lots sizes
- Allow for flexibility of distance from the street for housing structures
- Set a standard distance from the street for structures based on average distance of existing structures
- Limit amount of impervious surface coverage
- Maintain the look and character of the surrounding residential neighborhood
- Allow new and different character apart from the surrounding residential neighborhood
- Consider architectural element standards

Respondents answered “yes” to the following:

- Maintain density (70%)
- Preserve areas with larger lot sizes (75%)
- Set a standard distance from the street for structures based on average distance of existing structures (67%)
- Limit amount of impervious surface coverage (69%)
- Maintain the look and character of the surrounding residential neighborhood (69%)
- Consider architectural element standards (57%)

However, most respondents felt strongly against: increasing density (79%); decreasing density (55%); allowing for flexibility of distance from the street for housing structures (48%); and allowing new and different character apart from the surrounding residential neighborhood (38%).

The second question about redevelopment and infill development was concerning neighborhood commercial nodes and asked if respondents would like to see small scale commercial uses within walking distance of their home. A large majority (87%) responded “yes” to this question.

A FEW QUESTIONS ABOUT YOU

The final six questions were demographic in nature and were asked to help determine the characteristics of the population who participated in the survey. From these responses the following characteristics were true:

- Most respondents (73%) live in Brookhaven and 21% both live and work in Brookhaven.
- Most (44%) respondents reside in Planning Area 2 followed by 29% in Planning Area 3 and 23% in Planning Area 1. The remaining 4% of respondents to this question do not live in Brookhaven.
- Most respondents (34%) are age 46 - 60 followed by 32% who are age 32- 45; 15% who are over the age of 60 and 12% who are age 25 - 31.
- Approximately 53% of the survey respondents are women.

Figure A.1-8:

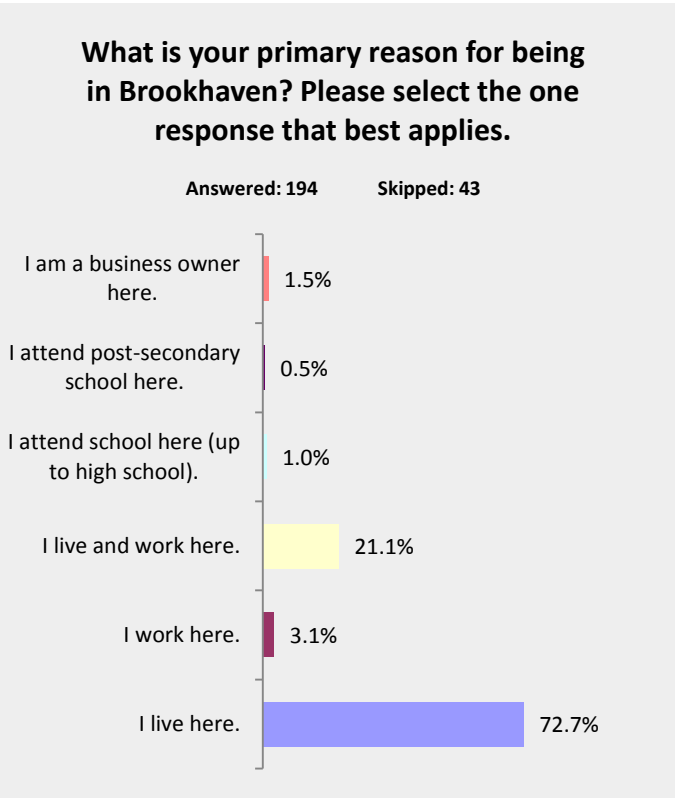
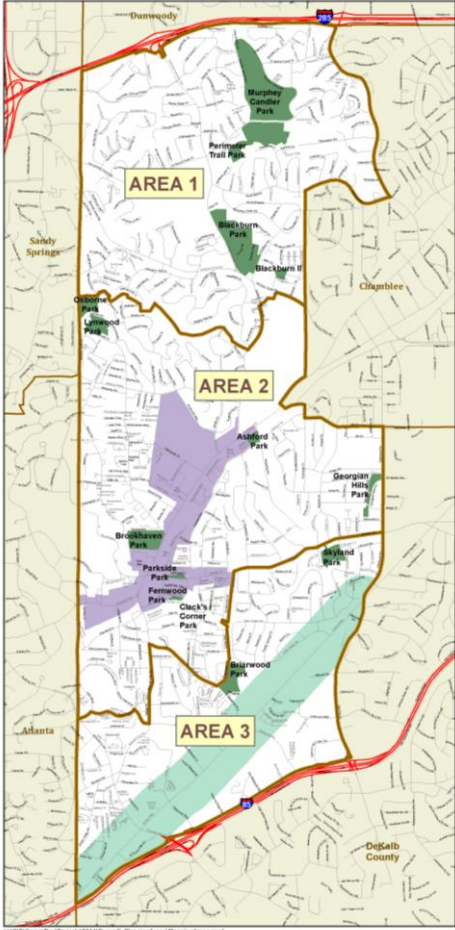
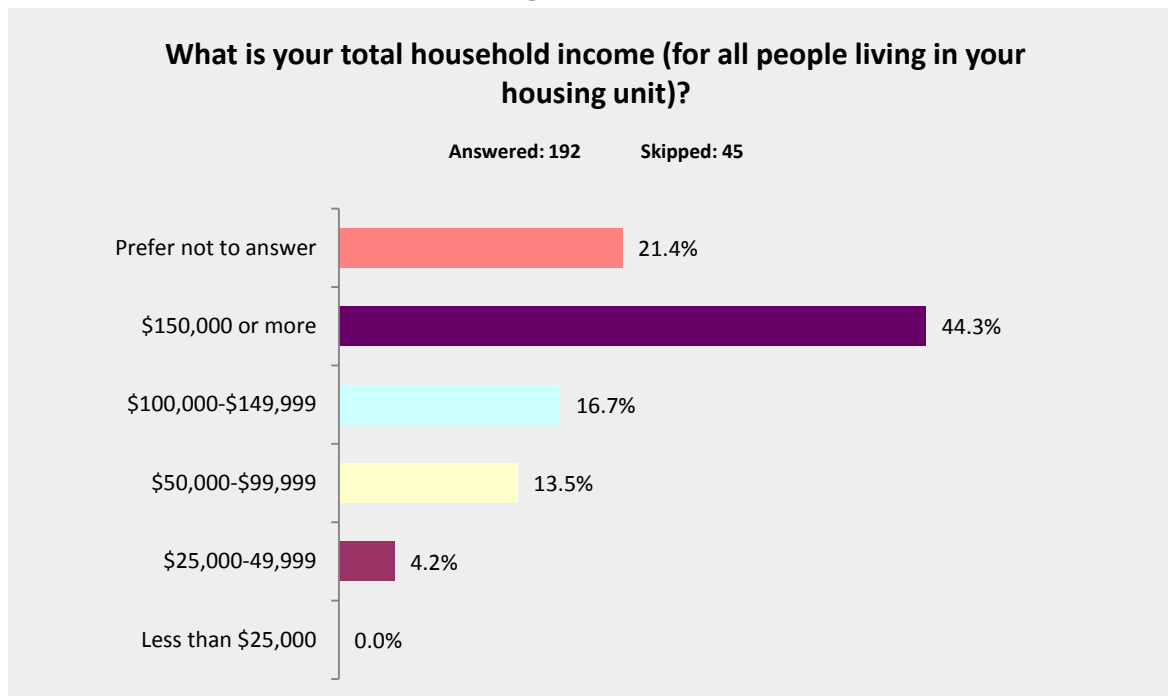


Figure A.1-9: Planning Area Map



- Over 92% of the survey respondents are homeowners.
- A total household income exceeding \$150,000 made up 44.3% of survey participants.

Figure A.1-10:



A.1.5. Steering Committee Meeting Minutes

Date:	March 27, 2014 (10:30 to 12:30pm, Municipal Court)
Purpose:	City of Brookhaven Comprehensive Plan 2034 Steering Committee Kick-off Meeting
Attendees:	List of Steering Committee members and members of the public in attendance is provided at the end of minutes.
Prepared by:	Jacobs

Upon arrival, attendees were provided with a meeting agenda, planning process overview fact sheet, a steering committee and public meeting schedule, and list of committee members.

WELCOME

Marie Garrett, City Manager, started the meeting and welcomed all to the Steering Committee Kick-off for the Comprehensive Plan. The Comprehensive Plan will focus on the future land use vision for the city. Other parallel planning efforts, including the Buford Highway Improvement Plan and Economic Development Strategy, Comprehensive Transportation Plan, and Parks and Recreation Master Plan will be incorporated into the Comprehensive Plan. The recommendations of the Comprehensive Plan will also inform development of the other plans, such as the impacts on future land use vision on transportation needs. The Comprehensive Plan document will include a short-term and long-term work plan. The Planning Commission has authority to recommend City Council to approve the Comprehensive Plan for transmittal for regional and state review.

The City has held its kick-off meetings for the steering committees of other planning efforts this week as well. The City is planning two joint coordination meetings of all the Steering Committees for the various planning initiatives underway.

Steering Committee members were given demographic information from the joint Steering Committee meeting but asked to sign a waiver to not use information beyond informational purposes.

OVERVIEW AND INTRODUCTIONS

Susan Canon, Assistant City Manager/Director of Community Development, reiterated the importance of the planning effort and led introductions of the Steering Committee. It was noted that three Steering Committee members were unable to attend today. It was also noted that three City Council members were present, seated in the audience.

PROJECT OVERVIEW

Amanda Hatton, Jacobs project manager, provided an overview of the planning project, including key tasks, the planning time frame, and key elements of the plan. All cities and counties in the state are required to have a comprehensive plan and to update it on a five year basis, at minimum. It is exciting time in the City’s history. The Comprehensive Plan sets the overarching long-term vision and short-term action plan for the City. Steering Committee members were encouraged to think big and “make no little plans.” The City has been divided into planning areas to facilitate discussion at public involvement meetings.

QUESTIONS AND ANSWERS/DISCUSSION

After the project overview, Committee members offered the following questions and comments:

- Are there any risks going through the process so quickly? The City is required to adopt its Comprehensive Plan by the end of the year. The tight schedule will help the community stay engaged in the planning process and maintain excitement about the plan.
- What does a Quality Comprehensive Plan document look like? The community is encouraged to consider their plan from a fresh perspective. All comprehensive plans completed by localities in Georgia are available online at the Department of Community Affairs. Jacobs will be working to make the plan document concise and user-friendly.
- It is important that the broader community know what is going on with the Comprehensive Plan and be informed of meetings/activities. Local churches, homeowners associations, and swim/tennis clubs should be included in the outreach plan. The planning team/City should consider the best way to reach people. YouTube videos were suggested as an idea. The consultant team will be completing a Public Involvement Plan as one of its initial steps.
- The Steering Committee would like to have the ability to provide input into the Public Involvement Plan (PIP). The consultant team will provide the PIP to the group for input once it is drafted.
- Will the plan start from scratch or use example plans from other communities? The plan must contain certain elements, as required by DCA. It's recommended that the City start fresh, as it started a new city for a reason. The DeKalb Comprehensive Plan will be reviewed by the consultant team as a part of the Baseline Assessment.
- The Comprehensive Plan should consider what's being planned in adjacent communities, including Sandy Springs, Dunwoody, Chamblee, and the City of Atlanta. Pill Hill in Dunwoody is seen as having an important influence on Brookhaven. Recent LCI studies in Dunwoody and Chamblee should be considered.
- The working maps for the Comprehensive Plan should include a buffer of surrounding areas.
- What is the role the Steering Committee at public meetings? Steering Committee members are asked to attend and help facilitate discussion. The Comprehensive Plan has a special email address that should be used to submit comments on the planning process outside of public meetings: comprehensiveplan@brookhavenga.gov.

NEEDS AND OPPORTUNITIES BRAINSTORMING

Steering Committee members were invited to brainstorm on needs and opportunities in the city by planning area. Input collected is summarized below. Several comments were city-wide in nature and are listed under overall city needs/opportunities.

AREA 1

- Traffic/congestion on arterials is a problem. Through traffic from people coming and going from areas outside of Brookhaven is a problem.
- Additional crosswalks/sidewalks area needed to create a safer pedestrian environment. Johnson Ferry in particular has issues.
- The City needs to support other modes of transportation for longer distances.
- The area would benefit from having better connectivity to parks.

AREA 2

- Is this the City Center?
- The MARTA station is an untapped resource.

AREA 3

- Park space is needed.
- It is a hazardous walking area.
- The City would like to open up the creeks to development and make these areas an asset.
- Leverage the international community presence.
- Leverage the view of the Atlanta skyline.
- Preserve the heterogeneity of the area - age, income, religion, etc.
- Preserve affordable housing.

OVERALL CITY NEEDS/OPPORTUNITIES

- Connectivity.
- Walkability.
- Less dependence on the car is desired.
- The City needs big ideas for creating a desirable pedestrian environment.
- Walking access to Brookhaven Park.
- Connectivity with focus on health/exercise.
- The City should look at connecting to the Sandy Springs path project.
- The Chamblee trail is another opportunity for the City to connect to at MARTA station area.
- Small scale commercial nodes are needed.
- The City will need to revisit zoning regulations to make sure smaller commercial nodes are permitted in the code. There may be a need to adjust the regulations.
- There's a need to educate the public about what mixed use residential means for a community. Some people have a negative association but don't fully understand it.
- Johnson Ferry provides an opportunity for Transit Oriented Development.
- Little development nodes along multi-use paths would help connect the city in a meaningful way while supporting other modes of transportation.
- The city needs destinations.
- Make the city navigable.
- Determine the right level of density.
- What is the right mix of multi-family for Brookhaven?
- In order to make Brookhaven work, we need ecosystems that include high density to support the commercial viability as well as walkability of the area.
- Establish an identity and branding for the city - streetscaping, development styles, "One Brookhaven."
- The community should define where and what is the City Center/Civic Center of Brookhaven. It should be the center of gravity for the community.

ADJOURN

Prior to adjourning, Committee members were provided with a homework assignment for the next Steering Committee Meeting on May 6 (10:30-12:30pm, location to be determined). The homework assignment included considering 1) the defining characteristics that should be included in Brookhaven’s long-term vision and 2) what should be preserved or changed in the city in the long term. The group was reminded that the Public Hearing 1: Kick-off with Council will occur on April 22 at 7:00pm.

ATTENDANCE RECORD

STEERING COMMITTEE MEMBERS

- Thomas Bartolozzi
- Shannon Cameron
- Susan Canon
- Charles Gerrick
- Jack Honderd
- Adrian Schmidt
- Stan Segal

OTHERS IN ATTENDANCE

- LaTria Garnigan
- Marie Garrett
- Ben Song
- Blair Belton
- Jim Eyre
- Amanda Hatton (Jacobs)
- Chuck Button (Jacobs)

Date:	May 6, 2014 (10:30 to 12:30pm, City Hall Community Room)
Purpose:	City of Brookhaven Comprehensive Plan 2034 Steering Committee Goal Setting Meeting
Attendees:	List of Steering Committee members and members of the public in attendance is provided at the end of minutes.
Prepared by:	Sycamore Consulting, Inc.

Upon arrival, attendees were provided with a meeting agenda, the Baseline Conditions Analysis, Final Public Involvement Plan, Steering Committee Meeting #1 Homework Assignment, a Future Land Use Map, and a Community Facilities Map.

SUMMARY

Amanda Hatton (Jacobs) welcomed the group and thanked them for being in attendance. After leading the attendees through introductions, she explained that this meeting will begin the process of establishing the basis of the plan. Since the last meeting, the team has focused on the baseline conditions. This meeting will include a brief overview of the baseline conditions analysis, a vision statement activity, a character area activity and an overview of the public visioning workshop.

BASELINE CONDITIONS ANALYSIS

Amanda reviewed the results of the Baseline Conditions Analysis which began with a review of existing plans and policies in and adjacent to Brookhaven. Ranada Robinson (Market Street Services) discussed some key demographic indicators. The team utilized year 2010 census data at the census tract level and draws comparisons for Brookhaven, the Atlanta Metropolitan Statistical Area (MSA) and the state of Georgia. Data shows a high Hispanic population and loss in African American population. Brookhaven is home to a very educated workforce and attracts a population with higher educational attainment. There is a high percentage of people with higher income and those in a lower income bracket nearing poverty, however the middle-class population is shrinking. Commuting patterns of Brookhaven residents show that most spend less time in traffic as compared to the Atlanta MSA and the state. There is a higher percentage of the population that utilizes public transit to get to work as compared to other geographies.

Ranada discussed economic development statistics which were gathered using zip code data. The research shows that the fastest growing job sectors are lower paying jobs while there is a decline in higher paying jobs. However, when observing the jobs held by current residents the data shows there is a highly skilled and professional labor pool within the City.

Amanda discussed housing data beginning with an overview of overall housing characteristics. The data shows a high percentage of multi-family units but a large amount of residential uses, in general. Most houses were built in the 1960s. There are an estimated 126 residential neighborhoods and 66 apartment complexes. The City is currently doing an independent analysis of the 66 apartment complexes to be sure they are healthy and safe places to live. This will be complete after the Comprehensive Plan is complete.

Infill housing is described as a dynamic factor in Brookhaven. Most infill is focused to the north and south of Peachtree Road. The City will provide additional data to supplement the infill housing data analysis. There is a low vacancy rate in Brookhaven when compared to county and state. This could potentially be due to the

city's location, accessibility to employment and the mix of housing types. There is a high renter occupancy (approximately 52%) which is higher than the state and county. However, 71% of the rents in Brookhaven are greater than \$999 per month as compared to 45% of the rents in DeKalb greater than \$999. It will be important to consider the impacts of renters in planning for community resources. For owner-occupied units, over 70% are valued at \$300,000 or more. It is important to note that expensive housing may be a barrier to entry for younger potential residents who are looking for a place to settle down and to start a family.

Jonathan Webster (Jacobs) talked about the existing land use analysis which revealed that the primary use is single family residential (59.3%) followed by multi-use residential (12.6%) and commercial (9.9%). The majority of Brookhaven is built out with remaining property being mostly undevelopable (in a floodplain or within the airport compatible overlay district). However, there is significant redevelopment potential in strategic locations. Mixed-use development is a trend in the City and there is potential for more to occur. The team took a detailed look at current zoning districts and what is allowable, including the Brookhaven-Peachtree Overlay District. The analysis also reviewed the County Comprehensive Plan and its future designations as well. An important part of this process will be to consider if the City has the right zoning designations and if the most appropriate development is occurring.

Lastly, Amanda discussed community facilities and services. The team has documented services to date offered by the City. The police department has increased its force to 60 officers. The Park and Recreation Master Plan process has identified 13 city parks. Though the City is currently coordinating with DeKalb County on some services such as fire and rescue, schools, libraries and utilities, it will be important to evaluate what the county is doing in these areas to be sure services delivered meet the residents' needs.

Cultural resources were outlined including Oglethorpe University and the Historic Brookhaven community. Natural resources such as waterways and flood areas have also been identified. Lastly, a list of top assets and opportunities for the City was discussed. Among those listed were the fact that Brookhaven is a regionally significant location; has a youthful and diverse population, has potential new mixed-use opportunities, and has an opportunity to leverage and incorporate parallel planning efforts.

VISION STATEMENT ACTIVITY

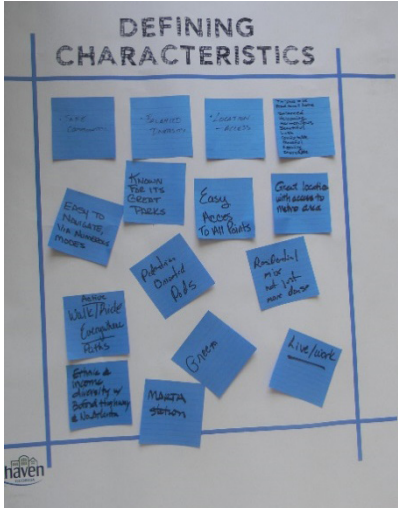
Jen Price (Sycamore) led the group through a visioning exercise beginning with an overview of the Georgia Department of Community Affairs (DCA) definition of a vision statement and its usefulness in the comprehensive planning process. Members were given three sticky notes to summarize responses to three homework questions from the previous Steering Committee meeting:

- What should be the defining characteristics of Brookhaven in the long term?
- What will people say about Brookhaven 20 years from now?
- What will set the City apart in the metro Atlanta area and make it a unique place?

Input received from the visioning exercise will be crafted into a draft vision statement. The following pages provide a summary of the input received for each question.

Defining Characteristics:

- Safe community
- Balanced diversity
- Location - access
- The place to be proud to call home: balanced, welcoming, harmonious, beautiful, lush, comfortable, peaceful, appealing, desirable
- Easy to navigate, via numerous modes
- Known for its great parks
- Easy access to all points
- Great location with access to metro area
- Active - walk/ride - everywhere - paths
- Pedestrian oriented pods
- Residential mix not just more dense
- Green
- Ethnic and income diversity with Buford Highway and north Atlanta
- MARTA station
- Live/work



Brookhaven Is:

- Home - where we live
- The best place to come home to
- Safe, easy to navigate, walkable, approachable, great place for businesses, great place to be active
- A great city
- Where people want to live and not leave
- Active - paths
- Diverse and educated
- Rich with ethnic and income diversity
- Respects current residential neighborhoods
- Place you can live without a car
- Economically stable
- Great place to live, work and play
- Vibrant small town community, in the middle of Atlanta
- Pedestrian friendly



What Makes Brookhaven a Unique Place:

- Passive parks
- 3 major interstates border (3 unique areas - 1, 2, 3)
- Connectivity compared to other areas
- Parks & lakes; urban
- A bicycle friendly community designation along with Athens, Roswell and Decatur
- To work-live-play, an oasis, vibrant/green, where business and life can thrive, where you walk/bike/ride easily completely from one end to the other
- Is the best stop on MARTA
- Intermodal by paths & trails
- A Brookhaven beltline that unites the City
- Has great gathering places
- Interconnected green space
- Diverse communities within one City
- Gem of the south
- Great community feeling
- A defined city center with public plaza



Responses for each question revealed some clear commonalities among Steering Committee members including the desire for a place that is walkable, bikeable, green, and is a destination.

CHARACTER AREA MAP ACTIVITY

Jonathan began with the Department of Community Affairs' definition of a character area and then reviewed the draft character area map which are broad areas defined by similar housing types, development and geography. The group was invited to comment on the draft character areas, and to identify where gateways may be considered and where neighborhood-commercial development should be focused. To bring more specificity to the broad character areas, the Team also could possibly develop overlays that would be more detailed. The following comments were received regarding the draft character area map:

- Gateways were identified along:
 - Chamblee Dunwoody Road
 - Harts Mill Road
 - Johnson Ferry Road - East and West
 - Peachtree Road - East and West
 - Tobey Road
 - Dresden Drive
 - Buford Hwy - East and West
 - Briarwood Road
 - North Druid Hills Road
 - Roxboro Road
 - Windsor Parkway
 - Mill Creek Drive
 - Perimeter Center Parkway
 - Ashford Dunwoody Road
 - Perimeter Summit Parkway
- Neighborhood commercial is identified for the intersection of Osborne Road and Windsor Parkway.
- A potential park has been identified for the Nancy Creek adjacent parcels along the western city boundary.
- The area between Osborne Park and Lynwood Park should be investigated for park expansion.
- The northeast corner of North Druid Hills and Cliff Valley Road/Lenox Park Blvd could potentially be a park or neighborhood commercial.
- The southwest corner of North Druid Hills and Cliff Valley Road/Lenox Park Blvd could potentially be a park or neighborhood commercial.
- The triangle parcel between Goodwin Road, Roxboro Road, and North Druid Hills would be an ideal park.
- The parcels on the western side of North Druid Hills south of the merge with Roxboro Road could serve as neighborhood commercial.

NEXT STEPS

The Steering Committee was encouraged to spread the word about the May 15th Public Workshop. The format of the session was discussed and the following feedback was received regarding the best way to engage the public:

- Interaction - should spend most time on workshop portion versus a presentation.
- There is some concern breaking the discussion into three geographies because of the need to create consensus and to show Brookhaven as a unified area. The committee understands the need to get fine details but caution the Team about coming into the workshop with three pre-defined areas.
- The Committee suggests starting the conversation with an overview of whole community and then moving into narrow discussions for a time period before letting the groups rotate.

QUESTIONS/COMMENTS/CONCERNS

The following summarizes the questions, comments and concerns raised throughout the discussion.

- Will comments received in the general email inbox be incorporated into the Steering Committee discussions/plan? Yes. The team is monitoring the inbox and is developing a way to summarize and track responses to each. A version of the comments received will be made available to the Steering Committee.
- The founding date for Oglethorpe University should be 1835.
- Regarding demographics, the team should consider incorporating findings of the Brookhaven Community Insights report (2014) which uses projection data. There are differences in some demographics between the data presented today and this analysis. Data from the Brookhaven Community Insights report is from a different source and is projected data which explains why there are differences between statistics. The Team will review the data and will take advantage of opportunities to incorporate newly updated demographic data as it becomes available from the Atlanta Regional Commission and the US Census Bureau.
- The Real Estate industry is seeing residents with high incomes and college/advanced degrees as well as some empty-nesters relocating to the Brookhaven. Single family detached purchases have been robust. Renters are relocations to the area who want to experience the City before making a purchase. Today, the average price point of the housing stock, even for “fixer uppers” is around \$300,000-350,000.
- Would like to consider comparing Brookhaven against the other cities that are similar.
- First time homebuyers are typically people moving in from an unaffordable city but who find Brookhaven affordable and are able to buy here. Other first time homebuyers are immigrants. The industry is not seeing the typical first time home buyers (Generation Y and X). Many cannot afford to move because of losses sustained to home values during economic downturn. Homes are available that they could move into, but they are underwater in their current homes and cannot move yet.
- Brookhaven can use down payment assistance or some mechanism to make people eligible for FHA funding. This has been successful in other places across Atlanta and could be a way to make this area more affordable for new homeowners.
- What is a gateway? Gateways will identify possible entry locations into the City. They are usually on prominent corridors and can be used to identify the geographic area. Gateways should help create a sense of place and identify when you have arrived in Brookhaven.

- The character area map will make a good community council map
- Consider breaking the character area map up by elementary school zones or some other geography to get more focused feedback from the public
- It makes sense to incorporate input from the park and recreation planning process to plan for parks and greenspace in strategic locations.
- This character area map should also integrate the Buford Highway study recommendations.

ATTENDEES

STEERING COMMITTEE MEMBERS

- Susan Canon
- Charles Gerrick
- Jack Honderd
- Collette McDonald
- Adrian Schmidt
- Stan Segal
- Todd Terwilliger

MEMBERS OF THE PUBLIC

- Tom Riley, National Wildlife Federation
- Blair Belton, Drew Valley
- Rebecca Williams, Brookhaven City Council
- D. Woodley
- Don Neustadt, New Homes, Inc. /Pure Energy Solutions

PROJECT MANAGEMENT TEAM

- Paul Culter, Jacobs
- Amanda Hatton, Jacobs
- Jen Price, Sycamore Consulting
- Ranada Robinson, Market Street Services
- Jonathan Webster, Jacobs

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Date:	May 29, 2014 (6:00pm to 8:00pm, City Hall Incubator Room)
Purpose:	City of Brookhaven Comprehensive Plan 2034 Steering Committee Needs and Opportunities Work Session
Attendees:	List of Steering Committee members and members of the public in attendance is provided at the end of minutes.
Prepared by:	Sycamore Consulting, Inc.

Upon arrival, attendees were provided with a meeting agenda. Additional handouts were distributed during the Character Area exercise, including Character Areas and Defining Narrative, Questions for the Steering Committee, and Comment Form.

SUMMARY

Amanda Hatton (Jacobs) welcomed the group and thanked them for being in attendance. After leading the attendees through introductions, she explained that this meeting will focus on Character Area Implementation Strategies and Overarching Needs and Opportunities, with discussions and exercises to solicit input from the attendees. Amanda then gave a brief overview of the public outreach to date, including high-level results from the Visioning Workshop, Community Survey, and Stakeholder Interviews. Additionally, she stated that the survey will remain available until June 12, 2014 and the summary of interviews will be posted to the City’s website.

A comment was made that the attendance at the Visioning Workshop was low and that the more effort must be made for the next workshop. The City replied that the turnout was not unusual for a planning effort. Amanda stated that the project team did have some ideas to increase attendance, to be discussed at the conclusion of the meeting.

CHARACTER AREA IMPLEMENTATION DISCUSSION

Jonathan Webster (Jacobs) led the group in the exercise to discuss the character areas. Using the handouts, he selected key character areas within the City to discuss with the group. For each area, Jonathan posed questions to the group. The questions, noted in italics, are below with the summary of responses.

Perimeter Center: *(JW) The previous plan permits up to 120 units per acre, is this an appropriate density moving forward for this area? Do you envision high or mid-rise development?*

- I see a mix of high and mid-rise. I would like to see the highest density adjacent to I-285 serving as a buffer, with the mid-rise as a step down towards the residential areas.
- I see that area as a real nexus of access. There is I-285 and the MARTA facilities. It is a natural place for higher density, as long as the residential areas are respected.
- The area should be supported by sufficient lighting.
- Townhomes would be appropriate.

Murphey Candler-Nancy Creek-Silver Lake: (JW) *Is there a more appropriate name for this area? Are there locations where you could see neighborhood commercial?*

- How about the “Lake District”? The lake is a unique feature.
- I don’t find the name offensive as is.
- Educational needs: I see Montgomery Elementary as a key priority; it is a key aspect of the northern gateway into the city. It is the top school in DeKalb and it really is in bad shape structure. It must be addressed. Chamblee High School improvements are a good model to consider.
- I would like to see some commercial at the park. I can see a coffee shop or something like that to serve the park users and ball fields. I could even see a Starbucks.
- I would not like a Starbucks. I think a concessions run by the Parks and Recreation Department is more appropriate.
- My concern with adding commercial in that area is that a “soft spot” will be created, changing the overall neighborhood character.
- It was concluded that allowing a refreshment use as a part of the parks and recreation program makes sense, but the future land use plan should not propose change in land use within the park.

Blackburn Park Neighborhood Center: (JW) *What is the appropriate density for this area? The previous plan permits up to 24 units per acre.*

- I like the newer development in the area (Brookleigh); that is appropriate to me.
- Allowing higher densities, with up to five story development, will allow for more flexibility resulting in nicer, creative design, and desirable amenities such as publicly accessible open space and pedestrian facilities.
- There is not a lot of land left in this area; I assume we are talking about redevelopment? Yes, future growth in this area and most areas of the city would result from redevelopment.
- I would like to see small scale commercial in the neighborhood that just serves the neighborhood and not a regional shopping destination.

Peachtree Corridor Overlay District: (JW) *This area is identified as an ideal location for government complex, is this appropriate?*

- Yes, specifically somewhere near the MARTA, or the old Harris Teeter.
- Yes, I think that idea is very compatible with creating a city center in this area.
- I would like to see this area develop creatively with more character and an active pedestrian environment.
- Parking will be an issue, the corridor is too shallow to do any significant development, but shallow restaurants are a possibility. Potential exists for a pedestrian “promenade”.
- The highest center of gravity for the area should be at the MARTA station, with office as a key use.
- There is opportunity for creative redevelopment with the warehouses down Apple Valley.

Buford Highway Corridor: (JW) *The previous plan allows for 14-18 units in the majority of the area, is that appropriate?*

- We can go higher in this area; this should be the second highest density area in the city after Perimeter Center.
- There is an opportunity for the City to work with GDOT on potentially dropping a travel lane on Buford Highway. More contemporary lighting is desirable.
- The area near I-85 could accommodate high-rises.
- I am concerned over transition, we would need to protect the existing residential areas. There should be a step-down from the Roxboro character area to Buford Highway (similar to what is being discussed for the Perimeter Center area).
- There may be a market for a hotel in the future.
 - We don't want another Red Roof Inn, we want high-rise.
- We always need to think about mass transit in a corridor like this. We need to protect and encourage amenities for transit.
- The City is very interested in redevelopment in the area, however we want to make sure we are protecting the current residents, providing safe and affordable housing. It's complicated to redevelop without displacement.
- We also need to preserve Buford Highway as an international corridor; it is a real asset to the region.
- North Fork Peachtree Creek is a critical feature here in this area.
- The demographics here seem to support smaller pocket parks, or "parklettes". Residents are walking and not driving in the area.
- This area is the least walkable, yet has the most pedestrians in Brookhaven.
- Increasing the density will drive land sales up, so we must be very careful to direct development only where we want it, in order to protect the affordable and ethnically diverse character of the area. Perhaps we need to break this area up, so it is not all one character area.
- What about creating a Tax Allocation District (TAD) or completing a Livable Centers Initiative (LCI) study in this corridor?
 - I am not sure I am saying that; I just think we need set aside certain areas of the corridor for preservation.
- I would like to see a policy of reducing impervious surface in the corridor.
- Higher building heights make sense as you approach I-85, with lower building heights on the western side of Buford Highway. Another way to look at concentrated density and building heights is by activity node, such as around key intersections.
 - Potential activity nodes identified included North Druid Hills and Buford Highway, Briarwood and Buford Highway, and Clairmont and Buford Highway.

Lenox Park: (JW) *Is the draft vision for this area as a live/work/play appropriate?*

- The park needs better access, it is currently “locked” inside an office park.
- The area is very pretty, but sterile. It is very dependent on the car.
- Neighborhood scale commercial would be good, but not big box. The retail needs to support the neighborhood, not just the tenants of the buildings.
- The area has a 24 hour a day, 7 day a week population but does not have the mix of uses (primarily commercial) to support it.
- Restaurants would be good to support the “play” component.
- Rewriting of the zoning ordinance will follow this Comprehensive Planning process. There we will be able to define the neighborhood scale uses.
- What about land covenants? They may preclude some uses.

Ashford Park - Drew Valley: (JW) *Are there any additional locations for appropriate neighborhood commercial in this area?*

- I am against any commercial continuing down Dresden. We need to protect this residential area.
- I don’t feel the neighborhood could support any additional commercial. Outside traffic would have to be brought in, and that would not be good.
- We need to solicit input from the neighborhood.
- We can revisit this area after the public workshop.
- What about a linear park along Clairmont Road? Abernathy Greenway Linear Park is a great example.

Concluding the discussion, Amanda asked that the Steering Committee members submit any additional input on any of the character areas on the provided comment forms, and drop them off at City Hall or send via email to the planning team. She then moved directly into the next exercise.

OVERARCHING NEEDS AND OPPORTUNITIES DISCUSSION

Amanda presented to the group boards depicting Draft Community Goals and Needs and Opportunities for Land Use, Communities Facilities and Resources, Housing, and Population. Ranada Robinson, Market Street Services, presented the Needs and Opportunities for Economic Development. Amanda explained the input for the boards came from feedback of the Steering Committee, the Visioning Workshop, and stakeholder interviews. After review of each board, the Steering Committee was asked to comment on the stated needs and opportunities and whether any should be deleted, revised, or added. Below is a summary of the discussion.

Land Use:

- Change “Establish landscaping requirements along major corridors” to “Establish streetscape standards and/or incentives along major corridors”.
- Establish incentives for incorporating publicly accessible open space as a part of new development.
- Establish incentives for donations of public art. Art can be used as a gateway for the City. City could consider completing an Arts Master Plan to guide such investments.
- Remove “Maintain human scale of the city” - wording is awkward and intent unclear.
- City could pursue a Bicycle Friendly Community designation.
- We should encourage publicly accessible open space within developments in order to be beneficial to the public.
- Incentives should be explored to provide enhancements, such as sidewalks, sculptures, and public art.
- Clarify visual clutter as being addressed through sign regulations.

Economic Development:

- Concern over “strategic destinations” language. Creating a destination of regional draw was of concern by multiple Steering Committee members.
 - The vision of the City is live/work/play for residents, not to create a destination where others come to and then leave.
 - City needs a balance of live/work/play uses. We need to create more office development as part of mixed use.
 - Potentially a movie studio could be a destination.
- It was agreed that this need should be Remove “Redevelopment of old Kroger shopping center” - this is too specific, and redevelopment is covered by other needs and opportunities.
- Clarify and expand upon alcohol licensing need.

Community Facilities:

- Reduce franchise fees for utilities.
- Add “Protection of Nancy Creek corridor.”
- Burying utilities throughout the city will also help with preserving and expanding the city’s tree cover.

Housing:

- Add provide for a range of housing types to support diverse populations, such as affordable housing, accessory units, assisted living, and senior housing.
 - A policy regarding accessory housing units requires further discussion and debate.
- Ensuring compatible infill housing development should be limited to the character area vision and implementation strategies, rather than a community-wide need or opportunity.
- Support aging in place.

Population

- Accommodate aging in place and address needs for diversity of ages, including ADA compliant facilities and streetscape and community facilities.
- Remove “create a greater sense of community” as this is covered in overarching community goals.

Concluding the discussion, Amanda noted that the attendees could provide any additional comments on the needs and opportunities on the provided comment form.

JUNE 9TH WORKSHOP

Amanda stated that the project team will continue to collect input on the character areas at the upcoming public workshop. In general, the format of the workshop will be highly interactive, with only a short presentation to provide context for the attendees. A comment was made that a graphic resource booklet with Georgia based examples of density would be helpful for the workshop attendees. Amanda then explained a needs and opportunities exercise planned for the workshop. Attendees will be given fake currency and a budget. They will be asked to allocate the funds as a means to prioritize their key areas of opportunity or need. This input will shape the priority needs and opportunities to be addressed in the community work program. The last five minutes of the workshop will be devoted to next steps.

The comment was made that attendees may need more flexibility for moving through exercises, instead of directing them to make defined transitions. An open house format was suggested where attendees could visit stations at their own pace. It was suggested that members of the Steering Committee assist at the workshop, serving as ambassadors to help educate attendees and facilitate their participation in the exercises. It was suggested the Steering Committee members arrive at 5:30pm to be ready to assist the public as they arrive.

Returning to the earlier comment regarding attendance at the public workshops, Amanda asked Kristine Hansen-Dederick (Sycamore) to discuss publicity efforts. Kristine explained that kiosks or 2'x3' boards with envelopes of flyers announcing the public workshop were created and available for the Steering Committee to take with them and place at an area of high public traffic. Several committee members volunteered and in total nine kiosks were taken by the committee.

Amanda stated that the project team would be in touch with the Steering Committee early in the week of June 2nd to confirm their role in the public workshop. The meeting was then concluded.

ATTENDEES

STEERING COMMITTEE MEMBERS

- Shannon Cameron
- Jack Honderd
- Collette McDonald
- Adrian Schmidt
- Stan Segal
- Todd Terwilliger

MEMBERS OF THE PUBLIC

- Andrew Wells
- Patricia Hunt
- Andrew Pearson, Seven Oaks Co.
- Alison Lontz, Drew Valley
- George Daniel
- Lance Toland
- Eugenia Poulos
- Blair and Sharon Beltar
- Kathy Forbes
- Bill Roberts, BPCA

PROJECT MANAGEMENT TEAM

- Amanda Hatton, Jacobs
- Jonathan Webster, Jacobs
- Ranada Robinson, Market Street Services
- Kristine Hansen-Dederick, Sycamore Consulting

CITY STAFF

- Susan Canon, Assistant City Manager/Community Development Director
- Marie Garrett, City Manager
- Ben Song, Deputy Director of Community Development

Date:	June 26, 2014 (6:00 to 8:00pm, City Hall)
Purpose:	City of Brookhaven Comprehensive Plan 2034 Steering Committee Community Work Program Session
Attendees:	List of Steering Committee members and members of the public in attendance is provided at the end of minutes.
Prepared by:	Sycamore Consulting, Inc.

Upon arrival, attendees were provided with a meeting agenda, the Community Survey summary, the draft Needs and Opportunities, and the draft Community Work Program.

SUMMARY

Consultant Team Project Manager Amanda Hatton thanked attendees for coming out to the final Steering Committee meeting. She recapped what has occurred on the project since the last meeting, which included the Needs & Opportunities Workshop, a Joint Steering Committee meeting and the conclusion of the Community Survey. A priority needs and opportunities document was drafted as well as a preliminary short term work program.

She explained that the purpose of this final meeting was to review the preliminary work program. The team is also updating the character area map based on additional input and other planning processes occurring concurrently and pulling together the final plan document. The process is nearing completion with an open house on July 21 and the Planning Commission Public Hearing on July 23. The Planning Commission will be encouraged to attend the Open House on July 21 to familiarize themselves with the draft plan prior to the public hearing.

HIGHLIGHTS FROM WORKSHOP + SURVEY

Jen Price provided an overview of the last community workshop, attendance and feedback received. She also discussed the community survey results. It is important to note that the team made an effort to reach Spanish-speaking residents by providing online and paper surveys at the Latin American Association (LAA), yet there were no responses in Spanish. However, that does not mean that residents of Hispanic ethnicity did not respond/participate in the survey. Also, the stakeholder interviews included input from the LAA.

VISION AND GOALS DISCUSSION

Amanda reviewed the draft vision statement and goals. The Steering Committee agreed upon the direction of the draft vision statement but provided the following suggestions:

- Want to focus on the residents. Consider moving “diversity of residents and businesses” to the beginning of the sentence instead of at the end.
- Consider another word to use other than great ‘...and history of GREAT neighborhoods’...
 - Vibrant.
 - Extraordinary.

- Delete ‘great’.
- Goal F: Transparency
 - How does this apply to what this task is? Should this be a City/government vision or a vision of the Comprehensive Plan?
 - Strike this goal.
- Goal H: Economic Prosperity
 - Edit: support a balanced economic environment that promotes primarily residential with neighborhood level commercial hubs and higher density office/commercial along main roads.
- Goal D: Transit Oriented Development Foundation.
 - Reword to “Transit Oriented Development”.
- Goal J: Buford Highway
 - Do not want to communicate that the area is going to be drastically changed.
 - Strike ‘reinvestment in’.

COMMUNITY WORK PROGRAM DISCUSSION

Next, the group reviewed and provided feedback on the draft Community Work Program. Feedback (shown in italics) received for work program items is summarized by plan element.

- Land Use
 - Conduct neighborhood specific surveys regarding infill uses for designated neighborhoods in the city.
 - *This should be completed in 2016.*
 - Develop and adopt an overlay district for the Buford Highway corridor to regulate redevelopment in the corridor.
 - *Identify an appropriate place for the public to gather/where events can be held.*
 - *A regulatory issue: how is alcohol to be handled in these spaces?*
- Community Facilities and Resources
 - Ensure transparency in City Government actions.
 - *Does this belong in the Comp Plan? For the purpose of the Comp Plan, consider striking from the document.*
 - *Consider incorporating into a Strategic Plan/overarching Operations Plan for the City. Will be referenced in the Policies in Community Goals section.*
 - Complete a Master Plan to identify strategic location and desirable attributes of Brookhaven’s long-term City Hall and civic area needs.
 - *Replace “Complete” with “Begin/Undertake”.*
 - *In what year would this occur? Need to identify the want, need, ideal location early on but push implementation out to 5 years. Begin Master Plan in 2017.*
 - Improve coordination with DeKalb County Schools or development of a City-run school system.
 - *Replace “development” with “coordination”.*
 - Undertake a historic and archeological resource survey (including cemeteries)
 - *What is the timing of this? Identifying historic properties is a critical need.*

- Economic Development
 - Devote staff time to work with the DeKalb Convention and Visitors Bureau and/or event promoters and festival planners, property owners, parks, and business districts to identify the most feasible opportunities that fit with the Brookhaven brand and fill an unmet demand or niche.
 - *Susan Canon will discuss with City staff.*
 - Promote these events as a platform to celebrate the various cultures represented within the city.
 - *Do we need to take a step back? Recommend that Brookhaven creates a place/environment/opportunity where these activities can occur.*
 - Dedicate staff time to studying the current practices of neighboring and peer cities.
 - *These and others that recommend ‘dedicate staff’ are based upon the City’s ability to fund/provide resources.*
 - Identify ways to connect Brookhaven employers with its educational pipeline.
 - *Do we need to address/focus on this? If these are related to Work Force Housing/Education, should it be in a different section?*
 - Develop a process to align the resources and strategic actions of local governments and education and economic development agencies.
 - *Strike “and education”.*
 - *This represents collaboration between City and Educational entities. Elevate to 3.7 (section heading). Much is covered in 2.8.1.*
 - Assemble a committee of decision-making leaders of Brookhaven’s major employers and educational assets to identify talent pipeline gaps and opportunities for collaboration.
 - *Strike from work plan.*
 - Expand local Partners in Education program to ensure that business leaders and educational leaders are connecting students and future career options.
 - *Strike from work plan.*
 - Create a best practice mentoring program and job shadowing/internship program for Brookhaven students at various levels, including K-12 and college.
 - *Strike from work plan.*
 - Create a research staff position to maintain data profiles for the website, provide economic-development data analytics for the City, and fulfill data requests from prospective businesses and site selectors.
 - *Strike “Create a research staff position to”.*

- Population/Community Building
 - Provide services and facilities to support the aging population.
 - *Replace “Provide” with “Promote”.*
 - Provide opportunities for community members from all districts to serve on boards or committees.
 - *Replace “Provide” with “Promote”.*
 - Create a greater sense of community.
 - *Reword to include ‘communications’. Enhance City’s Communications.*
 - Continue to promote City led or partnered activities and events.
 - *Move to 4.6; cross reference with Economic Development items.*
- Housing
 - Provide diverse housing types to support life-cycle housing needs, such as accessory units, townhomes, assisted living, and a variety of single family and multifamily units.
 - *Replace “Provide” with “Allow for”.*
 - Continue code enforcement efforts related to housing.
 - *Add as ongoing activity support of current Police Department program to create livable environment for residents.*

NEXT STEPS + CONTINUED COMMITTEE ROLE

Lastly, next steps were discussed with the Steering Committee. Though this represented the final Steering Committee meeting, the group is requested to continue to promote and be involved in the community-wide engagement opportunities. It was noted that the draft document will be available for review on the City’s website beginning the evening of the Open House, July 21.

ATTENDEES

STEERING COMMITTEE MEMBERS

- Susan Canon (staff liaison), Assistant City Manager/Director of Community Development
- Shannon Cameron
- J.D. Clockdale
- Charles Gerrick
- Stan Segal

MEMBERS OF THE PUBLIC

- Blair Belton, Drew Valley
- George Daniel

PROJECT MANAGEMENT TEAM

- Paul Culter, Jacobs
- Amanda Hatton, Jacobs
- Jen Price, Sycamore Consulting
- Ranada Robinson, Market Street Services

CITY STAFF

- Ben Song, Deputy Director of Community Development

A.1.6. Community Visioning Workshop Summary

MEETING LOGISTICS

May 15, 2014 | 6:00 - 8:00 PM

St. Martins Episcopal Church (Gable Hall)

ATTENDEES

A total of 30 individuals signed in at the workshop. Attendees included members of the Comprehensive Plan Steering Committee, members of the general public, and media as well as other stakeholders

AGENDA

- Sign-in, Review Displays, & Visioning Input Board
- Welcome + Introductory Presentation
- Questions/Answers
- Character Area Small Group Discussions
- Regroup + Recap + Survey Launch
- Adjourn

SUMMARY

The Visioning Workshop was interactive in nature with several opportunities for the public to provide input throughout. The meeting began with an open house period that allowed the public to review displays and handouts that captured highlights from the existing conditions analysis. During this open house period, attendees were encouraged to provide input on what they believe are the Strengths, Weaknesses, Opportunities and Threats of Brookhaven as well as what they want Brookhaven to be known for 20 years from now. This open house portion was followed by a brief overview presentation of the comprehensive planning process, work to date, and meeting goals. A question and answer session followed prior to moving on to small group character area discussions. Prior to adjourning, key highlights from each discussion group were presented with final remarks from the Planning Team and City.

Strengths, Weaknesses, Opportunities, Threats Activity

An uncensored list of written comments by citizens that provided input as part of the SWOT analysis follows:

Strengths

- Large natural tree canopy
 - Ditto - love the trees!!
- Great neighborhoods and smart people
- Great location - close to Buckhead but not Atlanta/Fulton Co
- Great location - highway access
- #1: Keep and protect the trees
- Brookhaven MARTA station
- Great neighborhoods
- Great people who care
- Natural community alignment
- Oglethorpe University!



Weaknesses

- City Government not transparent
- City government not responsive
- Trying to do too much, too fast without enough public input
- Not enough publicity for public processes
- More greenspace in District 4
- Selling Brookhaven for short term gain
- Zoning variances too easy
- Lowering standards to be business/builder friendly
- Lowering quality
- No vision of politicians
- No arts and culture
- Park and Recreation director doesn't seem to care
- Parks need care and funds
- Politicians 'ruling' vs 'governing' - listen to your constituents
- History of development with no plan

- Town Brookhaven clear cut and paved massive amounts of land. The Jabba the Hut of development

Opportunities

- Develop a livable, commercially attractive area with great restaurants and shopping and entertainment options
- Maintain and develop parks
- Maintain and develop pedestrian friendly/bike friendly areas
- Turn Buford Hwy into a SAFE walkable area with maintained properties. Take advantage of views of city skyline
- Have walkable neighborhood commercial for each neighborhood so people can walk to restaurants and shops instead of getting in cars. Small clusters of stores/shops even is better than nothing
- Promote/protect high quality of life neighborhoods
- Protect fabric of housing stock/character
- Walkable corridors
- Promote local merchants
- Encourage local employment
- Build a park at North Druid Hills and Gail Drive, NE. Right now it is an ugly empty lot.
- High quality model - national standard
- High goals, vision
- Strategically connect cut off neighborhood streets (cul-de-sacs) to make alternative walk/bike corridors off of main thoroughfares
- Need tough, enforceable zoning
- Town Center at Brookhaven MARTA station
- Number of swimming pools in city - now we need to spruce them up and create activities (neighborhood swim teams; summer league)

Threats

- Loss of tree canopy
- Damage to water table
- Over building
- Losing the human scale of the area
- Buford Hwy corridor is run-down, unattractive and unsafe. Should be a priority so not to negate other efforts
- Protection of natural drainage ways
- Protection of housing character - limit mechanisms; too great increase in home sizes.
- Overbuilding

- Excessive coverage [of lots]
- Loss of large lots of trees!
- Politically motivated redevelopment vs adhering to an iron-clad zoning plan
- We have limited commercial land. Don't fritter it away on small-scale projects or encourage assemblages.
- City government has their own agenda. Can't be trusted
- Developers who don't care about the trees and nature
- Not enough quality office space for small firms
- Traffic at Peachtree/North Druid Hills & Johnson Ferry/Ashford-Dunwoody
- Ignorance - short sighted priorities
- Ivy on trees negatively impacts the trees themselves, property, and just basic views of park space or of anything. Keep the trees alive!

In the Year 2034, People will Say that Brookhaven Is...

The public was also encouraged to give input on what people will say about Brookhaven in 2034. *An uncensored list of written comments by citizens that provided input to this activity follows:*



- Livable; high quality of life
- Diverse balanced population - economics/demographics
- Art & culture beacon!
- Dog-friendly
- Green
- Walkable
- Bicycle-friendly
- Responsive and transparent
- High vision, national standard model
- Mix of contemporary and historic
- Pedestrian scaled
- No single use, single story commercial buildings on Peachtree Road
- Sense of community
- Great neighborhoods
- Parking in the rear, buildings pulled up to the sidewalk
- Great walking and bike paths
- Trees along the street are beautiful
- Booming

- Pedestrian friendly
- Neighborhood feel; people on front porches and always talking
- Great community!
- Was smart to preserve trees
- Vibrant
- New and fresh
- Safe and able to walk alone
- Fantastic parks
- Crowded
- Too much traffic
- Green spaces!
- Bike/walk/running paths
- Live/work/play
- Connectivity
- Traffic control and relief

Welcome + Introductory Presentation

The formal portion of the workshop began with a welcome from the City of Brookhaven Assistant City Manager/Director of Community Development, Susan Canon. Consultant Team project manager Amanda Hatton from Jacobs Engineering provided a presentation of the existing conditions analysis which considered demographics, housing characteristics, economic factors, land use, community resources, and natural resources. A brief question and answer questions and comments were offered:

Q. I think there is a need to balance the wishes of the owners with grand plans to develop property. Once the Comprehensive Plan goes into effect, how much will elected officials do to put teeth into it so that variance after variance won't be issued?

A: The Comprehensive Plan won't change any of the City's law. It captures the long term vision of the community. This forum is the pursuit of a consensus on what the vision should be. The plan will likely recommend adjustments to the City's zoning ordinance and development regulations as a tool to implement the vision; these changes would occur separately from the plan update and after adoption, as a part of implementation. The zoning ordinance is a tool to help implement the plan. Any changes to the zoning ordinance would require a public hearing process for the laws to be changed.

Q. Is there a special overlay associated with the Comp Plan? If we decide as a community what we want, there needs to be some structure to ensure that it would

be difficult for implementation of development other than what it included in the long term vision.

A. If the plan is adopted, there will be action items and an implementable work plan for the next five years, including zoning changes and land use recommendations. The implementation program is the nuts and bolts of taking the Comprehensive Plan to the next level. The planning team's goals is to develop an implementable, realistic work plan that the City plans to see through. We want it to be achievable.

Q. Regarding the community resources page, I think it is really missing a lot. We live here. One thing that we have in the area is a beautiful canopy of trees. Trees are taller than buildings. We need to preserve that. We already have some zoning in place that does not recognize our tree canopy. Once it is gone, you can't get it back. Natural resources need to be included in our vision.

A. Thank you for your comment. We will ensure that the tree canopy is documented. We have interviewed all of the elected officials and the tree canopy was discussed during those interviews. It is definitely on the radar screen.

Q. I was at another meeting where it was indicated that there are no parks in district 4 and that it is so densely developed that there is no room for a public park. That is not true. There are multiple areas that would be lovely for walking paths, etc.

A. Thanks for your comment. We have a Parks and Recreation Master Plan underway. We are aware of the deficiency in District 4. We know there is a need for park space in that area.

Q. In some communities, a certain percentage of property is required to be trees and/or green space. Do we have those types of regulations in Brookhaven?

A. The question is more regulatory based rather than planning based. We do have a zoning ordinance and a tree ordinance which covers lot coverage and the impervious surfaces allowed, which then results in how much is open space is required for each development. These ordinances also address the number of trees required for each development.

Character Area Small Group Discussions

Following the question and answer period, attendees were engaged in a workshop to help define character areas within the city. Attendees rotated among three different groups, each of which focused on a different set of character areas within the community. At each character area discussion table, attendees were given maps and a set of color-coded stars that corresponded to the following land uses:

- Red = Neighborhood Commercial
- Blue = Mixed Use
- Gold = Sacred Cows (places where there should be no change)
- Silver = Community Gateways
- Green = Public Space/Improvement

Attendees were asked to think about the future of Brookhaven and to place the stars on the maps where these land uses should go in the future.

Additional questions were asked at each character area discussion table including:

- Should area stay the same or change over time?
- Goals of each area?
- Unique policies or implementation tactics

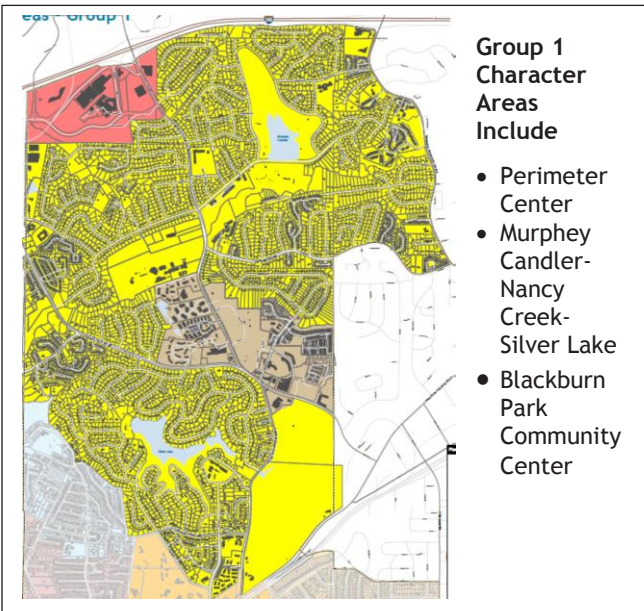
Input received during this activity is summarized below.

Group 1 Character Areas

Summary of Star Activity Input:

Perimeter Center

- Should have a trail connection along Ashford Dunwoody Road to the Connect 400 Trail.
- Gateways are seen as appropriate for Ashford Dunwoody Road and I-285.
- Mixed-use is seen as appropriate for Perimeter Center area adjacent to Ashford Dunwoody Road and adjacent to Perimeter Summit Parkway.
- Potential park space is seen as appropriate for the area south of Perimeter Summit Parkway.



- Neighborhood commercial is seen as appropriate for Lake Hearn area.

Murphey Candler-Nancy Creek-Silver Lake

- Expand trail network along Ashford Dunwoody Road from Blackburn Park to Peachtree Road and from Peachtree Road to Brookhaven MARTA.
- Gateways appropriate for Ashford Dunwoody Road and Johnson Ferry Road, Ashford Dunwoody Road and Perimeter Summit Parkway, Peachtree Road and Ashford Dunwoody Road, the city limits on Johnson Ferry Road, Mill Creek Road, Old Johnson Ferry Road, Harts Mill Road, East Nancy Creek Drive, Remington Road and Windsor Parkway.
- Neighborhood commercial is seen as appropriate for Windsor Parkway and Saybrook Drive and area adjacent to Lynwood Park.
- Mixed-use is seen as appropriate for Murphey Candler Park and Nancy Creek Way and Oak Forest Drive.
- Sacred cows include Murphey Candler Park, Marist School and Silver Lake.
- A potential park location has been identified for the Nancy Creek floodplain adjacent to Johnson Ferry Road. A potential trail should be added along Nancy Creek. Another park has been identified for Silver Lake and Ashford Dunwoody Road and the Brittany Club.

Blackburn Park Community Center

- Mixed-use is seen as appropriate for the Kroger shopping center, Durden Drive, and Donaldson Drive.
- Neighborhood commercial is seen as appropriate for Johnson Ferry Road and Blair Circle, Donaldson Drive and Johnson Ferry Road, seen as neighborhood commercial.
- Sacred cows include Blackburn Park.
- Potential Park location is identified for Johnson Ferry Road and Durden Drive.

Related Input for Group 1 Character Areas:

- Preserve parks/greenspace
- Bernwick is a good area for conservation, walking trails
- Brookhaven needs to coordinate development with neighboring government agencies - formalized structure
- 4 votes for Perimeter Center area to “stay as is”, but managed
- Other citizens do not know enough about the area to vote
- Blackburn Park:
 - Connect to Keswick
 - Greenspace is sacred cow
- Extension of paths to connect to one another
- Congestion is a concern in Perimeter Center

- Perimeter Center
 - Areas adjacent could change to retail/commercial
- Blackburn:
 - Just maintain the park
 - Improve parking
 - Redevelop Kroger to more mixed use
- Extend Nancy Creek Trail to adjacent neighborhoods
- Perimeter Center:
 - It could build out to high density commercial/hotel
 - Not going to be low rise
- Neighborhoods
 - Improve housing stock
 - Maintain current character, but make commercial areas more vibrant
- Blackburn
 - Fix traffic
 - Bring in some mixed use
 - Improvements to park
- What is happening to Brookhaven Park?

Group 2 Character Areas

Summary of Star Activity Input:

Lynwood Park

- Neighborhood commercial is ideal for the intersection of Windsor Parkway and Osborne Road, NE.

Osborne-Mabry

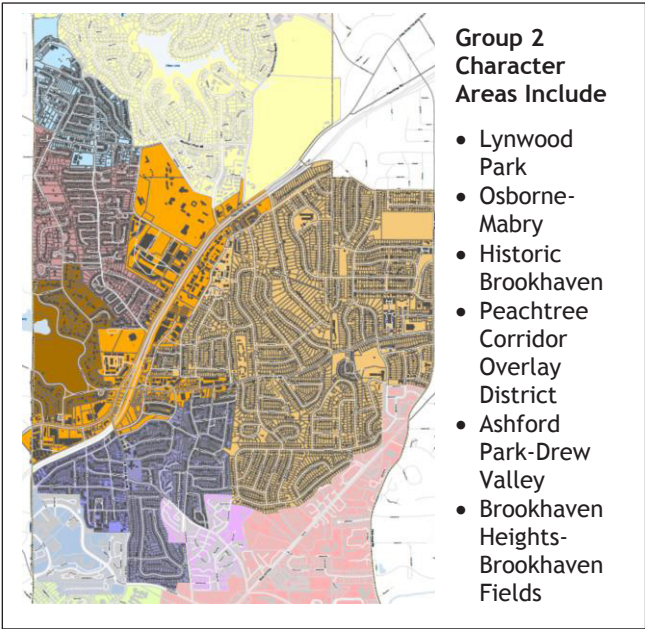
- Improve Brookhaven Park.
- Consider mixed use development at Peachtree and Kendrick Roads.

Historic Brookhaven

- Capital City Country Club is a sacred cow.
- A gateway should be preserved at East Brookhaven Drive.

Peachtree Corridor Overlay District

- Sacred cows are recognized at Oglethorpe University (including a standing of trees on campus), Brookhaven Park, and the Capital City Country Club.



- Neighborhood commercial should be considered on:
 - Dresden Drive at Peachtree Road and Caldwell Road, Peachtree Road at Colonial Drive, North Druid Hills Road, near Brookhaven Park, at the Town Brookhaven development, along Apple Valley Road and E. Osborne Road, and along Hermance Drive as it borders Oglethorpe University.
- Mixed use should be considered at:
 - The MARTA station; on Peachtree Road at Lanier Drive; on Peachtree Road between Kendrick and Osborne Roads; at the Town Brookhaven development as well as along Hermance Drive as it borders Oglethorpe University.
 - On Apple Valley Road between Dresden Road and Fernwood Park with higher density near the park.
 - On Peachtree Road at Brookhaven Plaza and Chestnut Plaza.
- The MARTA station is the most appropriate place for the highest density mixed use along Peachtree Road.
- Greenspace/public improvements should be incorporated into the MARTA station and at the Town Brookhaven development.
- Preserve and enhance park space at Parkside Park and Fernwood Park.
- Gateways are recommended on Peachtree Road as it enters the overlay district from the south; on Peachtree Road at North Druid Hills Road; at the MARTA station/Dresden Road; and as Peachtree Road enters the overlay district from the north at Lanier Drive.

Ashford Park-Drew Valley

- Gateway is appropriate for Dresden Drive at Clairmont Road.
- Neighborhood commercial is appropriate at Dresden Drive and Clairmont Road and Dresden Drive and Consauga Ave. NE, and along Dresden, moving west from Clairmont to Canton Place. It is also appropriate along Clairmont, just north of Manville Drive.
- Mixed use is appropriate for Thompson Road and Dresden Drive and at intersection of Manville Drive and Clairmont Road.
- There are several “FEMA” lots owned by DeKalb County and located in the Drew Valley Neighborhood. These are difficult to maintain but have great greenspace potential.
- Preserve and enhance greenspace at Ashford Park and Skyland Park.
- A park is appropriate for the old runway space along Clairmont Road, across from PDK airport.
- At the curve at along Drew Valley Road there is a detention pond that would be appropriate to convert to a park (similar to Historic Fourth Ward Park). It is popular currently with birders.
- The character of Dresden Drive, east of Consauga to just west of Consauga is appropriate should be preserved (sacred cow).

Brookhaven Heights-Brookhaven Fields

- No input received.

Related Input for Group 2 Character Areas:

- Mixed use is favorable to a certain degree, but people will oppose mixed use with 8 stories.
- There are two tiers in the overlay district, one is two story, and one is six stories. Eight story buildings would only be allowable with some other bonus or incentive provided by the developer.
- Downtown Greenville, SC is a great example of mixed use. It's walkable, has great shops, incorporates some institutional partners, has ample parking, etc.
- We need to define what Brookhaven should be - urban/suburban/pedestrian oriented?
- Huge current issue with Brookhaven Park. It is a key asset to the area, and the County is attempting to take control of 10 acres fronting Peachtree Road. This would limit access to the remaining acreage. We don't want the County to have control over the park.
- Higher density might be appropriate along Peachtree Road, but smaller scale development would be preferred along Dresden Drive. Would like more of a neighborhood feel.
- Town Brookhaven feels too big.
- We can't talk about increasing density without addressing the implications to transportation facilities. Developers would need to pay impact fees to ensure increased density comes with improved infrastructure.
- Skyland Park is currently 'under loved', but the opportunities it affords could be tremendous.
- Detention ponds have the ability to be attractive, with wildlife preserve opportunities. Birders currently go to the pond to watch for birds.
- Higher building heights might be appropriate along the rail line.
- Would like to see Apple Valley turned into a mini Krog Street.
- The abandoned Kroger need to go! That area might be appropriate for mixed use, but the neighborhoods that abut the property would need to be protected.
- Expand the footprint of the Capital City Country Club northward on the Draft Character Area Map.
- Name all unnamed creeks in the city.
- A roundabout makes sense for the intersection of Redding Road/Caldwell Road.

Group 3 Character Areas

Summary of Star Activity Input:

Lenox Park

- Neighborhood commercial is appropriate along North Druid Hills.
- Greenspace behind the corporate AT&T building and Residence Inn (between Lenox Park Boulevard and Lake Boulevard) is ideal for community greenspace.

Roxboro

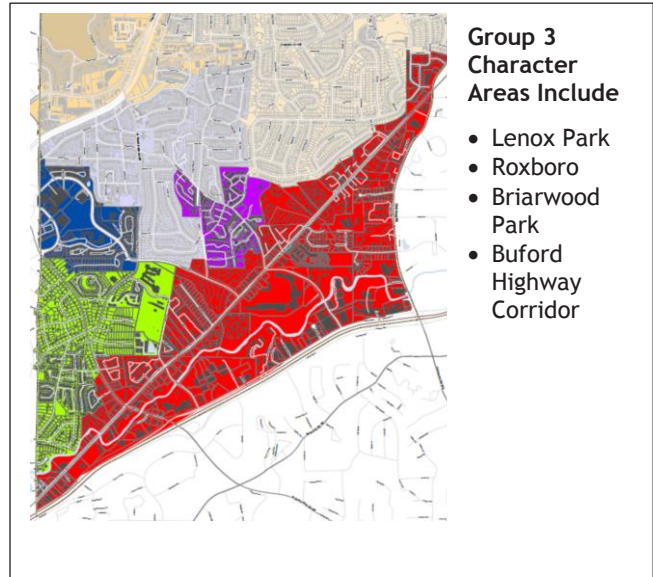
- Neighborhood commercial is appropriate along North Druid Hills between Wright Avenue and North Cliff Valley Way.
- Mixed use is appropriate on the border of Roxboro and unincorporated DeKalb County (at the city/county line).
- The wooded area between Cross Keys High and Woodward Elementary Schools may be a place that can be converted to greenspace for the community. It is approximately 10 acres owned by the DeKalb County School System. This area was also recognized as a sacred cow.
- Land to the east and west of E. Roxboro Road, NE between Goodwin Road and Wright Avenue, NE is noted for future greenspace.
- The triangular space at the E. Roxboro and North Druid Hills split is an ideal location for a gateway.

Briarwood Park

- Improvements are needed in Briarwood Park.
- Briarwood Park is considered a ‘sacred cow’ - should not be replaced but improved.
- Mixed use is appropriate on Briarwood Road, NE on the edge of Briarwood Park.

Buford Highway Corridor

- Mixed use development is ideal for the stretch of Buford Highway from the area near Northeast Plaza (3307 Buford Highway), north to the Clairmont Road intersection.
- The intersections of Clairmont Road at Buford Highway and the southern border of Buford Highway at the City limit are good locations for gateways.



- Neighborhood commercial uses are ideal for the stretch of Buford Highway from the area near Buford Heights Apartments, north to the Clairmont Road intersection.
- Greenspace should be developed along the North Fork Peachtree Creek.
- Northeast Plaza (3307 Buford Highway) and properties directly across from the plaza on Buford Highway should be converted to a mixed use development.
- The land south of the City limit between I-85 and Briarcliff Road between Sheridan Road and Clairmont Road should be annexed into the City.
- Greenspace should be incorporated into the Northeast Plaza property.

Related Input for Group 3 Character Areas:

- Greenspace near Cross Keys should be noted as a resource.
- Possible to annex south of I-85?
- Assemblage north of gateway star (North Druid Hills) is opportunity to gain right of way.
- No sacred cows.
- Shopping center on Buford Hwy - should redevelop with trees.
- Commercial node supports surrounding community.
- Density south of Buford Hwy makes sense; keep traffic out of residential areas.
- Improve Buford corridor for office uses, business development; better quality.
- Buford Hwy needs more/better pedestrian facilities.
- Bike trail would be good.
- No room for a park in Brookhaven Heights.
- Beltline-like trail would be awesome.
- Greenway/trail connection (see map).
- Pocket parks in empty lots.
- Don't see a lot of value in gateway signage.
- Old library is being torn down - what can go here?
- Neighborhood commercial near Cross Keys?
- Are there environmental impact studies for new development? Concern that Town Brookhaven cleared the site of trees. Need more regulation.
- If a tree is a certain age, should be considered individually; need survey of tree resources (i.e., what happened on Kendrick Drive)
- North Peachtree Connectors is spearheading creek trail project.
- Wooded area north of Buford - walking park? Who owns property?
- Mixed use - dense only along Buford; less dense in other areas (like Dresden). Not near neighborhood entrances.
- Briarwood Park is under used. No one knows how improved it is; priority should be to make existing parks better, not build new.
- What is the status of school use agreement between Cross Keys and City of Brookhaven?

Regroup, Recap, & Adjourn

Following the Character Area Small Discussion Groups, the facilitators provided a recap of key findings from their respective groups to all attendees. Attendees were reminded to participate in the online community survey, the input from which will help inform the plan development and recommendations. The meeting concluded with next steps, ways for the public to stay involved, and a final thank you from Susan Canon.

A.1.7. Needs & Opportunities Workshop Summary

MEETING LOGISTICS

June 9, 2014 | 6:00 - 8:00 PM

Brookhaven City Hall (Council Chambers)

ATTENDEES

A total of 30 individuals signed in at the workshop. Attendees included members of the Comprehensive Plan Steering Committee and members of the general public as well as other stakeholders.

AGENDA

- Sign-in, Review Displays
- Welcome + Introductory Presentation
- Questions/Answers
- Workshop Activities
- Recap + Adjourn

SUMMARY

The meeting began with a brief open house period that allowed the public to review displays and handouts and begin providing input. The open house was followed by a formal presentation that began with a welcome from the City of Brookhaven Assistant City Manager/Director of Community Development, Susan Canon. The Consultant Team project manager, Amanda Hatton with Jacobs Engineering, provided an overview presentation of the planning process, project progress, public input to date, and workshop goals and activities. Prior to adjourning, next steps were presented with final remarks from the planning team, Steering Committee, and City. Community members were provided a final opportunity to ask questions.

QUESTION & ANSWERS/COMMENTS

Comment: Please consider adding a few sentences describing what each of the meetings are for on the City website to help define the purpose of the meeting.

Comment: The link on the City website to the online survey does not appear to be working. The City and Consultant Team will address this first thing in the morning.

Workshop Activities Summary

Draft Vision & Goals

The draft vision statement and list of goals for the City’s future were displayed for review by the public. Attendees were asked to review the statement and list of goals and to provide feedback via the comment form distributed at the sign in table.

The following comment was received the night of the workshop:

- Diversity must include not only ethnic and cultural diversity but also economic diversity.

In the Year 2034, People will Say that Brookhaven Is...

The public was encouraged to continue to give input on what people will say about Brookhaven in 2034. *An uncensored list of written comments by citizens that provided input to this activity follows:*

- Livable; high quality of life
- Diverse balanced population - economics/demographics
- Art & culture beacon!
- Dog-friendly
- Green
- Walkable
- Bicycle-friendly
- Responsive and transparent
- High vision, national standard model
- Mix of contemporary and historic
- Pedestrian scaled
- No single use, single story commercial buildings on Peachtree Road
- Sense of community
- Great neighborhoods
- Parking in the rear, buildings pulled up to the sidewalk
- Great walking and bike paths
- Trees along the street are beautiful
- Booming
- Pedestrian friendly
- Neighborhood feel; people on front porches and always talking
- Great community!
- Was smart to preserve trees
- Vibrant
- New and fresh
- Safe and able to walk alone
- Fantastic parks
- Crowded
- Too much traffic
- Green spaces!
- Bike/walk/running paths
- Live/work/play
- Connectivity
- Traffic control and relief
- Conserve the trees
- Sustainable
- Open-minded & progressive
- A desirable place to live



- One of the few wooded areas left in town
- The most livable and attractive American city
- Preserve the trees in natural areas!!
- A special place
- A great city and a great place to live, work, and play
- Green spaces
- Tree canopy
- Has a linear park along the river!
- Urban neighborhoods
- A great place to raise a family! Let it be...let it be
- Some place people want to live
- Artsy
- Healthy
- Conserve trees
- A government of the people
- Green, clean and safe
- Wildlife
- Positive
- Should be no problem to be a “Tree City USA” every year

Character Area Feedback

Another portion of the workshop was designed to get feedback from the public on the draft defining narrative for character areas within the city. Each character area was represented on individual display boards that offered a description of the area, the community vision, potential and appropriate land uses. Meeting attendees were asked to place stars in the boxes to the left of each area if they agreed with the information presented. Space was also provided for comments and proposed changes.

CITY OF BROOKHAVEN COMPREHENSIVE PLAN 2034	
<p>STARS <input type="checkbox"/> Ashford Park-Drew Valley</p> <p>DESCRIPTION The Ashford Park-Drew Valley character area is comprised of the Ashford Park, Drew Valley and Shiloh Park neighborhoods. These are all historic neighborhoods within the city and were developed in the 1940's and 1950's. These have been combined into one larger character area given their similar development characteristics and land use patterns. They historically featured small homes on large lots. Within the past decade, these neighborhoods have experienced significant residential infill development, typically in the form of much larger homes.</p> <p>COMMUNITY VISION The vision for the Ashford Park-Drew Valley area is for the existing character of the single-family neighborhoods to be maintained and preserved. Infill residential development should be permitted only if it is in keeping with the character of the surrounding residential structure.</p> <p>Neighborhood commercial development is seen as appropriate for the intersection of Clairmont Road and Dresden Drive. This would serve residents on the eastern side of the character area outside of the comfortable walking distance to the existing neighborhood commercial provided within the Brookhaven Village area.</p> <p>The future vision for Ashford Park-Drew Valley also includes potential park expansion to areas removed from existing parks. These include vacant lots in Drew Valley within the FEMA designated floodplain, currently owned by DeKalb County. Another site is the large vacant wooded lot adjacent to Clairmont Road near the Peachtree-DeKalb Airport.</p> <p>IMPLEMENTATION STRATEGIES</p> <ul style="list-style-type: none"> - Incorporate a series of safe and frequently-used pedestrian crossings along Johnson Ferry Road and Ashford Dunwoody Road to promote pedestrian connectivity. - Identify and implement appropriate traffic calming techniques to reduce vehicular speeds and increase pedestrian safety. - Pursue pocket green space interventions on former FEMA lots that can double as stormwater management facilities and small parks. - Clarify infill development standards to help ensure consistent redevelopment within neighborhoods. <p>APPROPRIATE LAND USES</p> <ul style="list-style-type: none"> - Single-Family Residential - Neighborhood Commercial - Institutional - Parks and Recreation 	<p>COMMENTS/PROPOSED CHANGES</p> <p>DESCRIPTION</p> <p>COMMUNITY VISION</p> <p>IMPLEMENTATION STRATEGIES</p> <p>APPROPRIATE LAND USES</p>

The majority of input indicated overall support for the character area visions and corresponding implementation strategies. Several ideas were provided for additional implementation strategies and some ideas for adjustments to vision statements and appropriate land uses. The greatest amount of input was provided for the Lakes District, the Buford Highway Corridor, and Ashford Park-Drew Valley. *A table of all input received is provided at the end of this summary.*

Priority Needs & Opportunities

The final workshop activity solicited input on how needs and opportunities should be prioritized. Needs and opportunities were organized on display boards according to each substantive element of the Comprehensive Plan, which includes population (community building), economic development, housing, land use, and community facilities and services. Several strategies were listed on each plan element board. A flipchart and markers were made available at each board for attendees to write in any needs and opportunities that may not have been listed on the display boards.

Each attendee was given \$3,000 “Brookhaven Bucks” in \$100 denominations. A deposit box was available for each need and opportunity. Attendees were asked to review all of the needs and opportunities and to place their bills in deposit boxes representing the ones they felt should be the top priorities to be pursued by the City.



The table below summarizes the top two priorities for each plan element category based upon the amount of Brookhaven Bucks placed in each deposit box. The number of votes received for each is shown in the far right column.

1 Community Facilities and Resources		
1.6	Ensure transparency in City government actions.	78
1.7	Preserve the city’s tree canopy.	65
2 Economic Development		
2.4	Leverage the Brookhaven MARTA station to further desirable development along the Peachtree Corridor.	47
2.7	Encourage redevelopment of underutilized parcels along Peachtree Road, Buford Highway, Clairmont Road, and Johnson Ferry Road.	74
3 Housing		
3.1	Preserve safe and affordable housing in the community. Provide for diverse housing types to support lifecycle housing needs, such as accessory units, townhomes, assisted living, and a variety of single family and multifamily units.	17
3.3		17
4 Land Use		
4.5	Review tree ordinance (ensure appropriate protection).	49
4.14*	Further Brookhaven as a walkable and bikeable community.	60
5 Population (Community Building)		
5.1	Provide translation services for all city services (hire Spanish speaking staff). Provide opportunities for the public to openly engage in development decisions in the city.	19
5.3		32

Comments and additional needs and opportunities were identified for many of the plan elements. This input is summarized as follows:

1. Community Facilities and Resources

- 1.2: While burying lines seems like a plus there are significant downsides in identifying and fixing problems. Typically, [this] takes longer than if above ground. Consider both sides of that equation carefully.
- 1.4: Make Brookhaven the first city to have a bikeable linear park along a beautiful river - North Fork of the Peachtree Creek!
- 1.7: Manage trees in city. They cannot be ‘preserved’ only conserved
- 1.7: Save canopy by making ivy on trees in the ordinance to keep off the trees. MARTA line trees will be dead from ivy in the next 5 years!
- 1.9: Use creeks for pedestrian paths/connections.
- 1.12: Consider all creeks, not just Nancy Creek.
- 1.13: Coordinate creek water quality with EPA hydrologic units (HUCs).

2. Economic Development

- 2.4: Honor the BPCA/overlay rather than allowing ZBA to undermine!
- 2.6: Identify ways to regularly engage the English and non-English speaking (Chinese, Korean, Thai, Spanish, Vietnamese, Bengali, Bhutanese languages) business communities.
- Teach ZBA the criteria for variances.
- Pursue a better balance of land uses to promote a balanced tax base, focusing particularly on the need for additional office space.

3. Housing

- 3.2: “Assisted living” - Focus on aging population. Don’t want people who have lived in area for a long time to need to leave.
- Increase the number of affordable housing units.
 - I agree! Why not incentivize City contractors who hire Brookhaven workers?
 - Sembler lied - did not deliver housing.

4. Land Use

- 4.14: The coolest cities in the US are walkable and bikeable - even if not everyone walks or bikes! Good development and business will follow, as it has at the BeltLine.
- Convert long-term MARTA parking to public greenspace/plaza,
- Install bike lanes on east/south side of Peachtree from Dresden to Redding (fewer/0 curb cuts).
- Install pedestrian/bike connection (bridge over MARTA) from Town Brookhaven to Post Brookhaven Apartments (creates walking access for Ashford Park, apartments, etc.)

Additional Comments

The comment form allowed space for additional general comments. The following comments were submitted via comment form or provided to facilitators on the night of the workshop:

- A vibrant city will have to meet at least two criteria: (1) all City employees should, if they wish, be able to afford to live, recreate shop and work in the City. (2) All development should be in sync and compliment neighboring and regional jurisdictions.
- Planning Commission staff should be required, if not already required, to make and report on on-site visits as critical to recommendations placed before Commission.
- Developers should be required to specify how their proposals support or add value to vision of character area.
- Planning Commission should be empowered to mandate mediation in cases of conflict to mitigate against zero-sum votes.
- The City of Delray Beach Florida is a good benchmark community to consider when planning the City's downtown; it has been ranked the number one downtown district in country.
- The plan should make recommendations regarding documentation and preservation of the Brookhaven's historic resources. Historic resources include the Oglethorpe University, the old Fischer Mansion, and Historic Brookhaven, and Indian Trail Trace near Stratfield Drive.
- The City should consider designating its parks as national wildlife habitats via the National Wildlife Federation. The designation requires food, water, and cover be provided for habitats. Currently, there are 300 or more habitats in Brookhaven.
- Avellino's Pizzeria on Windsor Parkway is a good example of neighborhood commercial.
- It was suggested that the City should post signs similar to those provided for rezonings to help promote and inform the public about meetings.

Regroup, Recap, & Adjourn

The meeting concluded with next steps, a reminder to provide input by taking the online community survey and a reminder about the next public workshop which will be held on July 21, 2014.

Addendum of Input from Workshop Activities

Full Results from Priority Needs & Opportunities

1	Community Facilities and Resources	Votes
1.1	Balance multi-family growth and commercial/office growth.	13
1.5	Document historic resources.	14
1.12	Protection of Nancy Creek corridor.	20
1.3	Identify infrastructure capacity improvements (water and sewer)needed to support Future Land Use Plan.	21
1.8	Establish a Civic/City Center.	22
1.4	Additional park space in Council District 4 (Buford Hwy area).	23
1.1	Better coordination with DeKalb County schools or development of a City-run school system.	23
1.9	Leverage City’s creek system for greater access by community.	28
1.2	Establish policies for burying utilities along strategic corridors (consider Buford Highway, Peachtree Road, Johnson Ferry, and Ashford Dunwoody).	31
1.11	Stormwater management - evaluate existing program to ensure sufficient capacity to meet management needs.	47
1.7	Preserve the city’s tree canopy.	65
1.6	Ensure transparency in City government actions.	78
2	Economic Development	Votes
2.2	Improve alcohol licensing.	2
2.5	Use the Buford Highway Economic Development Strategy to drive development of citywide incentive policy.	2
2.9	Coordinate/optimize efforts and resources at county and regional levels.	8
2.1	Develop a citywide economic development strategy, leveraging the Buford Highway Economic Development Strategy.	13
2.6	Identify ways to regularly engage business community in feedback on city needs and concerns and vice versa.	16
2.8	Establish additional incentives to further desirable development in city (opportunity zones, TADs, etc.).	17
2.3	Continue to enhance diversify/attract unique restaurants.	23
2.4	Leverage the Brookhaven MARTA station to further desirable development along the Peachtree Corridor.	47
2.7	Encourage redevelopment of underutilized parcels along Peachtree Road, Buford Highway, Clairmont Road, and Johnson Ferry Road.	74
3	Housing	
3.2	Work with DeKalb County to target HUD funding for improvement and preservation of affordable housing in city.	7
3.4	Increase the number of affordable housing units	7
3.1	Preserve safe and affordable housing in the community.	17

3.3	Provide for diverse housing types to support lifecycle housing needs, such as accessory units, townhomes, assisted living, and a variety of single family and multifamily units.	17
4	Land Use	
4.17	Convert long-term parking at Brookhaven MARTA station to a public plaza or greenspace	3
4.3	Ensure smooth transition from urban to suburban locations in city.	4
4.18	Install bike lanes on the east/south side of Peachtree from Dresden to Redding to increase bike safety	5
4.19	Install bike/pedestrian bridge connection from Town Brookhaven development over MARTA to neighborhoods	5
4.1	Streamline zoning and development regulations.	8
4.2	Establish new zoning ordinances to allow for desirable growth.	8
4.6	Establish requirements and/or incentives for incorporating publicly accessible open space as a part of new development.	8
4.11	Engage DeKalb County Schools in city development proposals.	9
4.9	Welcome and properly manage growth and higher density in city.	12
4.15*	Improve pedestrian safety along Buford Highway.	12
4.1	Align zoning and development regulations with Comprehensive Plan.	13
4.13	Further development of a live-work-play community by allowing for mixed-use development in appropriate locations.	14
4.12	Further health and exercise in the community through design of supportive infrastructure and design.	15
4.8	Address visual clutter in the community.	17
4.4	Establish streetscape standards and/or incentives along major corridors.	22
4.7	Ensure pedestrian connectivity standards are an element of development along key corridors and connecting neighborhoods to key corridors.	23
4.16*	Establish complete streets policies and regulations along key pedestrian and bike routes for both public and private investment.	28
4.5	Review tree ordinance (ensure appropriate protection).	49
4.14*	Further Brookhaven as a walkable and bikeable community.	60
5	Population (Community Building)	
5.5	Create a greater sense of community.	8
5.6	Grow the City's arts and cultural offerings.	9
5.7	Provide services and facilities to support the aging population.	10
5.2	Complete a strategic wayfinding and branding study for the city that considers signage, lighting and landscaping unique to Brookhaven.	11
5.4	Provide opportunities for community members from all districts to serve on boards.	15
5.1	Provide translation services for all city services (hire Spanish speaking staff).	19
5.3	Provide opportunities for the public to openly engage in development decisions in the city.	32

*Requires coordination with City's Comprehensive Transportation Plan.
 Grey highlighting indicates a new need or opportunity identified by the public that was given Brookhaven Bucks.

Full Results from Character Area Activity

Counts equal number of stars provided for each item. Stars indicated agreement with content.

Character Area	Additional Strategies or Comments	Description	Vision	Implementation Strategies						Appropriate Land Uses									
				1	2	3	4	5	6	O	MF	TH	H	MU	R	NC	SF	I	PR
Perimeter Center	Implementation Strategies: 1) Read the AJD author John Kessler who wrote how frightening it was to walk to a Perimeter Center restaurant from an office. Sidewalks! 2) Workforce housing. (1 star)	8	6	10	10	9	6	9											
				1															
Lakes District	Vision: 1) Five stars around vision statement "residential infill development should be permitted only if it complements character of the surrounding neighborhood." 2) Maintain the existing tree canopy (1 star); Implementation Strategies: 1) Traffic circle at Johnson Ferry Ashford Dunwoody and Donaldson (4 stars). 2) Fix Johnson Ferry Ashford Dunwoody (1 star). 3) Require approval of nearby property owners before allowing any rezoning of existing residential areas (1 star). 4) Prohibit clear cutting of residential assemblages.	2	33	12	10	4	15												

Figure A.1-11:

Character Area	Additional Strategies or Comments	Description	Vision	Implementation Strategies						Appropriate Land Uses											
				1	2	3	4	5	6	O	MF	TH	H	MU	R	NC	SF	I	PR	In	
Briarwood Park	<p>Vision: 1) Limited condo development. 2) Is "high quality" a buzzword for gentrified? No, please, no! 3) Why increase density unless it is mixed use?</p> <p>Implementation Strategies: 1) Enhance pool - it is a potential gem. It would be a shame not to make it all that it can be!</p> <p>Appropriate Land Uses: 1) National Wildlife Refuge.</p>	0	2	10																	
Buford Highway Corridor	<p>Description: 1) Pedestrian mass transit vs. "automobile"? 2) "Major" is an overstatement. The changes for pedestrian safety need to be massively improved. 3) Add parallels I-85 and does not need to be six lanes. Community Vision: 1) Hooray! North Fork Linear Park! (1 star). 2) No need to limit North Fork park to "local." The Beltline is not "local." Aim higher. Implementation Strategies: 1) Equal redevelopment along all portions of Buford Hwy - north, south, middle. Doesn't need to be the same type, but, it needs to be redeveloped along whole of Buford Hwy in ways appropriate for section in question.</p>	0	20	1	9	16	21														1

Character Area	Additional Strategies or Comments	Description	Vision	Implementation Strategies						Appropriate Land Uses										
				1	2	3	4	5	6	O	MF	TH	H	MU	R	NC	SF	I	PR	In
	2) Workforce housing. 3) Specify walkable, bikeable, paddle-able park!																			

Grey highlighting indicates that either 1) no additional implementation strategies were provided for the character area or 2) the land use is not recommended in that character area.

Key

Appropriate Land Uses

- O = office
- MF = multifamily housing
- TH = townhomes
- H = hotels

- MU = mixed use
- R = retail
- NC = neighborhood commercial
- SF = single family residential

- I = institutional
- PR = parks and recreation
- In = industrial

Implementation Strategies by Character Area

Perimeter Center

1. Coordinate planning efforts with Sandy Springs and Dunwoody, particularly in regards to large development projects that may have an impact on this area.
2. Ensure that the appropriate zoning is in place to foster dense, mixed use development with high quality design.
3. Coordinate with the Parks and Recreation Master Plan planning process to identify potential locations for future parks within this area.
4. Ensure appropriate buffers and transitions are provided for uses adjacent to single family neighborhoods.
5. Ensure DeKalb County Schools are involved in new development proposals that include housing and will have potential impacts on schools.

Lakes District

1. Expand the multi-use trail network in this area by extending the Nancy Creek Trail south along Ashford Dunwoody Road to the Peachtree Road corridor.
2. Ensure that the proper zoning is in place to maintain the character of the single family residential neighborhoods with infill development.
3. Establish a new zoning district to support neighborhood commercial development in appropriate areas.
4. Pursue operations improvements along Ashford-Dunwoody Road to ease traffic congestion issues.

Blackburn Park Neighborhood Center

1. Incorporate a series of safe and frequently-spaced pedestrian crossings along Johnson Ferry Road and Ashford Dunwoody Road to promote pedestrian connectivity.
2. Identify and implement appropriate traffic calming techniques to reduce vehicular speeds and increase pedestrian safety.
3. Establish a new zoning district that supports mixed use development in area.
4. Pursue opportunities to connect existing path network with new pedestrian networks.
5. Implement streetscaping standards that promote walkability along portions of Johnson Ferry Road and Ashford Dunwoody Road.
6. Require majority of parking be located in rear of buildings.

Lynwood Park

1. Provide incentives to promote the development of neighborhood commercial on the commercially zoned properties at Windsor Parkway and Osborne Road.
2. Pursue opportunities to better link Lynwood Park and Osborne Park, as guided in Parks and Recreation Master Plan.

Historic Brookhaven

1. Maintain the existing large lot single-family residential zoning designation (R-100, which permits lot minimums of 15,000 Sq. Ft. or roughly 1/3 of an acre) to ensure the large lot residential character is retained.
2. Explore establishing a City-designated historic district designation for portions of this area to help protect historic structures and guide future development.
3. As development occurs along Peachtree Road, ensure appropriate buffers and transitions from higher density uses to Historic Brookhaven.

Osborne

1. Ensure that the appropriate zoning is in place to maintain the character of the existing single family residential neighborhood.
2. Promote strategies that encourage walking and biking to Peachtree Road activity center and neighborhood commercial in the Lynwood Park Area.

Peachtree Corridor Overlay District

1. Complete a strategic plan to identify the location of Brookhaven’s permanent City Hall and civic land uses.
2. Pursue recommendations of the Parks and Recreation Master Plan to make improvements at Brookhaven Park.
3. Update Peachtree-Brookhaven Overlay District to clarify ambiguous and overly prescriptive language.
4. Establish gateways at entrance and exit points of city along Peachtree Road.

Ashford Park-Drew Valley

1. Identify and implement appropriate traffic calming techniques to reduce vehicular speeds and increase pedestrian safety.
2. Pursue pocket green space interventions on former FEMA lots that can double as stormwater management facilities and small parks.
3. Clarify infill development standards to help ensure consistent redevelopment within neighborhoods.

Brookhaven Heights-Brookhaven Fields

1. Clarify infill development standards to ensure consistent zoning applications within area as redevelopment occurs.
2. Provide appropriate buffers between new Transit Oriented Development (TOD) in adjacent Peachtree Corridor Overlay District and single-family neighborhoods.

Lenox Park

1. Conduct a small-area planning study within Lenox Park. This study should include a concept plan identifying areas appropriate for additional development and the appropriate scale and type of development. It should also recommend any needed changes to land use regulations to help facilitate the desired development types.

Roxboro

1. Coordinate with the Parks and Recreation Master Plan planning process to identify potential locations for future parks within this area.
2. Promote neighborhood commercial development in designated target areas.

Briarwood Park

1. Develop a more complete sidewalk network along Briarwood Road and add pedestrian crossings at intersections and adjacent to Briarwood Park entry points.
2. Ensure that the area is properly zoned to ensure a mix of appropriate land uses.
3. Ensure that new developments provide connectivity to Buford Highway activity center area.

Buford Highway Corridor

1. Implement recommendations of the Buford Highway Improvement Plan and Economic Development Strategy.
2. Pursue development of additional park space in area.
3. Leverage North Fork Peachtree Creek as an asset to be preserved and better enjoyed by public.
4. Preserve diversity of area by promoting international businesses and variety of housing multi-family housing type and price points.

A.1.8. Open House Summary

MEETING LOGISTICS

July 21, 2014 | 6:00 - 8:00 PM

Brookhaven City Hall (Council Chambers)

ATTENDEES

A total of 73 individuals registered their attendance at the Open House. Attendees included members of the Comprehensive Plan Steering Committee, the Comprehensive Transportation Steering Committee, Mayor J. Max Davis, City Council members Rebecca Chase Williams and Joe Gebbia, Susan Canon (Assistant/City Manager and Community Development Director), and members of the general public.

SUMMARY

The meeting was an open house format that allowed the public to review displays for Comprehensive Plan 2034 and the Comprehensive Transportation Plan. Comprehensive Plan 2034 displays included a summary of the planning process and project framework, community vision and goals, character area narratives, and implementation strategies and action items by plan element. Transportation Plan displays included intersection/corridor improvements, bike/pedestrian improvements, a summary of survey and public input, special area and corridor projects, and possible solutions.

Supplemental information and handouts were also available for both planning processes including a schedule of upcoming public hearings to the City Planning Commission and City Council. A looping presentation provided a summary of both plans.

Attendees were encouraged to give input in a variety of ways for both plans, including comment forms, sticky note comments placed directly on displays, and comments provided directly to the planning team. Comments received at the meeting regarding Comprehensive Plan 2034 are provided on the following pages.



COMPREHENSIVE PLAN 2034 INPUT

IMPLEMENTATION STRATEGIES + ACTION ITEMS

The majority of the input received was regarding implementation strategies by plan element. Public input is provided in italics below each need/opportunity or action item.

Land Use

- 1.2.1: Conduct neighborhood specific surveys regarding infill uses for designated neighborhoods in the city.
 - *Good idea!*
- 1.4.1: Establish streetscape standards for major roads within the City’s Zoning Ordinance and Code review, requiring street trees and Complete Street principles.
 - *Yes!*
- 1.5: Review tree ordinance (ensure appropriate protection).
 - *Identify and let citizens identify important trees and protect them!*
 - *Need the moratorium so citizens can have a chance to review and comment.*
 - *Tree cutting moratorium till new ordinance is adopted.*
- 1.6.1: Continue Code Enforcement efforts.
 - *Let’s not let developers tear down small, ranch, attractive homes for these large, ugly McMansions!*
- 1.7.3: Ensure that community gardens and other healthy, local foods initiatives are permitted in City’s ordinances.
 - *Great Idea!*
 - *Don’t cut trees to accomplish this.*

Community Facilities + Resources

- 2.2.2: Review City’s adopted stormwater management ordinances and update to reflect recommendations of the Metropolitan North Georgia Water Planning District 2009 Watershed Management Plan. Consider incorporation of rain gardens and bio-detention ponds as a stormwater management component and other BMPs.
 - *Great idea!*
 - *History of city not enforcing former DeKalb standards because not in flood zones - need to make gravel pits/etc. Maybe get developers together to discuss.*
- 2.4.1: Enter into discussions with the local electric and communications provider to discuss costs and options for burying utilities.
 - *Great!*

Economic Development

- 3.1.1.a: Create a citywide Economic Development Plan and Strategy.
 - *Create restaurant and business opportunities along the North Fork Peachtree Creek.*
 - *Not if you have to cut trees to develop land.*
 - *No more dirty waterways.*
 - *Thumbs up!*
- 3.2.1: Convene a committee of local leaders representing diverse constituencies to gain insight on the types of community events they would support and potentially host or sponsor.
 - *Don’t give away free use of parks for outside promoters and vendors who make money and drive out of city. This burdens city and residents and provides no economic gain*
 - *Idea: Food trucks in Brookhaven parks on Tuesday or Thursday [at] corner of Osborne and Peachtree; 5000 people came to soccer fest using MARTA*
 - *Not during week! No parking!*
 - *Walkable area - good idea!*
 - *No! Bad idea!*
- 3.3: Use the Buford Highway Economic Development Strategy to drive development of a citywide Economic Development Strategy.
 - *Do not even consider eminent domain.*
 - *Where is North Fork Linear Park?*
 - *Right!*
 - *Nicer for a park*

- *Shut down Pink Pony. Horrible place for families*
 - *It's not a place for families (don't take them there)!*
 - *Leave PP alone!*
 - *I second that emotion.*
 - *Third - who cares?*
- 3.5.2: Develop and continually evaluate the criteria for business retention and expansion visits, in addition to size, and ensure the data that is collected is actionable.
 - *Will the City do this? Someone else could. If so, it doesn't need to be expensive.*
- 3.6: Leverage the Brookhaven MARTA station to encourage further desirable development along the Peachtree Corridor.
 - *Desirable = walkable!*

Population

- 4.2: Promote the aging population.
 - *Put the aging population in the details - what does "promote the aging pop" mean?*
 - *Yes!*
- 4.2.1: Complete the Atlanta Regional Commission Local Government Lifelong Communities Assessment Survey.
 - *Promote Brookhaven as a Lifelong Community.*
 - *Really good program! We need to be a part of that.*
- 4.4: Enhance City's communication with public.
 - *We need to have posters that have the city website on them so people can know where to go. Collect emails that way.*
- 4.4.4: Create a biannual City magazine.
 - *Why? Okay if paid with City \$.*
- 4.5.1: Develop a public art program via ordinance.
 - *Local organizations can lead this. City can help with zoning.*

Housing

- 5.1.2: Complete an analysis to explore application of accessory housing units in different areas of Brookhaven.
 - *Accessory units - smart idea!*
- 5.2: Preserve safe and affordable housing in the community.
 - *Affordable housing is very important!*
 - *We can't just be a rich community. That's not a good thing.*
 - *Streetlamps for subdivisions.*
- 5.2.2.b: Cross-train police officers for code enforcement needs (after hours).
 - *Code Enforcement for 'dirty' developers who clear cut.*
 - *Agree strongly.*
 - *Needed for weekends when 'dozing' happens*
 - *Amen to that.*
- 5.3.3: Participate in updates to the DeKalb County Consolidated Plan to identify opportunities to meet Brookhaven affordable housing needs.
 - *Check.*
 - *Additional housing comments*
 - *Ban the mansions!*
 - *Not on any but huge lots.*
 - *80% - 90% of developers here are not licensed home builders.*

CHARACTER AREA INPUT

Limited comments were provided on each of the 13 character area narratives on display. Public input is provided in italics below each Character Area.

Osborne

- *Kendrick Road has cut-through traffic issues and could benefit from traffic calming.*
- *A crosswalk is needed at Chalfont Walk and Osborne Road to access the sidewalk on the opposite side of the street.*
- *A bike lane along Osborne Road is desired.*
- *Remove the language about vehicular connections, only pedestrian are desired.*
- *Pedestrian connections to Town Brookhaven are desired in this area.*
- *Behind the package store (Buford Hwy and N. Cliff Valley Way) - lot of trash. It is a wooded area. It needs cleaning up.*

Peachtree Corridor Overlay District

- *The City should hold Food trucks events in Brookhaven Park, like those in Blackburn Park.*
- *The Savoy at Town Brookhaven development violates codes by working at night in spite of numerous violations and fines.*
- *In the Peachtree Corridor Overlay District, the language about the overlay being overly prescriptive should be removed. Too many variances have been issued to developers who have developed under this. We need to hold strong to the vision of the overlay. We need to limit curb cuts on Peachtree Street.*
- *Don't water down LCI overlay.*
- *Limit curb cuts.*
- *Limit curb cuts on Peachtree; promote/push interparcel connections.*
- *Fernwood Park isn't really a park.*
- *Your comment that the "overly prescriptive" language needs to be addressed is a hot button. The language is overly prescriptive in the eyes of developers - not in the eyes of the community. If you re-write the LCI overlay to make it "developer friendly," you will move us farther away from the vision.*

Briarwood Park

- *Briarwood [Park] really needs a lot of Work!!*

Buford Highway Corridor

- *Connect to the Beltline!*
- *Connection to the Beltline.*

OTHER INPUT RECEIVED

- *Access management - limit curb cuts.*
- *Gateway features should not be/include apartment complexes or similar.*
- *Gateway features should not be apartments or similar.*
- *Don't have apartment buildings at the of gateway areas of the city! Especially in Perimeter Center area.*
- *Increases to pedestrian traffic are welcome; vehicular traffic increases are not.*
- *Overall, the concepts look good. How to keep non-compliant development from happening in the meantime? Please train the City organizations on this (e.g., ZBA!!)*

A.1.9. Flyers

What's your
VISION
for Brookhaven?
[we want to know!]

Please join us for a Visioning Workshop

Comprehensive Plan 2034 will help shape the future of Brookhaven. Don't miss this exciting opportunity to share your vision for our city!

<p>VISIONING WORKSHOP</p> <p>Thursday, May 15th</p> <p>6:00—8:00 PM</p> <p>St. Martins Episcopal Church</p> <p>Gable Hall</p> <p>3110 Ashford Dunwoody Road</p> <p>Atlanta, Georgia 30319</p>	 <p>Questions? Contact Susan Canon Assistant City Manager/Director of Community Development 404-637-0500 comprehensiveplan@brookhavenga.gov</p> 
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CITY OF BROOKHAVEN
COMPREHENSIVE PLAN 2034

Comprehensive Plan 2034 will help shape the future of Brookhaven. Don't miss this chance to set the priority needs and opportunities for our city!

NEEDS + OPPORTUNITIES WORKSHOP



Monday, June 9th
6:00—8:00 PM
Brookhaven City Hall
4362 Peachtree Road
Brookhaven, GA 30319

This workshop will help set the priority needs and opportunities and will shape the City's action plan for the next five years. Your input is important to making sure the right priorities are emphasized.

Questions? Contact Susan Canon
Assistant City Manager/Director of Community
Development at 404-637-0500.
comprehensiveplan@brookhavenga.gov

Help us understand the needs of the community! [Click here](#) to take our brief survey or visit www.surveymonkey.com/s/BrookhavenCompPlan. Para una versión en español de la encuesta, [haga clic](#) aquí o vaya al sitio web www.surveymonkey.com/s/BrookhavenCompPlanSpa.



CITY OF BROOKHAVEN
COMPREHENSIVE PLAN 2034

Ciudad de Brookhaven, Plan Integral

El Plan Integral 2034 contribuirá a dar forma al futuro de Brookhaven. ¡No se pierda esta posibilidad de establecer las prioridades y oportunidades para nuestra ciudad!

TALLER SOBRE NECESIDADES + OPORTUNIDADES



Lunes, 9 de junio
6:00—8:00 PM
Municipalidad de Brookhaven
4362 Peachtree Road
Brookhaven, GA 30319

Este Taller contribuirá a establecer las prioridades y oportunidades y a delinear el plan de acción de la Ciudad en los próximos 5 años. Su opinión es importante para asegurarnos de que se aborden las prioridades apropiadas.

¿Tiene preguntas? Comuníquese con Susan Canon, Subgerente de la Ciudad/ Directora de Desarrollo Comunitario, al 404-637-0500.

comprehensiveplan@brookhavenga.gov

¡Ayúdenos a comprender las necesidades de la comunidad! [Haga clic aquí](#) para completar nuestra encuesta corta, o vaya al sitio web www.surveymonkey.com/s/BrookhavenCompPlan. Para una versión en español de la encuesta, [haga clic aquí](#) o vaya al sitio web www.surveymonkey.com/s/BrookhavenCompPlanSpa.

CITY OF BROOKHAVEN
COMPREHENSIVE TRANSPORTATION PLAN

CITY OF BROOKHAVEN
COMPREHENSIVE PLAN 2034

Joint

OPEN HOUSE

Comprehensive Plan 2034 provides overarching community goals (including the City's Future Land Use Plan), priority needs and opportunities, and a five year community work program.

The **Comprehensive Transportation Plan** examines the multi-modal transportation network within Brookhaven and includes a prioritized list of projects that will address the transportation needs of the city's citizens.

The City Wants Your Input!

Don't miss the final opportunity to learn about and provide input on draft recommendations for the City's first comprehensive plan and comprehensive transportation plan!

Monday, July 21st

6:00—8:00 PM

Brookhaven City Hall
4362 Peachtree Road
Brookhaven, GA



For more information contact Susan Canon
Assistant City Manager/Director of Community Development at
404-637-0500 or
comprehensiveplan@brookhavenga.gov.

A.1.10. Press Releases + Public Hearing Ads

For release on 4/23/14

BROOKHAVEN SEEKS INPUT ON COMMUNITY VISION FOR COMPREHENSIVE PLAN 2034

The City of Brookhaven is embarking upon a process to form a long range plan for the City's future that will help guide growth and development over the next 20 years. This plan - Comprehensive Plan 2034 - will serve as a blueprint for the future growth and development of the City of Brookhaven. Community members are invited to participate in the first of three public workshops on May 15 at Oglethorpe University.

Community involvement is key in developing a Plan that truly captures the spirit and desire of the different voices of the city. As such, there will be many opportunities for the public to become engaged. The planning process kicks off with a community visioning workshop that will set the pace for Comprehensive Plan 2034 by gathering input on community goals. City of Brookhaven citizens, business owners and other stakeholders are urged to attend the visioning workshop to learn more about the comprehensive planning process and to provide input.

The visioning workshop will be held on Thursday, May 15th from 6:00 - 8:00 PM at the following location:

St. Martins Episcopal Church
Gable Hall
3110 Ashford Dunwoody Road
Atlanta, Georgia 30319

Parking is available in a surface parking lot on the church campus. St. Martin is also served by MARTA Route 25.

All are welcome and encouraged to attend this interactive and informative workshop.

The City of Brookhaven was officially incorporated on December 17, 2012. Having adopted and relied upon DeKalb County's Comprehensive Plan since incorporation, the City brought on a team of consultants to develop Comprehensive Plan 2034. The planning process is being managed by the Brookhaven Community Development Department. The planning process was formally kicked off at the April 22 City Council Hearing. The final plan document will include overarching community goals, priority needs and opportunities, and a five year community work program. The anticipated completion date is October 2014.

For more information on Comprehensive Plan 2034, contact the Assistant City Manager/Director of Community Development, Susan Canon, at 404-637-0500 or comprehensiveplan@brookhavenga.gov.

For release on 5/22/14

BROOKHAVEN COMPREHENSIVE PLAN 2034 MOVES INTO NEEDS & OPPORTUNITIES PHASE

The City of Brookhaven invites community members to a Needs and Opportunities Workshop on Monday, June 9 from 6pm to 8pm at City Hall. This workshop comes at a significant phase in the planning process. Public input received will help set the priority needs and opportunities for Brookhaven and help inform the City's action plan for the next five years. Feedback from the public is important in making sure the right priorities are emphasized.

Needs & Opportunities Workshop Details:

June 9, 2014

6:00 - 8:00 PM

Brookhaven City Hall

4362 Peachtree Road, Brookhaven, Georgia 30319

Parking is available in a surface parking lot behind City Hall. MARTA Route 25 also serves City Hall.

All community members are also encouraged to provide input via the online community survey being held in support of the Comprehensive Plan, which will be available until June 12. The survey is offered in English and Spanish and can be accessed from the City's website at <http://www.brookhavenga.gov>.

The Needs and Opportunities Workshop is the second of two workshops being held. The Comprehensive Plan 2034 kicked off with a public hearing on April 22 with City Council followed by the Community Visioning Workshop on May 15. The Community Visioning Workshop was open to all community members, who were given an opportunity to learn more about the comprehensive planning process and to provide input. City of Brookhaven citizens, business owners and other stakeholders weighed in on the community vision and goals. An Open House will also be held on July 21 to present the draft plan to the public.

The Comprehensive Plan will serve as the blueprint for the future growth and development of the city. This community-led process is designed to form a long range plan for the City's future that will help guide growth and development over the next 20 years.

The City of Brookhaven was officially incorporated on December 17, 2012. Having adopted and relied upon DeKalb County's Comprehensive Plan since incorporation, the City brought on a team of consultants to develop Comprehensive Plan 2034. The planning process is being managed by the Brookhaven Community Development Department. The final plan document will include overarching community goals, priority needs and opportunities, and a five year community work program. The anticipated completion date is October 2014.

For more information on Comprehensive Plan 2034, contact the Assistant City Manager/Director of Community Development, Susan Canon, at 404-637-0500 or comprehensiveplan@brookhavenga.gov.

For release on 7/10/14

BROOKHAVEN COMMUNITY ENCOURAGED TO ATTEND JOINT OPEN HOUSE

KEY RECOMMENDATIONS FOR LAND USE AND TRANSPORTATION NEEDS TO BE PRESENTED

The City of Brookhaven will host a joint open house on July 21 (6pm-8pm) for community members to review and provide input on recommendations contained within its draft Comprehensive Plan 2034 and draft Comprehensive Transportation Plan. Both plans have been under development since March 2014 and mark the first communitywide transportation and land use plans developed for Brookhaven since incorporated. The plans have largely been molded by public input, which has been collected via a series of steering committee meetings, public meetings, surveys, and other input methods.

- Comprehensive Plan 2034 provides overarching community goals (including the City's Future Land Use Plan), priority needs and opportunities, and a five year community work program.
- The Comprehensive Transportation Plan examines the multi-modal transportation network within Brookhaven and includes a prioritized list of projects that will address the transportation needs of the city's citizens.
- The open house is the final public meeting for community members to learn about and to provide valuable input on two major City initiatives.

Joint Comprehensive Plan 2034 and Comprehensive Transportation Plan Open House

July 21, 2014

6:00 - 8:00 PM

Brookhaven City Hall

4362 Peachtree Road, Brookhaven, Georgia 30319

Parking is available in a surface parking lot behind City Hall. MARTA Route 25 also serves City Hall.

The Comprehensive Transportation Plan will be considered for adoption by City Council in late August. The Comprehensive Plan is targeted for regional and state review between August and October following public hearings with the Planning Commission and City Council; plan adoption is targeted for October.

The Comprehensive Transportation Plan and Comprehensive Plan 2034 are two of the planning initiatives being undertaken by the City of Brookhaven at the present time. The Parks and Recreation Master Plan and the Buford Highway Improvement Plan and Economic Development Study are both currently underway as well. While each planning study focuses on different aspects of Brookhaven's future, the City is taking special care to ensure coordination among all plans.

The City of Brookhaven was officially incorporated on December 17, 2012. Having adopted and relied upon DeKalb County's Comprehensive Plan since incorporation, the City brought on a two teams of consultants to develop Comprehensive Plan 2034 and the Comprehensive Transportation Plan. Both planning processes are being managed by the Brookhaven Community Development Department.

For more information on Comprehensive Plan 2034, contact the Assistant City Manager/Director of Community Development, Susan Canon, at 404-637-0500 or comprehensiveplan@brookhavenga.gov.

PUBLIC HEARING NOTICE (AUTHORIZATION TO TRANSMIT)

www.championnewspaper.com

The Champion Legal Section, Thursday, July 3, 2014

Page 15C

RECEIVED JUL 07 2014

310-359868 626.73.710.717/724wg
NOTICE

2014-0786
The petition of Gerard Gregory Resch, for a year's support from the estate of Beverly Ruth Resch, deceased, for decedent's surviving spouse, having been duly filed in the probate court of this State, all interested persons are hereby notified to show cause, if any they have, on or before July 21, 2014, why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, a hearing will be granted without a hearing.

Jerry Debra Roth
Probate Judge
By: Rhonda G. Veal
Probate Clerk/Deputy Clerk
555 North McDonough Street
Room 1100
Decatur, GA 30030
(404) 371-2603

310-359867 626.73.710.717/724wg
NOTICE

2014-0998
The petition of FLORENCE REBECCA PLEZZE, for a year's support from the estate of WILLIE PLEZZE, JR., deceased, for decedent's surviving spouse, having been duly filed in the probate court of this State, all interested persons are hereby notified to show cause, if any they have, on or before July 21, 2014, why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, a hearing will be granted without a hearing.

Jerry Debra Roth
Probate Judge
By: Rhonda G. Veal
Probate Clerk/Deputy Clerk
555 North McDonough Street
Room 1100
Decatur, GA 30030
(404) 371-2603

310-359892 626.73.710.717/717wg
NOTICE

2014-1012
The petition of CAROLYN S. McDOWELL, for a year's support from the estate of HENRY LUKENS McDOWELL, deceased, for decedent's surviving spouse, having been duly filed in the probate court of this State, all interested persons are hereby notified to show cause, if any they have, on or before July 21, 2014, why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, a hearing will be granted without a hearing.

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Probate Clerk/Deputy Clerk
555 North McDonough Street
Room 1100
Decatur, GA 30030
(404) 371-2603

310-359892 73.710.717/724wg
NOTICE

2014-0786
The petition of ERNESTINE JACKSON HARRIS, for a year's support from the estate of GEORGE ROBERT HARRIS, deceased, for decedent's surviving spouse, having been duly filed in the probate court of this State, all interested persons are hereby notified to show cause, if any they have, on or before July 21, 2014, why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, a hearing will be granted without a hearing.

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Probate Judge
By: Rhonda G. Veal
Probate Clerk/Deputy Clerk
555 North McDonough Street
Room 1100
Decatur, GA 30030
(404) 371-2603

310-359867 73.710.717/724wg
NOTICE

2014-0998
The petition of PEGGY ENOLA SPAULDING, for a year's support from the estate of HENRY LAWRENCE SPAULDING, deceased, for decedent's surviving spouse, having been duly filed in the probate court of this State, all interested persons are hereby notified to show cause, if any they have, on or before July 21, 2014, why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, a hearing will be granted without a hearing.

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555 North McDonough Street
Room 1100
Decatur, GA 30030
(404) 371-2603

310-359892 73.710.717/717wg
NOTICE

2014-1012
The petition of CAROLYN S. McDOWELL, for a year's support from the estate of HENRY LUKENS McDOWELL, deceased, for decedent's surviving spouse, having been duly filed in the probate court of this State, all interested persons are hereby notified to show cause, if any they have, on or before July 21, 2014, why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, a hearing will be granted without a hearing.

Jerry Debra Roth
Probate Judge
By: Rhonda G. Veal
Probate Clerk/Deputy Clerk
555 North McDonough Street
Room 1100
Decatur, GA 30030
(404) 371-2603

310-359891 73.710.717/717wg
CITY OF BROOKHAVEN
PUBLIC HEARING NOTICE

Notice of Public Hearing
Purpose: Public Hearings, Planning Commission recommendation relating to the City of Brookhaven Comprehensive Plan 2034+, and Mayor and Council authorization to transmit Comprehensive Plan to the Atlanta Regional Commission for review.
Date: Special Called Planning Commission Public Hearing
7:00 P.M. July 23, 2014
Date: Mayor and Council
Public Hearing 7:00 P.M. August 12, 2014
Location: City of Brookhaven, City Hall Council Chamber, 4362 Peachtree Road
Additional Information: www.brookhaven.ga.gov

Public Notice

330-359937 612.619.626.739
Notice of Public Hearing
NOTICE IS HEREBY GIVEN as provided in the DEKALB COUNTY COMMUNITY IMPROVEMENT DISTRICT ACT OF 2008 (Ga. L. 2008, p. 3877) that a caucus of Electors of the Tucker Community Improvement District (CID) shall be held on the 9th day of July, 2014 at Bank of North Georgia, 5100 Lewis Road, Tucker, GA 30084. The purpose of the caucus is to elect Board Members to Posts 1, 2 & 4 on the Tucker Community Improvement District Board. Registration for the election shall be held from 9:00 o'clock A.M. to 9:30 o'clock A.M. Voting will occur immediately after each Elector who has arrived at the registration table by 9:30 o'clock A.M. has registered. A map of said District is on file with the DeKalb County Commission Clerk. All Electors are designated under the Act as invited to attend and cast their votes. Notice of Tucker Community Improvement District Election 9th day of July, 2014 **

330-359939 626.73.710.717/717wg
PUBLIC NOTICE

The following vehicles (have been impounded at Quick Stop Drive, 2861 Old Covington Hwy SW Conyers GA 30012 and will be deemed abandoned if not redempted within one week from this sale date.
2004 year GMC Envoy Gray TAG# FPAJL2101 OH V I N # 1GKES1614618991 removed from 1106 Montreal Road, Clarkston, GA
1996 year Toyota Corolla Green (DK) PPAJL2101 OH V I N # 1N4BXER12E2009625 removed from 600 NORTHERN AVE CLARKSTON GA
1999 year Ford Focus Silver (DK) PPAJL2101 OH V I N # 1N4BXER12E2009625 removed from 600 NORTHERN AVE CLARKSTON GA
1999 year Ford Focus Silver (DK) PPAJL2101 OH V I N # 1N4BXER12E2009625 removed from 600 NORTHERN AVE CLARKSTON GA
2004 year GMC Envoy Gray TAG# FPAJL2101 OH V I N # 1GKES1614618991 removed from 1106 Montreal Road, Clarkston, GA

330-359939 626.73.710.717/717wg
PUBLIC NOTICE

ABANDONED PROPERTY
The DeKalb Police Department is attempting to make contact with the following individuals regarding their property. If the property is not claimed within 4 weeks starting June 26, 2014 the property will be deemed as abandoned. For further information contact Detective Henan or Detective Velez at telephone number (770) 455-1000.

Michael Smith 23351 Dunwoody Crossing Dunwoody, Georgia 2009-110249
Victor Flores Malendez 2299 Pilgrims Way # 2 A Atlanta, Georgia 2005-079239
Santos Reyes 1498 Hoy Taylor Dr Doraville, Georgia 2006-669318
Donal Dorrally Tucker 364 Hooper St SE Atlanta, Georgia 2010-120430
Xiao Ying Li 1338 Apple Orchard Ln Shiloh, Georgia 2010-050091
Richard J. Burnett 2001 Ora Circle Loganville, Georgia 2000-100227
Craig Phillip Allen 4087 Deacon Ln Chamblee, Georgia 2008-010062
Roberto Dominguez 3026 Chamblee Tucker Rd # 14 Doraville, Georgia 2008-050082
Michael Jordan 4800 Central Dr # 152 Stone Mountain, Georgia 2005-120387
John Melvin Farrah 1152 Demere Dr

330-359891 73.710.717/717wg
CITY OF BROOKHAVEN
PUBLIC HEARING NOTICE
Purpose: Public Hearings, Planning Commission recommendation relating to the City of Brookhaven Comprehensive Plan 2034+, and Mayor and Council authorization to transmit Comprehensive Plan to the Atlanta Regional Commission for review.
Date: Special Called Planning Commission Public Hearing
7:00 P.M. July 23, 2014
Date: Mayor and Council
Public Hearing 7:00 P.M. August 12, 2014
Location: City of Brookhaven, City Hall Council Chamber, 4362 Peachtree Road
Additional Information: www.brookhaven.ga.gov

330-359891 73.710.717/717wg
CITY OF BROOKHAVEN
PUBLIC HEARING NOTICE
Purpose: Public Hearings, Planning Commission recommendation relating to the City of Brookhaven Comprehensive Plan 2034+, and Mayor and Council authorization to transmit Comprehensive Plan to the Atlanta Regional Commission for review.
Date: Special Called Planning Commission Public Hearing
7:00 P.M. July 23, 2014
Date: Mayor and Council
Public Hearing 7:00 P.M. August 12, 2014
Location: City of Brookhaven, City Hall Council Chamber, 4362 Peachtree Road
Additional Information: www.brookhaven.ga.gov

Stons Mountain, Georgia 2004-090355

John Edwin Kendrick a 1729 Melrose Ave Atlanta, Georgia 2001-110149
Jenny Lewis Jester 235 Mayson Ave Sandy Springs, Georgia 2005-080482
Perry Jones 85 Mount Zion Rd Apt 133 Atlanta Georgia 2006-020289
Miguel Alberto Herrera 2203 Plaster Rd Apt 1-2 Atlanta Georgia 2005-050337
Maunice Moore 1102 Calbar Spring Sandy Springs, Georgia 2007-050108
Diego Hernandez 1210 Rockbridge Rd Apt F Norcross, Georgia 2006-050318
Michael Delashan Winston 3139 old Jonesboro Rd Hapeville, Georgia 2010-090148
Justin Eric Hancock 60 Sandalwood Cir Lawrenceville, Georgia 2008-040478
Reginald Lee Coleman 2203 Oakview Rd #4 Atlanta, Georgia 2005-070395
Ruth L. Owens 1746 Wilmont Dr Atlanta, Georgia 2005-020420
Juan Manuel Lopez 1458 Raintree Dr Lawrenceville, Georgia 2005-100438
Rowen Charles Green 2502 Old Colony Rd NE, East Point, Georgia 2009-011465
Michael Luis Halbert 576 Trowbridge Lake NE 850 Atlanta, Georgia 2005-050425
Tang Xian 2588 Mc Clave Dr Doraville, Georgia 2001-080437
Yanber Olmson 4468 Plymouth Traco Decatur, Georgia 2001-190394

Terrill Lanco Peters 3888 Rum LN CT Lithonia, Georgia 2001-170404
Bruce Wade Vaughn 1857 Vanoxel Ave Atlanta Georgia 1999-070429
Alejandra Ahumada Saldana 3405 Cumberland Ct #42 Atlanta Georgia 2005-050425
Jarvis Barber Snapp 3679 Pine Street Doraville, Georgia 2007-030253
Weisty Mcconnell 915 Waterford Dr #152 Atlanta, Georgia 2007-050318
James Coppeland 85 Cantonloop Rd Cantonville, Georgia 2002-300090
Alexander Williams Carol 630 Windward Pkwy Circle Lawrenceville, Georgia 2004-100595
99 Ranch Market 5150 Buford Hwy Apt S10 Atlanta, Georgia 2007-050201
Gonzalo Paredes Toscano 3640 Peachtree Corners Norcross, Georgia 2008-020965
Stephen Daniel 3725 Lakeview Ct Jonesboro, Georgia 2002-090078
Rakesh Kumar Garg 1440 Carroll Ct Norcross, Georgia 2006-040246
Manuel Jose Fuentes 3099 Buford Hwy Apt S10 Atlanta, Georgia 2003-120354
Fernando Valentin 347 Pine Rd Norcross, Georgia 2003-120354
Doregio Sanchez 4430 Tilly Mill Rd Doraville, Georgia 2003-040307
Marco Mijsa 3951 Killian Hill Rd Apt 3011 Norcross, Georgia 2005-010471
John Jorga Perez 26 Parr Lane Chamblée, Georgia 2009-450117
Zheng Dai360 Jamestown Columbia KY 2001-120265
Jeffrey Bernard White 1622 Gwinnett Station Cir, Tucker, Georgia 2006-100230
Montago Dawayne Montago 2650 Bertles Rd SE Apt 18 A Marietta, Georgia 2007-020302
Brad Saultate A Unknown address

2007-080057

Eddie Antonio Valladrez 3340 Chestnut Dr Doraville, Georgia 2007-100310
Ayala Francisco Ruiz 7275 Roswell Rd Apt 226 2008-090095
Robert Farn 2801 Sandalwood Dr Atlanta, Georgia 2005-080482
Britton Daniel Hayes 506 Winton Ter NE Atlanta, Georgia 2010-110303
Nava Maldonado Rodrigop 8800 Peachtree Industrial Blvd Apt P-2 2008-110399
Romero Chavez Calisto 3688 Shalwood Dr Doraville, Georgia 2008-120187
John Reeves Steven 332 Ponca De Leon Ave Atlanta, Georgia 2010-102126
Ramon Hernandez 6096 Buford Hwy Doraville, Georgia 2007-040387
Christian Barbosa 596 Piedmont Ave Atlanta, Georgia 2005-010590
Timothy Shays Washington 896 Hill New Dr Atlanta, Georgia 2003-020635
Fernando Carvajal Hanaean 6056 Chestnut Glen Dr Norcross, Georgia 2003-020490
Jose Ivan Cuatle Moring side Village Atlanta Georgia 2002-050123
Juan H Lee 3852 Steward Rd Doraville, Georgia 2008-010171
Jan Ja Park 3852 Steward Rd Doraville, Georgia 2008-010171
Xian, Tan L Zhen 2588 McClave Dr, Doraville, Georgia 2001-080437
330-359936 626.73.724.731JH

NOTICE

NOTICE IS GIVEN as provided in the ATLANTA COMMUNITY IMPROVEMENT DISTRICT ACT, approved April 4, 1981 (Ga. L. 1981, p. 3633) as amended, that a caucus of Electors shall be held on the 11th day of August, 2014, at Front Page News, 3511 Roswell Ave NE, Atlanta, GA 30307 for the purpose of electing six (6) additional District Board Members. Registration shall begin at 9:30 o'clock P.M. and conclude at 8:00 o'clock P.M. Voting will occur immediately thereafter. No one arriving to vote after 8:00 o'clock P.M. shall be permitted to vote. The purpose of the caucus is to elect the Atlanta City Council member to the new +Little 5 Points Community Improvement District Board as established by Atlanta City Council on July 7th 2014. A map of said District is on file with the Atlanta City Council as well as the DeKalb County Tax Commissioners. All Electors or their duly appointed representatives, as designated under the Act, are invited to attend and cast their votes.

330-359936 626.73.724.731JH
NOTICE OF ABANDONED MOTOR VEHICLE

+Re: Reg. 2000, Nissan Altima VIN No. 1N4DL144YR142744+ To Whom It May Concern: The above automobile was removed from 1747 Rock Chapel Rd on February 19, 2013. It is presently located at 1747 Rock Chapel Rd, Lithonia, GA 30058 in possession of Mr. Dexter Sylvester, telephone number (678) 526-1946. Attempts to locate the owner have been unsuccessful. The vehicle is deemed abandoned under O.C.G.A. § 40-1-12 and will be disposed of if not redempted.
330-359937 73.710.717/717wg
NOTICE OF ABANDONED MOTOR VEHICLE
+Re: Reg. 2001, Dodge Caravan VIN No. 2B8PC9431R394321+ License No. and State: AFR511 AA To Whom It May Concern: The above automobile was removed from 1747 Rock Chapel Rd, Lithonia, GA 30058 in possession of Mr. Dexter Sylvester, telephone number (678) 526-1946. Attempts to locate the owner have been unsuccessful. The vehicle is deemed abandoned under O.C.G.A. § 40-1-12 and will be disposed of if not redempted.
330-359949 73.710.717/717wg
NOTICE OF ABANDONED MOTOR VEHICLE
Re: Reg. 1955 Lincoln Continental VIN No. 1L4W4870XV898493+ License No. and State: 82BUJL Florida To Whom It May Concern: The above automobile was removed from Wasieh Toward. It is presently located at 2975 S. Rainbow Dr, Decatur, GA 30034 in possession of Siba Georgia, Inc., telephone number (404) 241-4373. Attempts to locate the owner have been unsuccessful. The vehicle is deemed abandoned under O.C.G.A. § 40-1-12 and will be disposed of if not redempted.

330-359936 626.73.724.731JH
NOTICE OF ABANDONED MOTOR VEHICLE

+2007 Chevy Silver 300 VIN: 2DMF4777H164480+ Color: Gray Body Style: Truck Aboard Report on June 8, 2014 To Whom It May Concern: The above vehicle is presently located at 1689 Union Dr, Stone Mountain, GA 30083; phone (404) 622-0313 in possession of AMH Truck Repair LLC. Attempts to locate the owner have been unsuccessful. The vehicle is deemed abandoned under O.C.G.A. § 40-1-12 and will be disposed of if not redempted. This notice is given pursuant to Georgia law.

330-359971 626.73.717
NOTICE OF ABANDONED MOTOR VEHICLE

NOTICE OF ABANDONED MOTOR VEHICLE
Re: Reg. 2008, Nissan Altima VIN No. 1N4DL144YR142744+ To Whom It May Concern: The above automobile was removed from 1747 Rock Chapel Rd on February 19, 2013. It is presently located at 1747 Rock Chapel Rd, Lithonia, GA 30058 in possession of Mr. Dexter Sylvester, telephone number (678) 526-1946. Attempts to locate the owner have been unsuccessful. The vehicle is deemed abandoned under O.C.G.A. § 40-1-12 and will be disposed of if not redempted.
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NOTICE OF PROPOSED MILLAGE RATE
In compliance with O.C.G.A. §40-5, the East Metro DeKalb Community Improvement District (CID) reports that at its continuation of the meeting held on June 20, 2014 and continuing on June 7, 2014, beginning at 7:30 A.M. at the Hilton Garden Inn, 7830 Hillside Rd, Lithonia, GA 30038, the East Metro DeKalb CID Board of Directors will vote upon a proposed to lay an additional taxation rate of 5 mills+ and will set its millage rate for the

lawful purposes of the District for the current calendar year. Set forth below are the assessed taxable values of the properties subject to taxes for the current year and the total dollar amount of ad valorem taxes proposed to be levied for the current year. All property levied upon is real property. Because the CID was created this year, there are no preceding years of assessed taxable values, taxes, and changes to report.

Assessed Value Taxes Levied % Change
\$170,048 \$176,048 100% \$176,048
330-359868 73.710.717/724wg
PUBLIC NOTICE
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PUBLIC HEARING NOTICE (AUTHORIZATION TO TRANSMIT)

to the petition, a hearing on the matter shall be scheduled at a later date.

Jeryl Debra Rosh PROBATE JUDGE By: Jacqueline King PROBATE CLERK/DEPUTY CLERK 556 N. McDonough Street, Rm 1100 Decatur, GA 30030 404-371-2701

270-361869 8/14/821JH CITATION ESTATE NO. 2006-1487 GEORGIA, DeKALB COUNTY IN RE: PETITION OF Geneva B. Odster FOR TEMPORARY LETTERS OF GUARDIANSHIP ESTATE OF Keon L. Browner, MINOR(S) DATE OF MAILING, IF ANY: N/A DATE OF SECOND PUBLICATION, IF ANY: 8/21

TO: Frederick L. Fort father of Keon L. Browner, Minor You are hereby notified that a petition for the appointment of a temporary guardian has been filed regarding the above-named minor. All objections to the Petition described above either to the appointment of a temporary guardian or the appointment of the petitioner(s) as temporary guardian(s), must be in writing, setting forth the grounds of any such objections, and must be filed with this Court no later than 14 days after this notice is mailed, or 10 days after this notice is personally served upon you, or ten days after the second Publication of this notice if you are served by publication. All pleadings must be signed before a notary Public or Georgia probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees.

Jeryl Debra Rosh PROBATE JUDGE By: Michelle Wingard PROBATE CLERK/DEPUTY CLERK 556 N. McDonough Street, Rm 1100 Decatur, GA 30030 404-371-2601

290-360996 7/31/87,8/14/821JHWG *****NOTE: If a natural guardian files an objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the petition, a hearing on the matter shall be scheduled at a later date.

Jeryl Debra Rosh PROBATE JUDGE By: Jacqueline King PROBATE CLERK/DEPUTY CLERK 556 N. McDonough Street, Rm 1100 Decatur, GA 30030 404-371-2701

270-361870 8/14/821JH CITATION ESTATE NO. 2014-1203 GEORGIA, DeKALB COUNTY IN RE: PETITION OF William A. Mary Ann Nettles FOR TEMPORARY LETTERS OF GUARDIANSHIP ESTATE OF Carlos L. Truesdale Jr., MINOR(S) DATE OF MAILING, IF ANY: N/A DATE OF SECOND PUBLICATION, IF ANY: 8/21

TO: Carlos L. Truesdale and Ebony Nettles mother and father of Carlos L. Truesdale Jr., Minor You are hereby notified that a petition for the appointment of a temporary guardian has been filed regarding the above-named minor. All objections to the Petition described above either to the appointment of a temporary guardian or the appointment of the petitioner(s) as temporary guardian(s), must be in writing, setting forth the grounds of any such objections, and must be filed with this Court no later than 14 days after this notice is mailed, or 10 days after this notice is personally served upon you, or ten days after the second Publication of this notice if you are served by publication. All pleadings must be signed before a notary Public or Georgia probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees.

Jeryl Debra Rosh PROBATE JUDGE By: Michelle Wingard PROBATE CLERK/DEPUTY CLERK 556 N. McDonough Street, Rm 1100 Decatur, GA 30030 404-371-2601

290-360996 7/31/87,8/14/821JHWG *****NOTE: If a natural guardian files an objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the petition, a hearing on the matter shall be scheduled at a later date.

Jeryl Debra Rosh PROBATE JUDGE By: Jacqueline King PROBATE CLERK/DEPUTY CLERK 556 N. McDonough Street, Rm 1100 Decatur, GA 30030 404-371-2701

Miscellaneous

290-360996 7/31/87,8/14/821JHWG *****NOTE: If a natural guardian files an objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the petition, a hearing on the matter shall be scheduled at a later date.

Jeryl Debra Rosh PROBATE JUDGE By: Michelle Wingard PROBATE CLERK/DEPUTY CLERK 556 N. McDonough Street, Rm 1100 Decatur, GA 30030 404-371-2601

290-360996 7/31/87,8/14/821JHWG *****NOTE: If a natural guardian files an objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the petition, a hearing on the matter shall be scheduled at a later date.

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Jeryl Debra Rosh PROBATE JUDGE By: Michelle Wingard PROBATE CLERK/DEPUTY CLERK 556 N. McDonough Street, Rm 1100 Decatur, GA 30030 404-371-2601

Will 300-360805 7/24/73/8/18/81JHJH

2014-1157 PROBATE COURT OF DEKALB COUNTY CAS SOLEMN FROM THE WILL OF FRANCES O. LUCAS, DECEASED, UPON WHICH AN ORDER FOR SERVICE WAS GRANTED BY THIS COURT ON JULY 14, 2014

TO: YUL DEAN, JOSEPH COLLINS AND ALL INTERESTED PARTIES All interested parties and all singular heirs of said decedent, and to whom it may concern: This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before August 18, 2014.

Jeryl Debra Rosh PROBATE JUDGE By: Michelle Wingard PROBATE CLERK/DEPUTY CLERK 556 N. McDonough Street, Rm 1100 Decatur, GA 30030 404-371-2601

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Jeryl Debra Rosh PROBATE JUDGE By: Michelle Wingard PROBATE CLERK/DEPUTY CLERK 556 N. McDonough Street, Rm 1100 Decatur, GA 30030 404-371-2601

Will 300-360805 7/24/73/8/18/81JHJH

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TO: YUL DEAN, JOSEPH COLLINS AND ALL INTERESTED PARTIES All interested parties and all singular heirs of said decedent, and to whom it may concern: This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before August 18, 2014.

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Jeryl Debra Rosh PROBATE JUDGE By: Michelle Wingard PROBATE CLERK/DEPUTY CLERK 556 N. McDonough Street, Rm 1100 Decatur, GA 30030 404-371-2601

granted without a hearing.

Jeryl Debra Rosh PROBATE JUDGE By: Rhonda G. Veal PROBATE CLERK/DEPUTY CLERK 556 North McDonough Street Room 1100 Decatur, GA 30030 (404) 371-2601

Public Hearing

320-361048 7/31/87,8/14/821JHWG NOTICE OF PUBLIC HEARING Notice is hereby given pursuant to the Georgia Zoning Procedures Act that the Planning and Zoning Board of the City of Clarkston will hold a Public Hearing on --Tuesday, August 19, 2014 at 7:00 p.m.-- regarding proposed revisions to Chapter 15.5 of the City of Clarkston Code of Ordinances. The hearing will take place in the Council Chamber, City Hall, 3921 Church Street, Clarkston, Georgia. All interested parties are invited to attend.

320-361761 8/7/81/84 STATE BOARD MEMBER TO HOLD PUBLIC HEARING August 19, 2014 Barbara Hampton to Host State Board of Education Sixth District Public Hearing The State Board of Education will hold a public hearing on the proposed Sixth Congressional District on --Tuesday, August 19, 2014-- at 7:00 p.m. at Dunwoody High School, 5035 Vermaak Road, Dunwoody, GA. The purpose of the hearing is to hear comments from interested citizens and members of the general public regarding the performance and problems of public education. This includes hearing comments from interested citizens and members of the general public regarding the performance and problems of public education. This includes hearing comments from interested citizens and members of the general public regarding the performance and problems of public education.

320-361776 8/14/821JHWG ADVERTISEMENT OF PUBLIC HEARING TO WHOM IT MAY CONCERN: NOTICE OF PUBLIC HEARING FOR THE ATLANTA HOUSING CODE, the properties at ++4460 Hardse Street NE, 2647 Pharr Road NE, 2648 Knox Street NE and 1148 Avenue SE-- have been inspected by the Code Enforcement Section based upon allegations that one or more structures on the properties are unfit for human habitation or otherwise in violation of the Atlanta Housing Code. The Director/Commander of the Code Enforcement Section has found such structure(s) or property(s) to have several code violations that cause the structure or property to be unfit for human habitation, unsafe and detrimental to health, safety, morals and the general welfare of the inhabitants of the City of Atlanta.

320-361776 8/14/821JHWG ADVERTISEMENT OF PUBLIC HEARING TO WHOM IT MAY CONCERN: NOTICE OF PUBLIC HEARING FOR THE ATLANTA HOUSING CODE, the properties at ++4460 Hardse Street NE, 2647 Pharr Road NE, 2648 Knox Street NE and 1148 Avenue SE-- have been inspected by the Code Enforcement Section based upon allegations that one or more structures on the properties are unfit for human habitation or otherwise in violation of the Atlanta Housing Code. The Director/Commander of the Code Enforcement Section has found such structure(s) or property(s) to have several code violations that cause the structure or property to be unfit for human habitation, unsafe and detrimental to health, safety, morals and the general welfare of the inhabitants of the City of Atlanta.

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If you have any questions or would like to discuss the matter, please contact Daphne Talley. In Rem Coordinator to the Board, at 404-865-8502 or dtalley@atlantaga.gov.

Major James B. Shaw Commander - Code Enforcement Section

320-361851 8/14/821JHWG PUBLIC NOTICE The Mayor and City Council of Stone Mountain, Georgia will hold a public hearing on --Tuesday, September 2, 2014-- at 7:00 p.m. in order to solicit public comment on a proposed text amendment to the Zoning Ordinance of Stone Mountain, Georgia. The location of the hearing will be City Hall, 875 Main Street, Stone Mountain, GA, 30083. A copy of the proposed text amendment will be available at City Hall. This hearing is open to the public.

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330-361083 8/7/81/84WV PUBLIC NOTICE The undersigned hereby certify that ++RidgeWorth Investments++ is conducting a business at 3333 Piedmont Rd. NE, Ste. 1500 in the City of Atlanta, County of DeKalb, State of Georgia under the name of RidgeWorth Investments, and that the nature of the business is SEC registered investment advisor and money management holding company, and that said business is composed of the following partnership: RidgeWorth Capital Management LLC, 3333 Piedmont Rd. NE, Ste. 1500, Atlanta, GA 30305.

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2001 Honda Civic VIN: ++HG8267311055433++ License No. BWB4622 Color: Burgundy 4 Door Body Style: 4 Door Abandoned on July 22, 2014 TO WHOM IT MAY CONCERN: The above vehicle is presently located at 5361 Buford Hwy, Doraville, GA 30034. Phone: (770) 899-7284 in possession of Universal Body Shop. Attempts to locate the owner have been unsuccessful. The vehicle is deemed abandoned under O.C.G.A. 40-11-2 and will be disposed of if not redeemed. This notice is given pursuant to Georgia law. 330-361278 8/7/81/84WV NOTICE OF ABANDONED MOTOR VEHICLE

1999 Toyota Camry VIN: ++2T1G2227X163823++ License No. Color: Green Body Style: 2 Door Abandoned on February 26, 2014 TO WHOM IT MAY CONCERN: The above vehicle is presently located at 4381 Covington Hwy, Decatur, GA 30035; phone (404) 284-5642 in possession of All In One Auto Sales Inc. Attempts to locate the owner have been unsuccessful. The vehicle is deemed abandoned under O.C.G.A. 40-11-2 and will be disposed of if not redeemed. This notice is given pursuant to Georgia law. 330-361278 8/7/81/84WV NOTICE OF ABANDONED MOTOR VEHICLE

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330-360397 7/24/73/8/18/81JHJH Georgia Department of Transportation To Hold Public Information Open House for Project NHS00-0000(00/784) Fulton and DeKalb Counties P.I. No. 000784 On August 19, 2014, from 11 a.m. to 1 p.m., and on August 21, 2014, from 11 a.m. to 1 p.m. and from 5 p.m. to 7 p.m., the Georgia Department of Transportation will hold a Public Information Open House (PIOH) concerning Project NHS00-0000(00/784) -- Fulton and DeKalb Counties, at the Dunwoody Baptist Church (gymnasium), located at 1445 Mt. Vernon Road, Dunwoody, GA 30338. Project NHS00-0000(00/784), Fulton and DeKalb counties is a proposal to reconstruct the Interstate 285 (I-285) at State Route (SR) 400 interchange. The purpose of these PIOHs is to provide the public with an opportunity to view the proposed project, ask questions, and comment on the proposal. The plans and meeting materials will also be available at the Georgia Department of Transportation Atlanta office, located at 600 West Peachtree Street, NW, 16th Floor until September 5, 2014 or by visiting the GDOT website at www.dot.ga.gov. Click on Public Outreach from the Information Center dropdown menu at the top right side of the page. The PIOHs will be informal and the public is invited to attend anytime during the hours listed above. There will be no formal presentation. Americans with Disabilities Act (ADA) Information: The meeting site is accessible to persons with disabilities. Accommodations for people with disabilities can be arranged with advance notice by calling Kevin Cowan of the Georgia Department of Transportation at 770-986-1257. Written statements will be accepted concerning this project until September 5, 2014. Written statements may be submitted to: Ms. Hiral Patel, P.E. State Environmental Administrator Georgia Department of Transportation

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A.1.11. Media Coverage*

7/16/2014 Brookhaven moves forward with park and comprehensive city planning efforts | Brookhaven GA | The Brookhaven Post

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2014 Elections Candidate Guide

Brookhaven moves forward with park and comprehensive city planning efforts

March 11, 2014 | Filed under: City of Brookhaven | Posted by: thebrookhavenpost

Brookhaven, GA Mar. 11, 2014 – The City of Brookhaven is moving forward with two large-scale planning initiatives for city parks and comprehensive land use.

The city has selected planning firm Lose & Associates, Inc. to lead the Brookhaven Parks and Recreation Master Plan and engineering firm Jacobs to lead the Brookhaven Comprehensive Plan 2034. Both firms participated in a formal evaluation process.



The Brookhaven Parks and Recreation Master Plan will evaluate existing conditions and identify future needs for city parks and facilities. Lose & Associates, Inc. will work with city staff and members of the public to create benchmarking standards and goals for upgrades and expansion efforts, including the creation of a community work program. The proposed planning timeline for this project is approximately 18 weeks and will cost \$90,000.

The Brookhaven Comprehensive Plan 2034 will be a 28-week long study that looks at future growth and development for the entire city over the next 20 years. Jacobs will work with city staff and members of the public to address community goals, needs and opportunities. The plan will include appropriate land use measures, economic development goals, and future population needs related to city services, housing, transportation and community facilities. This project is expected to cost \$147,950.

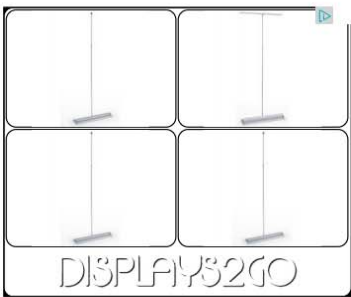
Both planning processes will include a nexus among other large-scale city planning initiatives, including the Brookhaven Comprehensive Transportation Plan and the Buford Highway Improvement Plan and Economic Development Strategy.

Members of the public are welcome to share input at Brookhaven Steering Committee Meetings for the respective projects or in written email to the respective project email addresses listed below:

- Parks and Recreation Master Plan: parksandrecreationplan@brookhavenga.gov
- Comprehensive Plan 2034: comprehensiveplan@brookhavenga.gov
- Comprehensive Transportation Plan: transportationplan@brookhavenga.gov
- Buford Highway Improvement Plan & Economic Development Strategy: bufordhwyplan@brookhavenga.gov

Related planning documents including meeting minutes, schedules, agendas, draft illustrations and draft plans will be available for public review at brookhavenga.gov.

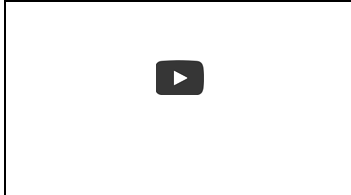
<http://brookhavenpost.co/brookhaven-moves-forward-with-park-and-comprehensive-city-planning-efforts/14338>



Recent Posts

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Brookhaven Moves Forward with Park and Comprehensive City Planning Efforts - Government - Brookhaven, GA Patch

Brookhaven



News | Government

Brookhaven Moves Forward with Park and Comprehensive City Planning Efforts

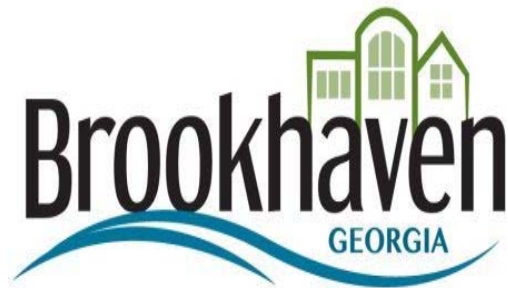
The Brookhaven Parks and Recreation Master Plan will evaluate existing conditions and identify future needs for city parks and facilities.

Posted by [Hunt Archbold](#) (Editor) , March 12, 2014 at 04:37 AM



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Courtesy City of Brookhaven

Patch Staff Report

The City of Brookhaven is moving forward with two large-scale planning initiatives for city parks and comprehensive land use.

The city has selected planning firm Lose & Associates, Inc. to lead the Brookhaven Parks and Recreation Master Plan and engineering firm Jacobs to lead the Brookhaven Comprehensive Plan 2034. Both firms participated in a formal evaluation process.

The Brookhaven Parks and Recreation Master Plan will evaluate existing conditions and identify future needs for city parks and facilities. Lose & Associates, Inc. will work with city staff and members of the public to create benchmarking standards and goals for upgrades and expansion efforts, including the creation of a community work program. The proposed planning timeline for this project is approximately 18 weeks and will cost \$90,000.

The Brookhaven Comprehensive Plan 2034 will be a 28-week long study that looks at future growth and development for the entire city over the next 20 years. Jacobs will work with city staff and members of the public to address community goals, needs and opportunities. The

7/16/2014

Brookhaven Moves Forward with Park and Comprehensive City Planning Efforts - Government - Brookhaven, GA Patch

plan will include appropriate land use measures, economic development goals, and future population needs related to city services, housing, transportation and community facilities. This project is expected to cost \$147,950.

Both planning processes will include a nexus among other large-scale city planning initiatives, including the Brookhaven Comprehensive Transportation Plan and the Buford Highway Improvement Plan and Economic Development Strategy.

Members of the public are welcome to share input at Brookhaven Steering Committee Meetings for the respective projects or in written email to the respective project email addresses listed below:

- Parks and Recreation Master Plan: parksandrecreationplan@brookhavenga.gov
- Comprehensive Plan 2034: comprehensiveplan@brookhavenga.gov
- Comprehensive Transportation Plan: transportationplan@brookhavenga.gov
- Buford Highway Improvement Plan & Economic Development Strategy: bufordhwyplan@brookhavenga.gov

Related planning documents including meeting minutes, schedules, agendas, draft illustrations and draft plans will be available for public review at brookhavenga.gov.

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HEARINGTopic: ++City of Brookhaven Comprehensive Plan

2034++Purpose: To provide a community briefing regarding the plan development process, to explain opportunities for public participation in

plan development, and to obtain input on the proposed planning

process.Date: Tuesday, April 22, 2014 Time: 7:00 p.m.Location: 2

Corporate Boulevard, Suite 125, Brookhaven, Georgia 30329

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Brookhaven to hold 2034 Comprehensive Plan Commencement Public Hearing

April 19, 2014 | Filed under: City of Brookhaven | Posted by: thebrookhavenpost

Brookhaven, GA, April 19 - The City of Brookhaven will hold a public hearing for the 2034 Comprehensive Plan during the next City Council Meeting on Tuesday April, 22.

The meeting will begin at 7:00 p.m. in Brookhaven's Municipal Court, 2 Corporate Boulevard Suite 125, Brookhaven GA 30329



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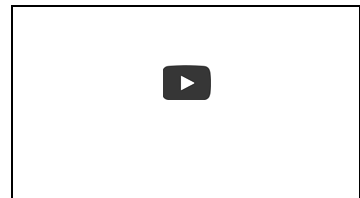
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Brookhaven residents planning city's long-term future - Reporter Newspapers

Monday, May 19, 2014 | Stay Connected

Reporter Newspapers

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Posted by [Guest](#) on May 15, 2014.

Brookhaven residents planning city's long-term future

The relatively new city of Brookhaven began May 15 to form a long-term vision for its future. And the city asked residents to take charge of the planning process.

A public Visioning Workshop for the city's Comprehensive Plan 2034 was held at St. Martin's Episcopal Church, and several residents turned out to provide input in several ways. City officials made it clear that resident input was the driving force to the plan.

Citizen engagement is "making sure that where the city is going is based on a foundation of where the community wants it to go," said Amanda Hatton of Jacobs Consulting, which is working with the city on the planning process. "It's the foundational element of the comprehensive plan."

According to the city timetable, the information that was gathered will be assimilated and rolled out at a public hearing on June 9 at Brookhaven City Hall. A City Council public hearing will be held in August, and the formal Comprehensive Plan 2034 is scheduled to be adopted on Oct. 21.

The emphasis on community input was received warmly by at least one person.

"More than needed" was how resident Holly Snow described the process. "(Engagement) has to be a high priority for the city for continued success."

She added that there needs to be a "hard-wired" mechanism for communication between Brookhaven, which became a city in December 2012, and nearby Sandy Springs and Dunwoody.

The two-hour session May 15 allowed attendees to give input in two ways. One was by writing suggestions on wall posters, which had such themes as "Our Threats" and "Our Opportunities."

The other was by participating in groups that shifted among three category areas, which were aimed at eliciting suggestions for such things as gateway areas into the city, commercial development, and trail networks.

Also, a question and answer session was held.

The plan that emerges will be guiding the development of a city that is overwhelmingly residential, and largely white and under 40 years of age.

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Brookhaven residents planning city's long-term future - Reporter Newspapers

Data supplied at the workshop showed that 59 percent of the city's land use is single-family residential, and 12.6 percent is multi-family residential. About 70 percent of the population is white, and 25.8 percent of the population of 49,222 (per 2010 Census) is 25-34 years old.

So it's understandable that some of the feedback that emerged concerned livability factors.

One resident said the city has a "beautiful canopy of trees ... I think we need to preserve that. Once those things are cut down, we can't get that back."

Assistant City Manager Susan Canon replied that reviewing the tree ordinance "is on the radar screen."

Hatton noted that comprehensive plans are required by state law, and that a short-term, five-year "work program," which would conclude in 2019, is also mandatory. A new work plan must be formulated when the current one expires.

Another area that the comprehensive plan could touch on is redevelopment. With just 2.7 percent of the city's land labeled undeveloped, there is "significant" redevelopment potential, Hatton said.

Brookhaven residents also can take a survey on the comprehensive plan on the city website (www.brookhavenga.gov). Also, there is a special email address for plan input: comprehensiveplan@brookhavenga.gov.

Said resident Gayle Sherlag, "There should be more opportunities for public input. It's a great opportunity to make the city a more livable one."

-Steve Burns



<http://www.reporternewspapers.net/2014/05/15/brookhaven-residents-planning-citys-long-term-future/>[5/19/2014 9:08:01 AM]

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Neighbor Newspapers - Citizens get vocal about future of Brookhaven

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Citizens get vocal about future of Brookhaven

articles

by LaTria Garnigan

May 20, 2014 09:11 AM | 683 views | 0 | 3 | |

The city of Brookhaven is moving ahead with its 2034 comprehensive plan and last week held a visioning workshop for the public to weigh in on what the city can look like in the future.

At the workshop, there were several maps up for view, along with a couple of posters where residents could write down their personal thoughts on the strengths, weaknesses and needs of the city.

Amanda Hatton, with Jacobs Engineering Group and the project lead for the plan, said the goal of the meeting was to collect ideas of the vision of the city, which will ultimately set the pace for the comprehensive plan.

"We want to establish a community-based, long-term vision for the city's future," she said.

While the plan spans a 20-year period, it will be broken up in five-year increments, said Hatton. That will allow the city leaders to have an implementable program to pursue.

After a brief overview of some aspects of Brookhaven and a review of possible development projects, the room was split into three small groups, with each taking a section of the city and inputting their ideas of where certain development should be, what should be preserved — in regards to historic Brookhaven and tree canopy — and what should be utilized as public space/park areas. After working on a certain section for a few minutes, the groups switched until all had been able to submit their ideas about all three areas of the city.

Several ideas came out of the groups: mixed-use development around Blackburn Park, gateways that identify when someone is entering or leaving Brookhaven and improvements along Buford Highway.

During her presentation, Hatton presented the top assets and opportunities for the city — significant redevelopment of old commercial along key corridors, the potential for new mixed-use opportunities, the chance to have more tailored zoning districts and leveraging and incorporating "parallel planning" efforts.

Some of the weaknesses residents wrote included — not enough public input, no arts and culture, doing too much too fast and the need for more publicity for the public process. In regards to strengths, they included the city having great neighborhoods, a large natural tree canopy and "smart people."

The consensus from the workshop was that residents wanted a comprehensive plan that included more public input and smart development, while also preserving many of the natural resources residents have come to enjoy.

The next public workshop will focus on needs and strategies and will be June 9 from 6 to 8 p.m. at Brookhaven City Hall, 4362 Peachtree Road.

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Audiocast: City holds "Needs and Opportunities" Comprehensive Plan Workshop

June 10, 2014 | Filed under: City of Brookhaven | Posted by: thebrookhavenpost

Brookhaven, GA, June 10 – As part of the city's Comprehensive Plan 2034 initiative, the City of Brookhaven held a "Needs and Opportunities Workshop" at City Hall Monday. This was the second workshop pertaining to the Comprehensive Plan.

Community Planner/Project Manager with Jacobs Engineering, Amanda Hatton, gave attendees an overview of the workshop and explained the evenings activities.

Participants went around the room to various stations to give their opinions of "Needs and Opportunities."

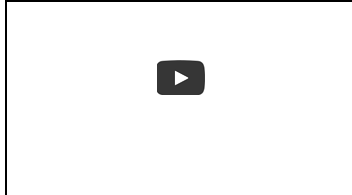
More chances for citizens to get involved in the city's long-term scoping efforts are coming up.

Here is a link to the calendar showing items and their meeting dates. <http://brookhavenga.gov/home/showdocument?id=783>

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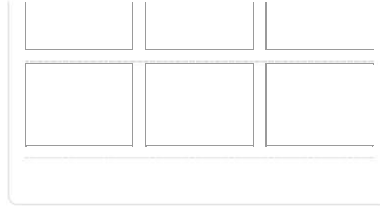
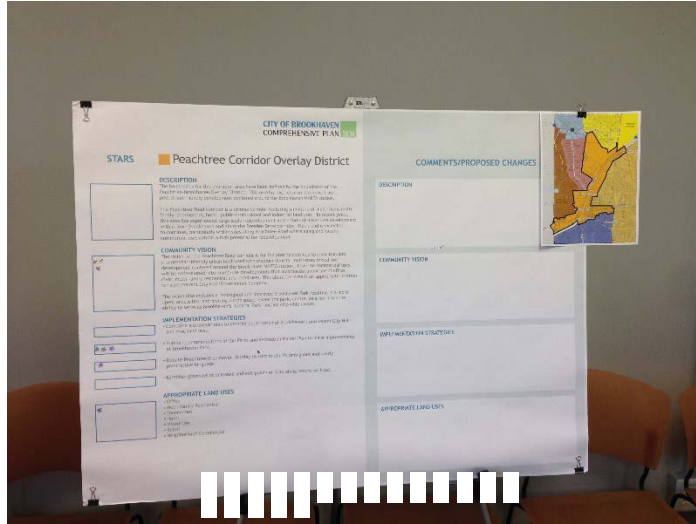


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NOTICEPurpose: Public Hearings, Planning Commission recommendation
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PlanningCommission Public Hearing7:00 P.M. July 23, 2014Date: Mayor
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Brookhaven drills into comprehensive plan - Dunwoody Crier: News

Brookhaven drills into comprehensive plan

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Posted: Tuesday, July 29, 2014 5:45 am | Updated: 9:22 pm, Mon Aug 4, 2014.

By Talia Tirella For The Crier |

The city of Brookhaven held a public open house showcasing their comprehensive plan for 2034 along with their comprehensive transportation plan.

Comprehensive Plan 2034 is composed of larger goals that Brookhaven wishes to achieve by that year. Projects involve a future land use plan, as well as catering to the city's present and future needs and priorities.

The city intends to focus on larger projects such as making improvements to roadways, but also intends to fix neighborhood specific problems and work on neighborhood priorities and needs.

Some of the city-wide priorities presented at the open house include: revisions to zoning and development regulations, completion of a master plan for a new town center, implementation of the comprehensive transportation plan and parks and recreation master plan, analyzing housing needs, implementation of a Complete Streets policy, adopting and improving a new tree ordinance, determining infrastructure capacity for future land use and establishing more inclusive housing policies, among others.

Some citizens feel that certain projects should take priority over others. Resident Sally Eppstein said, "I think that the most important project they could start with is the multi-purpose paths and bike lanes, as well as adding a bike trail along North Peachtree Creek."

According to a pamphlet offered to the public at the open house, three distinct elements shape the city's overall plan. They include community goals, needs and opportunities, and the community work program.

The community goals that help to shape the city's plan include land use and transportation coordination, an enhanced park service, preservation of neighborhoods, promotion of diversity, promotion of the Buford Highway Gateway, sustainability, establishment of a unique identity, pursuing a transit-oriented design and promoting economic prosperity.

Some goals may sound familiar, but those such as the Buford Highway Gateway are unique to the Brookhaven comprehensive plan. Plans for Buford Highway include adding intersections and turn lanes, as well as changes to heavily trafficked roads that lead to Buford Highway.

The city also plans to preserve the diversity of the Buford Highway area by maintaining affordable housing and promoting development, but also seeks to make the area pedestrian friendly by adding new pedestrian paths and a park in the nearby area.

The city's other transportation plans include adding multiple bike paths and bike lanes in keeping with their goal of being a sustainable city.

There are distinct plans for each section of Brookhaven based on needs of residents and opportunities for the city to help improve each distinct area of Brookhaven. Plans for each area are slightly different, but most include adding additional development and encouraging mixed-use properties, maintaining and improving existing parks, improving on and building a better sidewalk system, preserving the tree canopy, preserving traditional neighborhood areas, maintaining affordable housing options, increasing pedestrian safe areas and adding more pedestrian path connections, focusing on sustainability and maintaining high-density areas and commercial developments as a large tax base for the city.

Because there are so many areas of improvement, there is no set plan with regards to what project comes first. Megha Young, a consultant

http://www.thecrier.net/news/article_21d28322-16b5-11e4-b7a7-0019bb2963f4.html?TNNNoMobile

1/3

9/10/2014

Brookhaven drills into comprehensive plan - Dunwoody Crier: News

from Gresham, Smith & Partners, said that the city will begin prioritizing what the public thinks are the most important projects and then look at the available funding.

“They’ll be looking for the project that can get them ‘the most bang for their buck,’ the project that residents are most likely to prioritize,” said Young.

Councilman Joe Gebbia (District 4) is excited about the plan and added his opinion that “there’s no reason we [Brookhaven] can’t be the next Buckhead!”

When asked what project he thought should begin first, Gebbia said that he was, of course, biased toward the development of Buford Highway, an area he feels “has a high potential for economic growth.”

According to a schedule last updated on June 27, city council will be holding a third public hearing on Aug. 12 and also hearing the comprehensive transportation plan presentation and adopting the parks and recreation plan as well as plans pertaining to Buford Highway.

The council decided last week to defer voting on the new tree ordinance in order to hear more public opinion and hold a Special Called Meeting to be held on July 29 at 6:30 p.m. at City Hall.

Mayor Davis also announced a State of the City address, to be held on July 31 at 6:30 at the Holiday Inn Atlanta Perimeter.

Road repairs throughout Brookhaven have begun, and the council said last week that those repairs are ahead of schedule.

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Brookhaven Planning Commission supports zoning map changes

articles

by LaTria Garnigan

July 29, 2014 09:52 AM | 1033 views | 0 | 2 | |



The Brookhaven Planning Commission voted to recommend adoption of an official zoning map, which includes three amended properties, to the city council.

At last week's meeting, the commission heard from Michelle Alexander, director of planning with Pond and Co., about the updates to the ordinance.

Brookhaven adopted a zoning map from DeKalb County Jan. 15, 2013, said Director of Community Development Susan Canon. She said the city and the public noticed discrepancies, and the city decided to do an audit with plans to readopt the zoning map.

"We've done everything to perfect this map to the best of our ability," said Canon.

Of the 14,000 parcels, 980 had to be corrected, said Alexander, and the information also had to be imparted into data form. At the meeting, there were three parcels left to vote on: 1050 Lenox Ave., which changed from R75 to RA5; 2484 Appalachee Drive, which changed from R60 to R75 and 2136 Havenwood Trail, which changed from R85 to RM85.

As part of the motion, Canon said those three parcels would be included in the vote for the map, which will be transmitted to city council for a vote.

Commission member John Funny wanted to clarify that the public was duly notified of the changes.

"Let's make certain residents are fully aware of what's about to take place because it could change matters relating to their property," he said. "I would hate to have citizens come up and say they didn't know about it. Canon assured the commission that residents were notified, especially those property owners of the 980 parcels that were changed.

The commission also heard from Amanda Hatton, project leader from Jacobs Engineering, about the Comprehensive Plan 2034. The commission did not vote for a recommendation, but instead used the meeting as a public hearing. Hatton identified 13 character areas of the city, which each have a unique development perspective: Perimeter Center, Lakes District, Blackburn Park Neighborhood Center,




Lynwood Park, Historic Brookhaven, Osborne, Peachtree Corridor Overlay District, Ashford Park/Drew Valley, Brookhaven Heights/Brookhaven Fields, Lenox Park, Briarwood Park, Roxboro and Buford Highway Corridor.

http://neighbornewspapers.com/view_full_story/25508117/article-Brookhaven-Planning-Commission-supports-zoning-map-changes?

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9/10/2014 Neighbor Newspapers - Brookhaven Planning Commission supports zoning map changes

The next public hearing is set for Sept. 3, with tentative city council adoption Nov. 18.

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MARTA's proposed Brookhaven Station development offers challenges, report says | SaportaReport

MARTA's proposed Brookhaven Station development offers challenges, report says

Posted in David Pendered
 Date: September 3rd, 2014, 9:19 am

By David Pendered

MARTA wants to engage a developer to build a live-work-play community in the 2-year-old city of Brookhaven, where a proposed 30-year plan appears to embrace dense urban development.

MARTA is seeking developers for its Brookhaven Station. MARTA intends to develop homes, offices and shops on almost half the station's sparsely used lot, and replace those parking spaces in structured parking.

The project may not be easy, according to a MARTA report that states: "The positive involvement of [Brookhaven and DeKalb County] could be a challenge to bring about. It will take careful negotiation and cooperation, of which ARC [Atlanta Regional Commission] could help facilitate. The largest hurdle, however, could be the participation of private money lenders."

Brookhaven's proposed [Comprehensive Plan 2034](#) seems to support MARTA's development concept. The proposed plan speaks in positive terms of three recently built mixed-use communities that embody the planners' vision for dense developments in Brookhaven:

- **Town Brookhaven**, which the Brookhaven plan describes as, "a 48 acre pedestrian-friendly urban village, which includes 460,000 sq. ft. of retail, 950 residential units, 20,000 sq. ft. of office, and 20 restaurants";
- **Brookhaven Village**, along the Dresden Drive corridor north of the Brookhaven Station, which the Brookhaven plan says is, "transforming into an urban boulevard with multi-family residential above street-lined retail. This development form provides retail, services, restaurants, and offices within walking distance of surrounding neighborhoods";
- **Perimeter Summit**, located in the Perimeter Mall area in the southwest quadrant of the intersection of I-285 and Ashford Dunwoody Road, is described as, "another mixed-use node in the community with office and multi-family housing."

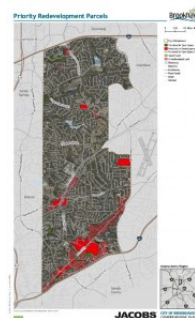
The Brookhaven City Council is slated to adopt Comprehensive Plan 2034 at its Nov. 18 meeting, following a final public hearing on Sept. 9. The plan was unveiled at a council meeting on Aug. 12.

Jacobs is serving as the project manager and lead consultant. Sycamore Consulting is coordinating public engagement and Market Street Services is overseeing economic development and demographics analysis.

For its part, MARTA has asked developers that are interested in the project to [submit their qualifications](#) by Sept.



As MARTA seeks to develop its Brookhaven Station, the city of Brookhaven is poised to adopt a long-range plan that commends a similar development, Town Brookhaven, as a, "pedestrian friendly urban village." Credit: sembler.com



The city of Brookhaven's proposed Comprehensive Plan 2034 cites MARTA's Brookhaven Station as a priority area for redevelopment. Credit: brookhavenga.gov

9/10/2014 MARTA's proposed Brookhaven Station development offers challenges, report says | SaportaReport

18. MARTA will screen the responses and invite those that pass muster to submit their proposals at a later date.

The proposed Brookhaven Station development represents MARTA's efforts to move forward with a two-fold plan to increase its revenues by developing land near a transit station. MARTA has long identified its Brookhaven Station as a candidate for development.

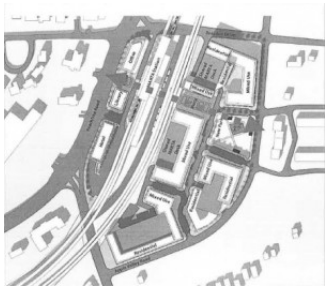
First, MARTA will make money through long-term leases on the ground beneath the planned development. A report prepared for MARTA says MARTA could expect to collect \$640,000 a year by leasing 10 acres. The price presumes land values in the area of \$1.6 million an acre, according to the report by Bleakly Advisory Group.

For developers, the benefit of entering a 99-year ground lease with MARTA is the lower cost of land. The lease rate of the ground lease would be 4 percent, compared to a debt rate of 6 percent if the developer were to finance a property purchase.

Second, MARTA expects a boost in ridership of its trains and buses once the development opens. That's because a portion of the individuals who live in the homes, and work in or visit the commercial spaces, are expected to become transit passengers.

MARTA commissioned a market analysis in 2013 of potential development sites including the Brookhaven Station. The report determined the station could support the following components:

- "Up to 10,000 square feet of retail and/or up to 15,000 square feet of office space;
- "Up to 300 residential units, including apartments and condominiums; and
- "62,000 square feet civic use."



MARTA has provided this conceptual plan of the redevelopment of its Brookhaven Station. Credit: itsmarta.com

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About David Pendered
 David Pendered, Managing Editor, is an Atlanta journalist with nearly 30 years experience reporting on the region's urban affairs, from Atlanta City Hall to the state Capitol. Since 2008, he has written for print and digital publications, and advised on media and governmental affairs. Previously, he spent more than 26 years with The Atlanta Journal-Constitution and won awards for his coverage of schools and urban development. David graduated from North Carolina State University and was a Western Knight Center Fellow. David was born in Pennsylvania, grew up in North Carolina and is married to a fifth-generation Atlantan. [View all posts by David Pendered →](#)

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Brookhaven to consider planning initiatives - Reporter Newspapers



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Posted by [Ann Marie Quill](#) on September 8, 2014.

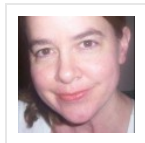
Brookhaven to consider planning initiatives

Brookhaven's city council will consider its four planning initiatives – the Comprehensive Plan 2034, the Buford Highway Plan, the Transportation Plan and the Parks & Recreation Master Plan at its regular council meeting on Tuesday, Sept. 9, at 7 p.m.

Public comment will be allowed on all four. The plans are available at [this link](#) and the meeting agenda is can be found at [this link](#).

The city council meets at City Hall, 4362 Peachtree Road, Brookhaven.

1



About [Ann Marie Quill](#)

Ann Marie Quill is Associate Editor at Reporter Newspapers.

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9/10/2014 Parks Master Plan among key Brookhaven planning initiatives to be considered for adoption Tuesday | Brookhaven GA | The Brookhaven Post

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Parks Master Plan among key Brookhaven planning initiatives to be considered for adoption Tuesday

September 9, 2014 | Filed under: City of Brookhaven | Posted by: The Brookhaven Post

Brookhaven, GA, September 9 – The City of Brookhaven’s City Council and Staff will convene to consider adopting key Planning Initiatives Tuesday: the Comprehensive Plan 2034, the Buford Highway Plan, the Transportation Plan and the Parks and Recreation Master Plan.



4362 Peachtree Rd. Site of New Brookhaven City Hall

At 4:30 PM there will be a Work Session ([Agenda Here](#)) and at 7:00 pm the City Council will convene for a Regular Council Meeting ([Agenda Here](#).)

There is also a 3:00 PM Special Called Meeting, but no agenda has been published as of the time of this Post. We are told Council will convene and enter into Executive Session to discuss either personnel, real estate or litigation matters. If an agenda is published, it will be [here](#).

During the 7:00 PM Regular Council Meeting there will be an Open Public Hearing.

All meetings will be heard in Council Chambers on the third floor of City Hall at 4362 Peachtree Road.

To download and view the plans in their current form, follow the links below.

- [Comprehensive Plan 2034](#)
- [Buford Highway Improvement Plan](#)
- [Transportation Plan](#)
- [Parks and Recreation Master Plan](#)

If you have input on any of the Planning Initiatives, Tuesday could be your last opportunity before these key planning initiatives are adopted.



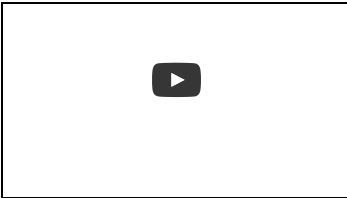
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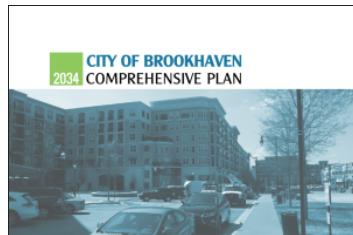
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Brookhaven to transmit Comprehensive Plan to State and ARC for review

September 9, 2014 | Filed under: City of Brookhaven, City Services, Planning and Zoning | Posted by: The Brookhaven Post

Brookhaven, GA, September 9 – Tuesday evening, the City of Brookhaven’s City Council adopted a resolution to transmit the city’s Comprehensive Plan 2034 to the State of Georgia Department of Community Affairs (GDCA) and the Atlanta Regional Commission (ARC) for their review.



As part of their review, the plan will be compared to other jurisdictions in the surrounding area.

Adopting this resolution does not mean the Comprehensive Plan is approved. It only means the plan as it stands will be transmitted to the ARC and the GDCA as part of the process.

Mayor J Max Davis said, “We’ve heard positive feedback on this plan. It’s not the final plan and we will take the next two months for more citizen input.”

Jacobs Engineering, the creator of the Comprehensive Plan says, “This document is the result of a collaborative effort of the Brookhaven community, including community members, City of Brookhaven elected officials, the Comprehensive Plan 2034 Steering Committee, and the Planning Team, consisting of both City of Brookhaven staff and the consultant team.”

The Plan can be downloaded in its current form at the link below:

- [Comprehensive Plan 2034](#)

The City of Brookhaven is required to have a Comprehensive Plan in place by the end of the year.

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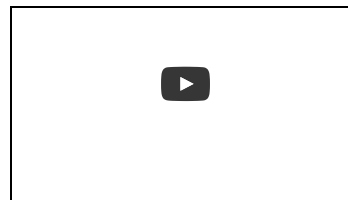
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Brookhaven approves parks, transportation plans, defers Buford Highway plan - Reporter Newspapers

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Posted by [Ann Marie Quill](#) on September 9, 2014.

Brookhaven approves parks, transportation plans, defers Buford Highway plan

The Brookhaven City Council on Sept. 9 gave final approval to two of its planning initiatives.

The Transportation Plan and Parks & Recreation Master Plan were given the final ok, while the Comprehensive Plan 2034 will be transmitted to Georgia's Department of Community Affairs and the Atlanta Regional Commission for review as required by state law.

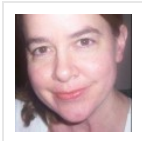
Councilmembers stressed that the plans are not set in stone, and projects still have to be budgeted for and approved by council. Following public input, some changes to the park plan included adding a master plan for each park in the city as part of the overall plan and removing both a suggested parking deck for Murphy Candler Park and 250 parking spaces for Brookhaven Park from the plan.

The council deferred voting on the Buford Highway Improvement Plan until October.

The public will have 60 days to continue providing input on the Comprehensive Plan while it's under review by the state, and the council is set to tentatively make a final vote on it following a Nov. 18 public hearing.

The plans can be found on the [city's website](#).

3 2



About Ann Marie Quill

Ann Marie Quill is Associate Editor at Reporter Newspapers.

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