



Public Hearing #3 with Council

August 12, 2014



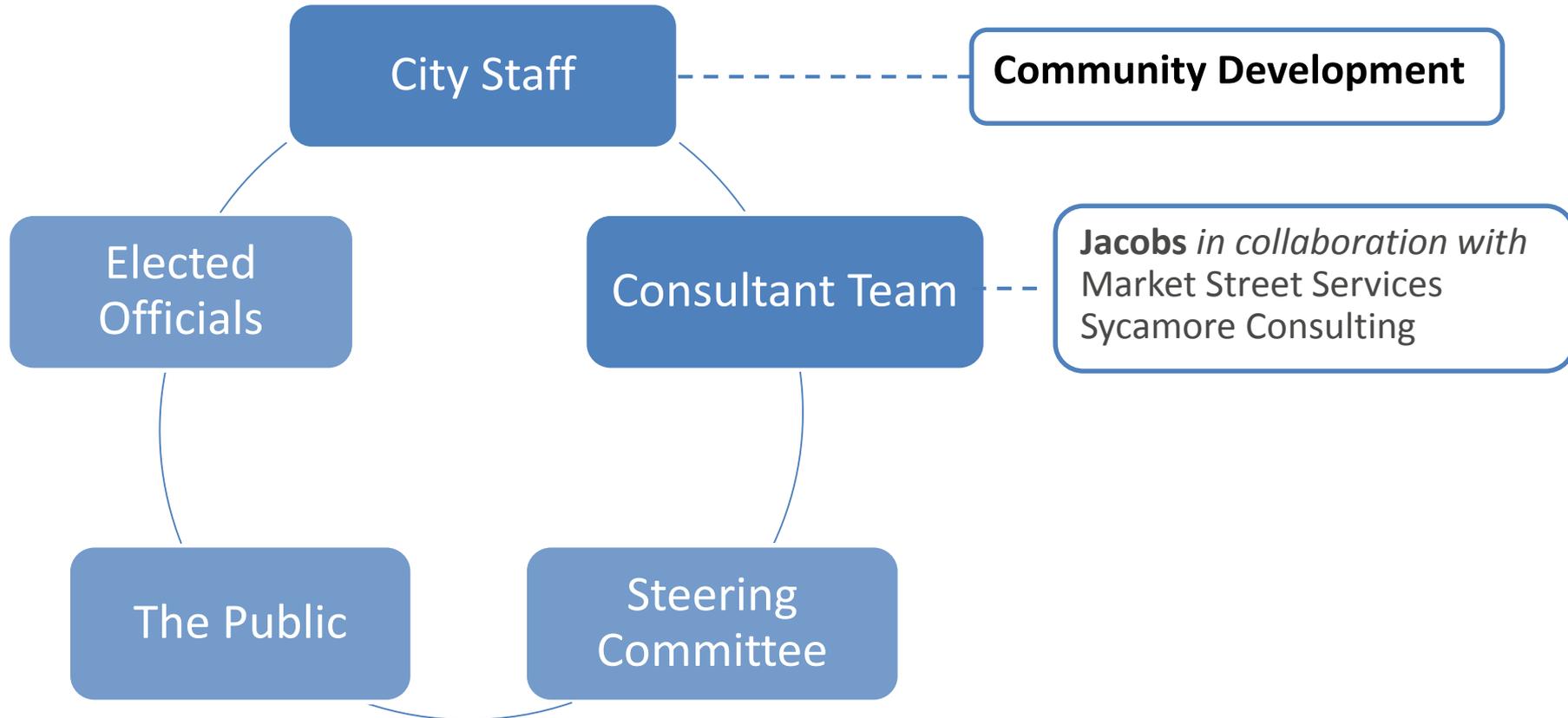
What is Comprehensive Plan 2034?



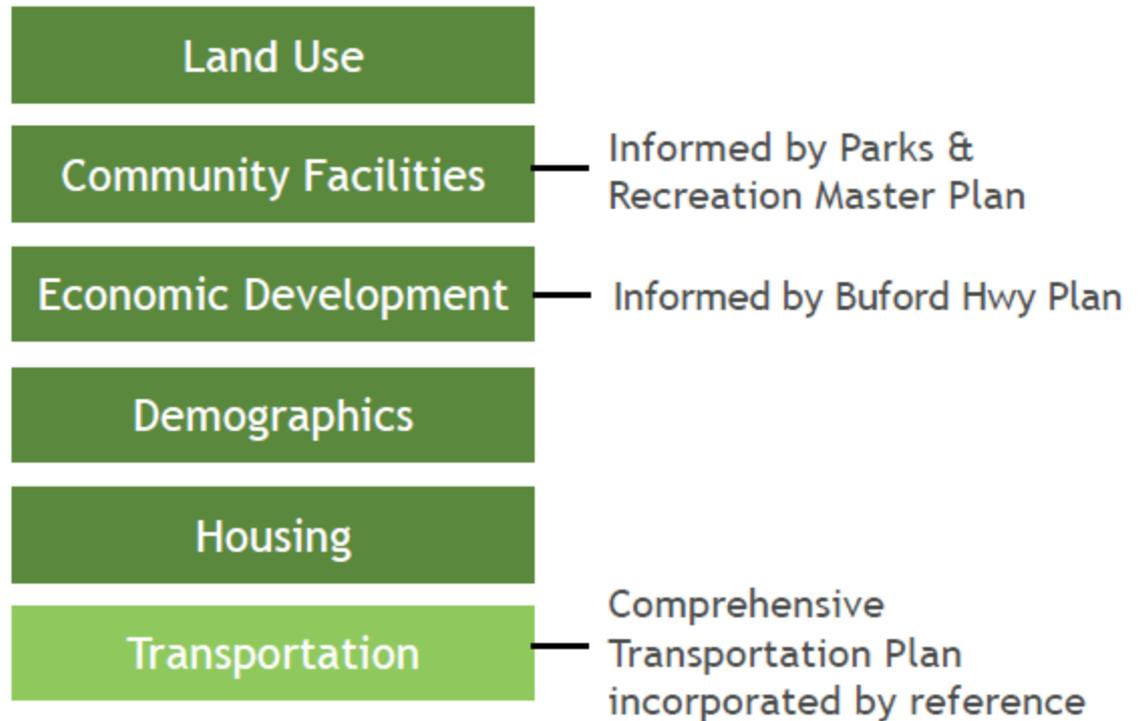
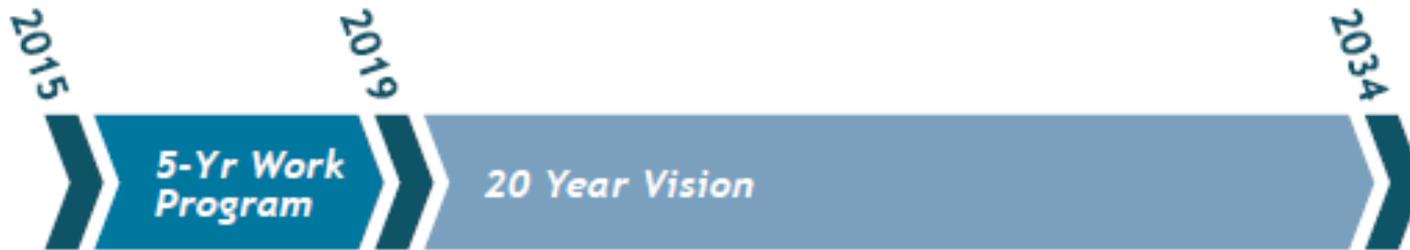
- The de facto business plan for Brookhaven, with a focus on desired growth and redevelopment for next 20 years.
- Documentation of the long-term, overarching community goals and priority actions for the short term (2015-2019).
- A day-to-day and long-term guide for the city, intended to be updated every 5 years.
- A formal document for reference by the city, community members, partners, and investors.



Comprehensive Plan 2034 Team



Plan Framework



Public Involvement Methods

- Website Portal
- Facebook + Twitter
- Stakeholder Interviews
- Web-based Community Survey
- Steering Committee
- E-mail Comment Box
- Two Public Workshops
- Open House
- Planning Commission
- City Council



Public Meeting Schedule

Date	Meeting	Location
March 27	Steering Committee Kick-off	Brookhaven Municipal Court
April 22	Public Hearing #1: Kick-off with Council	Brookhaven Municipal Court
April 24	Joint Steering Committee Meeting	St. Martins Episcopal Church
May 6	Steering Committee Meeting	City Hall
May 15	Visioning Workshop	St. Martins Episcopal Church
May 29	Steering Committee Meeting	City Hall
June 9	Needs & Strategies Workshop	City Hall
June 12	Joint Steering Committee Meeting	City Hall
June 26	Steering Committee Meeting	City Hall
July 21	Open House	City Hall
July 23	Public Hearing #2: Planning Commission	City Hall
July 29	Presentation to Council	City Hall
Aug. 12	Public Hearing #3: Council	City Hall
Sept. 3	Public Hearing #4: Planning Commission	City Hall
Sept. 9	Public Hearing #5: Council Transmittal Authorization	City Hall
Oct. 21	Public Hearing #6: Council Adoption Hearing CANCELLED	
Nov. 18	Public Hearing #6: Council Adoption Hearing (tentative)	City Hall

Steering Committee Meeting
 Public Hearing
 Public Meeting (non hearing)

What's in the Plan Document?

Ch. 1 Introduction

Ch. 2 Plan Elements

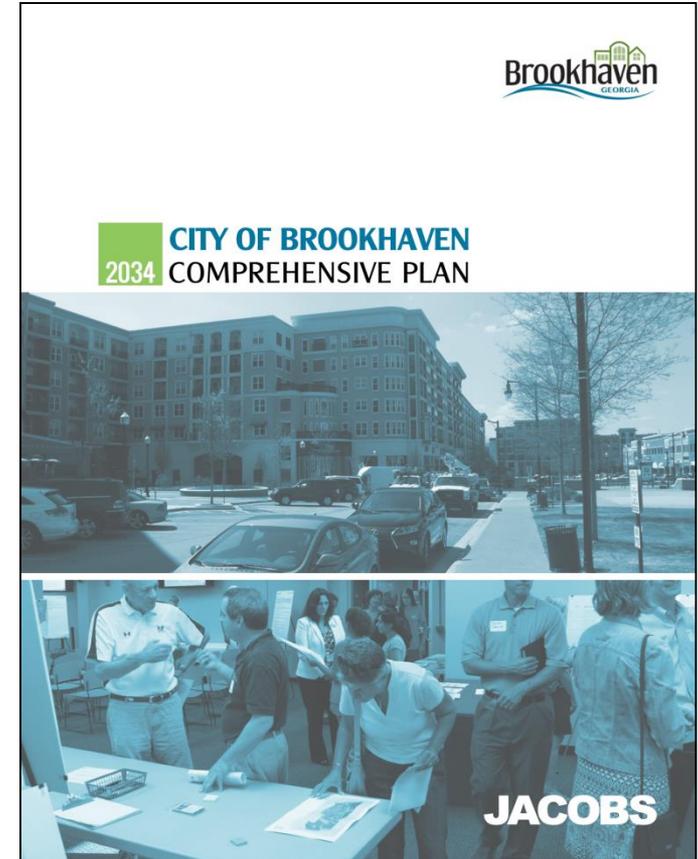
Ch. 3 Community Goals

Ch. 4 Needs + Opportunities

Ch. 5 Implementation Strategy

Appendices

- Public Involvement Documentation
- Supporting Technical Analysis
- Map Enlargements
- Implementation Strategy Details



Plan Highlights

VISION STATEMENT

Brookhaven will be a national model for a walkable, urban community that preserves its unique character and history of neighborhoods, parks, and natural assets while welcoming higher density activity nodes that support transit use, biking, community hubs, sense of place, and diversity of residents and businesses.



Plan Highlights

GOALS

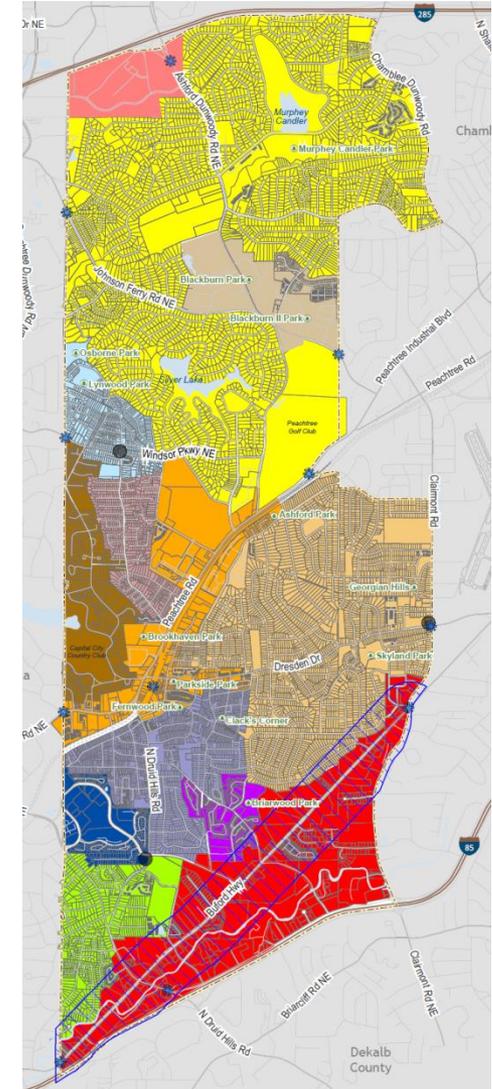
- Land Use + Transportation Coordination
- Diversity
- Unique Brookhaven
- Transit Oriented Design
- A City of Parks
- Sustainability
- Economic Prosperity
- Neighborhoods
- Buford Highway Gateway



Plan Highlights

FUTURE LAND USE

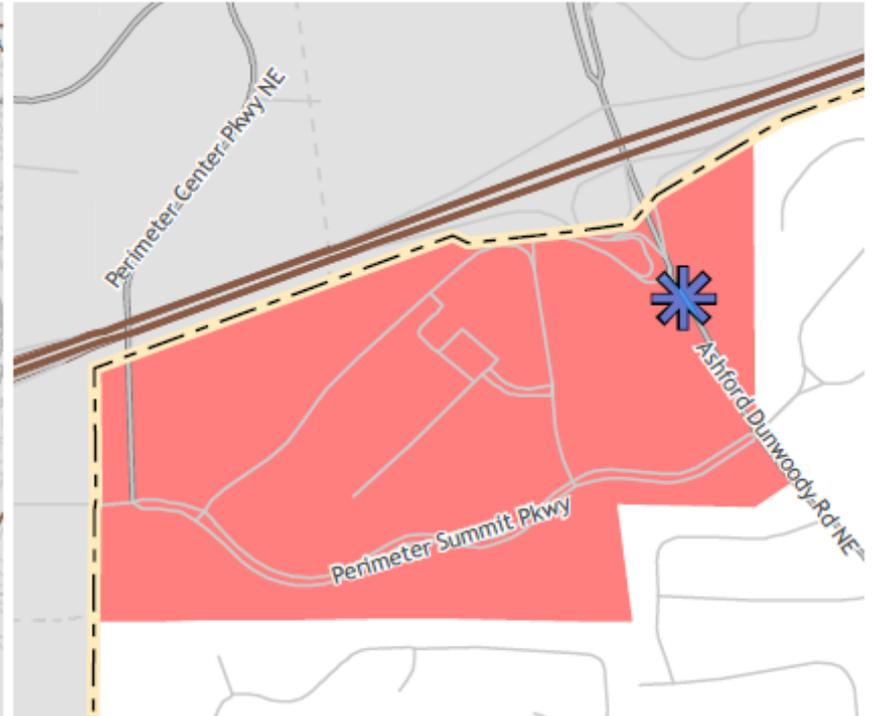
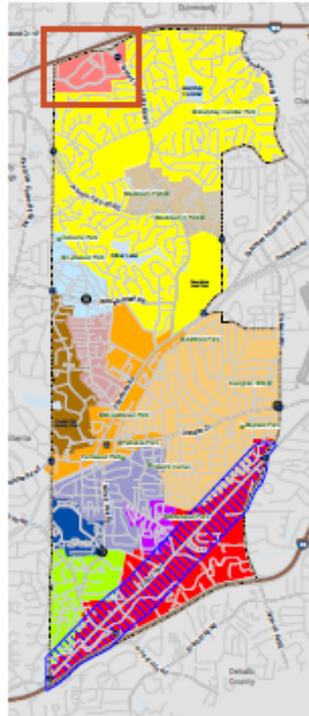
- Character Area Map & narratives
 - Defines the long term land use vision for unique areas of city
 - Identifies 13 total character areas
 - 8 primarily residential in nature
 - 5 community activity centers of varying intensities
 - Includes Gateway Features + Neighborhood Commercial Target Areas
- Additional target areas
 - Areas Requiring Special Attention
 - Healthy/Active Living Resources
 - Priority Redevelopment Parcels



Perimeter Center

VISION

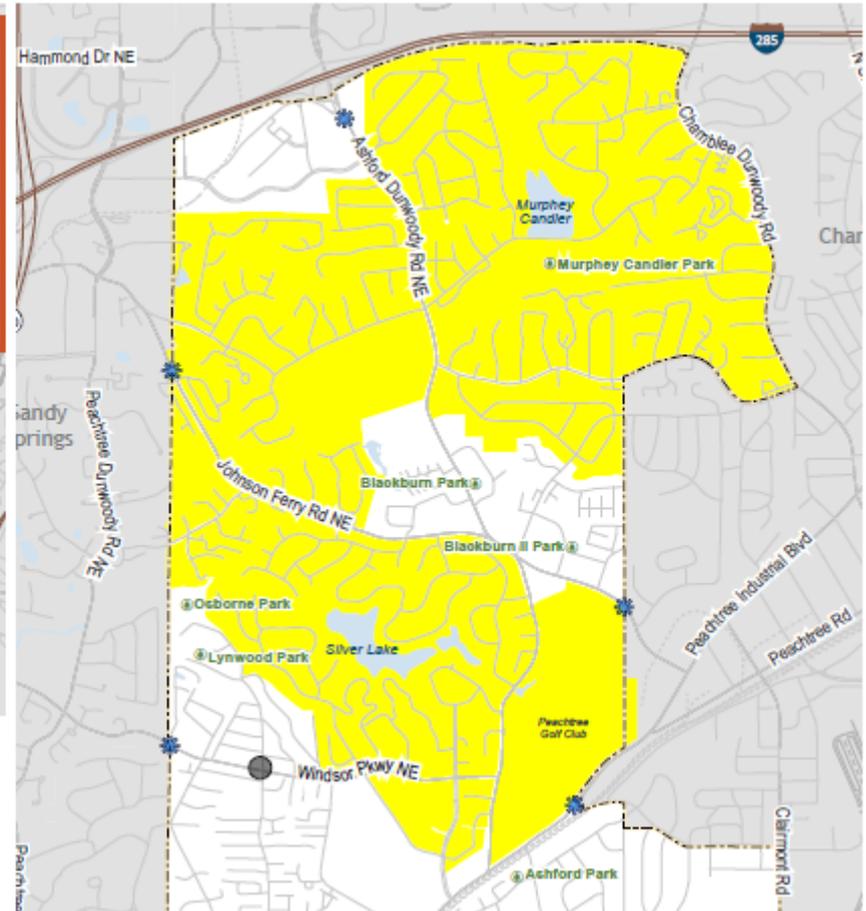
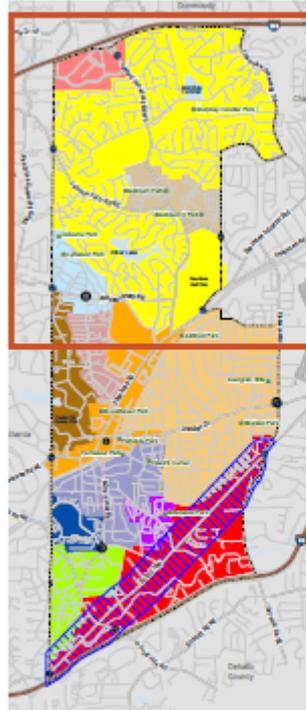
- Remains an area of high intensity land uses
- Mixed use residential and neighborhood commercial
- Buffers and transitions to adjacent areas



Lakes District

VISION

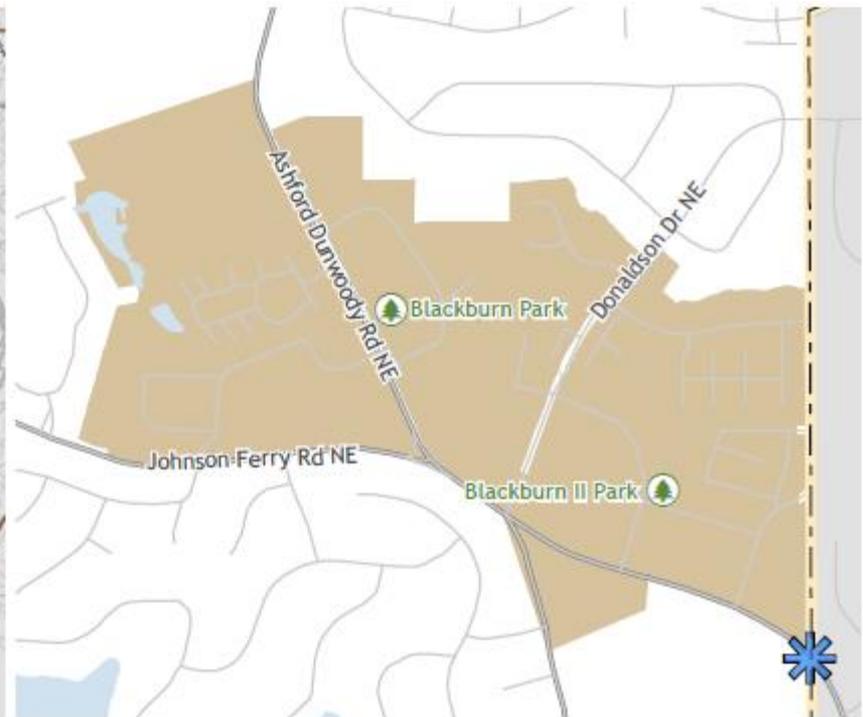
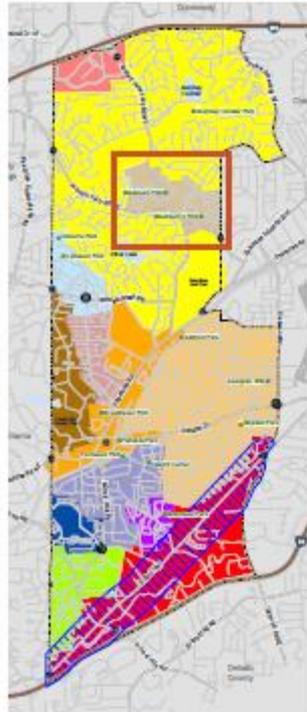
- Preservation of single-family neighborhoods
- Complementary infill housing
- Linear park and trail along Nancy Creek (if adopted via Parks and Recreation Master Plan + CTP)



Blackburn Park Neighborhood Center

VISION

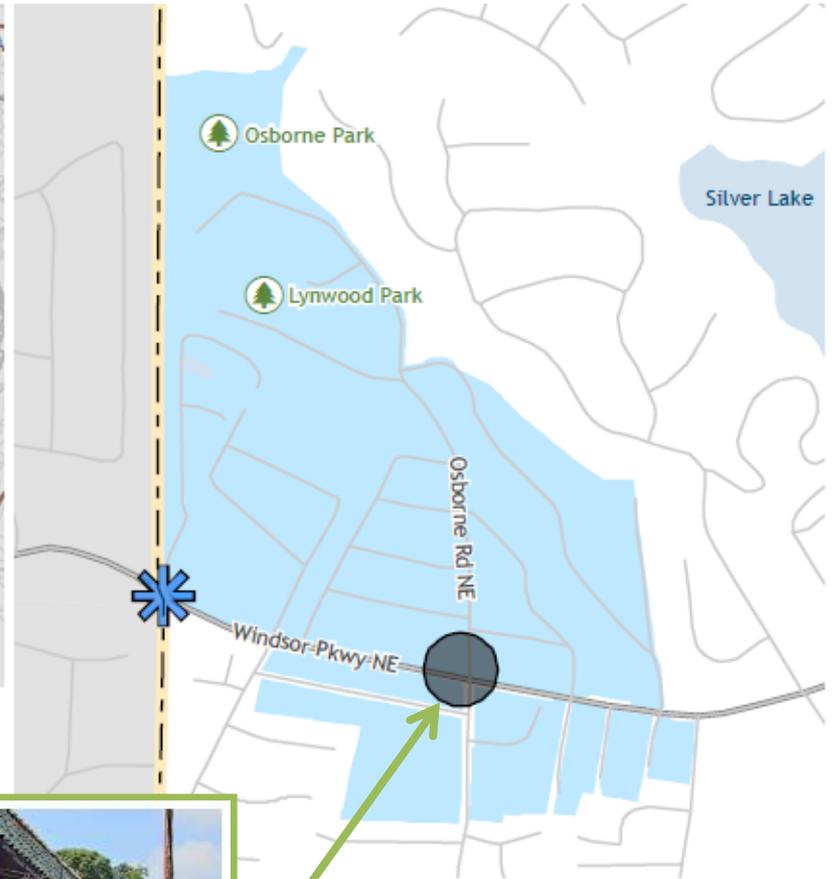
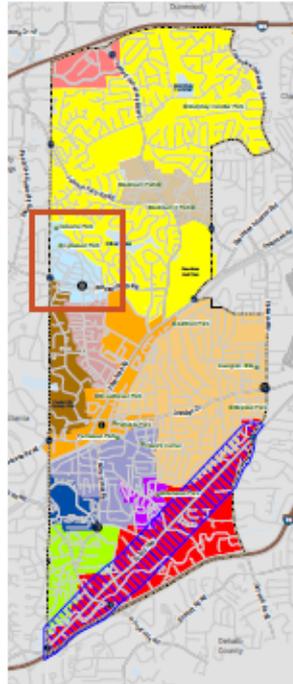
- Walkable neighborhood mixed-use center
- Strategic redevelopment of older, existing uses
- Pedestrian has priority over automobile



Lynwood Park

VISION

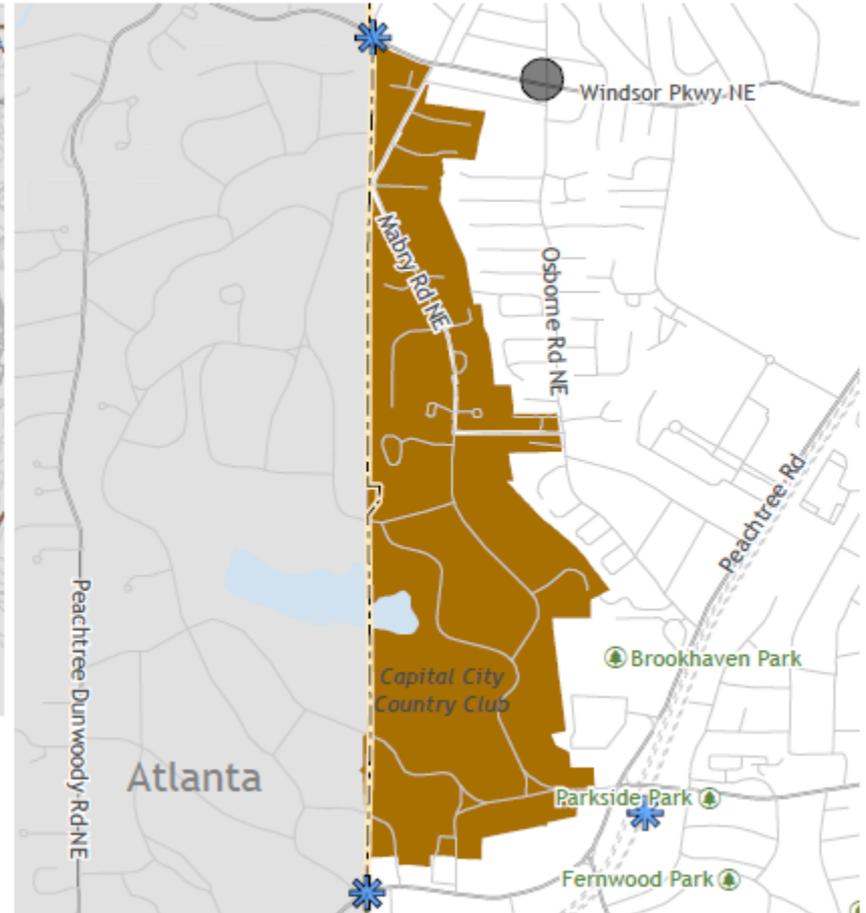
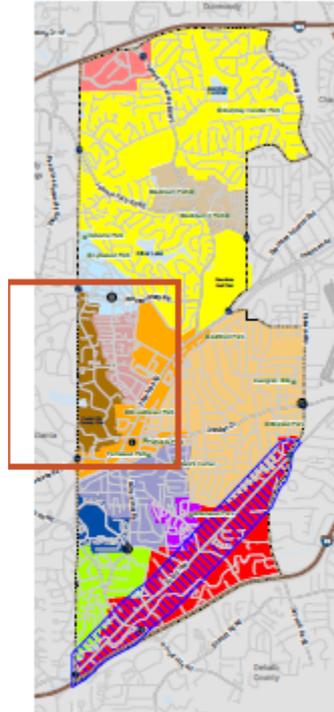
- Maintain traditional neighborhood character
- Complementary infill residential
- Further Windsor + Osborne as neighborhood commercial center



Historic Brookhaven

VISION

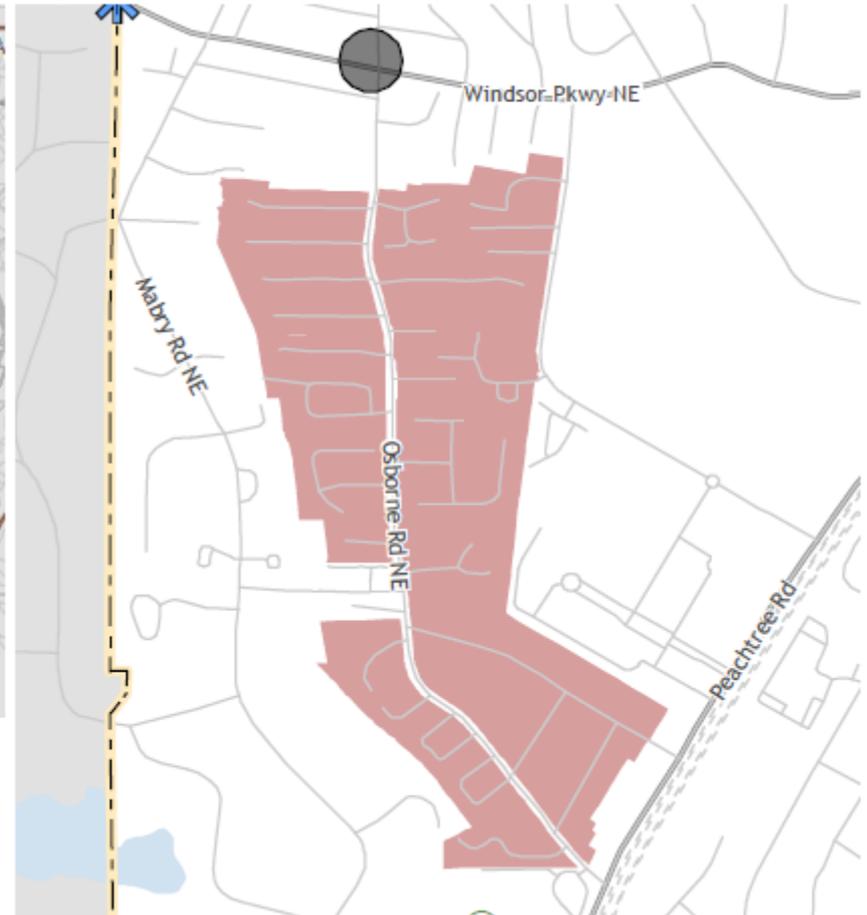
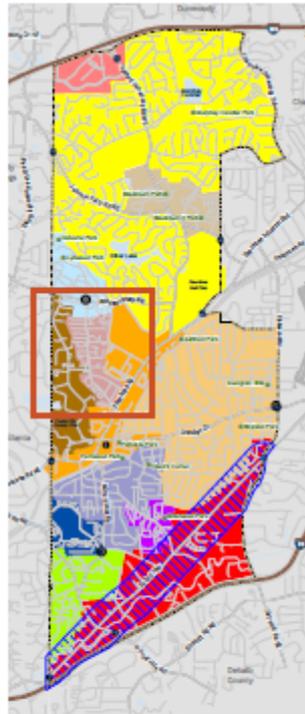
- Preservation of existing historic structures
- Preservation of large lot residential character
- Preservation of neighborhood



Osborne

VISION

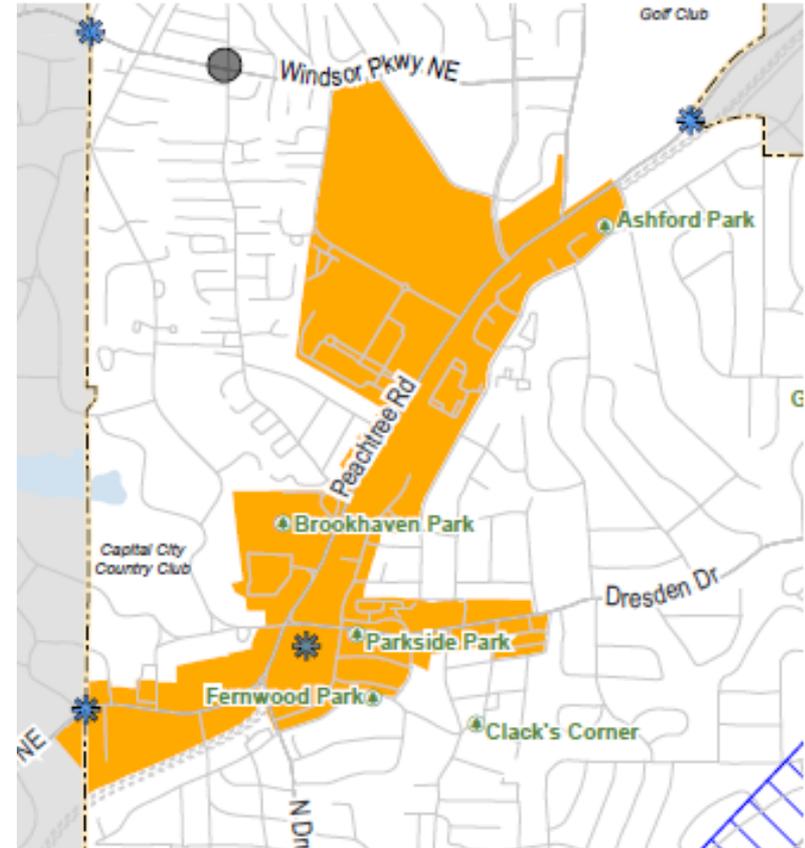
- Preserve + maintain existing neighborhoods
- Single family residential and parks and recreation uses
- Promote biking and walking



Peachtree Corridor Overlay District

VISION

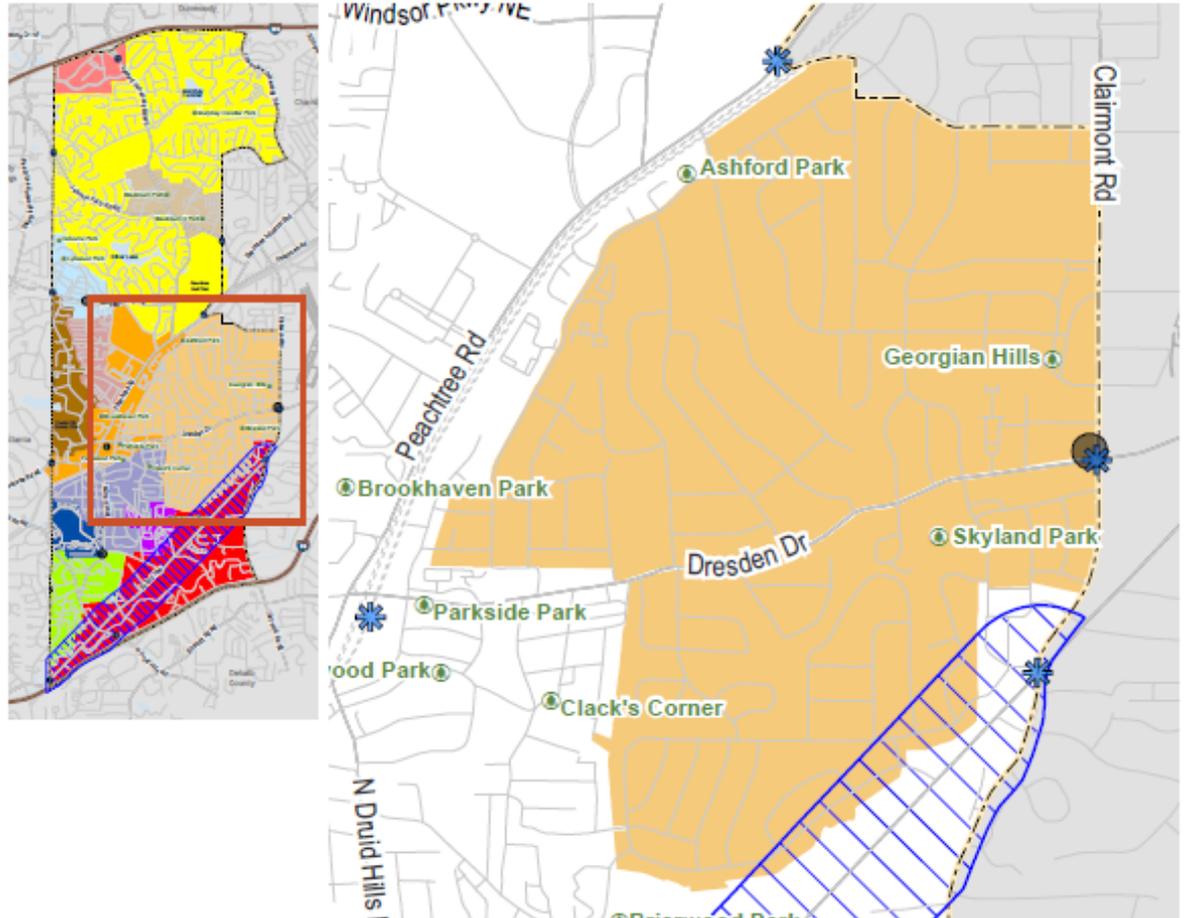
- Pedestrian-friendly urban boulevard
- Medium-density, multi-story mixed use
- New town center located here



Ashford Park-Drew Valley

VISION

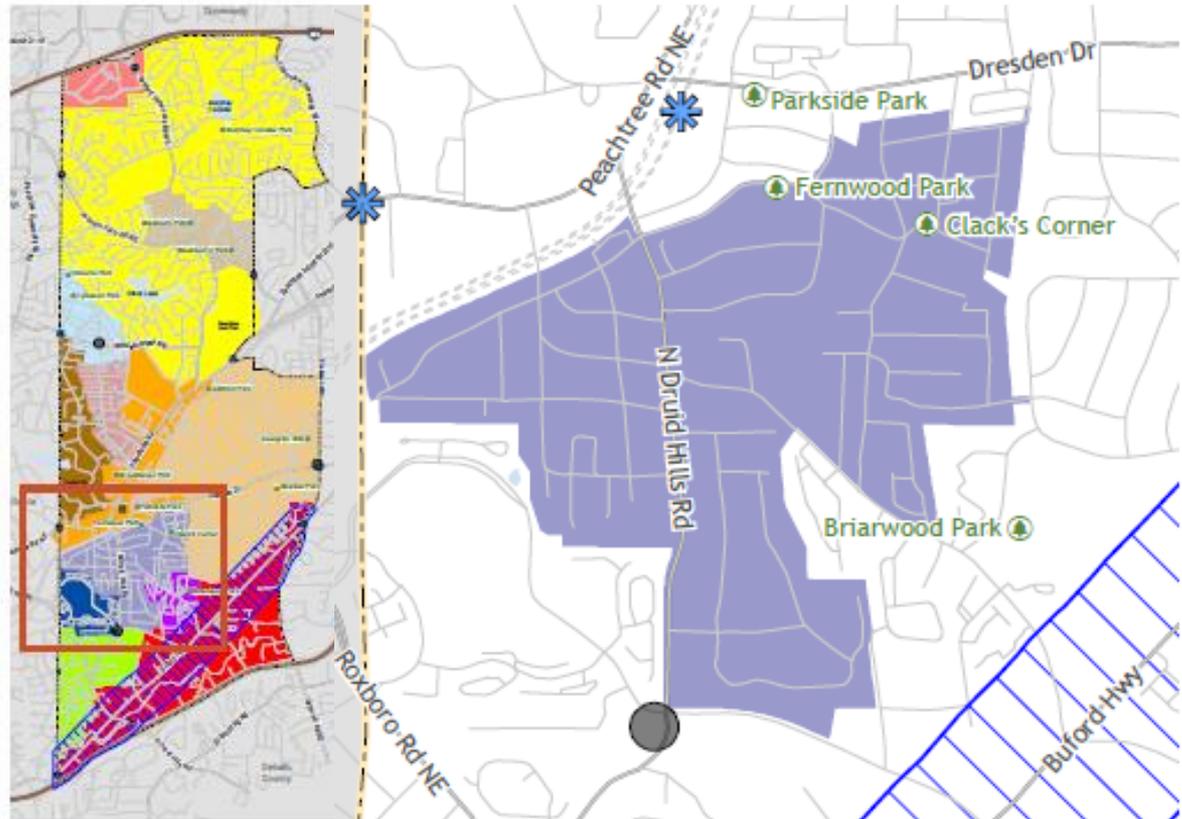
- Maintain and preserve existing single family residential character
- Neighborhood commercial at Dresden Dr. and Clairmont Rd.
- Clairmont Rd. as enhanced corridor in long run



Brookhaven Heights-Brookhaven Fields

VISION

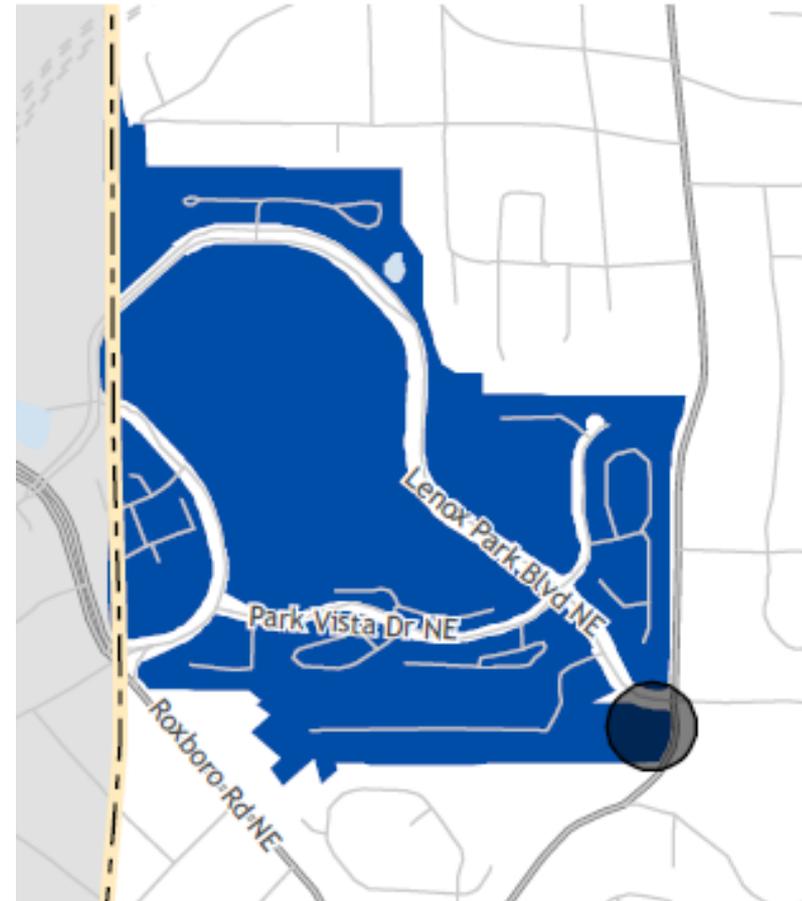
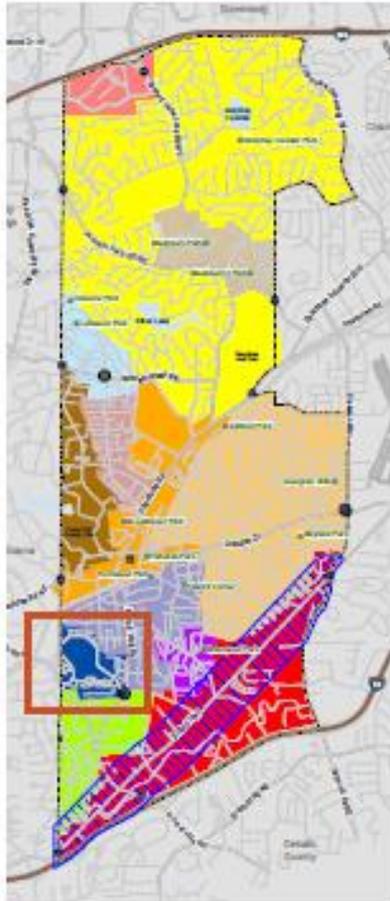
- Maintain and enhance existing single-family neighborhoods
- Compatible infill housing



Lenox Park

VISION

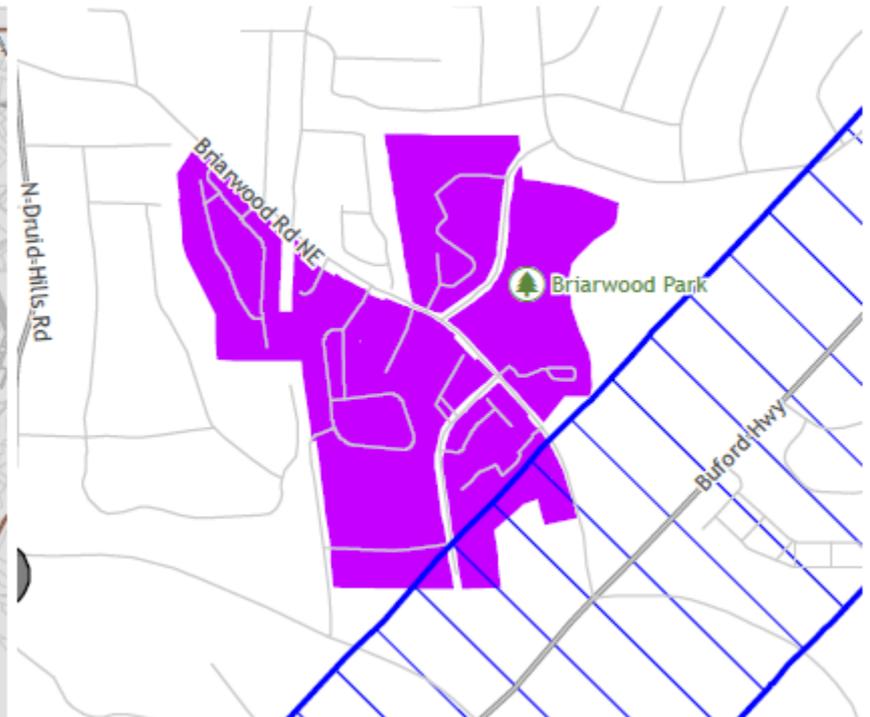
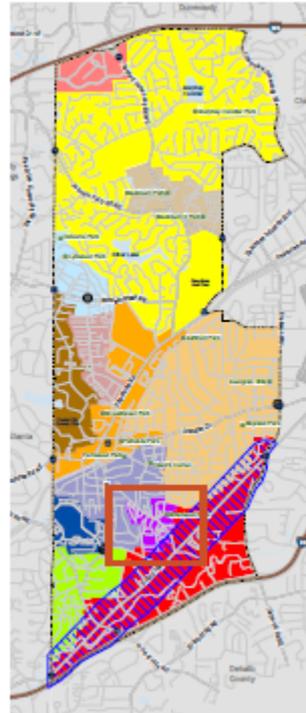
- Evolution into a more vibrant “live-work-play” environment
- Addition of more destinations
- Infill development



Briarwood Park

VISION

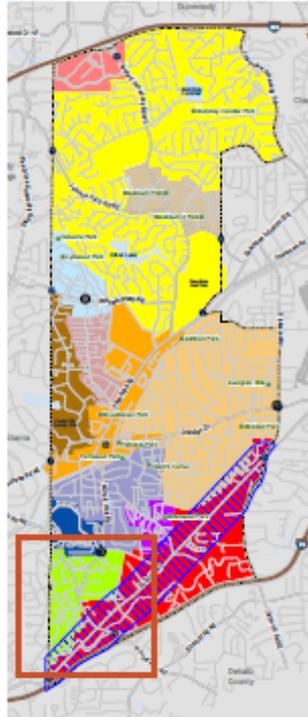
- Continue as area of high-quality, higher-density townhome and condo development
- Maintain and improve Briarwood Park



Roxboro

VISION

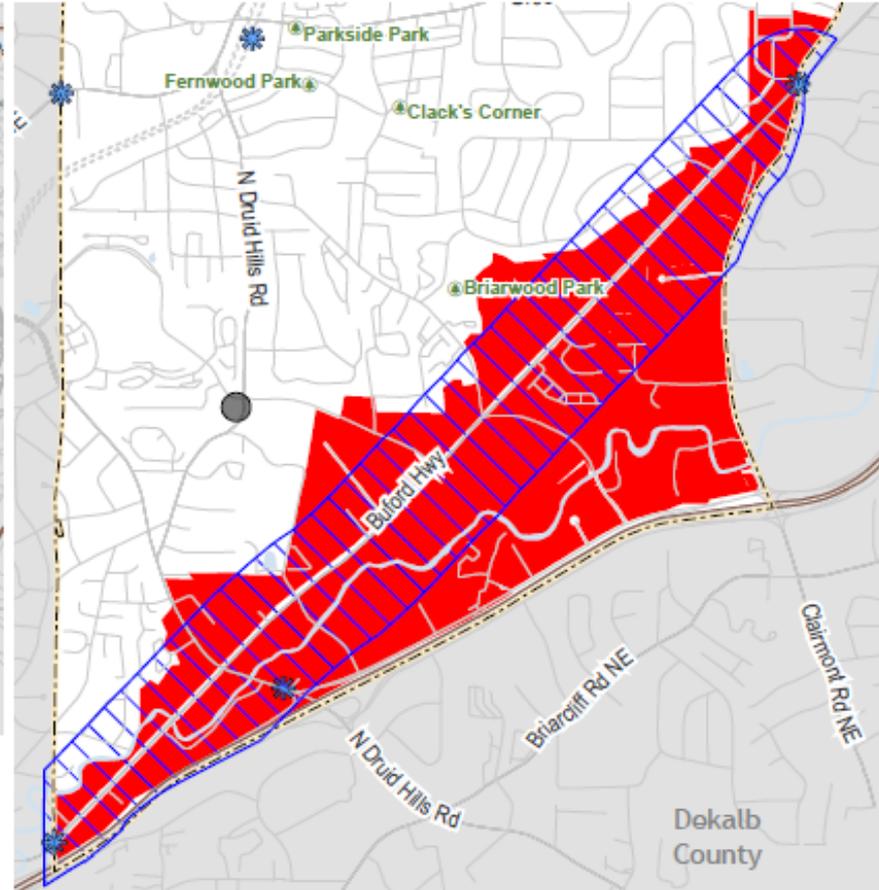
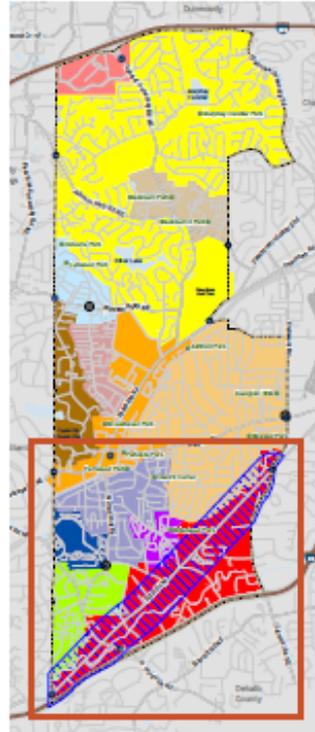
- Maintain, preserve, and enhance existing single family housing
- Compatible residential infill



Buford Highway Corridor

VISION

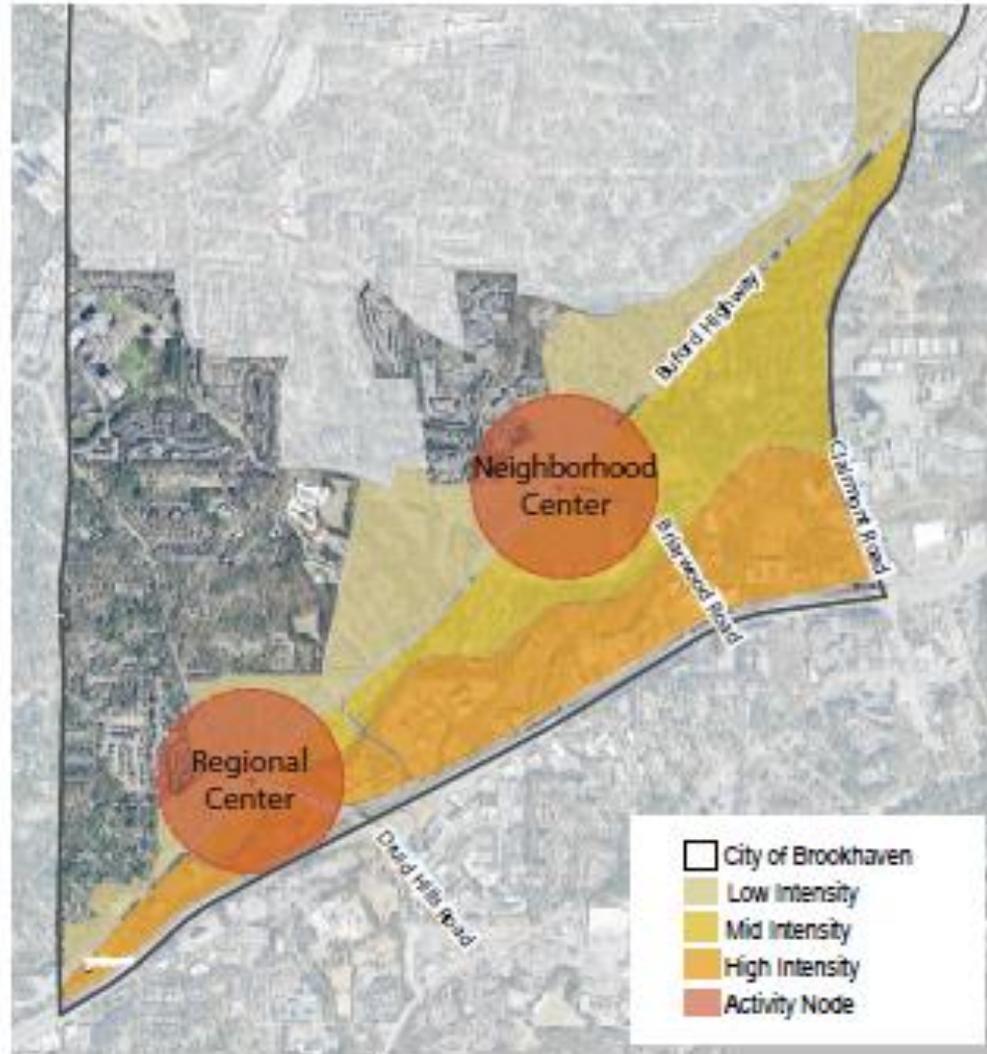
- Transition from an auto-oriented suburban corridor into a denser, more walkable urban corridor
- Preserve and maintain affordable housing options
- Additional active and passive park space



Buford Highway Corridor

VISION

- 3 intensity zones
- 2 activity nodes
- Implementation of Buford Hwy Plan and Parks and Recreation Plan



Plan Highlights

NEEDS + OPPORTUNITIES

- Priority items are those that should be addressed in the community work program (2015-2019)
- Roughly 40 items identified

<p>1.4. Need: Further Brookhaven as a walkable and bikeable community.</p>	<p>Need or Opportunity</p>
<p> short ongoing      </p>	<p>Time line</p>
<p>As the City experiences redevelopment and growth, public and private actions should further Brookhaven as a walkable and bikeable place. Increasing activity in the surrounding regional activity nodes of Perimeter Center and the St. Joseph's Medical Center (Pill Hill) will bring additional people to and through the area. Furthering alternative modes of getting around will help preserve quality of life and traffic congestion as these and other areas grow.</p>	<p>Related Community Goals</p> <p>Description</p>

Plan Highlights

COMMUNITY WORK PROGRAM

- 2015-2019 timeframe
 - Description of activity
 - Timeframe for implementation
 - Responsible party
 - Estimated cost
 - Potential funding source
- 100 action items

CITY OF BROOKHAVEN - COMPREHENSIVE PLAN 2034 - CWP 2015-2019							
LAND USE							
ID	Description of Activity	Timeframe					Responsible Party
		2015	2016	2017	2018	2019	
1.1.	Align zoning and development regulations with Comprehensive Plan.						
1.1.1.	Revise Zoning Ordinance and Code to align City's zoning, development and related regulations with Comprehensive Plan 2034. (consider Unified Development Code)	X	X				Community Devt, Mayor, Legal
1.1.1.a.	Amend zoning map pursuant to 1.1.1.	X					Community Devt
1.2.	Address infill compatibility issues in residential areas.						

What's Next

- Plan available for public review/comment at brookhavenga.gov
- Public Hearing #4: Planning Commission **Sept 3 (7pm)**
- Public Hearing #5: Council Transmittal Hearing **Sept 9 (7pm)**
- Public Hearing #6: Council Adoption Hearing **Nov 18 (tentative)**

All meetings will be held at City Hall.

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