



CITY COUNCIL REGULAR MEETING

City Hall Council Chambers

October 20, 2021

6:30 PM

<https://us06web.zoom.us/j/84545437850>

ACTION MINUTES

I. CALL TO ORDER

II. ROLL CALL

Mayor & City Council

- Joseph Geierman, Mayor
- Gerald Evans, Council Member, District 1
- Andy Yeoman, Council Member, District 1
- Christopher D. Henshaw, Council Member, District 2
- Rebekah Cohen Morris, Council Member, District 2
- Stephe Koontz, Council Member, District 3
- Maria T. Alexander, Council Member, District 3, Mayor Pro Tem

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MEETING AGENDA **APPROVED MOVING ITEM #6 TO NOVEMBER 17, 2021 COUNCIL MEETING, VOTE 6-0**

V. PROCLAMATIONS AND RECOGNITIONS

1. Georgia Association of Chiefs of Police is presenting the Recertification Award to the City of Doraville's Police Department
Presented by Chuck Groover, GACP State Certification Coordinator
2. Doraville Difference Maker Honoring Recipient for October 2021
Presented to Mary Coggins
3. Proclamation Recognizing Friends of the Doraville Library Week
Presented to Friends of the Doraville Library

VI. PUBLIC COMMENT

VII. CONSENT AGENDA - APPROVAL OF MINUTES- **APPROVED, VOTE 6-0**

1. Public Works Equipment Purchase

2. Approval of August 16, 2021 Work Session Meeting Minutes

VIII. REPORTS AND PRESENTATIONS

1. Update Regarding Court Operations
Presented by Clerk of Court Rochelle Sanderson

IX. UNFINISHED BUSINESS

1. CUP-21-06 - CUP for a Recording Studio in T-6 zoning district at 6067 New Peachtree Road (Second Read)- **APPROVED, VOTE: 5-1**
Presented by Planning and Community Development Director Naomi Siodmok
2. CUP-21-07 - CUP for a place of worship in R-1 zoning district at 2674 Woodwin Road (Second Read)- **APPROVED, VOTE 6-0**
Presented by Senior Planner Austin Shelton
3. Z-21-16 - City-initiated amendment for properties in the Motors Special District (SD-1) to reduce setbacks (Second Read)- **APPROVED, VOTE 6-0**
Presented by Senior Planner Austin Shelton
4. A-21-23 - Text amendments to Single Family Residential Requirements (Sec. 23-402, 23-903, 23-1203) (Second Read)- **APPROVED, VOTE 6-0**
Presented by Senior Planner Austin Shelton
5. A-21-24 - Text amendments to amend items that require Council approval (Second Read)
Presented by Planning and Community Director Naomi Siodmok- **APPROVED, VOTE 6-0**

X. NEW BUSINESS

1. A-21-25 - Update Future Land Use Map (First Read) (Public Hearing)
Presented by Senior Planner Austin Shelton- **APPROVED, VOTE 6-0**
2. Resolution to Adopt and Update the City of Doraville Comprehensive Plan
Presented by Planning and Community Development Director Naomi Siodmok- **APPROVED, VOTE 6-0**
3. A-21-26 - Updated Zoning Map (First Read) (Public Hearing)
Presented by Senior Planner Austin Shelton- **APPROVED, VOTE 6-0**
4. A-21-27 - Delete Sec. 23-914, the Commercial Transition (CT) zoning district (First Read) (Public Hearing)- **APPROVED, VOTE 6-0**
Presented by Senior Planner Austin Shelton
5. A-21-29 - Sign Ordinance- Illegal Businesses (First Read) (Public Hearing)
Presented by Planning and Community Development Director Naomi Siodmok- **APPROVED, VOTE 6-0**

6. Appeal of code interpretation regarding an oil change facility at 5364 Buford Highway(Hearing Only)- **MOVED TO NOVEMBER 17, 2021 COUNCIL MEETING**
Presented by Planning and Community Development Director Naomi Siodmok
7. Approval to Award Contract to Clark Patterson Lee for Managing Building Services
Presented by Director of Planning and Community Development Naomi Siodmok- **APPROVED, VOTE 6-0**

XI. OTHER BUSINESS

XII. COUNCIL COMMENTS

XIII. EXECUTIVE SESSION

(If required for land, legal, or personnel matters)

XIV. ADJOURNMENT



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A.1 PUBLIC ENGAGEMENT SUMMARY

The Design Doraville update took place beginning in late 2020 and extending through fall 2021.

The public engagement process focused on gathering input in key areas as required by the state's planning rules for five-year updates. Those areas included Issues and Opportunities, Vision and Goals, and Future Land Use.

The lingering COVID-19 pandemic continued to severely disrupt traditional in-person engagement, forcing the Planning Team and Steering Committee to use a virtual approach to engagement, communication and plan development.

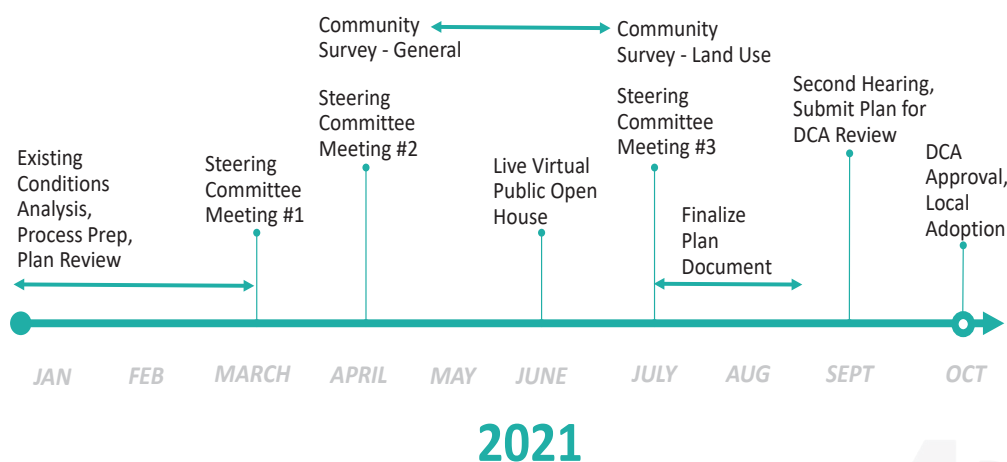
Steering Committee members are listed in the Acknowledgments section at the beginning of this plan document. The required economic development and governing authority representatives are identified.

The first required public hearing was held virtually before Doraville's City Council on January 20, 2021. The Planning Team then facilitated three virtual Steering Committee meetings (March 1, April 27, July 16); one virtual public open house (June 10); and three informal, small group discussions with City Council members (July 8).

The primary online survey was open from April 15 through June 25. An additional online survey focused on land use was open from July 15-23.

The Planning Team promoted both surveys and the June 10 public open house through digital methods such as the City's website and Facebook page. The Team also developed flyers with QR codes for promotion of the initial survey and the June open house. These were posted in City facilities and circulated to many apartment complexes in the City, in English and Spanish formats. Steering Committee members were also tasked with promoting these activities. All milestones were documented on the project's PublicInput.com site at <https://publicinput.com/DoravillePlanUpdate2021>.

PLAN SCHEDULE



At the bottom of this page are summaries of public engagement and the plan schedule.

ELEMENT	DETAILS
Online project portal	https://publicinput.com/DoravillePlanUpdate2021
City Council	3 small group virtual meetings
Steering Committee*	3 virtual meetings; participation from all Council districts and public/private interests
Public Meeting*	1 virtual open house
Online Survey - General*	82 unique respondents 1,296 responses 132 comments
Online Survey - Land Use*	47 unique respondents 216 responses 66 comments
Public Hearings	3: Kickoff, Pre-Transmittal, Adoption

A.2 FIRST PUBLIC HEARING DOCUMENTATION

370-441909 12/31,17JH
**AFFIDAVIT FOR
 REGISTRATION
 OF TRADE NAME**

State of Georgia,
 County of DeKalb

The undersigned hereby certifies that they are conducting a business in the County of DeKalb, at 6868 Cavalier Court Stone Mountain, GA 30087, in the State of Georgia, under the name **++BLEU Real Estate++**. Said business has been registered under Bleu Realty GA LLC.

This affidavit is made in compliance with GA Code Annotated, Title 10, Chapter 1, Section 490

Thomas, Bryce
 Applicant / Owner
 Sworn to and subscribed this 17th day of November, 2020.
 Instrument number 2020TN00528

Filed on November 17, 2020
 Debra DeBerry
 Clerk of Superior Court
 in DeKalb County, Georgia

Zoning Matters

380-442019 12/31
**City of Doraville
 ZONING PUBLIC HEARING**
Wed, Jan 6, 2021 at 6 pm:
 Planning Commission Public Hearing
Wed, Jan 20, 2021 at 6:30 pm:
 City Council Public Hearing
 Location: All meetings held virtually. Visit www.doravillega.us for agendas and meeting links.

Case Z-20-12
ADDRESS: SD-1 - Assembly District | **APPLICANT:** City of Doraville
REQUEST: Amend Sec. 23-2055 to allow use of corrugated metal as a primary material up to a certain percentage in SD-1.

Case V-21-01
ADDRESS: 3392 Raymond Drive | **APPLICANT:** Elliott Hennington
REQUEST: Variance from accessory structure setbacks outlined in Sec. 23-601 (2).

Case A-21-01
ADDRESS: Citywide | **APPLICANT:** City of Doraville
REQUEST: Amend Chapter 6, Article XII of the Doraville Code to allow annexed businesses to obtain a business license.

Case A-21-02
ADDRESS: Citywide | **APPLICANT:** City of Doraville
REQUEST: Amend Chapter 23 of the Doraville Code to allow withdrawal of zoning applications.

Case A-21-03
ADDRESS: Citywide | **APPLICANT:** City of Doraville
REQUEST: Amend Sec. 5-7 of the Doraville Code to incorporate sunset provisions for building permits.

Additional Notices to the Public

1. Consideration of the adoption of the City of Doraville Mobility Study.

2. The City of Doraville's Mayor & Council will hold an initial public hearing regarding the 2021 Comprehensive Plan Update at the January 20, 2021 City Council Public Hearing. The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. All interested should attend. Questions should be directed to Naomi Siodmok via email at naomi.siodmok@doravillega.us.

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++HEARING ON 1/6/2021 AND 1/20/2021++

Foreclosures Residential

420-441507 12/3,12/10,12/17,12/24,12/31
 STATE OF GEORGIA
 COUNTY OF DEKALB
NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Cordarius M. Atchison to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for LoanDepot.com, LLC, its successors and assigns dated June 26, 2018, and recorded in Deed Book 26994, Page 385, DeKalb County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC d/b/a Mr. Cooper, securing a Note in the original principal amount of \$117,826.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, January 5, 2021, during the legal hours of sale, before the Court-house door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: All that tract or parcel of land lying and being in Land Lot 163, of the 15th District, DeKalb County, Georgia, being Lot 33, Glenhaven Acres, as per plat recorded in Plat Book 20, Page 47, DeKalb County, Georgia Records, which plat is incorporated herein by reference for a more complete description. Being the same property described in Deed Book 25769, Page 744 and Deed Book 4922, Page 73, re-recorded at Deed Book 5465, Page 132, aforesaid records.

Subject Property Address:
 4191 Hanes Drive, Decatur, GA 30035

Parcel ID: 15-163-03-013
 Said property is known as 4191 Hanes Drive, Decatur, GA 30035, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2)

to final confirmation and audit of the status of the loan with the secured creditor.

The property is or may be in the possession of Cordarius M. Atchison, successor in interest or tenant(s).

Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney-in-Fact for Cordarius M. Atchison
 File no. ++19-075151/ ATCHISON++

SHAPIRO PENDERGAST & HASTY, LLP*
 Attorneys and Counselors at Law

211 Perimeter Center Parkway, N.E., Suite 300
 Atlanta, GA 30346
 (770) 220-2535/CH
shapiroandhasty.com

THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

420-441508 12/3,12/10,12/17,12/24,12/31

NOTICE OF FORECLOSURE SALE UNDER POWER

DEKALB COUNTY, GEORGIA
 THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Leonard Golden to Mortgage Electronic Registration Systems, Inc., as nominee for Union Home Mortgage Corp dated November 30, 2017 and recorded on December 5, 2017 in Deed Book 26631, Page 441, DeKalb County, Georgia Records, and later assigned to Rushmore Loan Management Services LLC by Assignment of Security Deed recorded on August 27, 2019 in Deed Book 27753, Page 581, DeKalb County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Thirty Thousand Five Hundred Ninety-One And 00/100 Dollars (\$130,591.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door in DeKalb County, Georgia, within the legal hours of sale on January 5, 2021 the following described property:

All that tract or parcel of land lying and being in Land Lot 34 of the 15th District DeKalb County, Georgia, being Lot 10, Block BBB, Unit IX, Section II, Phase I, Chapel Hill Subdivision, as per plat recorded in Plat Book 85, Page 21, DeKalb County, Georgia Records, said plat is incorporated herein by reference for a more complete description.

Tax ID #: 15 034 01 080

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Your mortgage servicer, Rushmore Loan Management Services, LLC, as servicer for Rushmore Loan Management Services LLC, can be contacted at 888-504-7300 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the parties in possession of the property are Leonard Golden and Sean Golden or tenant(s); and said property is more commonly known as 4254 Southvale Dr, Decatur, GA 30034. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Rushmore Loan Management Services LLC as Attorney in Fact for Leonard Golden McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 404-474-7149

MTG File No. ++GA2019-00521/Leonard Golden++

420-441569 12/10,12/17,12/24 12/31

NOTICE OF SALE UNDER POWER

DEKALB COUNTY, GEORGIA
 By virtue of the power of sale contained in a Deed to Secure Debt from Hairston Project, LLC to Tran Real Estate Investment, LLC dated February 1, 2019 and recorded on March 4, 2019 in Book 27411, Page 89 by the Clerk of Superior Court, DeKalb County, Georgia, securing a Promissory Note in the amount of \$66,080.00. On January 5, 2021, there will be sold at public outcry for cash to the highest bidder at the courthouse door in DeKalb County, Georgia, during the legal hours of sale on the first Tuesday of the month, the following described property:

All that tract or parcel of land lying and being in Land Lot 1 of the 16th District, DeKalb County, Georgia and being more particularly described as follows: Beginning at an iron pin located 2,515.5 feet west from a point on the east line of said Lot 1, said point on the east line of said land lot being located 1,452.0 feet north from the southeast corner of said land lot running thence south 89 degrees west 333.6 feet to a point on the east side of Hairston (formerly Oakland School) Road; running thence south along the east side of Hairston Road 125.0 feet to a point which is 217.1 feet north of the line of the L.J. Crowe property; running thence north 89 degrees east 333.5 feet to an iron pipe; running thence north 125.0 feet to the point of beginning; being improved property known as 878 South Hairston Road, Stone Mountain, DeKalb County, Georgia;

Less and except all that tract or parcel of land lying and being in Land Lot 1 of the 16th District, DeKalb County, Georgia, being more particularly described as follows: Beginning at a point 50 feet right opposite station

246+20.574 on the construction centerline of South Hairston Road on Georgia Highway Project FR-165-1(53); running thence south 89 degrees, 51 minutes, 39 seconds west along the southern property line of land now or formerly owned by Sade Robinson a distance of 19.42 feet to a point; thence northerly along the eastern existing right of way of South Hairston Road a distance of 124.91 feet to a point; thence north 89 degrees-50 minutes 43 seconds east along the northern property line of such land now or formerly owned by Sade Robinson, a distance of 16.68 feet to a Point; thence 01 degrees 24 minutes 05 seconds east a distance of 124.95 feet back to the point of beginning;

Being that same property conveyed by Sade Robinson to David Mason by Quit Claim Deed dated November 11, 2011, recorded November 16, 2011, at Deed Book 22732, Page 796, DeKalb County, Georgia records; and, being that same property described in that Warranty Deed, dated October 14, 2018, recorded October 22, 2018 at Deed Book 27208, Page 652, DeKalb County, Georgia records.

The indebtedness secured by said Deed to Secure Debt having been declared due and payable because of default in the payment of the indebtedness secured thereby, this sale will be made for the purpose of paying the debt and the judgments and all expenses of the sale, including attorney fees.

The property will be sold as the property of Hairston Project, LLC subject to the following: All prior restrictive covenants, easements, rights of way, security deeds or encumbrances of record; all valid zoning ordinances; matters which would be disclosed by an accurate survey of the property or by any inspection of the property; the right of redemption of any taxing authority; all outstanding taxes, assessments, unpaid bills, charges, and expenses that are a lien against the property whether due and payable or not yet due and payable.

To the best of the undersigned's knowledge and belief, possession of the subject property is held by Hairston Project, LLC.

The person that has full authority to negotiate, amend, and modify all terms of the above described Deed to Secure Debt is as follows: Alan G. Paulk, Jr., 404-301-1609. The secured creditor is not required by law to negotiate, amend, or modify the terms of the security instrument.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) the final confirmation and audit of the status of the loan with the holder of the security deed. Notice has been given of intention to collect attorney fees in accordance with the terms of the note secured by said deed. Tran Real Estate Investment, LLC Attorney in Fact for ++Hairston Project, LLC++

Autry, Hall, & Cook, LLP
 Alan G. Paulk Jr.
 3330 Cumberland Blvd., Suite 325
 Atlanta, GA 30339
 Tel: 404-301-1609

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

420-441570 12/10,12/17,12/24 12/31

Notice of Sale Under Power

State of Georgia, County of DeKalb

Under and by virtue of the Power of Sale contained in Security Deed given by RUPERT O WILLIAMS AND CLARICE L WILLIAMS to BANK OF AMERICA, N.A., dated 04/12/2006, and Recorded on 05/03/2006 as Book No. 18670 and Page No. 513, DEKALB County, Georgia records, as last assigned to CITIBANK, N.A., AS TRUSTEE FOR CMLT ASSET TRUST (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$98,719.72, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the DEKALB County Courthouse within the legal hours of sale on the first Tuesday in January, 2021, the following described property:

ALL THAT TRACT OR PARCEL OF LAND AND BEING IN LAND LOT 130 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT2, BLOCK B, RIVERWOOD SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED AT PLAT BOOK 47, PAGE 80, DEKALB COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). CITIBANK, N.A., AS TRUSTEE FOR CMLT ASSET TRUST holds the duly assigned Note and is the current assignee of the Security Deed to the property. FAY SERVICING LLC, acting on behalf of and, as necessary, in consultation with CITIBANK, N.A., AS TRUSTEE FOR CMLT ASSET TRUST (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, FAY SERVICING LLC may be contacted at: FAY SERVICING LLC, 425 S. FINANCIAL PLACE, SUITE 2000, CHICAGO, IL 60605, 800 495 7166. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 4376 RIVERWOOD CIR, DECATUR, GEORGIA 30035 is/are: RUPERT O WILLIAMS AND CLARICE L WILLIAMS or tenant/tenants. property will be sold subject (a) any outstanding ad val taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all terms of record superior Deed to Secure Debt first set out above, including, but not limited to, assessments, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale is conducted subject to (1) confirmation that the sale is prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 1 which allows for certain purposes regarding the rescission of judicial and nonjudicial sale of the State of Georgia, the Under Power and other closure documents may not be provided until final confirmation and audit of the status of the loan as provided in the paragraph. CITIBANK, AS TRUSTEE FOR CMLT ASSET TRUST as Attorney in Fact for RUPERT O WILLIAMS AND CLARICE L WILLIAMS. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. ++00000008989675/ WILLIAMS++ BARRETT DA FRAPPIER TURNER & GEL, LLP 4004 Belt Line I Suite 100 Addison, T 75001 Telephone: (972) 5398.

420-441572 12/10,12/17,12/24 12/31

Notice of Sale Under Power

State of Georgia, County of DeKalb

Under and by virtue of the Power of Sale contained in Security Deed given by Claudette Kimble to Mori Electronic Registration Systems, Inc., as nominee for Fizens Fidelity Mortgage (the Secured Creditor), dated August 16, 2005, and Recorded on September 15, 2005, Book No. 17894 and Page 758, DeKalb County, Georgia records, conveying the after described property to secure a Note of even date in the original principal amount of \$104,000.00, with interest at the rate specified therein, last assigned to The Bank of New York Mellon, F/K/A Bank of New York as trust registered Holders of CW Inc., Asset-Backed Certificate Series 2005-9 by assignment that is or to be recorded in DeKalb County, Georgia records, there will be sold at public outcry to the highest bidder for cash at the DeKalb County Courthouse within the legal hours of sale on the first Tuesday in January, 2021, the following described property:

All that tract or parcel of land lying and being in Land Lot 1 of the 15th District, DeKalb County, Georgia, being Block C, Huey Acres Subdivision, Unit I-IIA, as per plat recorded in Plat Book 25, Page 10, DeKalb County, Georgia records.

420-441570 12/10,12/17,12/24 12/31

Notice of Sale Under Power

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420-441572 12/10,12/17,12/24 12/31

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The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) the final confirmation and audit of the status of the loan with the holder of the security deed. Notice has been given of intention to collect attorney fees in accordance with the terms of the note secured by said deed. Tran Real Estate Investment, LLC Attorney in Fact for ++Hairston Project, LLC++

Autry, Hall, & Cook, LLP
 Alan G. Paulk Jr.
 3330 Cumberland Blvd., Suite 325
 Atlanta, GA 30339
 Tel: 404-301-1609

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

420-441570 12/10,12/17,12/24 12/31

Notice of Sale Under Power

State of Georgia, County of DeKalb

Under and by virtue of the Power of Sale contained in Security Deed given by Claudette Kimble to Mori Electronic Registration Systems, Inc., as nominee for Fizens Fidelity Mortgage (the Secured Creditor), dated August 16, 2005, and Recorded on September 15, 2005, Book No. 17894 and Page 758, DeKalb County, Georgia records, conveying the after described property to secure a Note of even date in the original principal amount of \$104,000.00, with interest at the rate specified therein, last assigned to The Bank of New York Mellon, F/K/A Bank of New York as trust registered Holders of CW Inc., Asset-Backed Certificate Series 2005-9 by assignment that is or to be recorded in DeKalb County, Georgia records, there will be sold at public outcry to the highest bidder for cash at the DeKalb County Courthouse within the legal hours of sale on the first Tuesday in January, 2021, the following described property:

All that tract or parcel of land lying and being in Land Lot 1 of the 15th District, DeKalb County, Georgia, being Block C, Huey Acres Subdivision, Unit I-IIA, as per plat recorded in Plat Book 25, Page 10, DeKalb County, Georgia records.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) the final confirmation and audit of the status of the loan with the holder of the security deed. Notice has been given of intention to collect attorney fees in accordance with the terms of the note secured by said deed. Tran Real Estate Investment, LLC Attorney in Fact for ++Hairston Project, LLC++

Autry, Hall, & Cook, LLP
 Alan G. Paulk Jr.
 3330 Cumberland Blvd., Suite 325
 Atlanta, GA 30339
 Tel: 404-301-1609

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

420-441572 12/10,12/17,12/24 12/31

Notice of Sale Under Power

State of Georgia, County of DeKalb

TAINED WILL BE USED FOR THAT PURPOSE.
 Autry, Hall, & Cook, LLP
 Alan G. Paulk Jr.
 3330 Cumberland Blvd., Suite 325
 Atlanta, GA 30339
 Tel: 404-301-1609

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

420-441570 12/10,12/17,12/24 12/31

Notice of Sale Under Power

State of Georgia, County of DeKalb

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by RUPERT O WILLIAMS AND CLARICE L WILLIAMS to BANK OF AMERICA, N.A., dated 04/12/2006, and Recorded on 05/03/2006 as Book No. 18670 and Page No. 513, DEKALB County, Georgia records, as last assigned to CITIBANK, N.A., AS TRUSTEE FOR CMLT ASSET TRUST (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$98,719.72, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the DEKALB County Courthouse within the legal hours of sale on the first Tuesday in January, 2021, the following described property:

ALL THAT TRACT OR PARCEL OF LAND AND BEING IN LAND LOT 130 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT2, BLOCK B, RIVERWOOD SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED AT PLAT BOOK 47, PAGE 80, DEKALB COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). CITIBANK, N.A., AS TRUSTEE FOR CMLT ASSET TRUST holds the duly assigned Note and is the current assignee of the Security Deed to the property. FAY SERVICING LLC, acting on behalf of and, as necessary, in consultation with CITIBANK, N.A., AS TRUSTEE FOR CMLT ASSET TRUST (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, FAY SERVICING LLC may be contacted at: FAY SERVICING LLC, 425 S. FINANCIAL PLACE, SUITE 2000, CHICAGO, IL 60605, 800 495 7166. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 4376 RIVERWOOD CIR, DECATUR, GEORGIA 30035 is/are: RUPERT O WILLIAMS AND CLARICE L WILLIAMS or tenant/tenants. property will be sold subject (a) any outstanding ad val taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all terms of record superior Deed to Secure Debt first set out above, including, but not limited to, assessments, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale is conducted subject to (1) confirmation that the sale is prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan as provided in the paragraph. CITIBANK, AS TRUSTEE FOR CMLT ASSET TRUST as Attorney in Fact for RUPERT O WILLIAMS AND CLARICE L WILLIAMS. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. ++00000008989675/ WILLIAMS++ BARRETT DA FRAPPIER TURNER & GEL, LLP 4004 Belt Line I Suite 100 Addison, T 75001



CITY OF DORAVILLE

2021 COMPREHENSIVE PLAN UPDATE

INITIAL PUBLIC HEARING – JANUARY 20, 2021

WHY DO WE PLAN?



WHY DO WE PLAN?

- Doraville's comprehensive plan was last updated in 2016
- Updates to local plans are required by the Georgia Dept. of Community Affairs (DCA) every 5 years → 2021
- Regional Commissions (RCs) must provide local governments direct assistance if requested
- RC assistance to develop basic plan update is free of charge
- Today's hearing is required by DCA rules and serves as a kickoff announcement



PROCESS OVERVIEW



PROCESS | REQUIRED ELEMENTS – PLAN UPDATE

- Updated Needs and Opportunities
 - Informs any updates to Vision/Goals and other elements
- Updated Land Use Element
- Broadband Element (not required until 2018)
- Report of Accomplishments (ROA)
 - Documents status of every item in current plan's Community Work Program (CWP)
- Updated CWP
 - Includes items noted as Underway or Postponed in ROA, plus any brand-new items resulting from 2021 planning process

PROCESS | ROLES

ARC

- Review existing plan, other studies/plans
- Facilitate general public and steering committee engagement
- Distill input received
- Develop updated plan document

CITY

- Supply local information and guidance to ARC
- Form Steering Committee
- Support public engagement in terms of notice, awareness
- Update ROA and CWP



TIMELINE



TENTATIVE SCHEDULE | DECEMBER-JANUARY

- Execute MOA
- Initial meeting b/w ARC and City staff to discuss existing plan, process, timeline, etc.

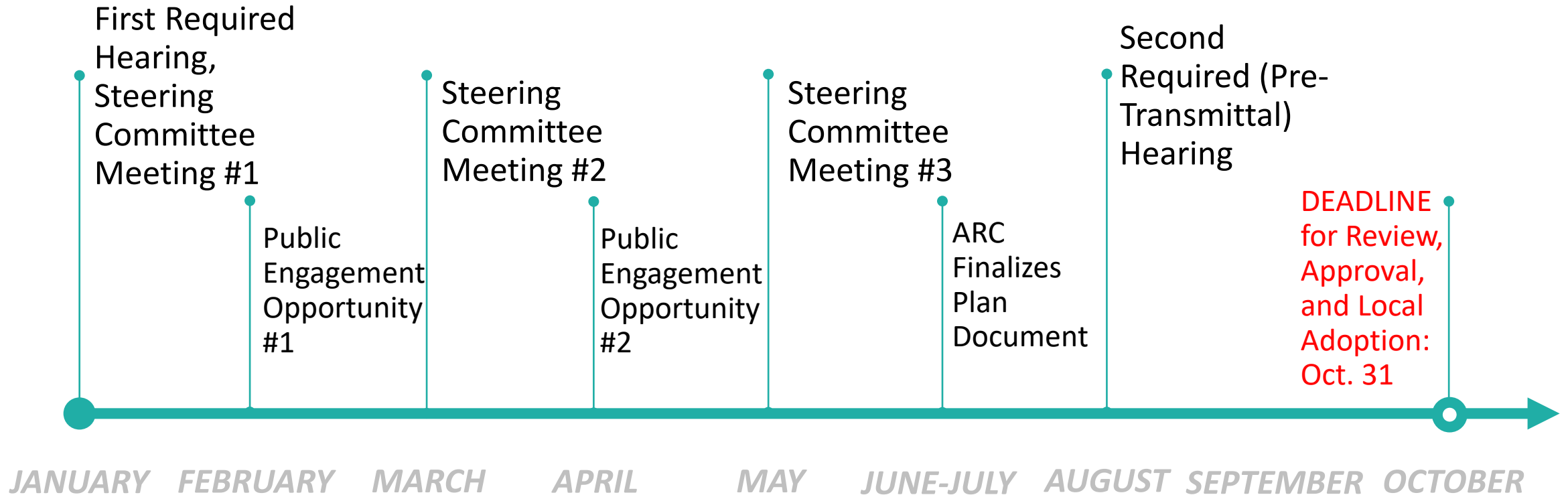
- Review existing plan (ARC)
- Up-front data work (ARC)
- First Required Public Hearing
- Form steering committee and schedule first meeting (City)
- Start reviewing CWP to inform ROA & new CWP (City)

DECEMBER

2020-2021

JANUARY

TENTATIVE SCHEDULE | 2021



2021



QUESTIONS?



A.3 STEERING COMMITTEE DOCUMENTATION

CITY OF DORAVILLE

2021 COMPREHENSIVE PLAN UPDATE

STEERING COMMITTEE MEETING #1 – MARCH 1, 2021

AGENDA

- I. Introductions & Overview
- II. Data Trends
- III. Issues & Opportunities
- IV. Next Steps

The background of the slide is a collage of three images. The top-left image shows a house at night with its interior lights on, surrounded by trees. The bottom-left image shows a park at night with a covered picnic table and a building in the background. The right image shows a park sign for Brook Park, City of Doraville, with rules like 'NO ALCOHOLIC BEVERAGES' and 'NO MOTORIZED VEHICLES'.

INTRODUCTIONS & OVERVIEW

WHY WE PLAN



HOW WE PLAN

- Updates to local plans required by Georgia Department of Community Affairs (DCA) every 5 years
- Doraville's comprehensive plan last updated in 2016 → update due in 2021
- Regional Commissions (RCs) provide local governments direct assistance if requested

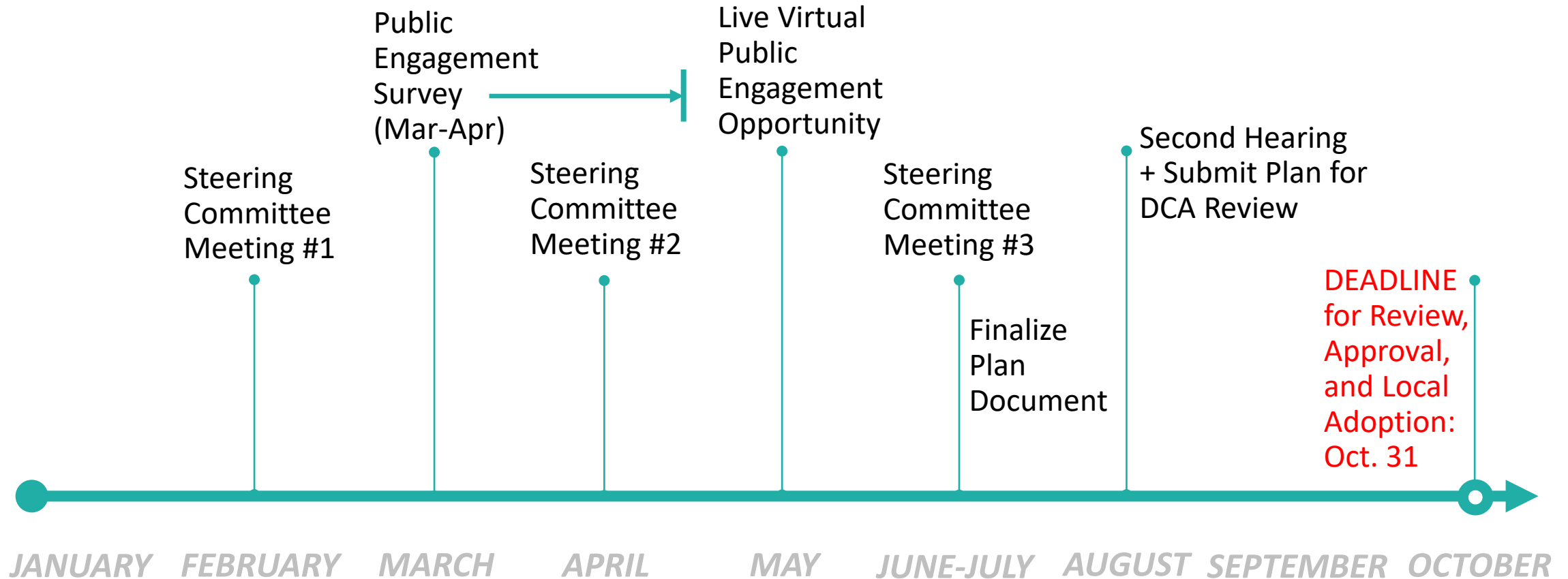
REQUIRED PLAN ELEMENTS



KEY REQUIRED ELEMENTS FOR UPDATE

- Updated Needs and Opportunities
 - Informs any updates to Vision/Goals and other elements
- Updated Land Use Element
- Broadband Element (was not required until 2018)
- Report of Accomplishments (ROA)
 - Documents status of every item in current plan's 5-Year Community Work Program (CWP)
- Updated 5-Year CWP
 - Includes items noted as Underway or Postponed in ROA, plus any brand-new items resulting from 2021 planning process

PLAN SCHEDULE



2021

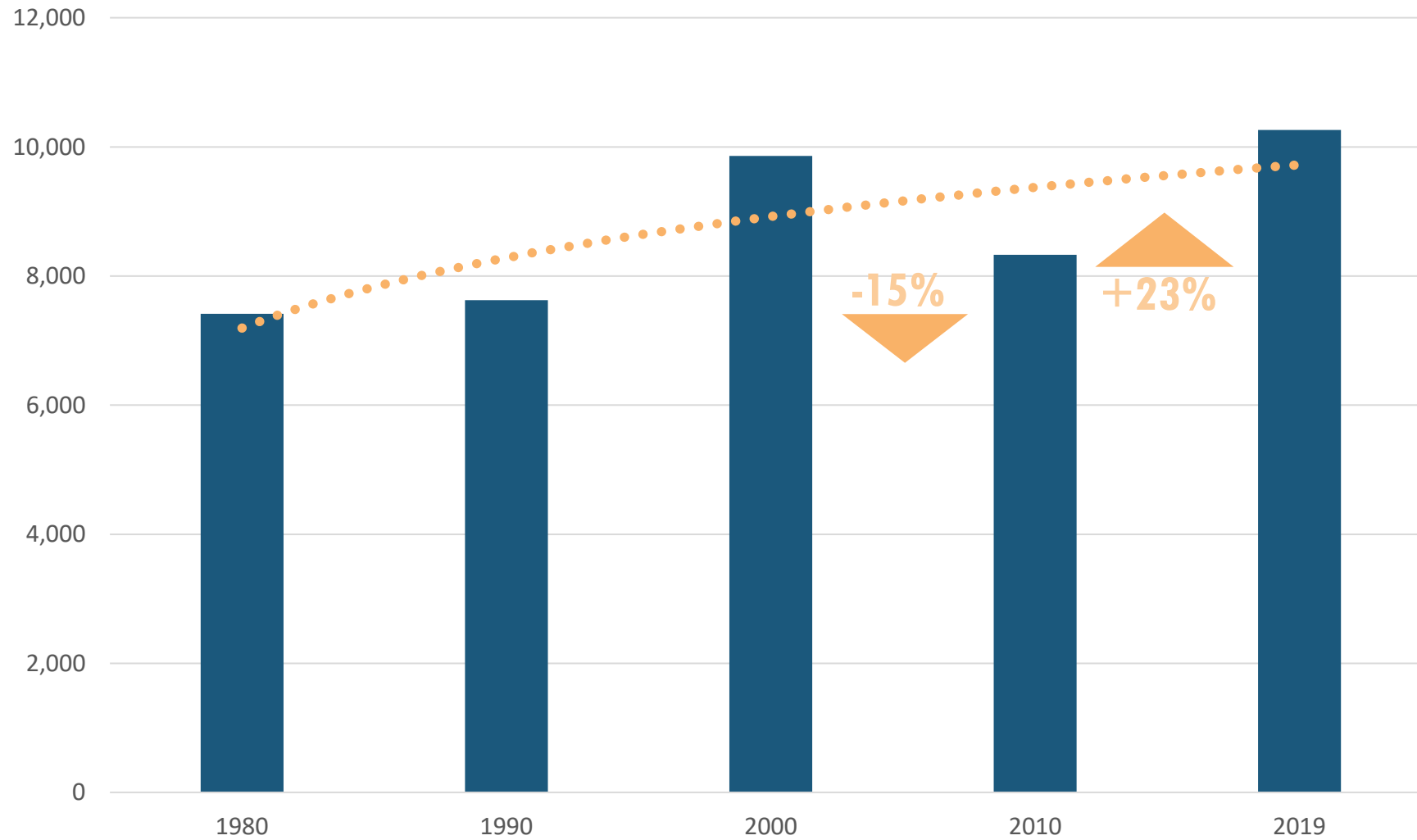


DATA TRENDS

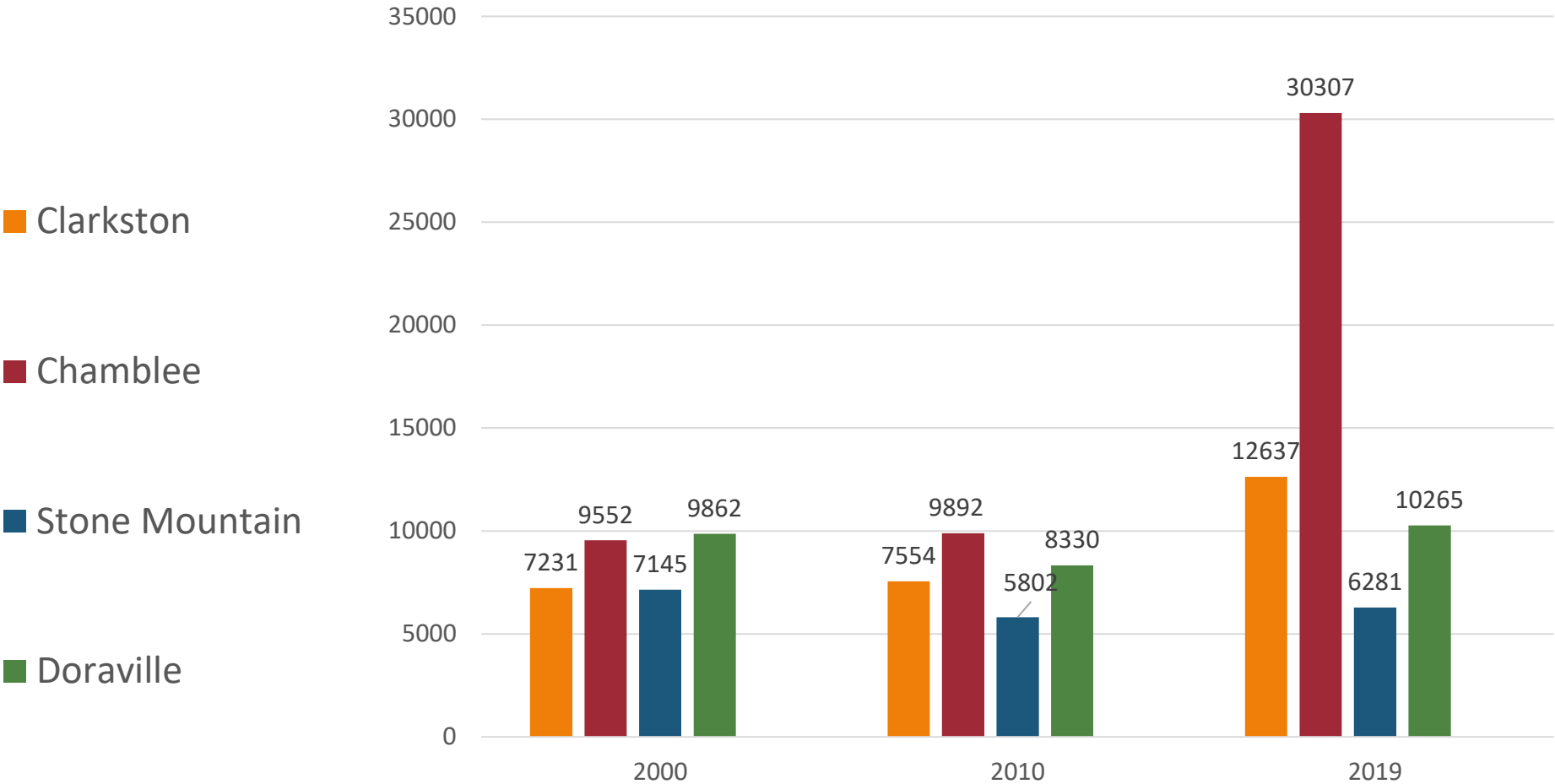


DEMOGRAPHIC TRENDS

POPULATION CHANGE

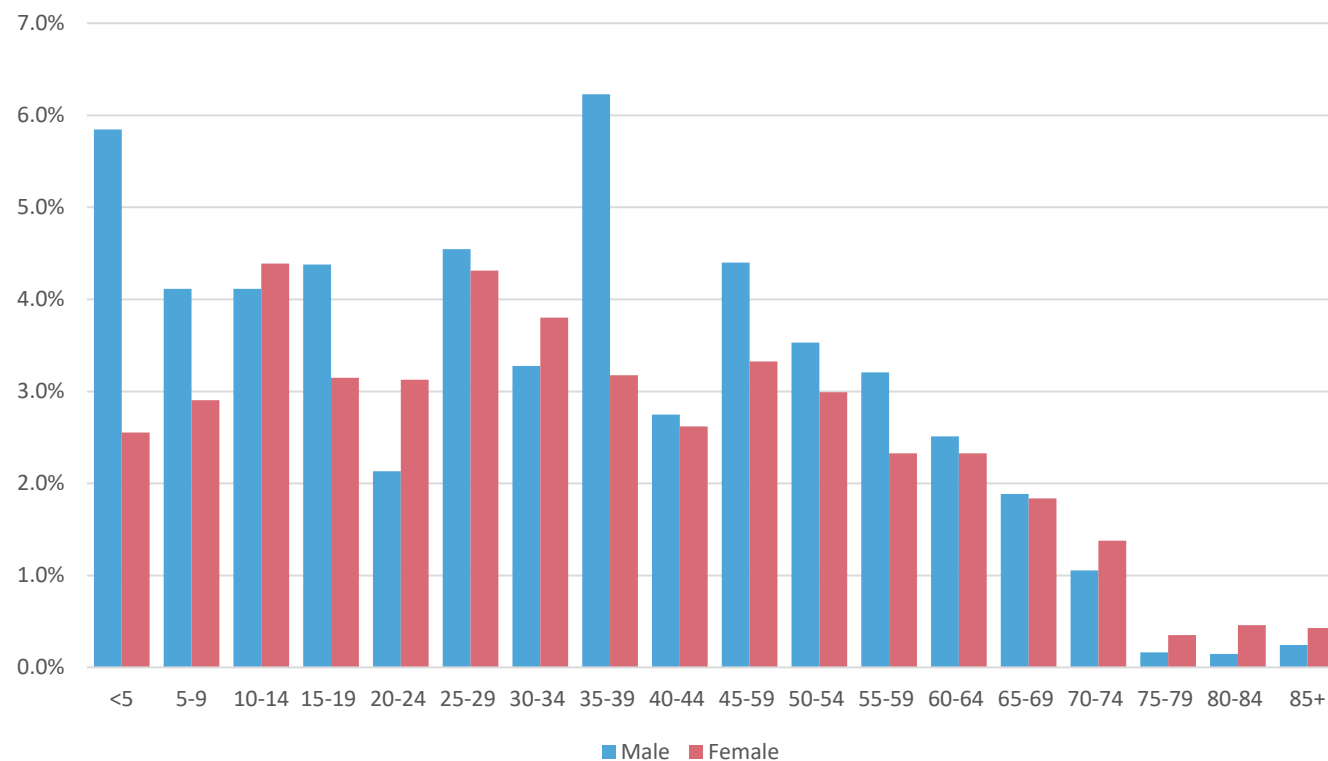


POPULATION COMPARISON



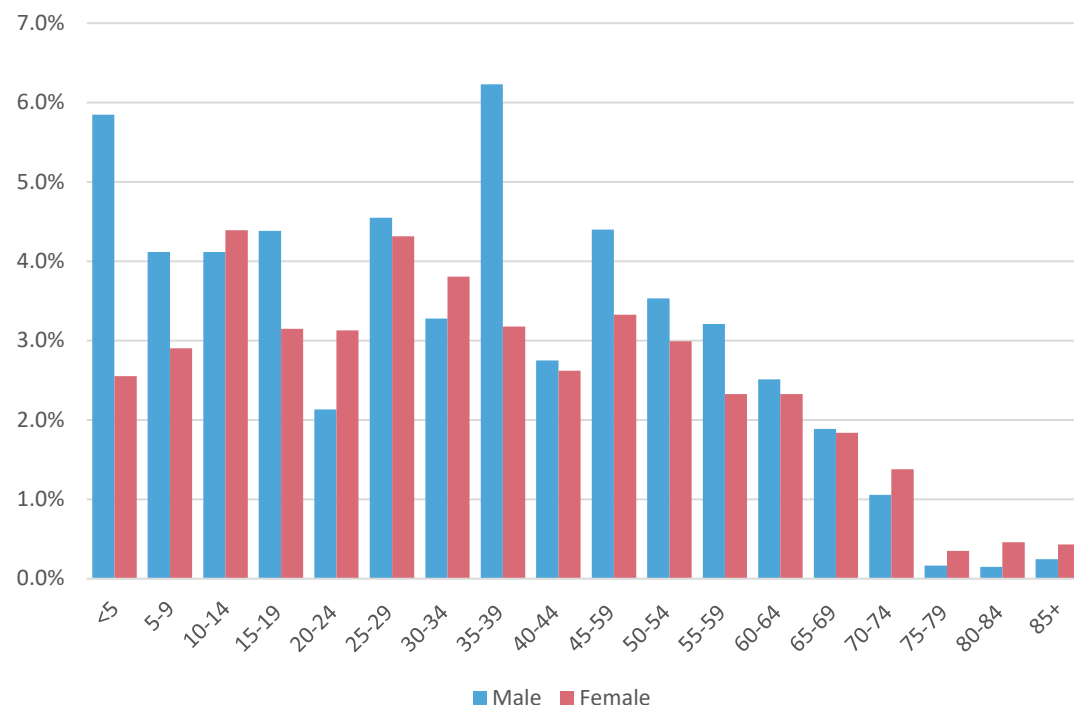
AGE DISTRIBUTION

2019 Population by Age and Sex: Doraville

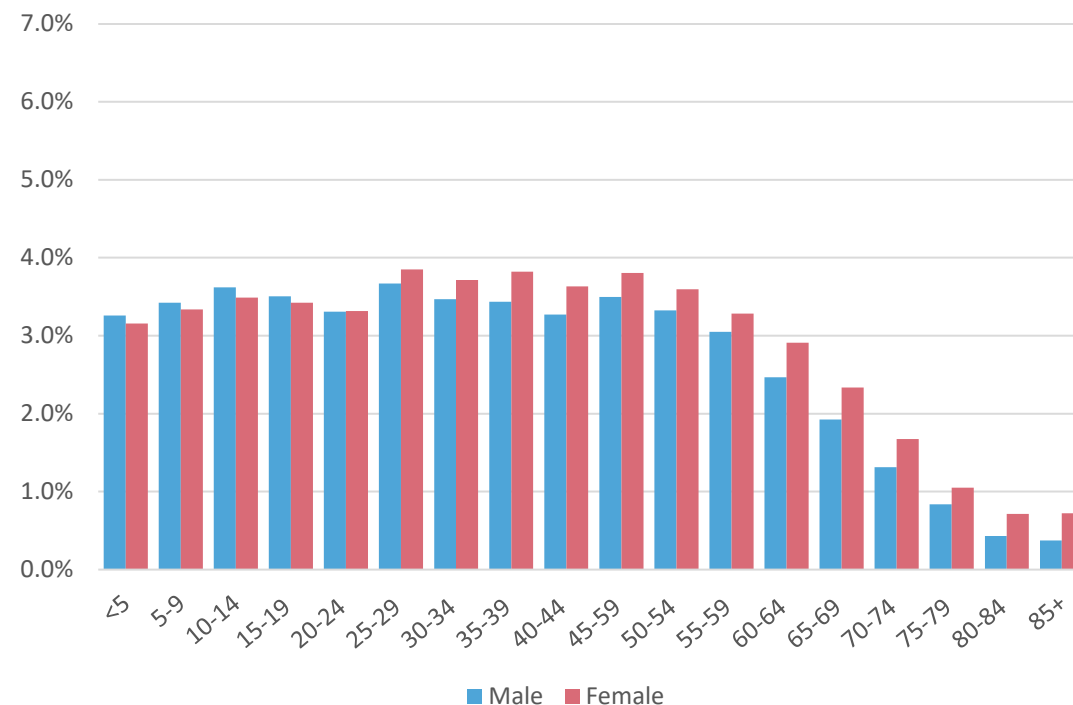


AGE DISTRIBUTION COMPARISON

2019 Population by Age and Sex: Doraville

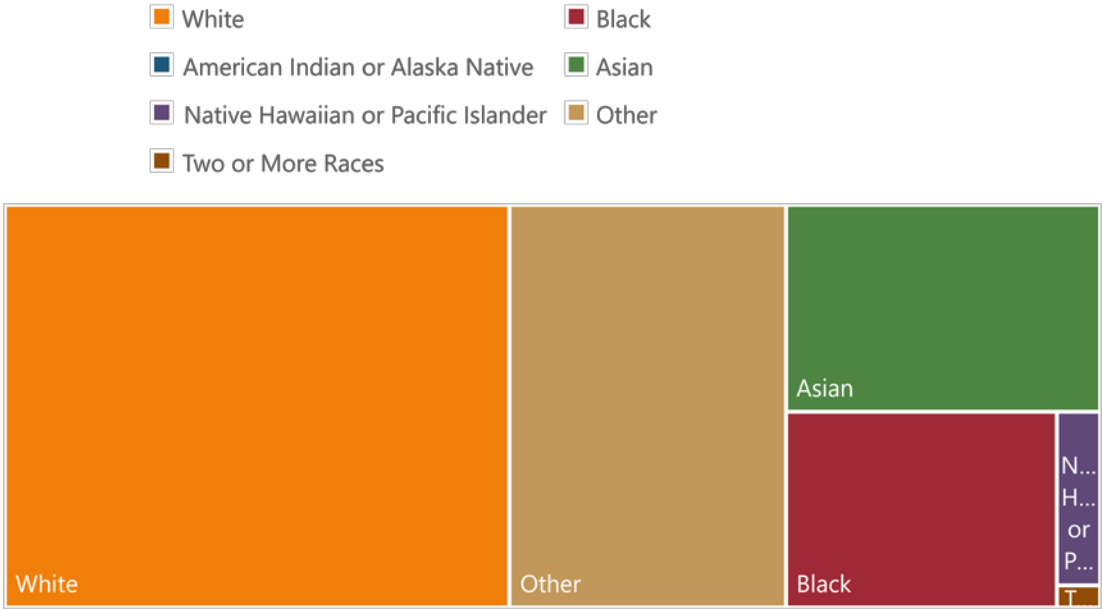


2019 Population by Age and Sex: 10-County Region

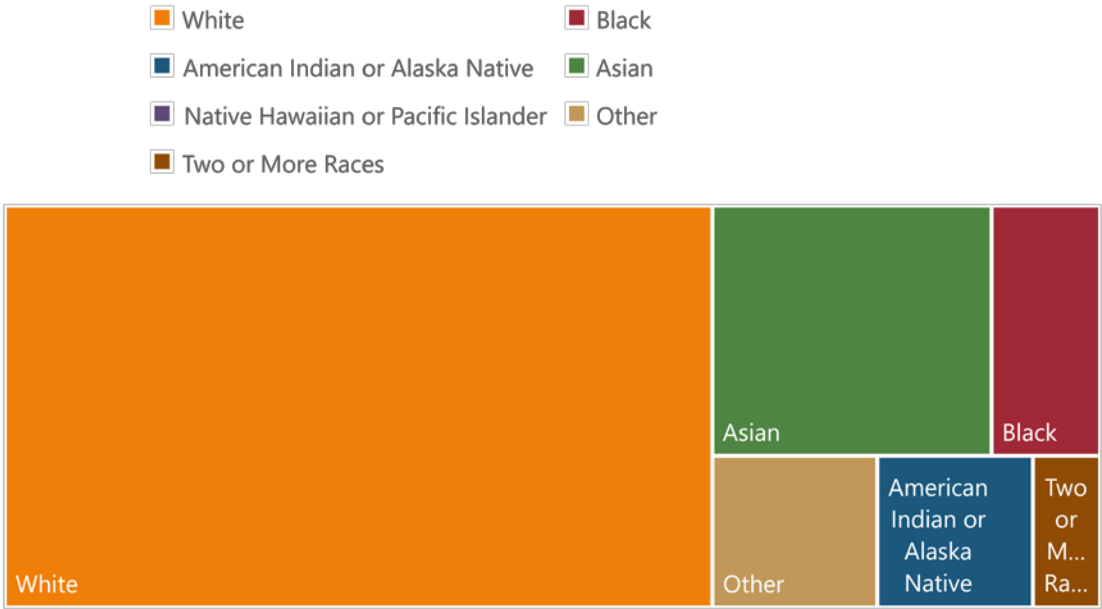


RACIAL COMPOSITION

Racial Composition, Doraville, 2010

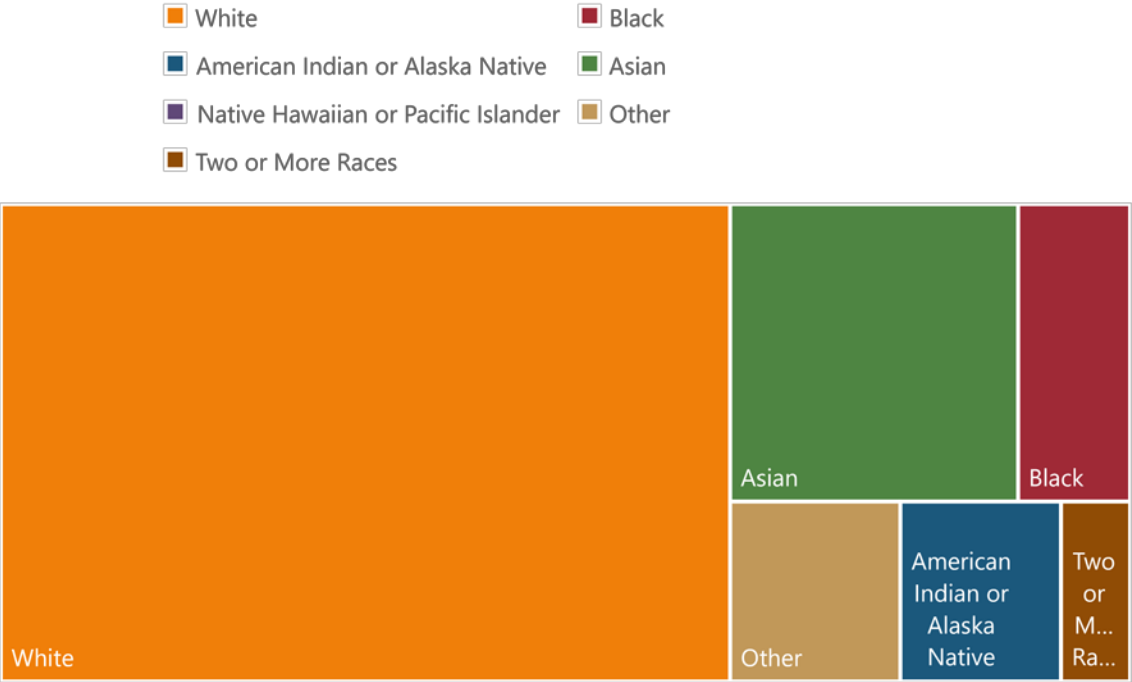


Racial Composition, Doraville, 2019

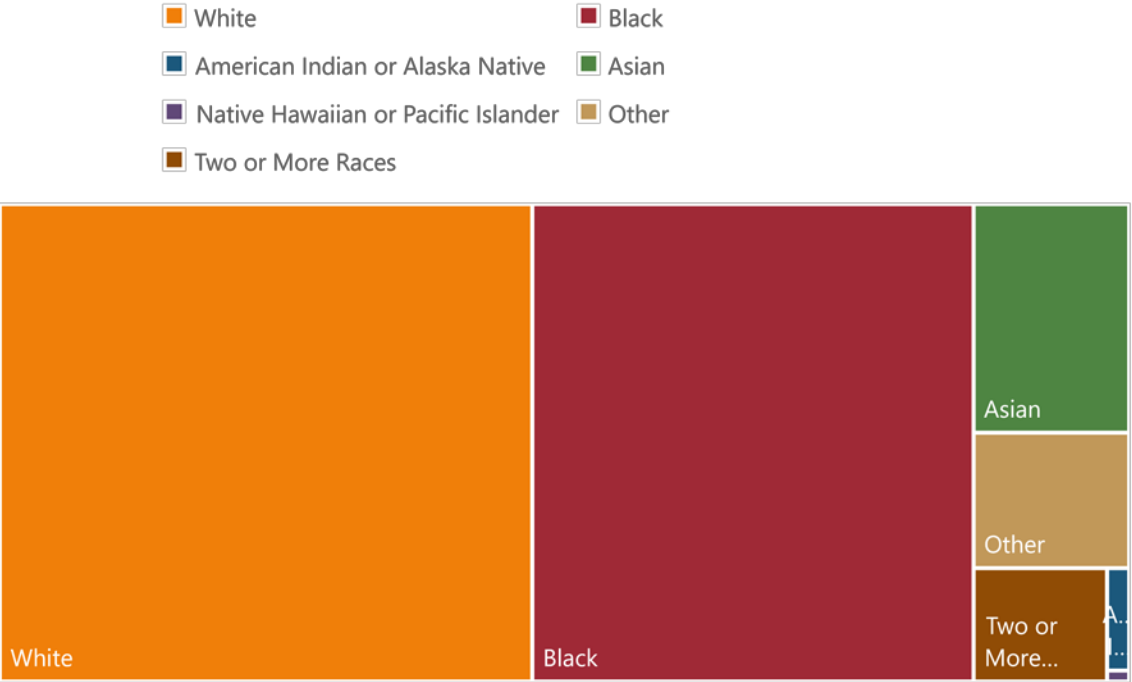


RACIAL COMPOSITION COMPARISON

Racial Composition, Doraville, 2019



Racial Composition of 10-County Region, 2019



HOUSING TRENDS

METRO ATL HOUSING STRATEGY

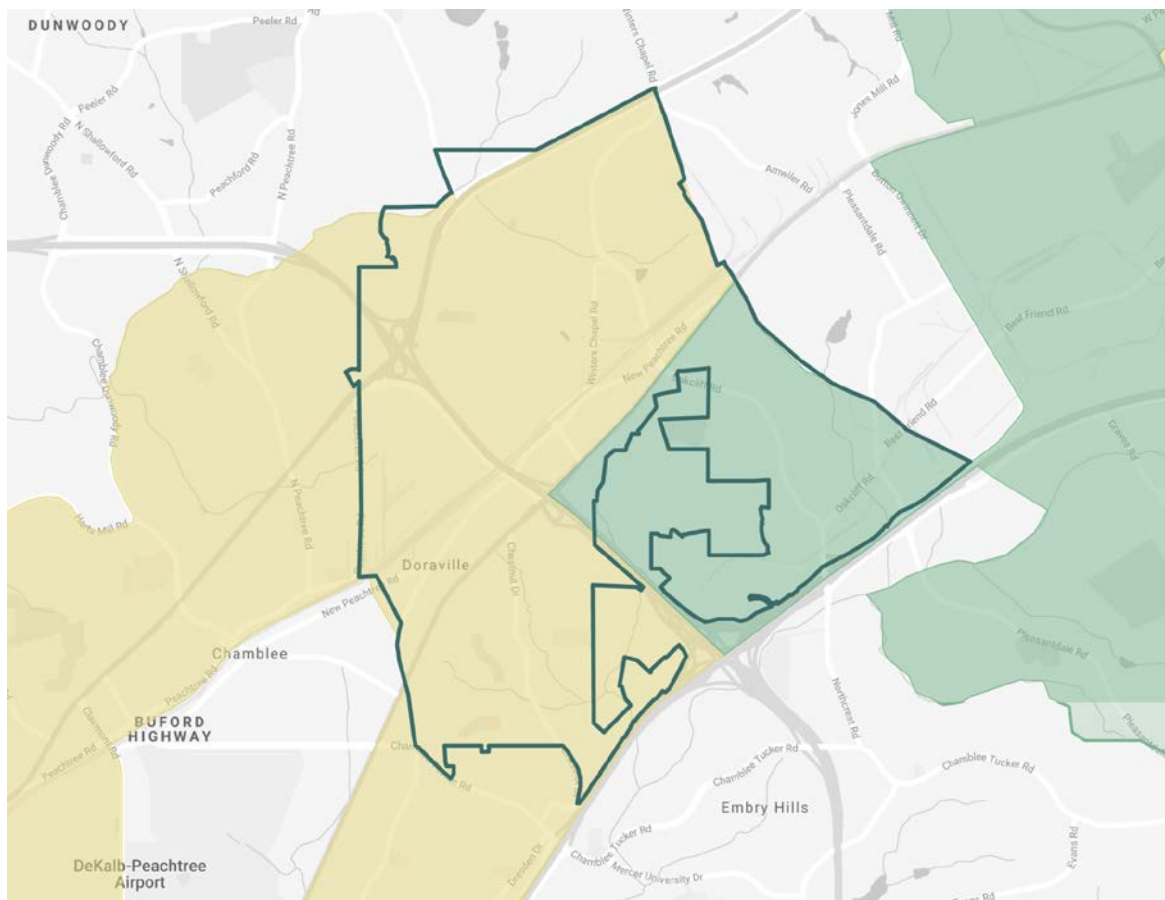
Doraville



74% SUBMARKET 1
Higher-priced core neighborhoods

24% SUBMARKET 7
Suburban neighborhoods with lower-to-moderate-priced housing, biggest increase in renters

2% NOT COVERED BY SUBMARKET



CITY SNAPSHOT

Median Home Sale Price (2018) **\$200,000**

Change in Median Home Sale Price (2013-18) **+86.00%**

Home Sale Price Per Sq Ft (2018) **\$152.39 sq ft**

Percent Change in Home Sale Price Per Sq Ft (2013-18) **+100.00%**

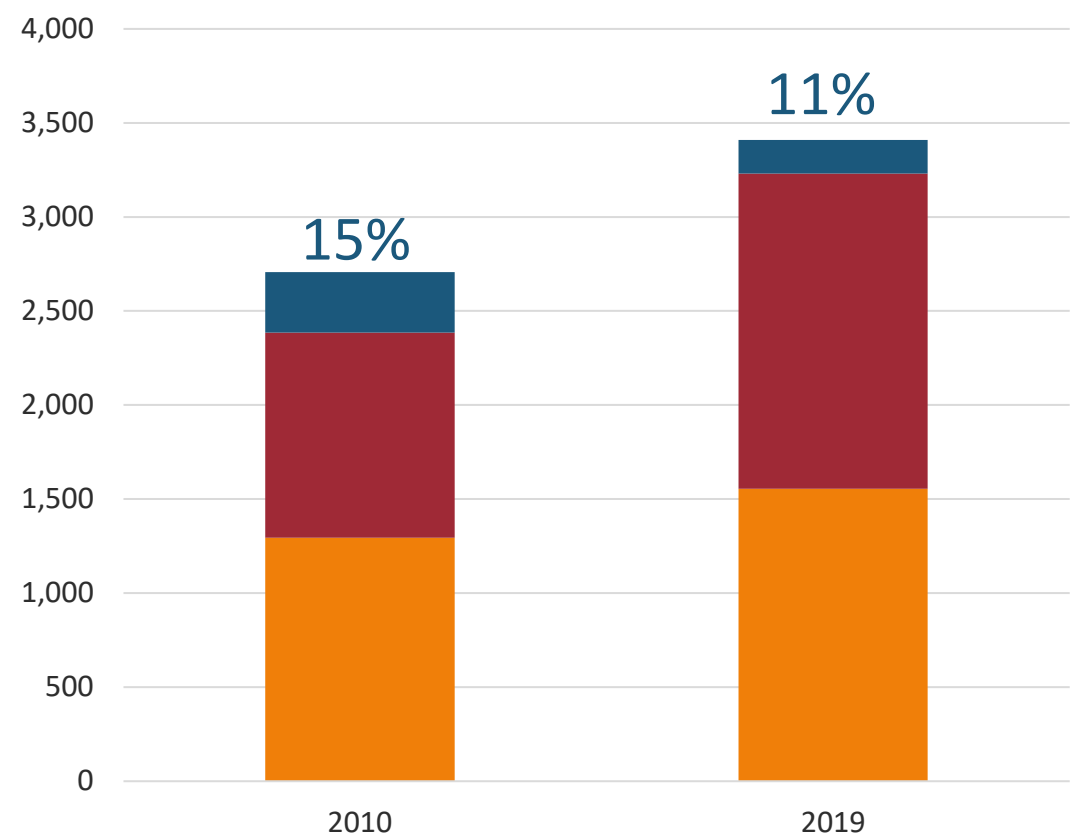
Median Building Area of Home Sales (2018) **1,323 sq ft**

Data source: ARC analysis of Zillow's ZTRAX home sale transactions, 2013 & 2018. Explore this data further in the [DATA EXPLORER](#)

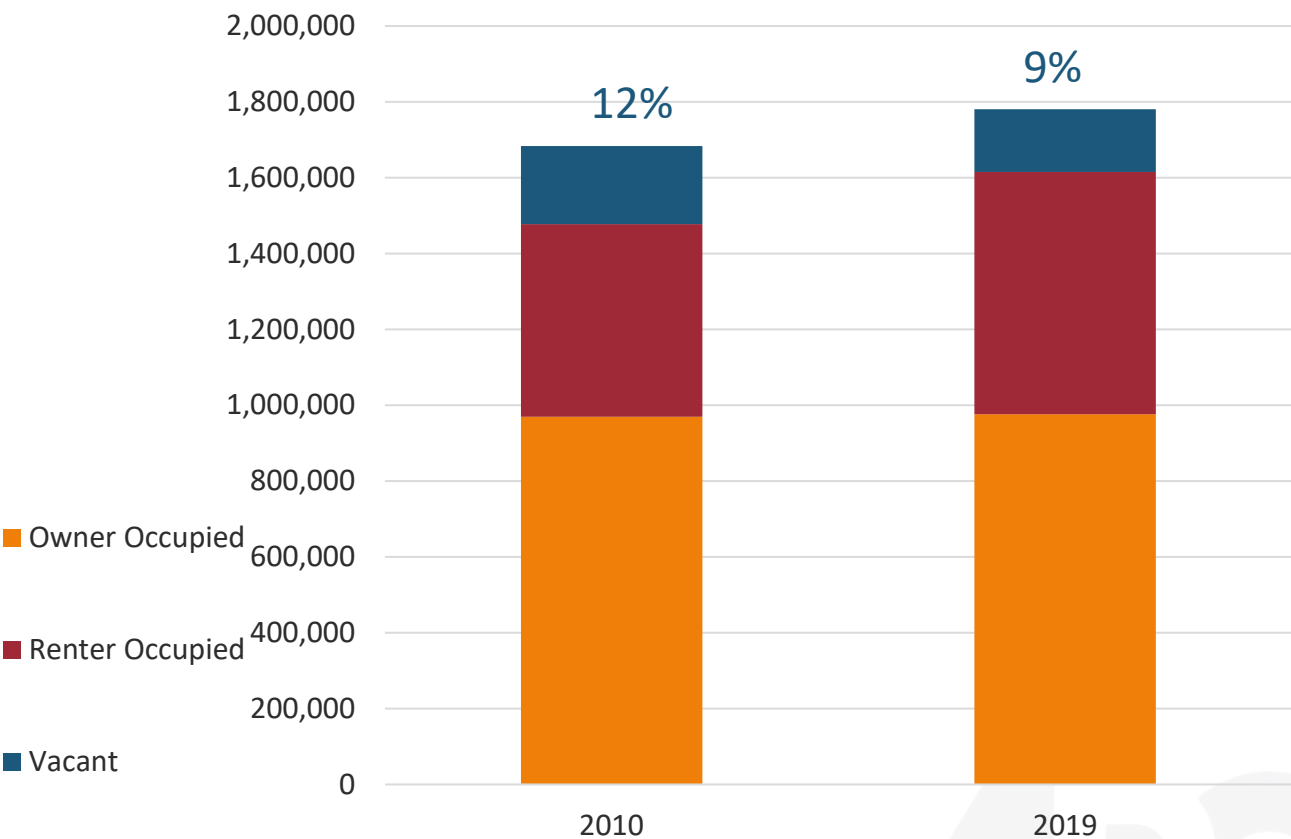


HOUSING TENURE

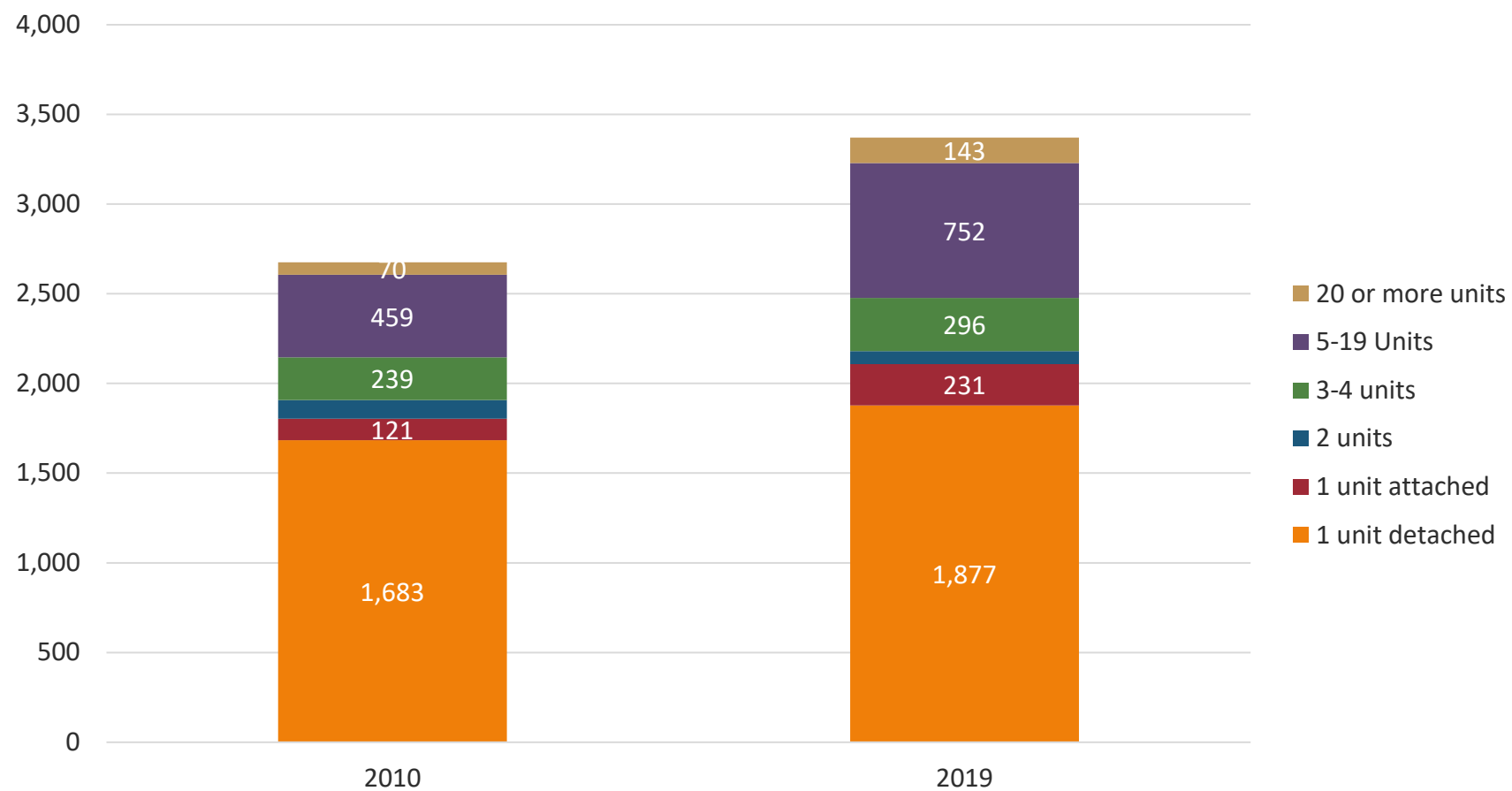
Doraville Tenure



10-County Atlanta Metro Tenure

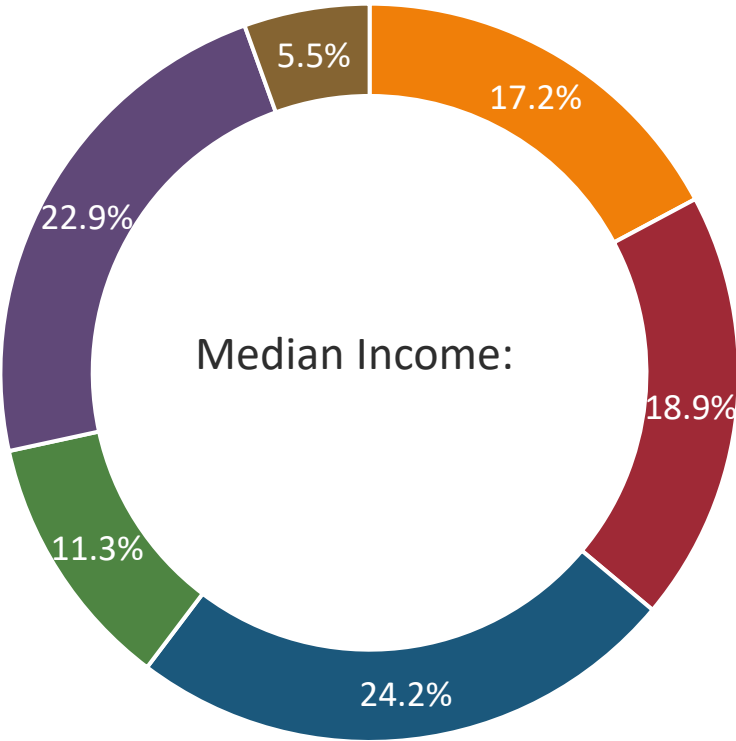


HOUSING TYPES

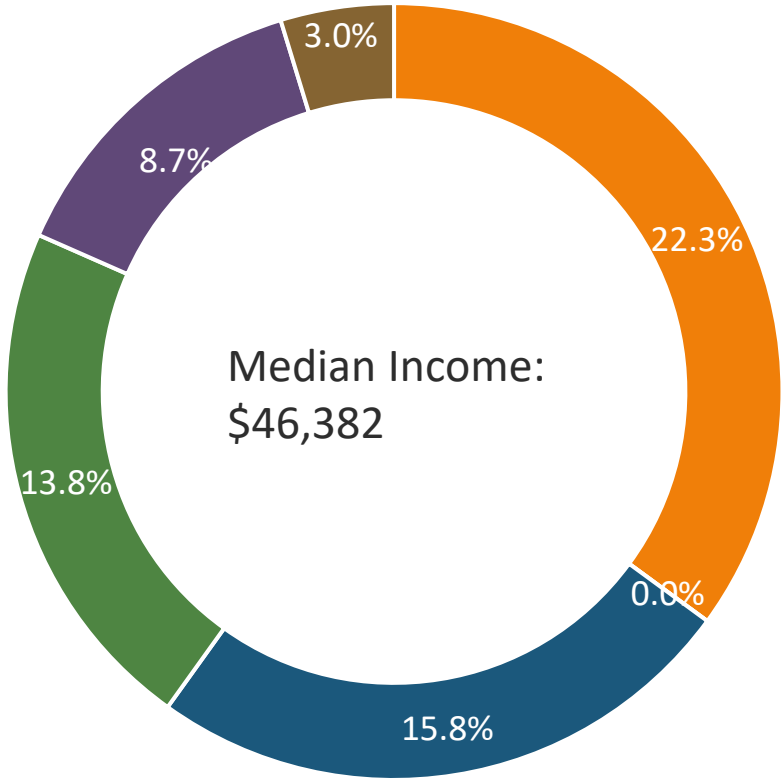


HOUSEHOLD INCOME DISTRIBUTION: RENTERS/OWNERS

Owners Income Distribution

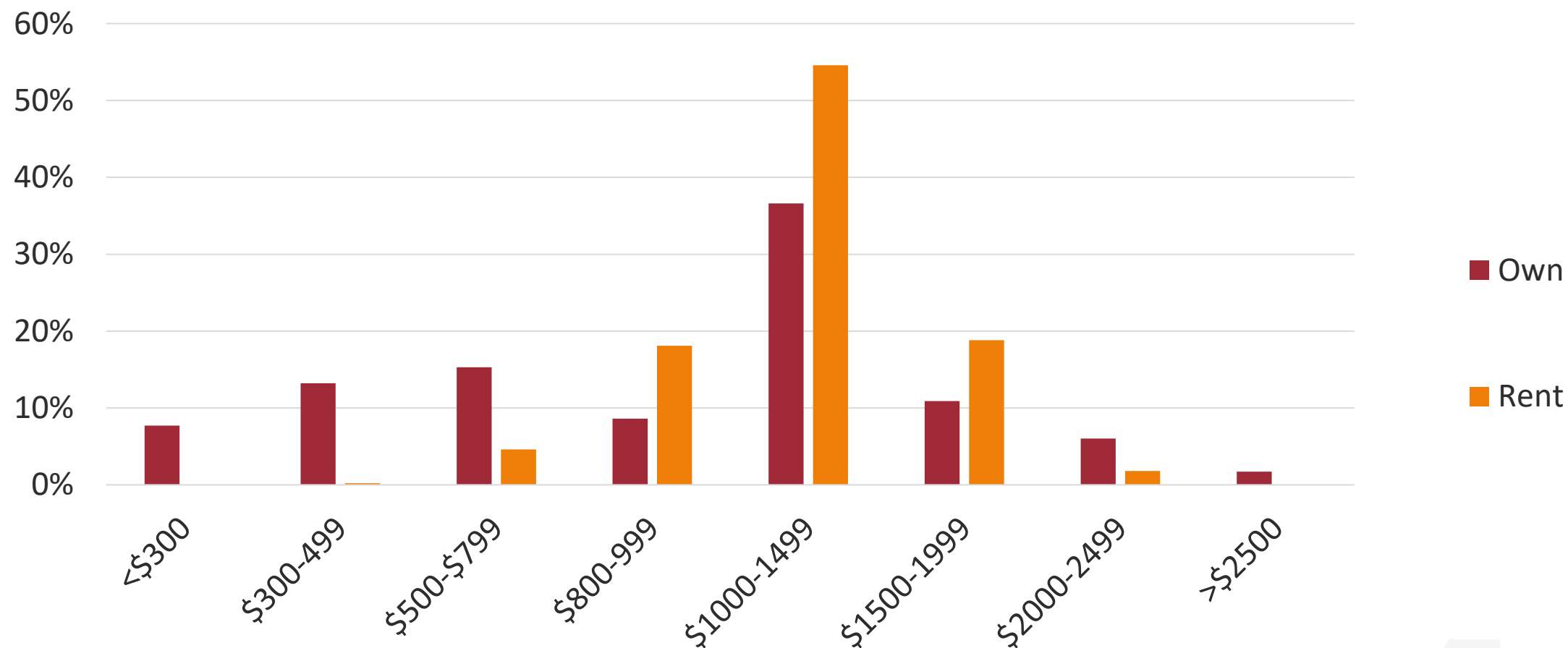


Renters Income Distribution



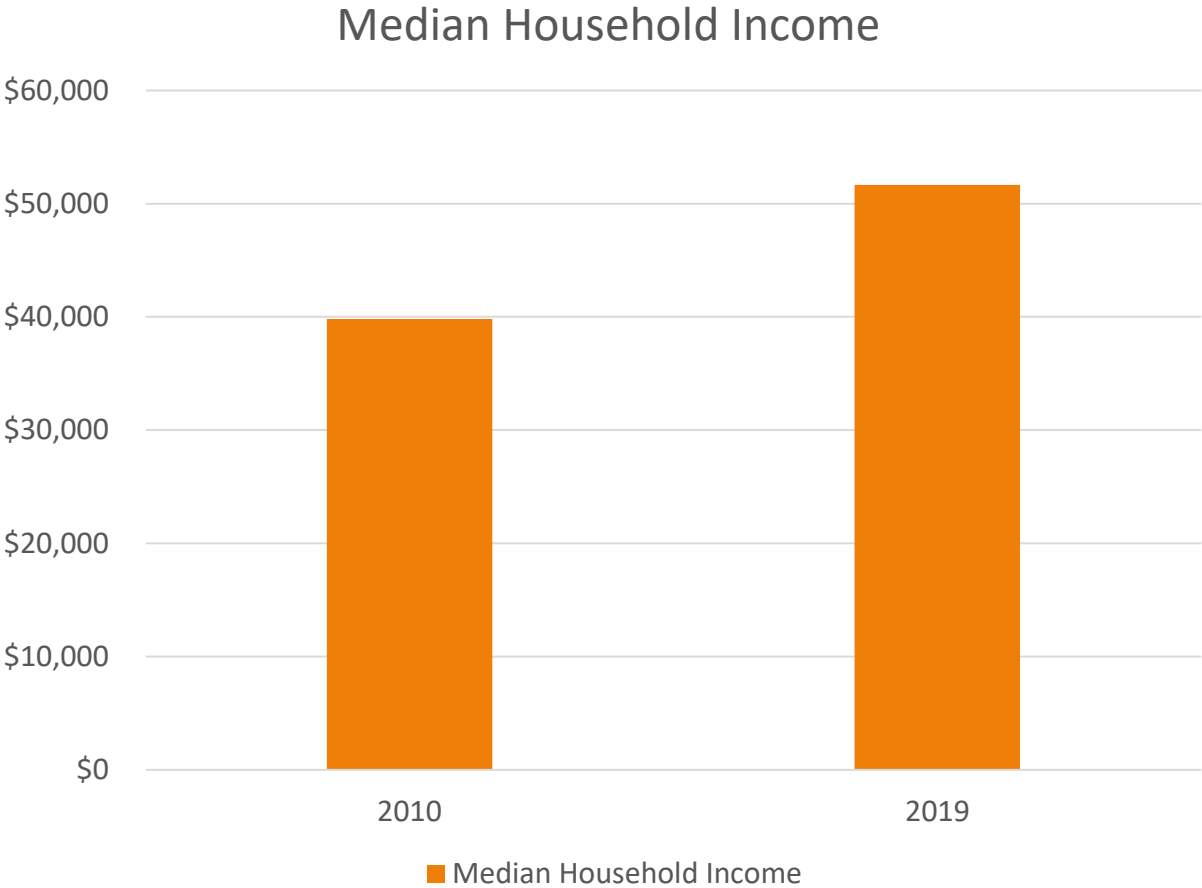
- <\$25,000
- \$25,000-\$49,999
- \$50,000-\$74,999
- \$75,000-\$99,999
- \$100,000-\$149,999
- >\$150,000

MONTHLY HOUSING COSTS: RENTERS & OWNERS



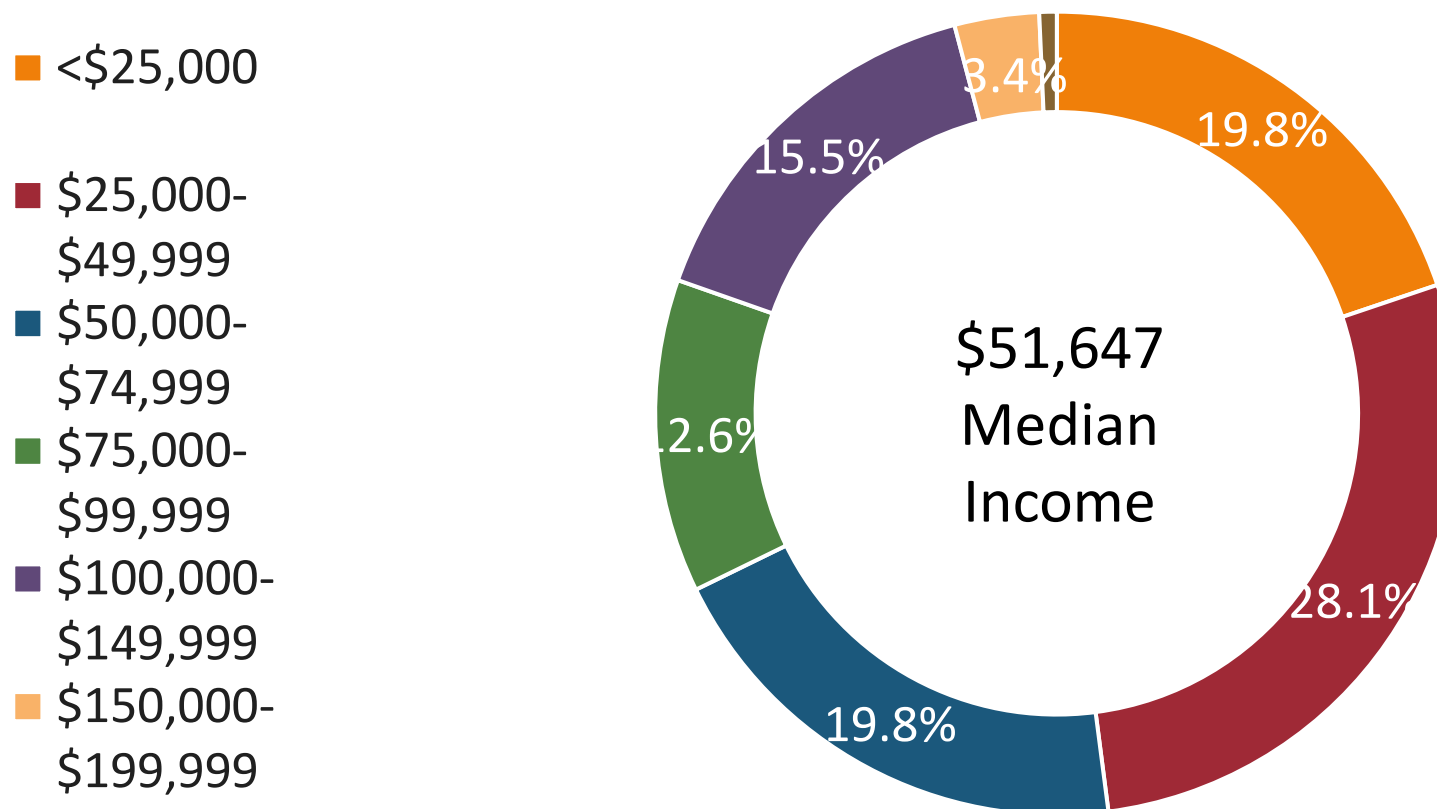
ECONOMIC TRENDS

MEDIAN HOUSEHOLD INCOME

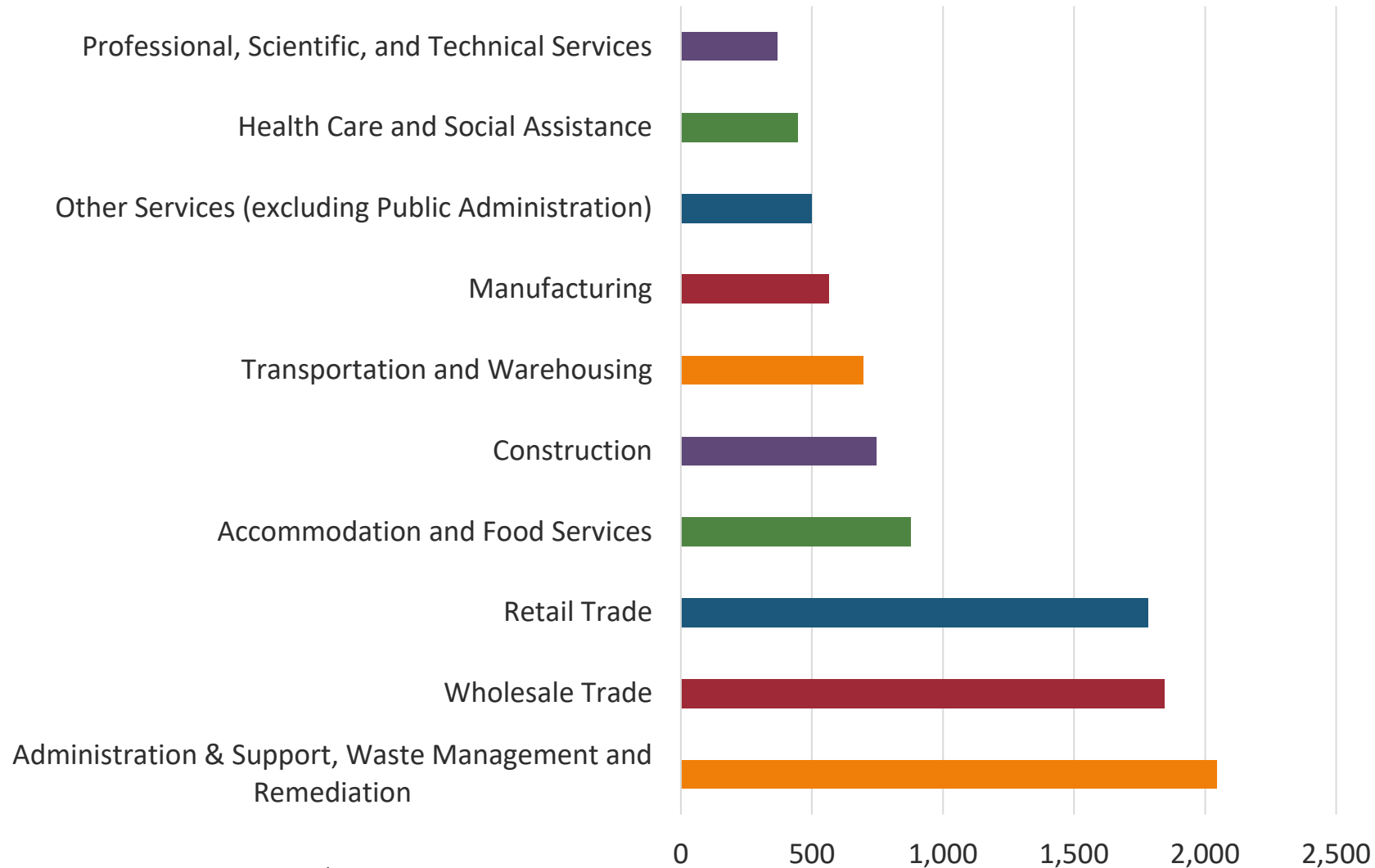


	2019
Median income (dollars)	\$51,647
10% Jurisdiction AMI	\$5,165
30 % Jurisdiction AMI	\$15,494
50% Jurisdiction AMI	\$25,824
80% Jurisdiction AMI	\$41,318
120% Jurisdiction AMI	\$61,976

INCOME DISTRIBUTION



WORKPLACE AREA CHARACTERISTICS: JOB TYPES PRESENT IN DORAVILLE



RESIDENT AREA CHARACTERISTICS: WHERE DORAVILLE RESIDENTS WORK



TRANSPORTATION TRENDS

COMMUTE TIME

14% of residents travel <15 minutes

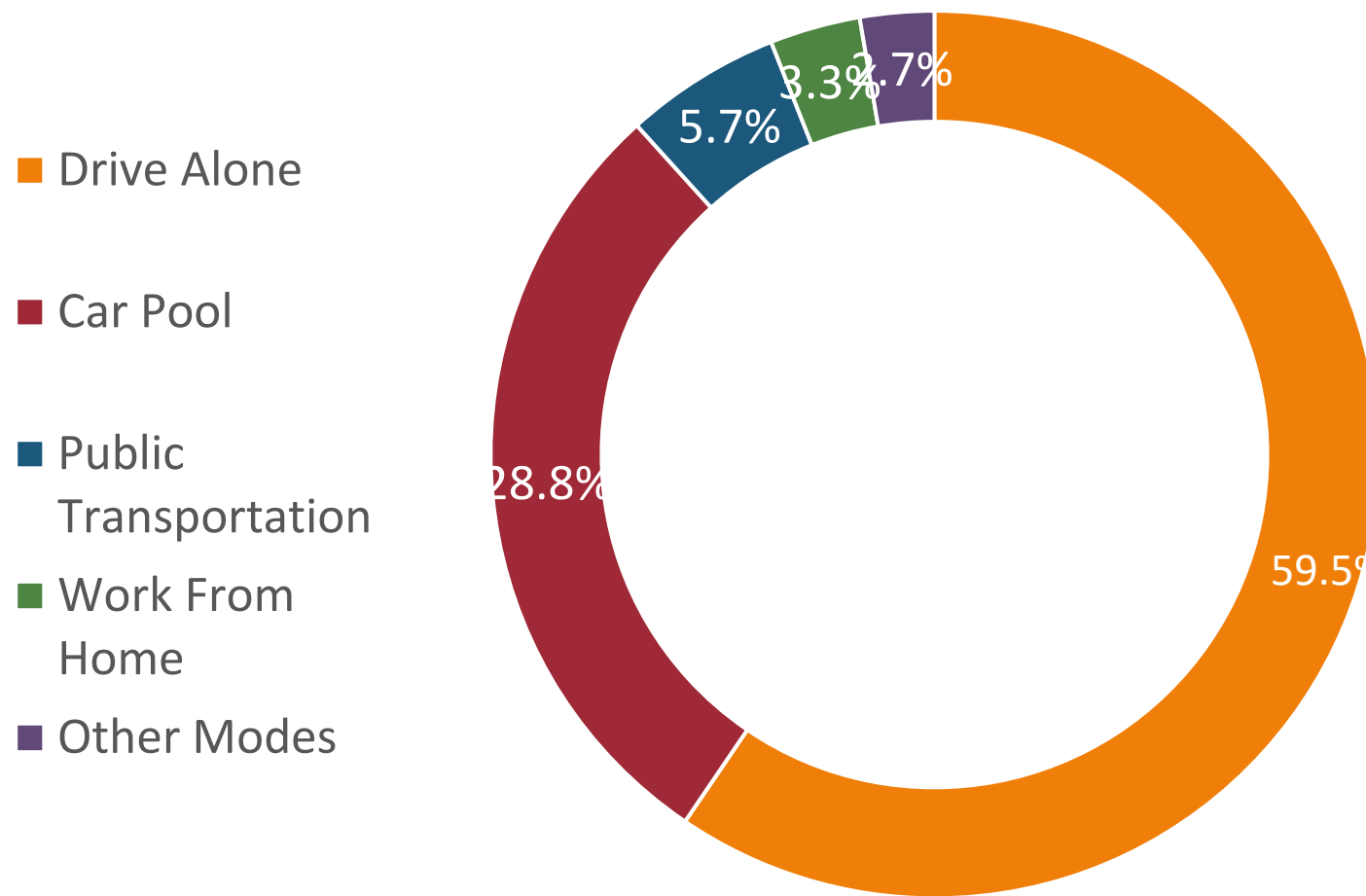
32% of residents travel 15-29 minutes

34% of residents travel 30-44 minutes

10% of residents travel 45-59 minutes

10% of residents travel >60 minutes

MODE OF TRANSPORTATION



TRAFFIC FLOWS

Commute to Doraville:

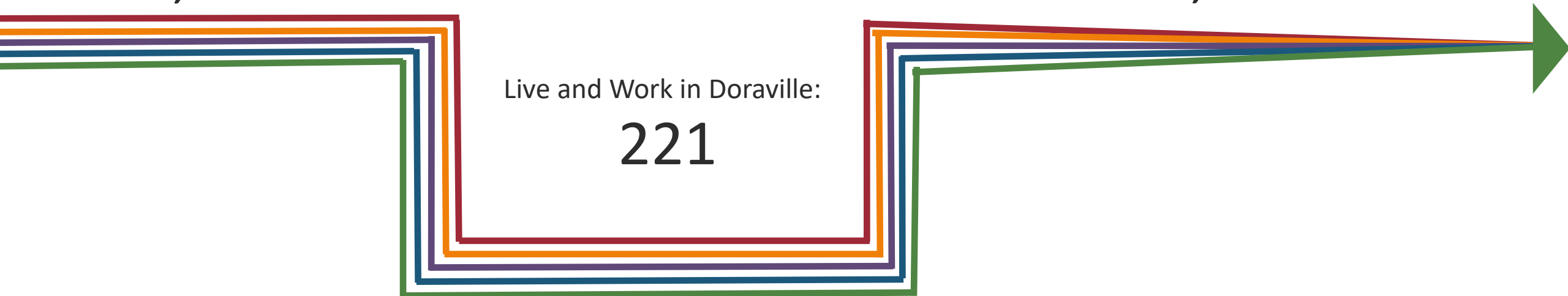
11,054

Commute out of Doraville:

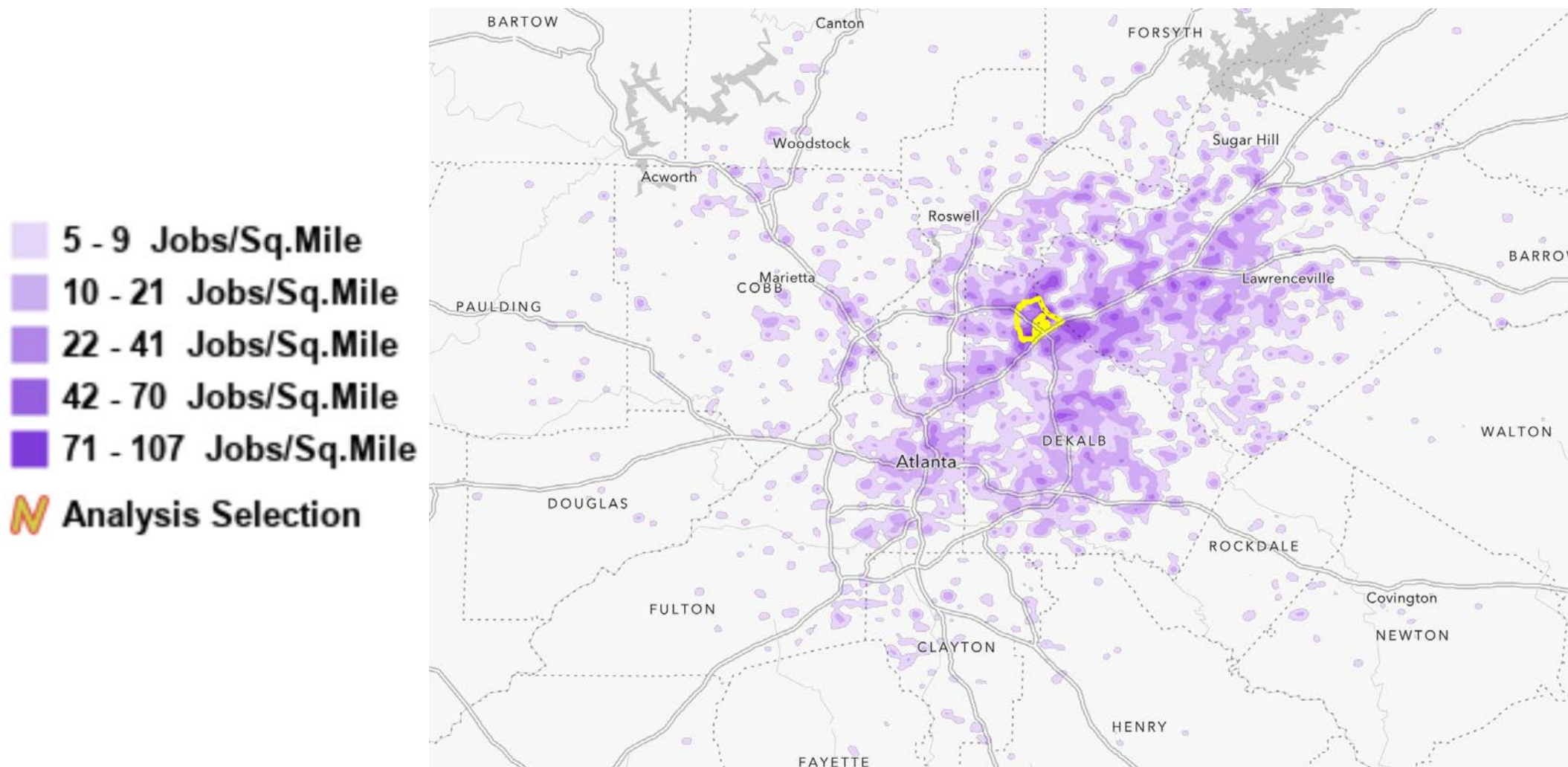
3,984

Live and Work in Doraville:

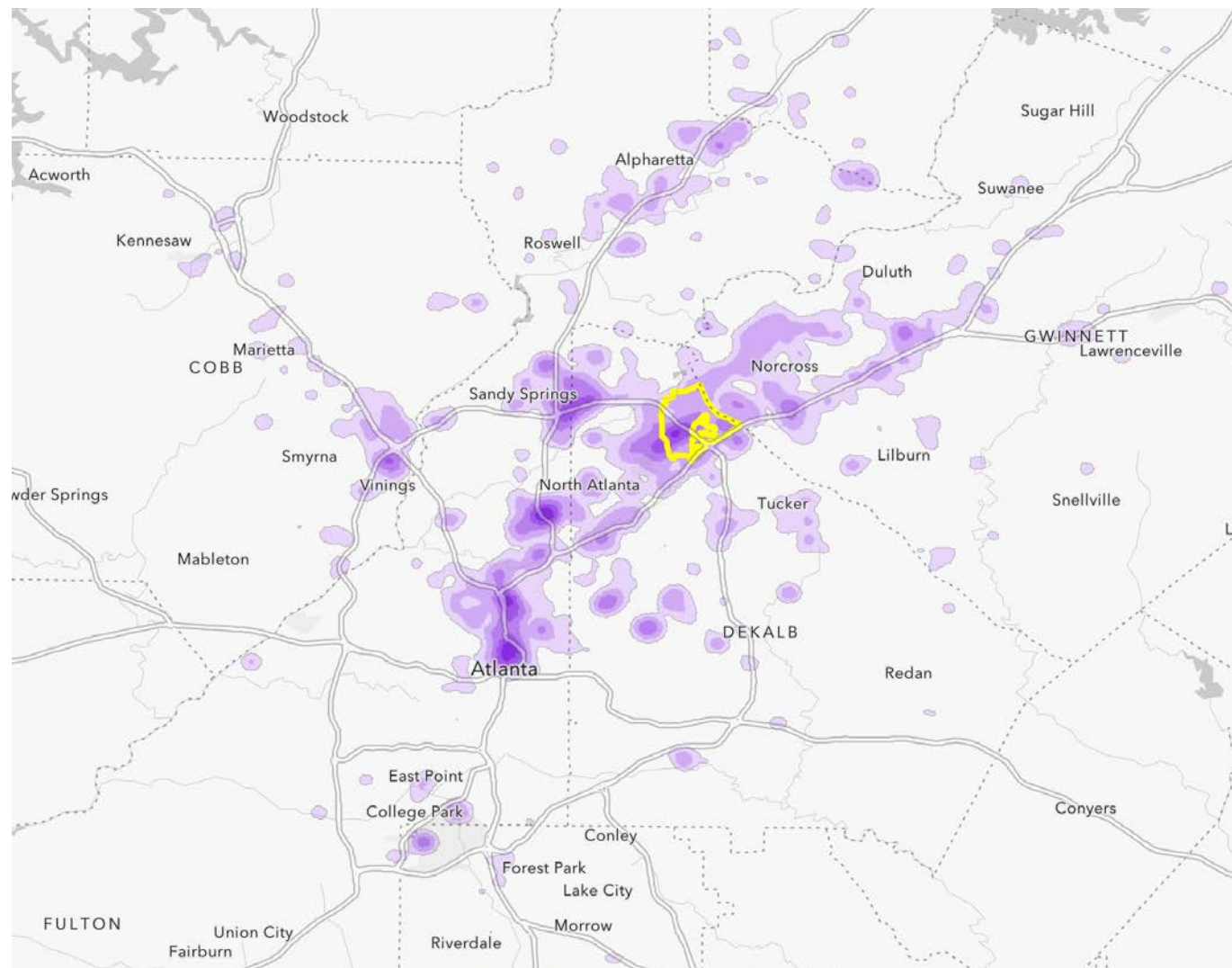
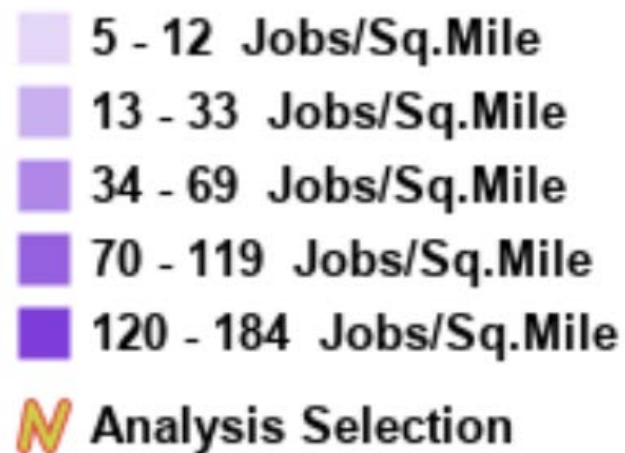
221



WHERE PEOPLE WORKING IN DORAVILLE LIVE



WHERE RESIDENTS OF DORAVILLE WORK





ISSUES & OPPORTUNITIES



MULTIPLE WAYS TO PARTICIPATE!

1. Participate in the polls
2. Enter ideas in the chat
3. Unmute yourself and verbally discuss ideas




What's one thing you would tell someone about Doraville?

🖱 When poll is active, respond at pollev.com/cdev555

💬 Text **CDEV555** to **22333** once to join

What's one thing you would tell someone about Doraville?





ISSUES: What are Doraville's biggest issues, i.e., challenges that need to be addressed?

🖥️ When poll is active, respond at pollev.com/cdev555

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ISSUES: What are Doraville's biggest issues, i.e., challenges that need to be addressed?



A word cloud visualization of responses to the question 'What are Doraville's biggest issues, i.e., challenges that need to be addressed?'. The words are arranged in a cluster, with 'development' and 'housing' being the most prominent. Other visible words include 'oasis', 'rooftop/residential', 'system', 'branding', 'zoning', 'overlooked', 'schools', 'quality', 'good', 'industrial', 'education', 'new', 'growth', 'need', 'businesses', 'enough', 'city', 'rooftops.', 'large', 'create', and 'portion'.

development housing

oasis rooftop/residential system branding zoning overlooked schools quality good industrial education new growth need businesses enough city rooftops. large create portion

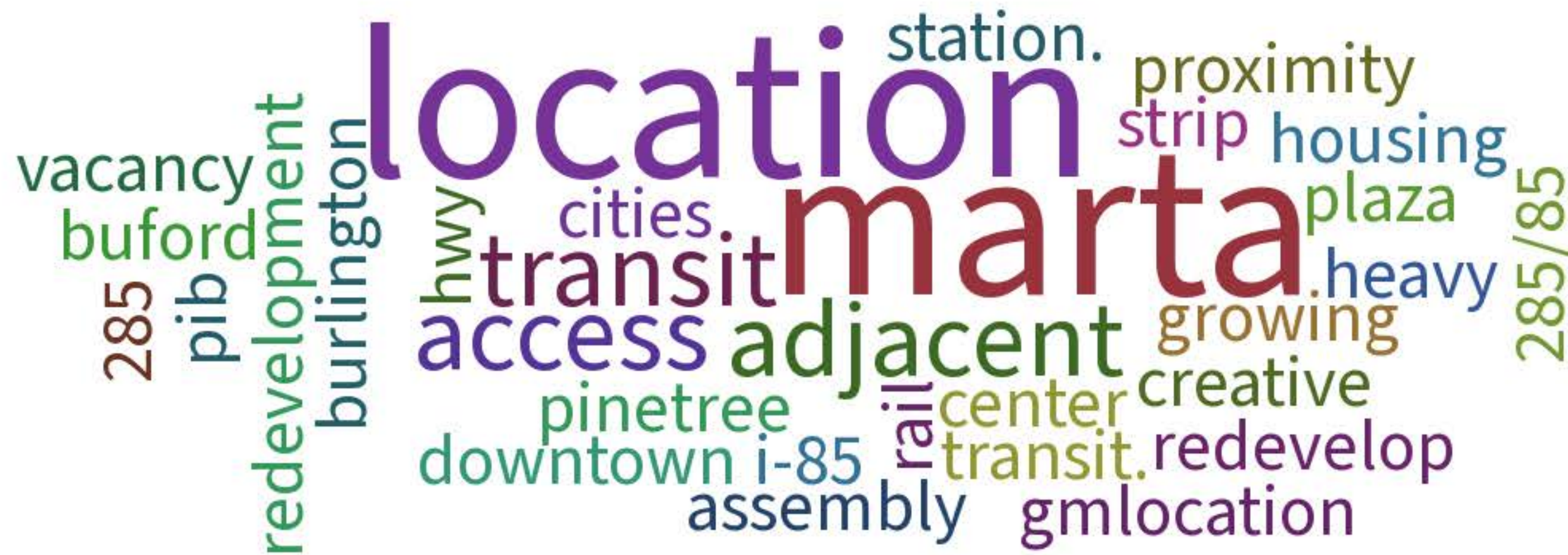


OPPORTUNITIES: What are Doraville's biggest opportunities, i.e., assets to accentuate and strengthen?

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OPPORTUNITIES: What are Doraville's biggest opportunities, i.e., assets to accentuate and strengthen?



CURRENT PLAN – LAND USE

Redevelopment and infill

opportunities – particularly BuHi, town center, MARTA, PIB, Assembly

Extensive **tree canopy** in residential areas – need to protect from redevelopment pressures

Large amount of existing, active **industrial/commercial** in proximity to residential – need buffering to prevent incompatible uses

Insufficient continuity between form-based **Livable Community Code (LCC) zoning vs. base zoning** – need to leverage development opportunities

Predominance of **R-1 (single-family) zoning and single-family housing** – need to attract a wider variety of housing products to serve multi-generational, mixed-income

Widespread **impervious surfaces** – environmental damage but also opportunity to encourage green infrastructure policies and initiatives

When poll is active, respond at **PollEv.com/cdev555**

Text **CDEV555** to **22333** once to join

LAND USE: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.

Redevelopment and infill opportunities - BuHi, town center, MARTA , PIB, Assembly

Large amount of existing, active industrial/commercial space in proximity to residential

Predominance of single-family zoning and single-family housing products

Extensive tree canopy in residential areas

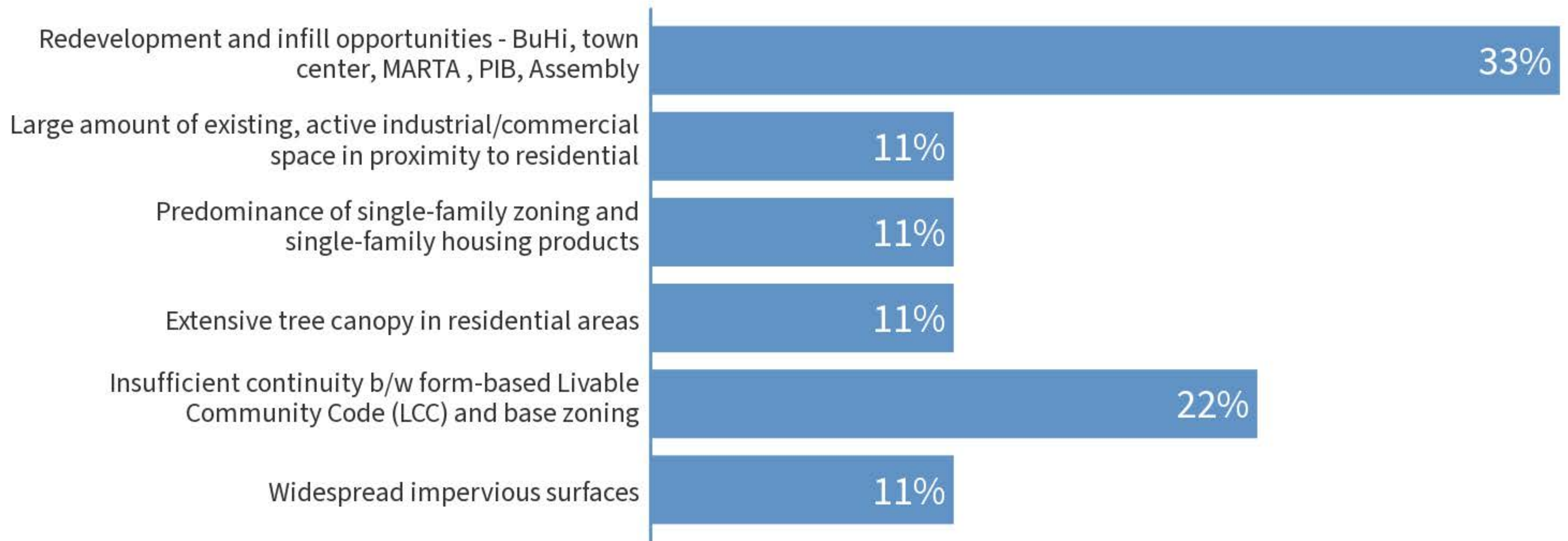
Insufficient continuity b/w form-based Livable Community Code (LCC) and base zoning

Widespread impervious surfaces

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LAND USE: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.



CURRENT PLAN – HOUSING

Lack of new housing development in recent years

High occupancy rate - the city may not be meeting housing demands

Overcrowded housing units and large average household size compared to peer communities

Increasing **interest in infill housing** in coming years

Lack of multi-family housing options – opportunity for walkable, transit-oriented housing

Limited *variety* of multi-family housing options – own/rent, size/structure/type, etc.

Potential for gentrification alongside redevelopment and **increased property values/taxes** – Doraville already has high number of cost-burdened owner-occupied and renter-occupied housing

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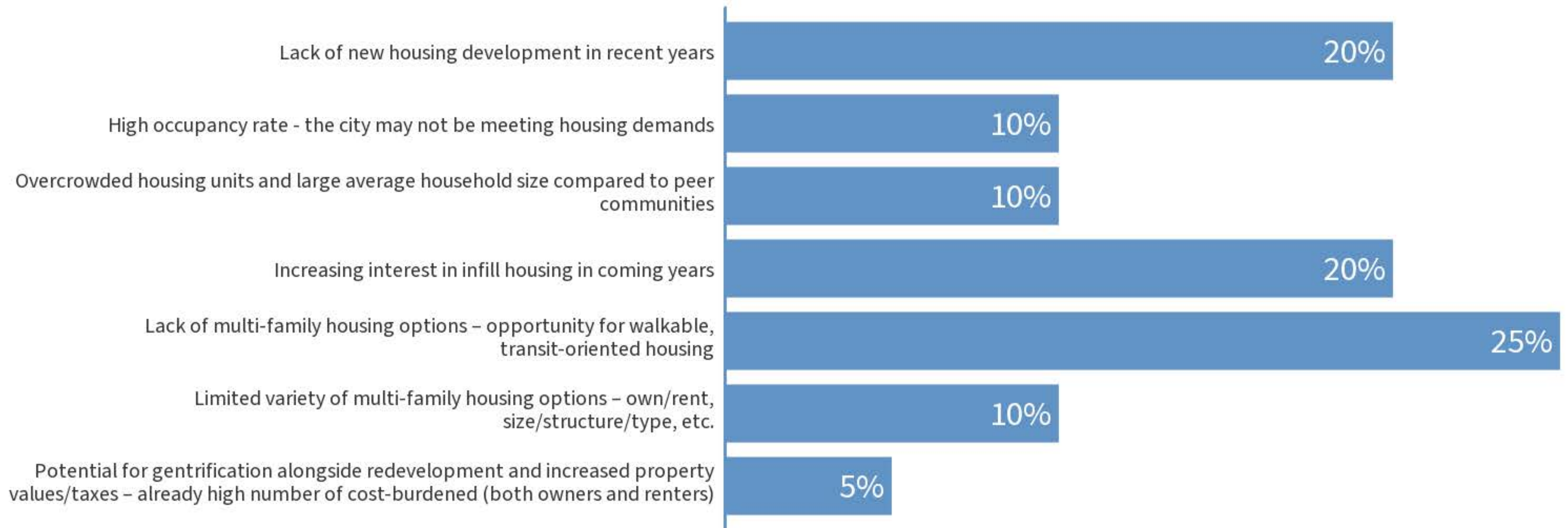
Limited variety of multi-family housing options – own/rent, size/structure/type, etc.

Potential for gentrification alongside redevelopment and increased property values/taxes – already high number of cost-burdened (both owners and renters)

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HOUSING: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.



CURRENT PLAN – PEOPLE

How to leverage **diversity of foreign-born population** – events, programs, supports

High percentage of **population speaking another language at home** – Spanish translation services, ESL in schools and for adults

Need for more space in schools due to **high percentage of young children**

How to connect residents to **educational training and higher paying jobs** within Doraville

Relatively high **poverty rate** (25%)

Differing needs and priorities of different demographic groups (foreign-born, older adult, young adult, etc.)

Strong immigrant presence – Census data not necessarily reflective of entire/actual population

Potential for **gentrification due to higher density mixed-use development** and increasing property values

When poll is active, respond at **PollEv.com/cdev555**

Text **CDEV555** to **22333** once to join

PEOPLE: What still resonates for you from the current plan?

YOU MAY ONLY SELECT 3 CHOICES.

How to leverage diversity of foreign-born population – events, programs, supports, etc.

High percentage of population speaking another language at home – translation services, ESL services, etc.

Need for more space in schools due to high percentage of young children

How to connect residents to educational training and higher paying jobs within Doraville

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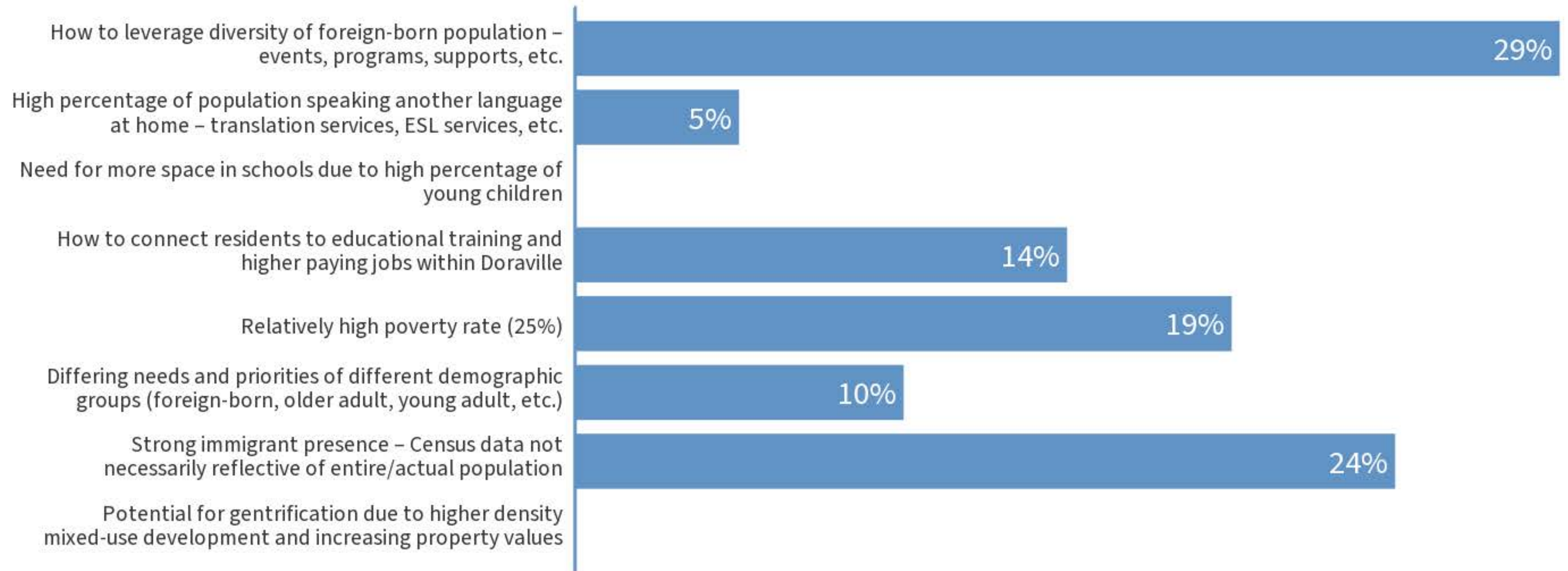
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PEOPLE: What still resonates for you from the current plan?

YOU MAY ONLY SELECT 3 CHOICES.



CURRENT PLAN – ECONOMY

Retail/restaurant market driven largely by visitors, e.g., Buford Hwy is a regional draw

Visitor experience, complete streets, connectivity – Buford Hwy., town center to Assembly

Immigrant population as a huge resource – need to nurture **diversity and entrepreneurship**

Need strong local **chamber of commerce or business association** to align interests and facilitate interaction between the City and business community

Opportunities to **work with Chamblee** in planning improvements along Buford Hwy.

New growth, jobs, and tax revenue
Assembly, Nexus, town center – can serve as catalyst for future

DeKalb County schools continue to experience challenges – affects peoples' desire to live in Doraville

Growth due to Assembly, Nexus, and other redevelopment projects will **increase pressure to maintain government's levels of service**

Adjustments to zoning and other codes could help **attract development community wants** while **protecting commercial tax base** on which City relies

When poll is active, respond at **PollEv.com/cdev555**

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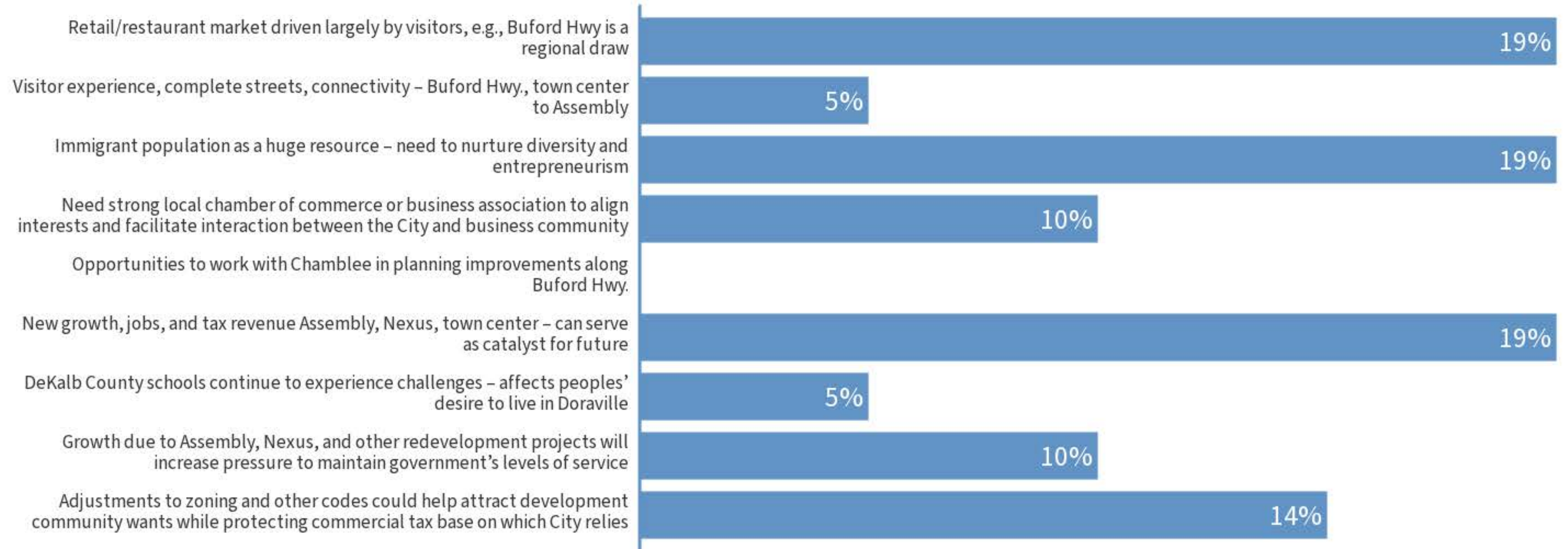
Growth due to Assembly, Nexus, and other redevelopment projects will increase pressure to maintain government’s levels of service

Adjustments to zoning and other codes could help attract development community wants while protecting commercial tax base on which City relies

🖱️ When poll is active, respond at pollev.com/cdev555

📱 Text **CDEV555** to **22333** once to join

ECONOMY: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.



CURRENT PLAN – TRANSPORTATION

Significant portion (10.4%) of Doraville's workers lack access to personal vehicle

Ramp improvements for I-285 at PIB and Buford Hwy. – benefit to City

Increased traffic congestion along with redevelopment into higher density uses

Ensuring multimodal access at major new developments

Bike/ped infrastructure – increase bike/ped safety while decreasing vehicular traffic / reliance on SOV

Roadway maintenance on local roads – safety and operations

Truck traffic contributes to congestion and may adversely impact local roadways

Buford Highway Livable Centers Initiative (LCI) study recommendations - future funding opportunities

Transit expansion northward and along I-285 – benefit to City

When poll is active, respond at **PollEv.com/cdev555**

Text **CDEV555** to **22333** once to join

TRANSPORTATION: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.

Significant portion (10.4%) of Doraville's workers lack access to personal vehicle

Increased traffic congestion along with redevelopment into higher density uses

Bike/ped infrastructure – increase bike/ped safety while decreasing vehicular traffic / reliance on SOV

Truck traffic contributes to congestion and may adversely impact local roadways

Transit expansion northward and along I-285 – benefit to City

Ramp improvements for I-285 at PIB and Buford Hwy. – benefit to City

Ensuring multimodal access at major new developments

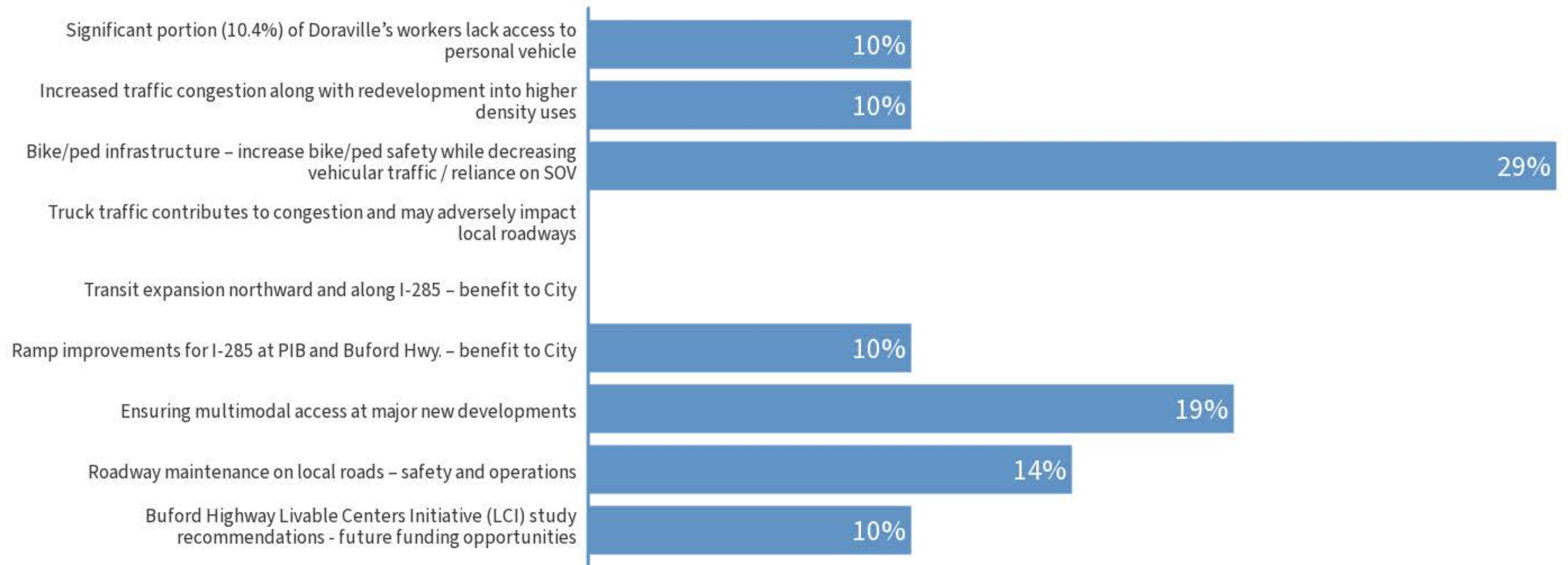
Roadway maintenance on local roads – safety and operations

Buford Highway Livable Centers Initiative (LCI) study recommendations - future funding opportunities

🖥️ When poll is active, respond at pollev.com/cdev555

📱 Text **CDEV555** to **22333** once to join

TRANSPORTATION: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.

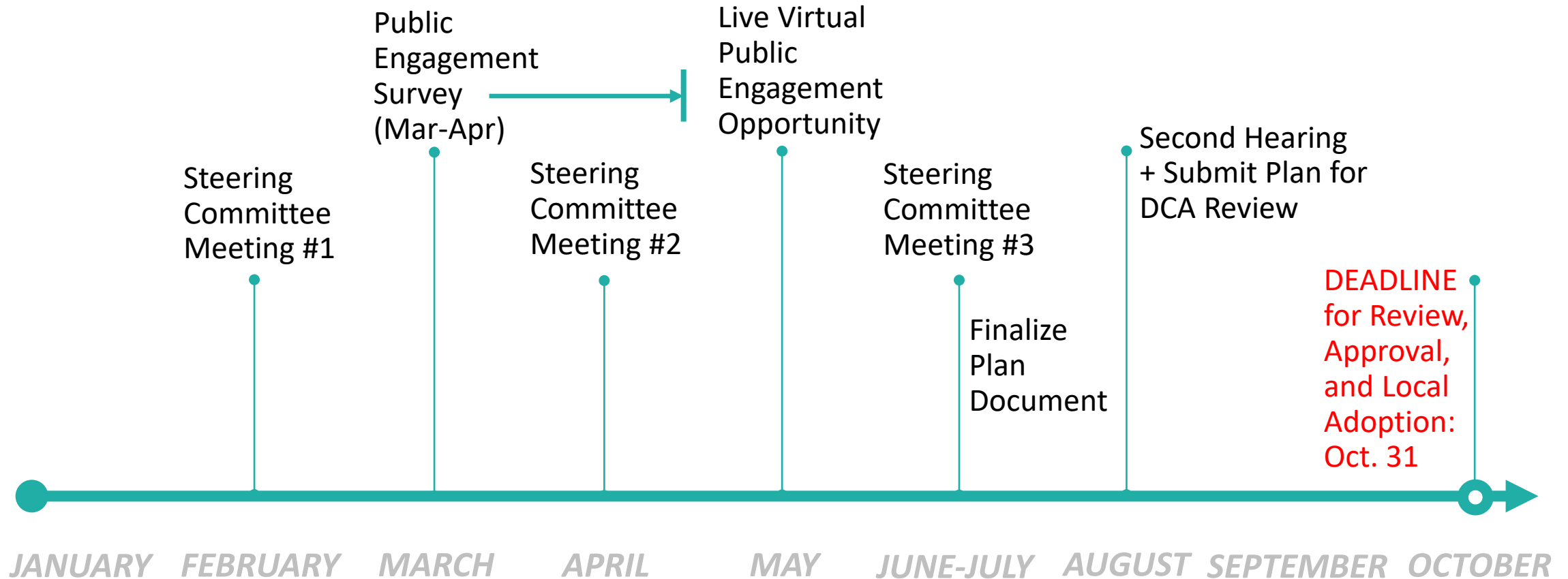


BUY A ROUND

TRIP

NEXT STEPS

PLAN SCHEDULE



2021

NEXT MEETING (APRIL 27 at 9:30 AM)

- Wrap up issues and opportunities if needed
- Discuss community vision and goals
- Discuss key elements such as land use and transportation
- Between now and then: continue to review 2016 plan



DORAVILLE
EST 1871

THANK YOU!

Andrew Smith
Atlanta Regional Commission
asmith@atlantaregional.org

CITY OF DORAVILLE

2021 COMPREHENSIVE PLAN UPDATE

STEERING COMMITTEE MEETING #2 – APRIL 27, 2021

AGENDA

- I. Meeting #1 Recap
- II. Vision & Goals
- III. Land Use Element
- IV. Next Steps

The background of the slide is a collage of three images. The top-left image shows a house at night with its interior lights on, partially obscured by dark trees. The bottom-left image shows a park at night with a covered picnic table and a building in the background. The right side of the slide features a large image of a park sign for Brook Park, which includes rules like 'NO ALCOHOLIC BEVERAGES' and 'NO MOTORIZED VEHICLES'.

MEETING #1 RECAP

🔊 When poll is active, respond at pollev.com/cdev555

💬 Text **CDEV555** to **22333** once to join

What's one thing you would tell someone about Doraville?



🖥️ When poll is active, respond at pollev.com/cdev555

📱 Text **CDEV555** to **22333** once to join

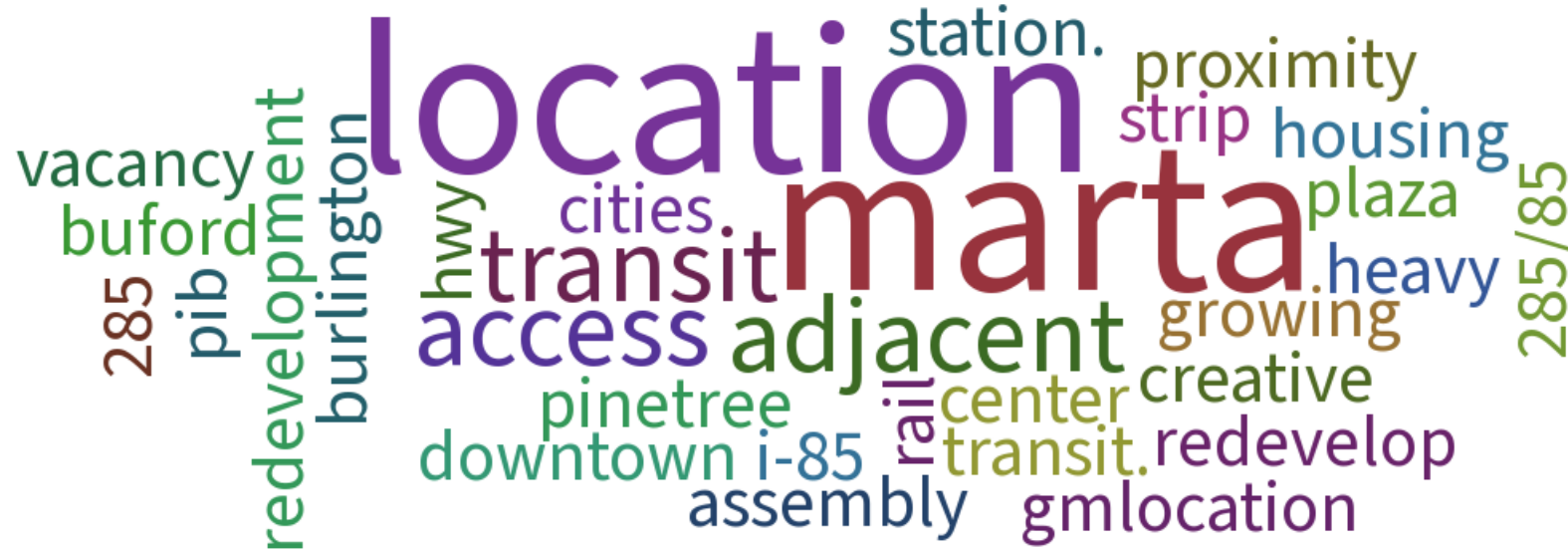
ISSUES: What are Doraville's biggest issues, i.e., challenges that need to be addressed?



🔗 When poll is active, respond at pollev.com/cdev555

📱 Text **CDEV555** to **22333** once to join

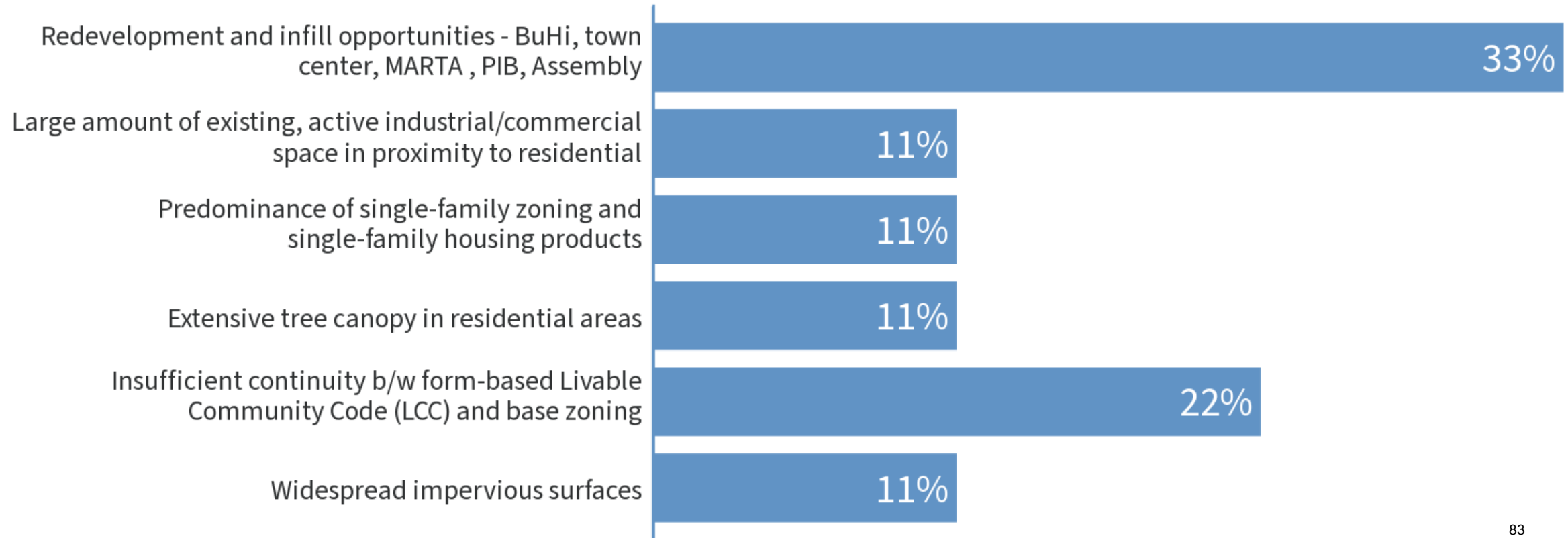
OPPORTUNITIES: What are Doraville's biggest opportunities, i.e., assets to accentuate and strengthen?



🔗 When poll is active, respond at pollev.com/cdev555

📱 Text **CDEV555** to **22333** once to join

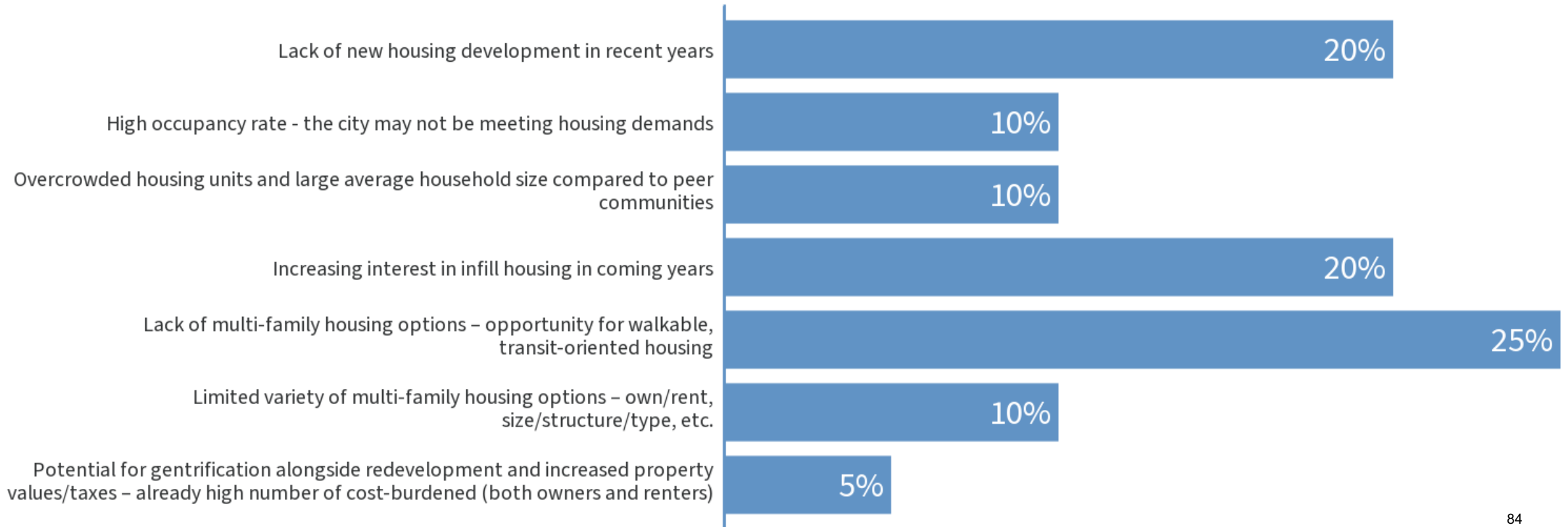
LAND USE: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.



📄 When poll is active, respond at pollev.com/cdev555

💬 Text **CDEV555** to **22333** once to join

HOUSING: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.

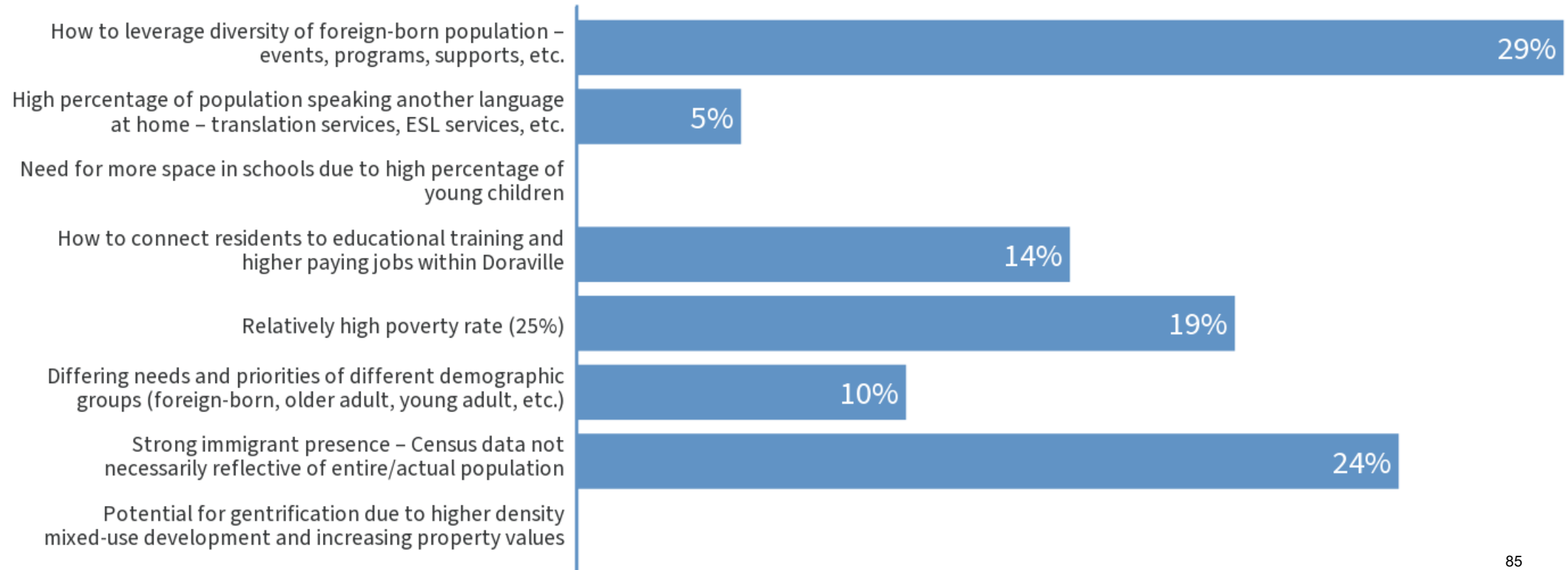


🔗 When poll is active, respond at pollev.com/cdev555

📱 Text **CDEV555** to **22333** once to join

PEOPLE: What still resonates for you from the current plan?

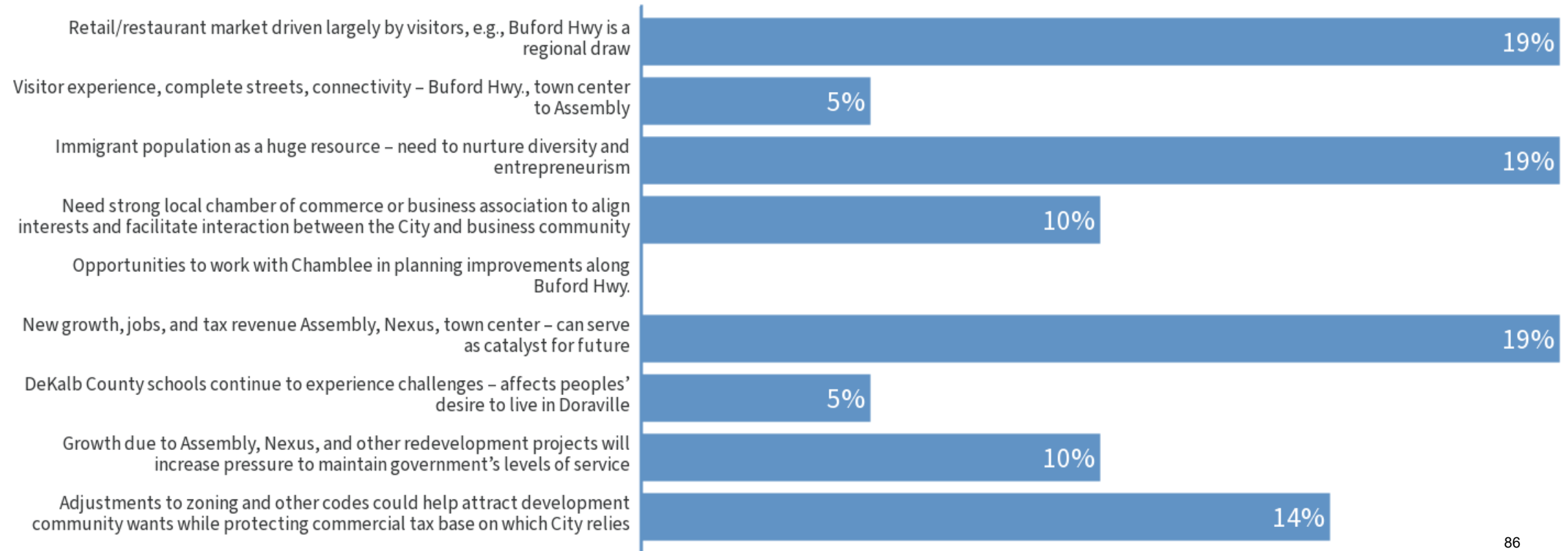
YOU MAY ONLY SELECT 3 CHOICES.



🔗 When poll is active, respond at pollev.com/cdev555

📱 Text **CDEV555** to **22333** once to join

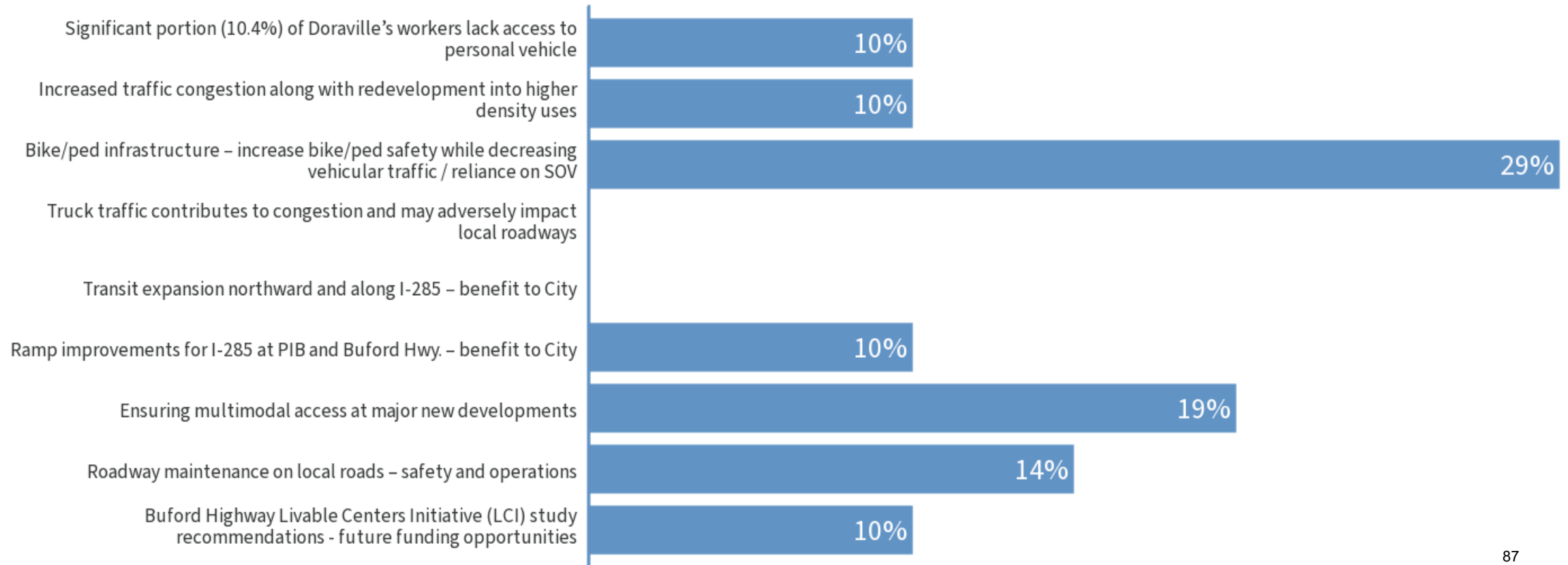
ECONOMY: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.



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TRANSPORTATION: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.



REQUIRED PLAN ELEMENTS



KEY REQUIRED ELEMENTS FOR UPDATE

- Updated Needs and Opportunities
 - Informs any **updates to Vision/Goals** and other elements
- **Updated Land Use Element**
- Broadband Element (was not required until 2018)
- Report of Accomplishments (ROA)
 - Documents status of every item in current plan's 5-Year Community Work Program (CWP)
- Updated 5-Year CWP
 - Includes items noted as Underway or Postponed in ROA, plus any brand-new items resulting from 2021 planning process



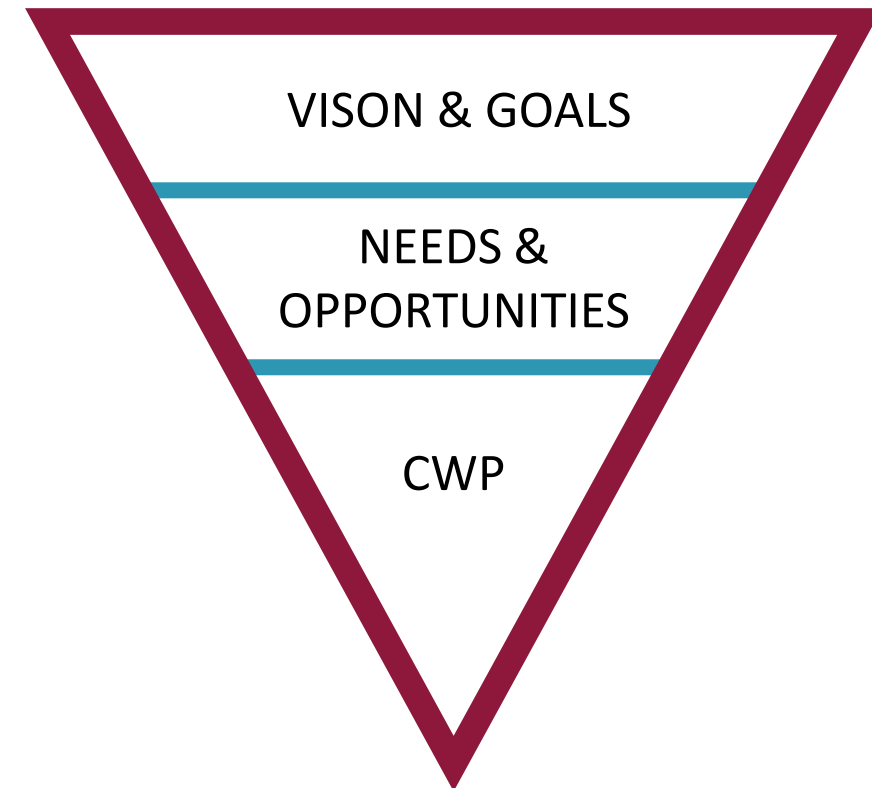
VISION & GOALS



VISION & GOALS

*“The purpose of the Community Goals element is to articulate **a long-term strategy** for creating the set of conditions judged, by the community, to be best suited to maximizing the collective wellbeing of its residents. The Community Goals element details the **overarching concepts** which should guide local day-to-day decision-making for five, ten, even twenty years into the future. As such, the Community Goals shall be developed through a very public process of involving community leaders and stakeholders. The Community Goals are intended to generate local pride and enthusiasm about **the future of the community**, thereby leading citizens and leadership to act to ensure that the plan is implemented.”*

--DCA Minimum Standards



MULTIPLE WAYS TO PARTICIPATE!

1. Participate in the polls
2. Enter ideas in the chat
3. Unmute yourself and verbally discuss ideas

🖥️ When poll is active, respond at pollev.com/cdev555

📱 Text **CDEV555** to **22333** once to join

VISION: Does the Vision statement in the current (2016) plan still resonate for you?



🖥️ When poll is active, respond at pollev.com/cdev555

📱 Text **CDEV555** to **22333** once to join

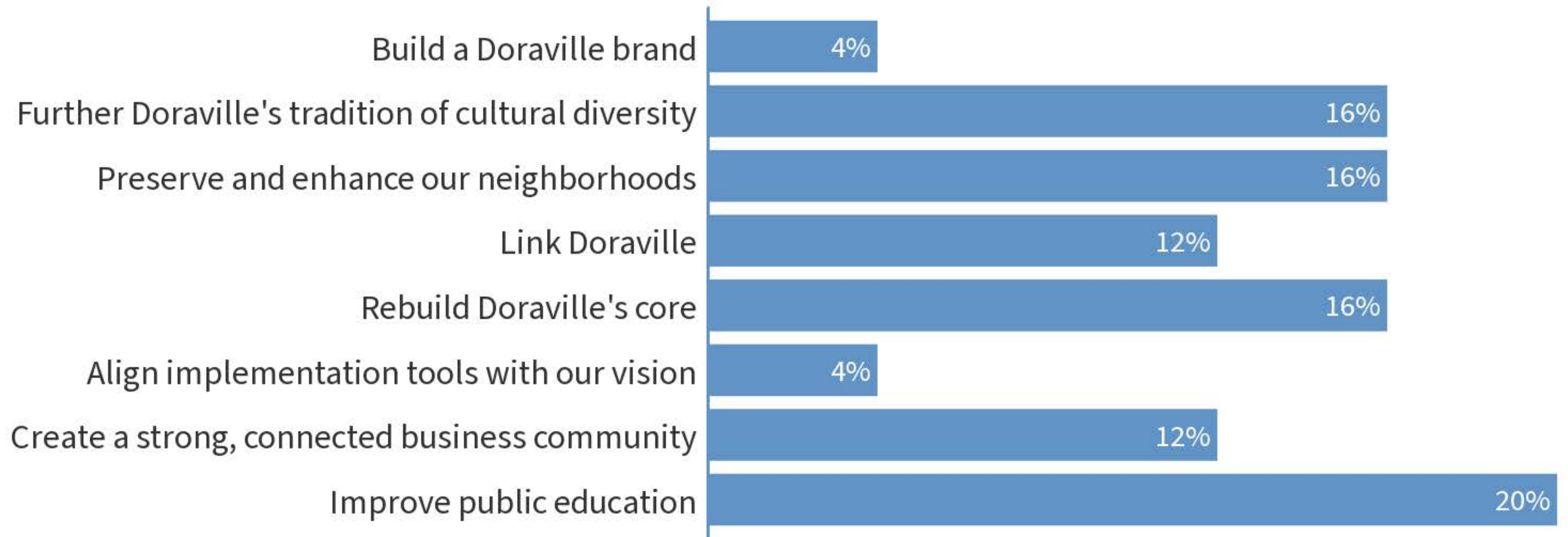
VISION: If you were to add ONE new aspect to the Vision in the current plan, what would it be? Use as few words as possible.

green center hub friendly
environment
technology media exhibition
"international village"

🖱️ When poll is active, respond at pollev.com/cdev555

💬 Text **CDEV555** to **22333** once to join

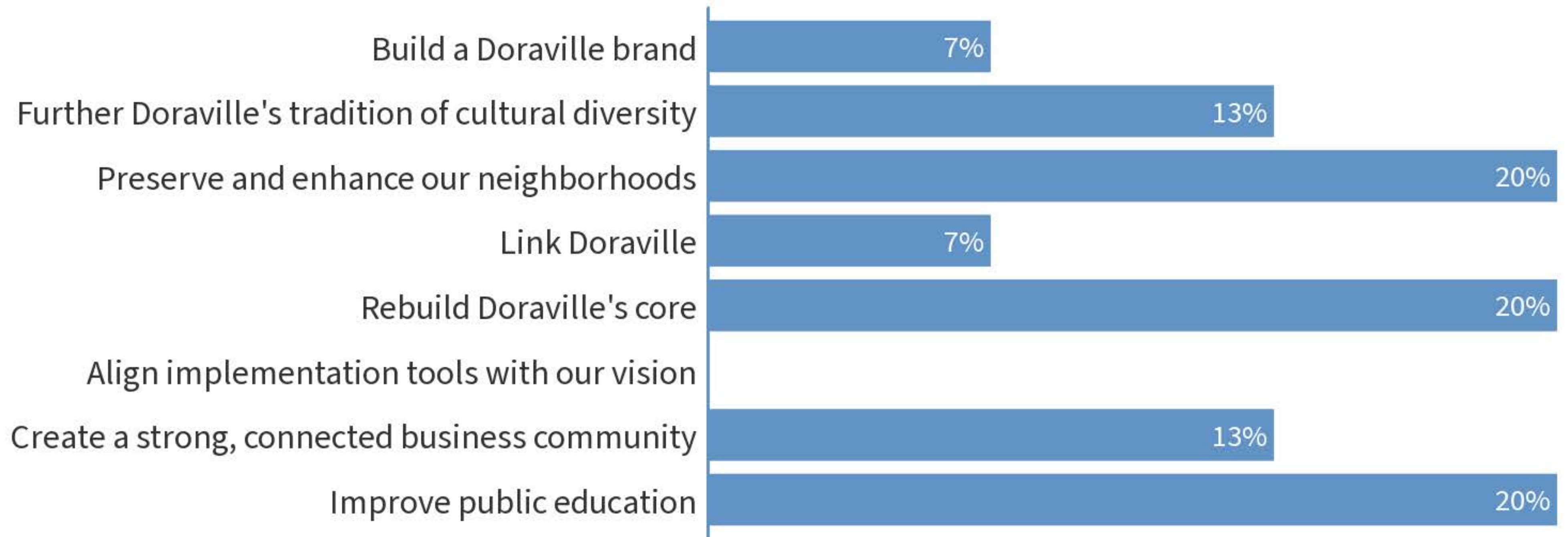
GOALS: Which Goals from the current plan still resonate for you? Select all that apply.



🖥️ When poll is active, respond at pollev.com/cdev555

📱 Text **CDEV555** to **22333** once to join

GOALS: Which Goals from the current plan are the **MOST** important to you? Select only your Top 3.



🖥️ When poll is active, respond at pollev.com/cdev555

📱 Text **CDEV555** to **22333** once to join

GOALS: If you were to add ONE brand new Goal to the plan, what would it be? Use as few words as possible.



A word cloud centered around the word "green". The word "green" is the largest and most prominent. Other words of varying sizes and colors (green, purple, blue) are scattered around it, including: "shorter", "tourism", "increase", "statement", "foodie", "vision", "space", "safety", "spaces", and "parks".

VISION STATEMENT

Doraville will stand out as a vibrant, diverse, and open-minded community that offers unique opportunities to live, work, shop, and enjoy the best of what the Atlanta region has to offer – a balanced mix of uses, strong neighborhoods, good schools, family friendliness, a diverse employment sector, and a multimodal transportation network.

Doraville... the city that connects.

GOALS

BUILD A DORAVILLE BRAND

Support local entrepreneurs, invest in quality infrastructure, encourage neighborhood preservation and improvement, carryout community activities, and further strategic redevelopment and investment in line with our vision.

FURTHER DORAVILLE'S TRADITION OF CULTURAL DIVERSITY

Balance the desires of millennials, families, empty-nesters, recent immigrants, visitors, and businesses in our initiatives by enhancing yet protecting Buford Highway's diversity and working collaboratively with our nonprofit community partners.

PRESERVE AND ENHANCE OUR NEIGHBORHOODS

Preserve the heritage of our neighborhoods and enhance what makes them great – including ease of walking and biking and internal parks and schools, while providing for new residential opportunities for a wide range of incomes and stages of life.

LINK DORAVILLE

Continue to further initiatives that build upon Doraville's role as a regional transportation hub, while ensuring that all travel modes internal to Doraville advance mobility desires of all community members.

REBUILD DORAVILLE'S CORE

Reposition the City's administrative core in order to encourage further investment, support livability in the community, and create a central hub within the city. An important part of this will be continuing to advance the Livable Centers Initiative vision by supporting all transportation modes, creating a sense of place, and increasing greenspace.

ALIGN IMPLEMENTATION TOOLS WITH OUR VISION

Refresh our zoning ordinance, economic development tools, and unique community programs to attract residents, businesses, employment, and visitors.

CREATE A STRONG, CONNECTED BUSINESS COMMUNITY

Champion our businesses that are here, and create a collaborative network of businesses.

IMPROVE PUBLIC EDUCATION

Continue to lobby to the DeKalb County Board of Education for improvements as a critical need to achieve our long-term vision.



FUTURE LAND USE



FUTURE DEVELOPMENT

The Future Development Map (**Figure 3-1**) captures the community's vision for future growth and development in the City of Doraville. The development map is comprised of nine unique character areas including properties that the community identified would be appropriate for incorporation by the city should the opportunity to annex arise in the future. The character areas reflect a combined vision for redeveloping targeted areas of the city while preserving the city's tree canopy, single-family neighborhoods, and light industrial areas.

The city's vision for future development calls for a major change in character in four character areas:

- Doraville Town Center;
- Assembly District;
- BuHi Cultural Corridor; and
- PIB Marketplace.

Each of these areas is envisioned as ripe for redevelopment and major new public and private investment. They also all consider the opportunity of mixing uses to create a more communal environment where people can access more than one service without traveling to another location. High-quality design with an emphasis on creating walkable developments within these character areas will be of high importance. This vision for future development is a key component of the City's path forward. More details for each of the character areas is provided in Chapter 4.

WHAT IT DOES

The following are summary distinctions in each character area's envisioned future:








- Neighborhood Preservation District: Protect existing residential character
- PIB Marketplace: Mixed-use neighborhood activity nodes
- BuHi Cultural Corridor: Mixed-use corridor preserving the diversity of businesses
- Doraville Town Center: The city's central hub, established with a unique sense of place
- Assembly District: High-density mixed-use district
- Office Hub: Integrated centers of office uses and business incubators
- Light Industrial District: Commercial uses that leverage connections to regional transportation
- Tank Farms District: Heavy industrial district with an emphasis on safety
- Annexation: Areas outside the city limits appropriate for future incorporation into the city.

CHARTING A NEW COURSE

The vision largely builds upon the vision contained in the 2006-2026 Comprehensive Plan with a handful of important changes:

- Expansion of the Doraville Town Center to include properties on the opposite side of New Peachtree Road, incorporating parcels currently used for MARTA rail and parking.
- Consolidation of the Tank Farms District to the north side of the railroad tracks should an opportunity arise to revisit the tank infrastructure in this area. In doing so, additional opportunities would arise within the Buford Highway Cultural Corridor for redevelopment.
- Distinguishing a set of Office Hubs that would create a more flexible regulatory context for introduction of office and creative industrial uses.
- Incorporation of multi-family residential as sub-areas within the Neighborhood Preservation District rather than as a stand-alone character area.

FIGURE 3-1: FUTURE DEVELOPMENT MAP

-  Doraville Boundary
-  City Hall
-  MARTA Station
-  MARTA Gold Line
-  Expressway
-  Street
-  Railroad

Future Development Areas

-  Neighborhood Preservation District
-  PIB Marketplace
-  BuHi Cultural Corridor
-  Doraville Town Center
-  Assembly District
-  Office Hub
-  Light Industrial District
-  Tank Farms District
-  Annexation

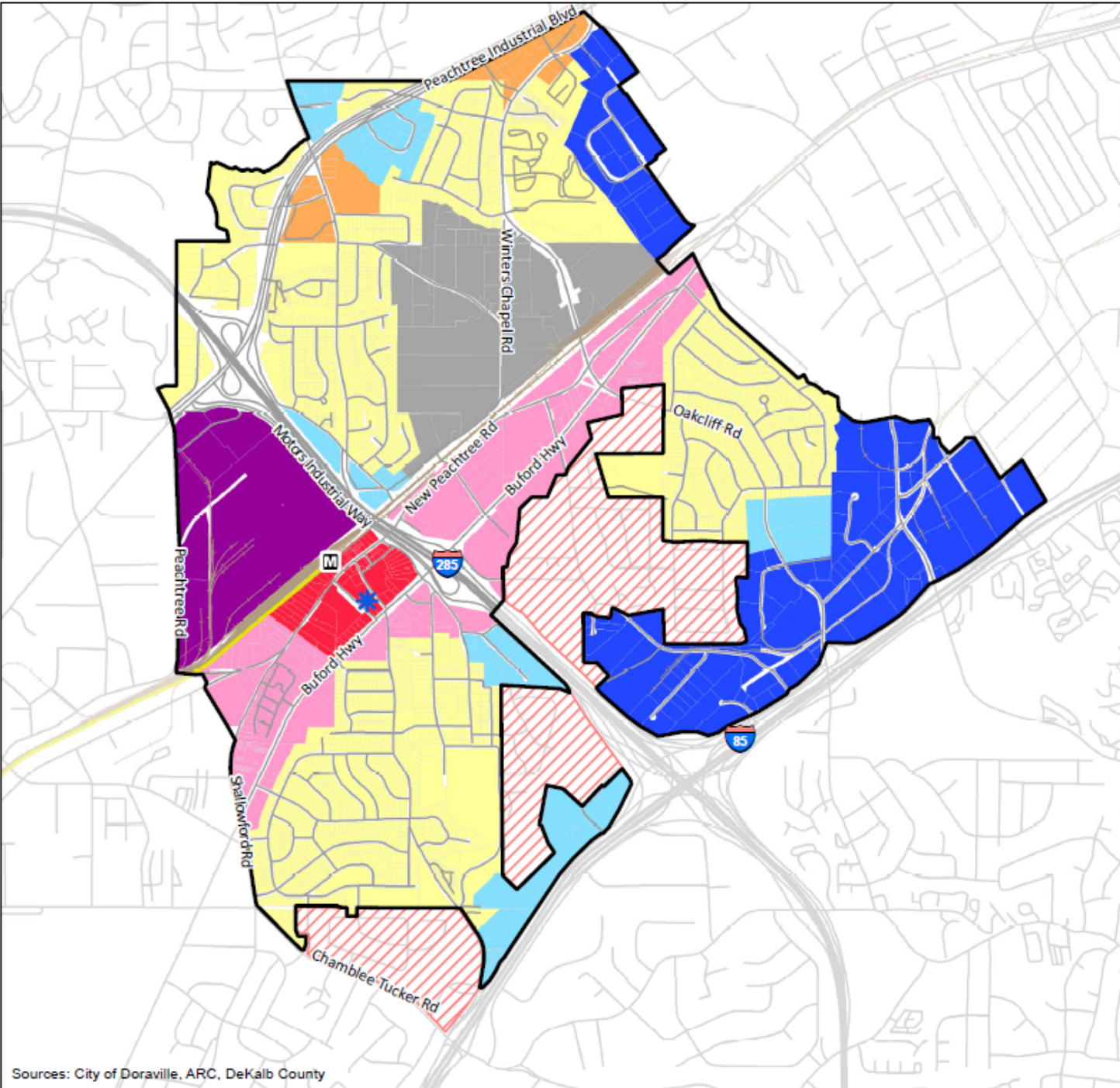
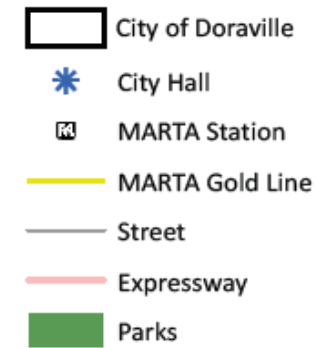
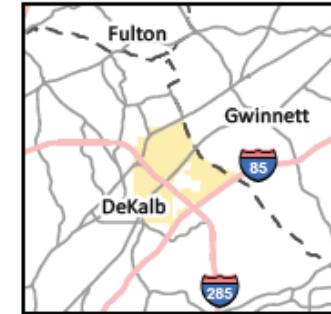


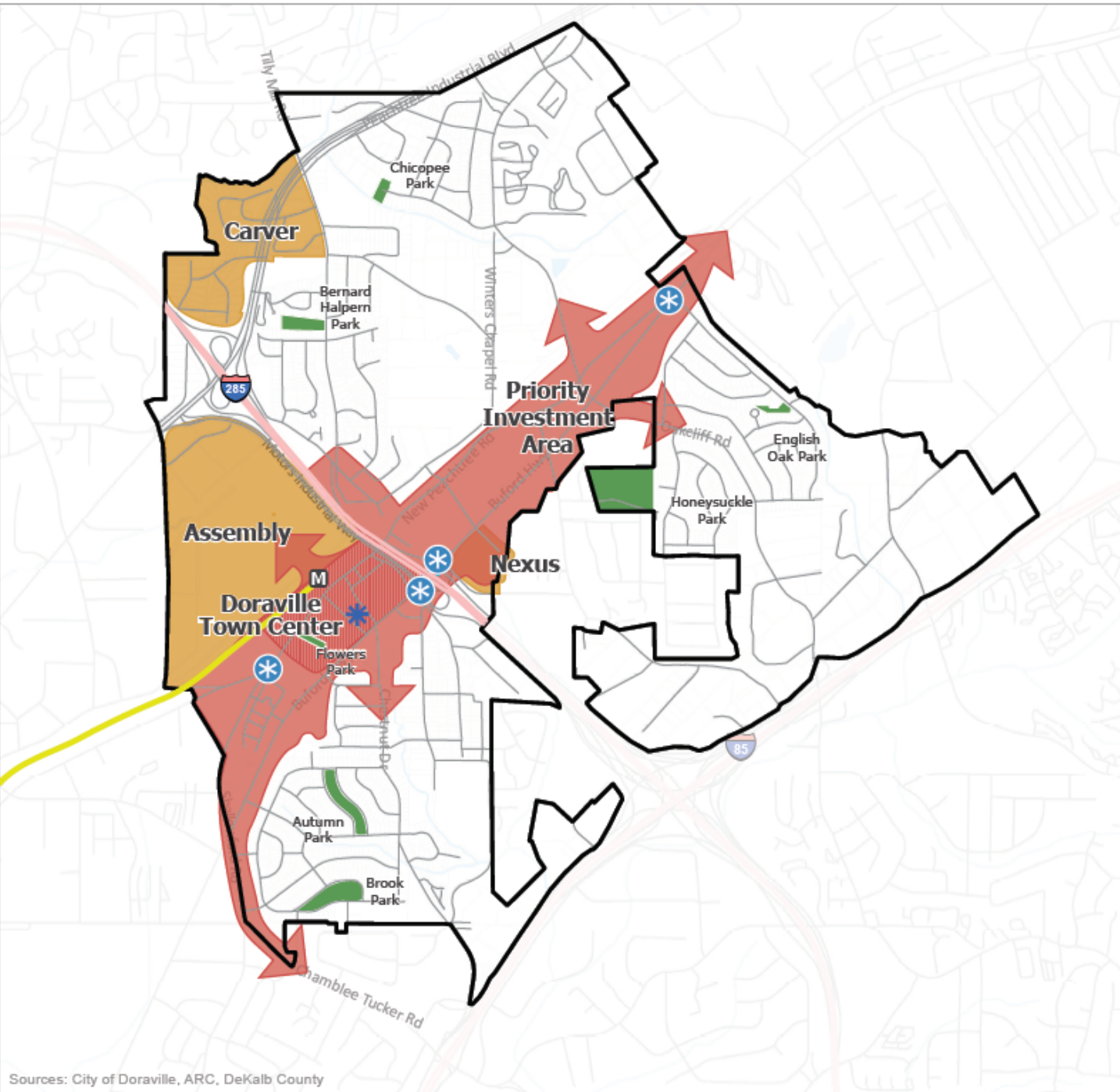
FIGURE 4-1: PRIORITY INVESTMENT AREAS MAP

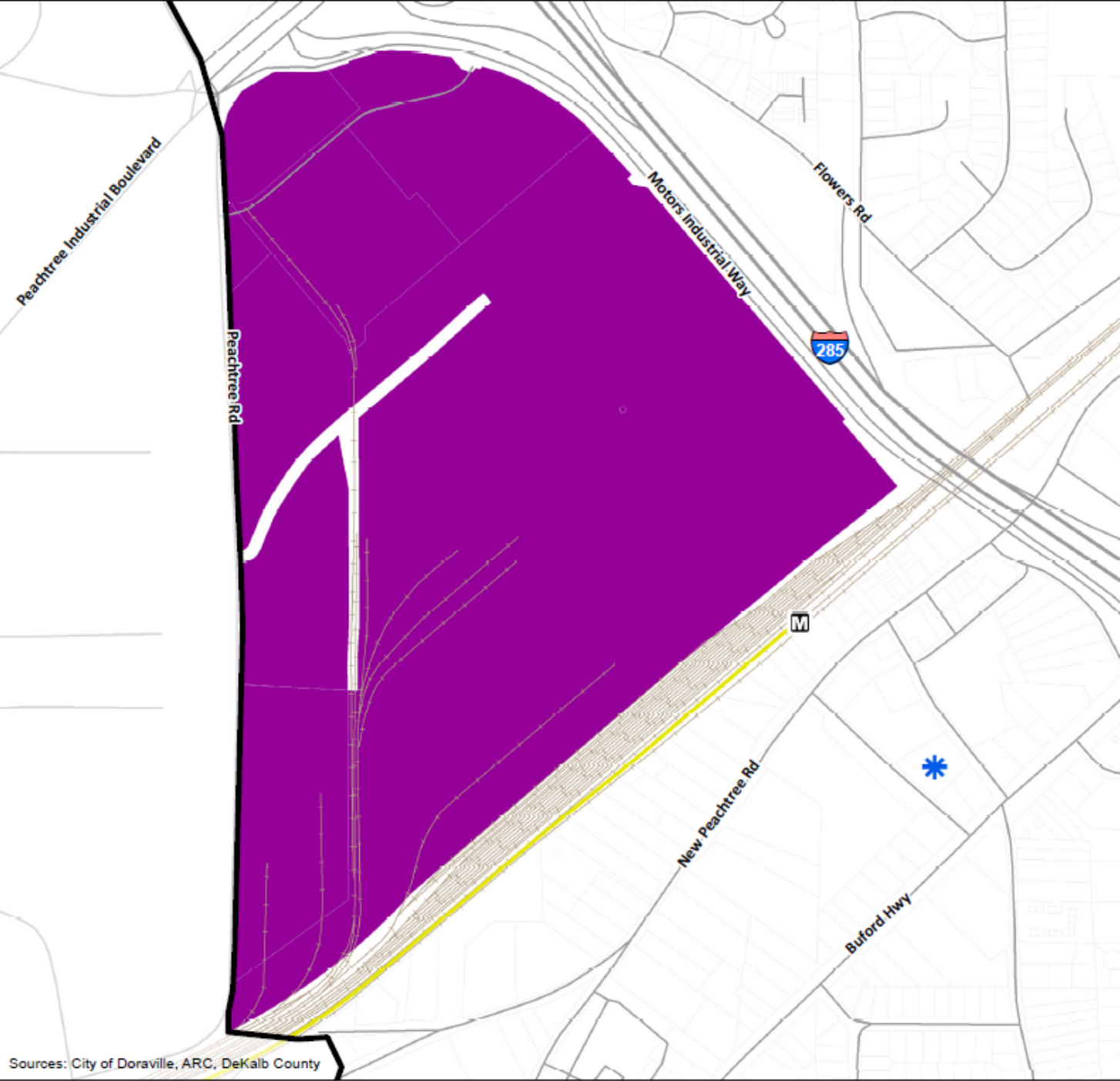
Future Land Use Strategy:

- Target efforts
- Encourage TOD and Mixed-Use
- Adhere to vision
- Align zoning with vision



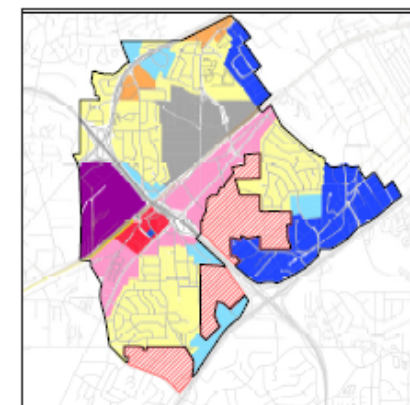
Investment Areas





Sources: City of Doraville, ARC, DeKalb County

FIGURE 4-3: ASSEMBLY DISTRICT



- Doraville Boundary
- City Hall
- MARTA Station
- MARTA Gold Line
- Expressway
- Street
- Railroad
- Assembly District



Proposed Assembly rendering
Doraville

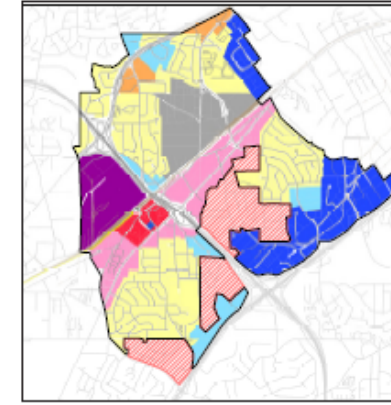










Buckhead
Atlanta



Atlantic Station
Atlanta

FIGURE 4-4: DORAVILLE TOWN CENTER



-  City of Doraville
-  City Hall
-  MARTA Station
-  MARTA Gold Line
-  Expressway
-  Street
-  Railroad
-  Town Center



Midtown
Atlanta



*Historic Downtown Doraville
Redevelopment Masterplan*



Suwanee Town Center

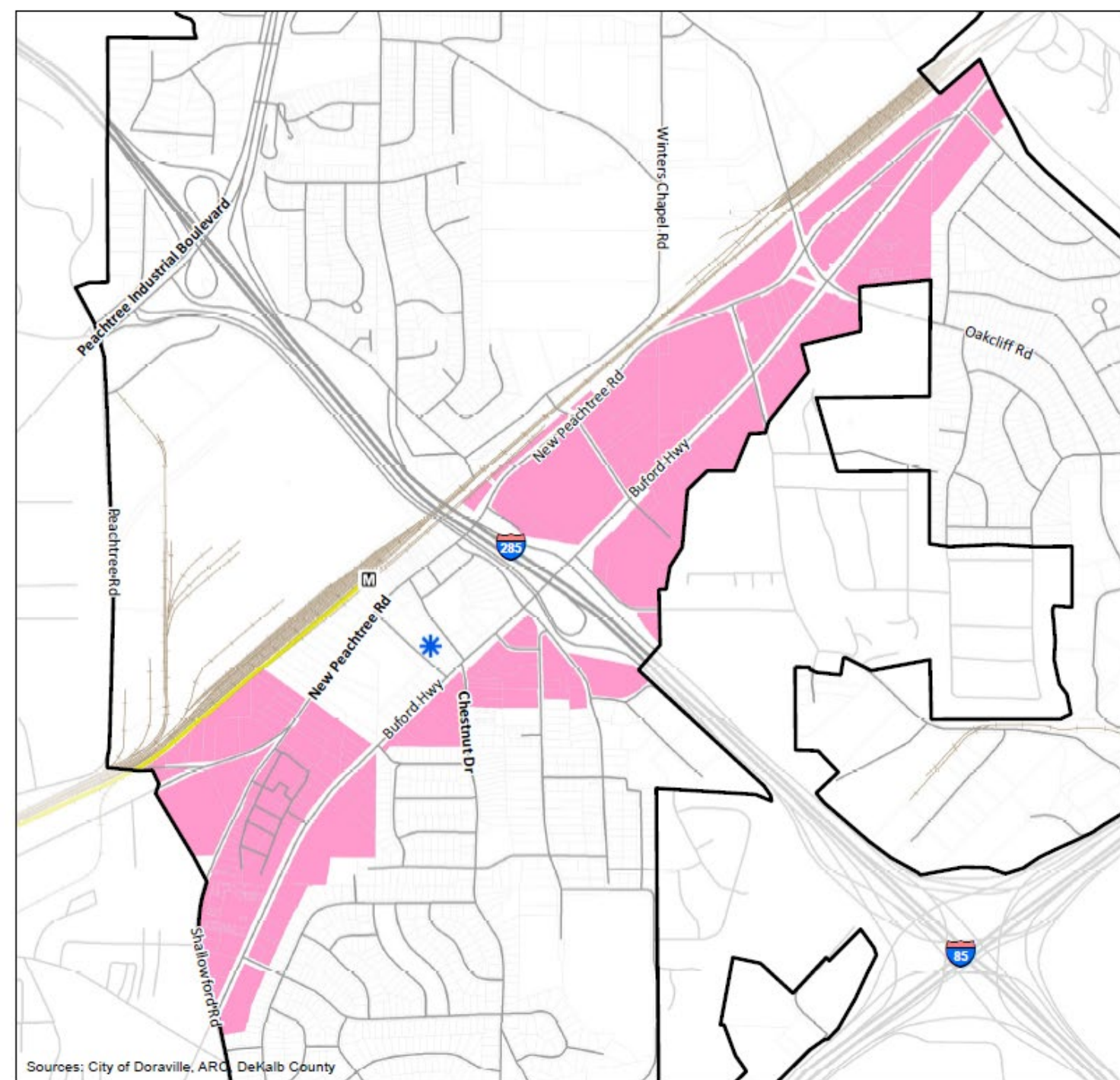
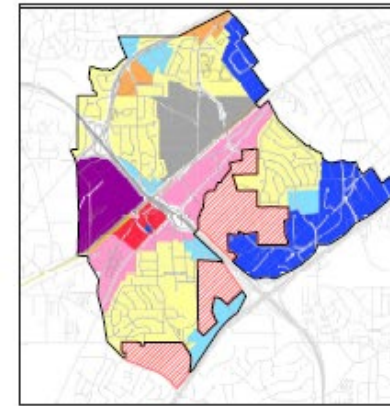


FIGURE 4-5: BUHI CULTURAL CORRIDOR



- Doraville Boundary
- ✱ City Hall
- M MARTA Station
- MARTA Gold Line
- Expressway
- Street
- Railroad
- BuHi Cultural Corridor



Plaza Fiesta
Chamblee

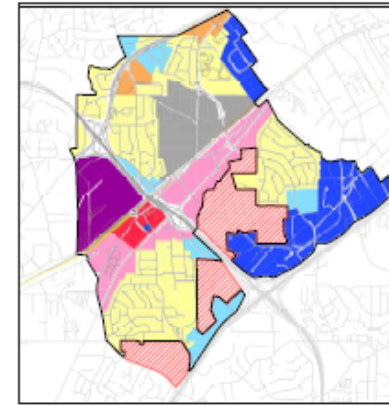


Buford Highway Farmers Market
Doraville

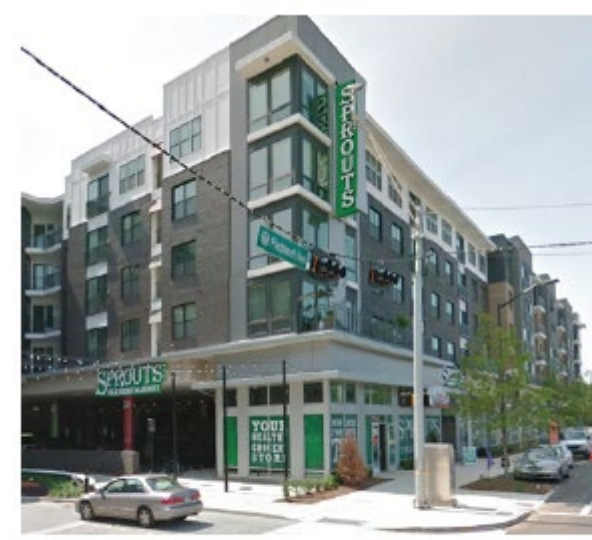


Future Nexus Development
Doraville

**FIGURE 4-6: PIB
MARKETPLACE**



- Doraville Boundary
- City Hall
- MARTA Station
- MARTA Gold Line
- Expressway
- Street
- Railroad
- PIB Marketplace



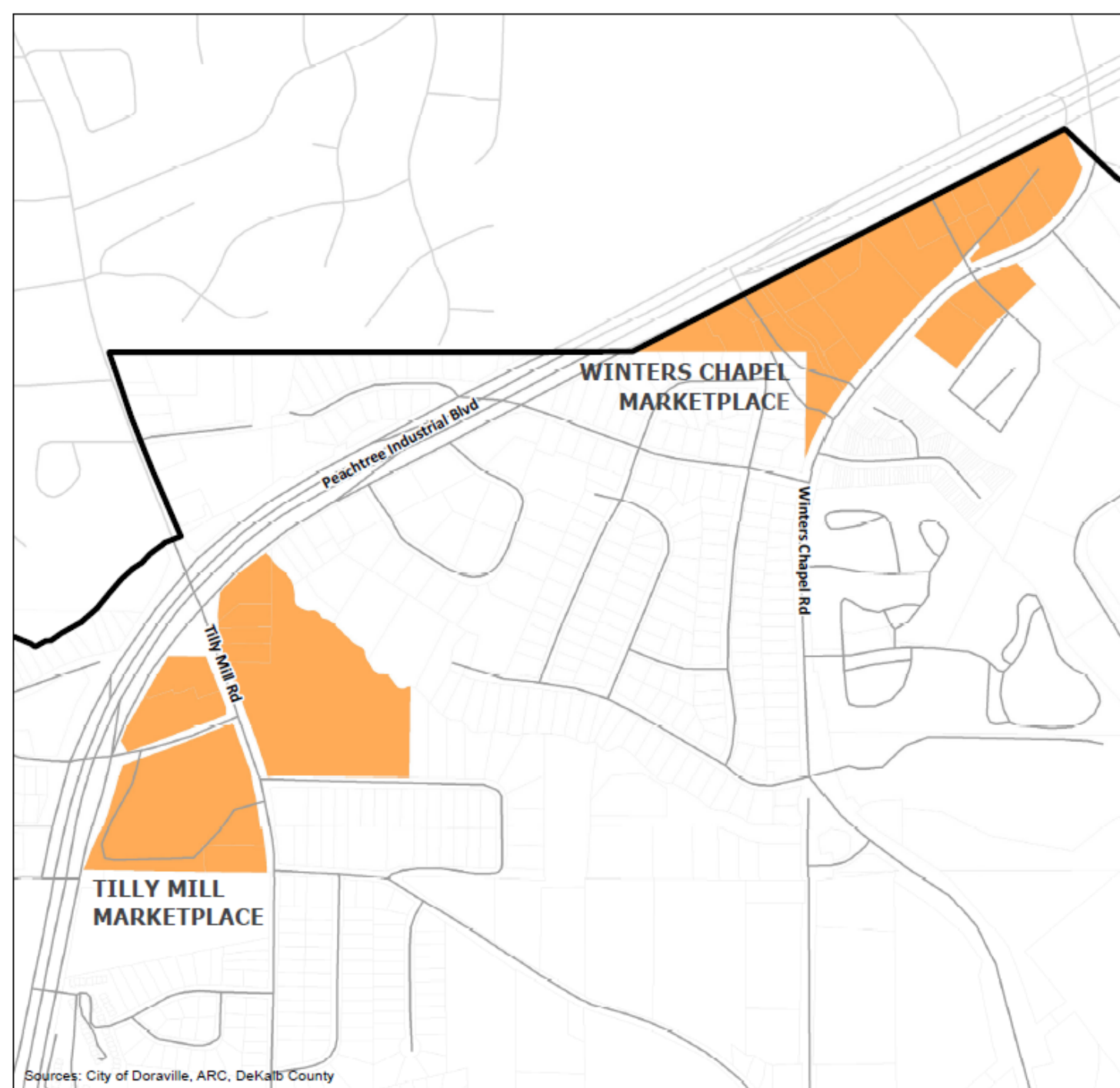
*Cheshire Bridge
Atlanta*



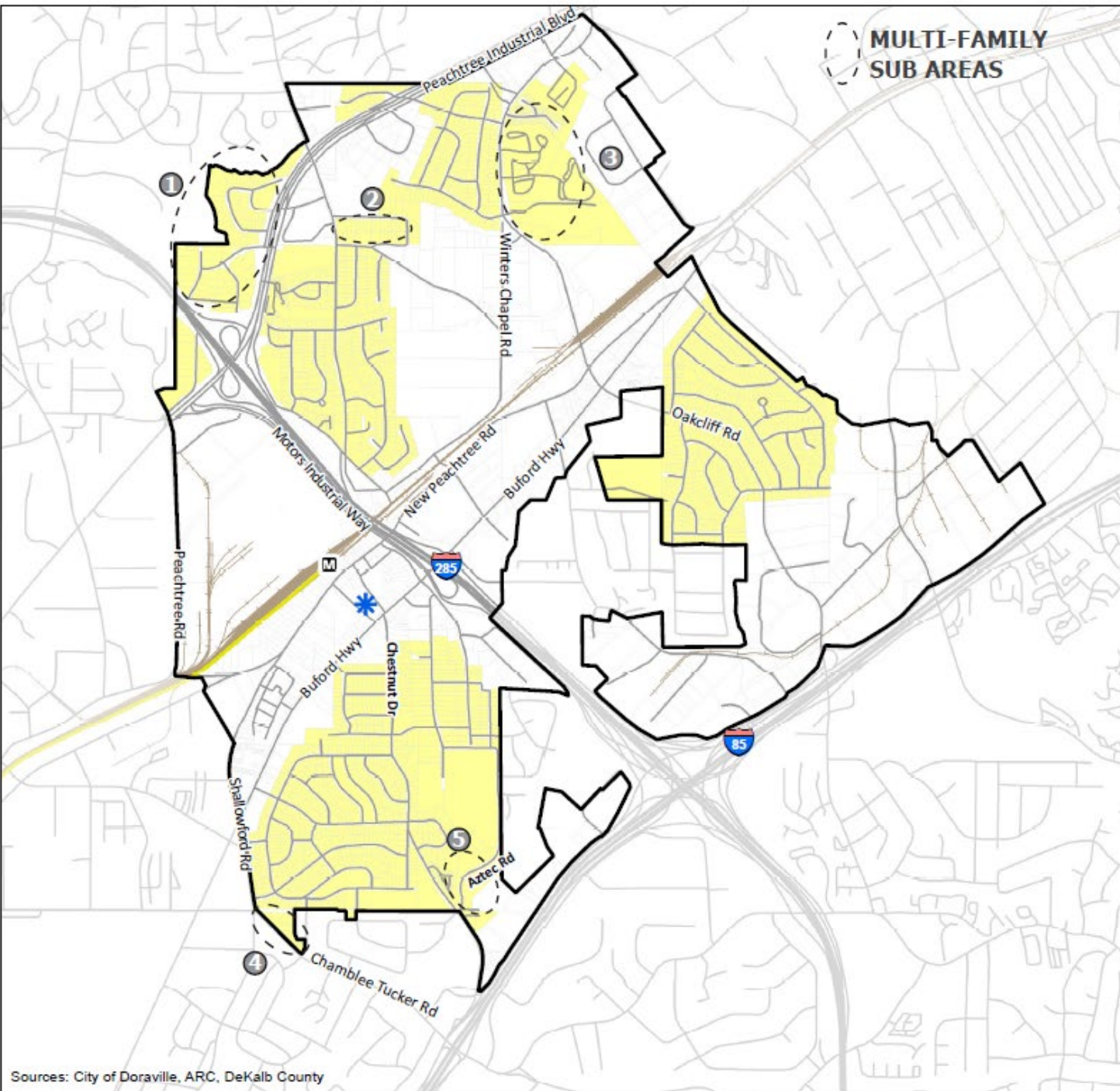
Decatur



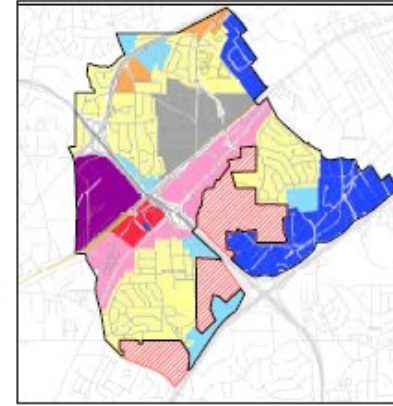
*Post Riverside
Atlanta*



**MULTI-FAMILY
SUB AREAS**



**FIGURE 4-7: NEIGHBORHOOD
PRESERVATION DISTRICT**



- Doraville Boundary
- City Hall
- MARTA Station
- MARTA Gold Line
- Expressway
- Street
- Railroad
- Neighborhood Preservation District



*Historic Single-Family
Doraville*

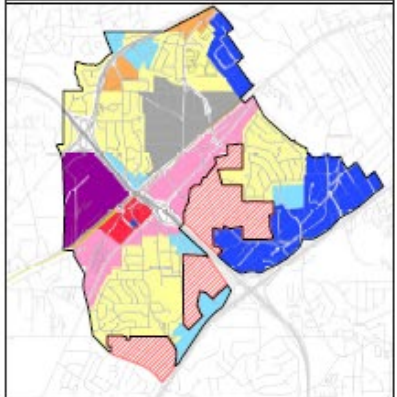
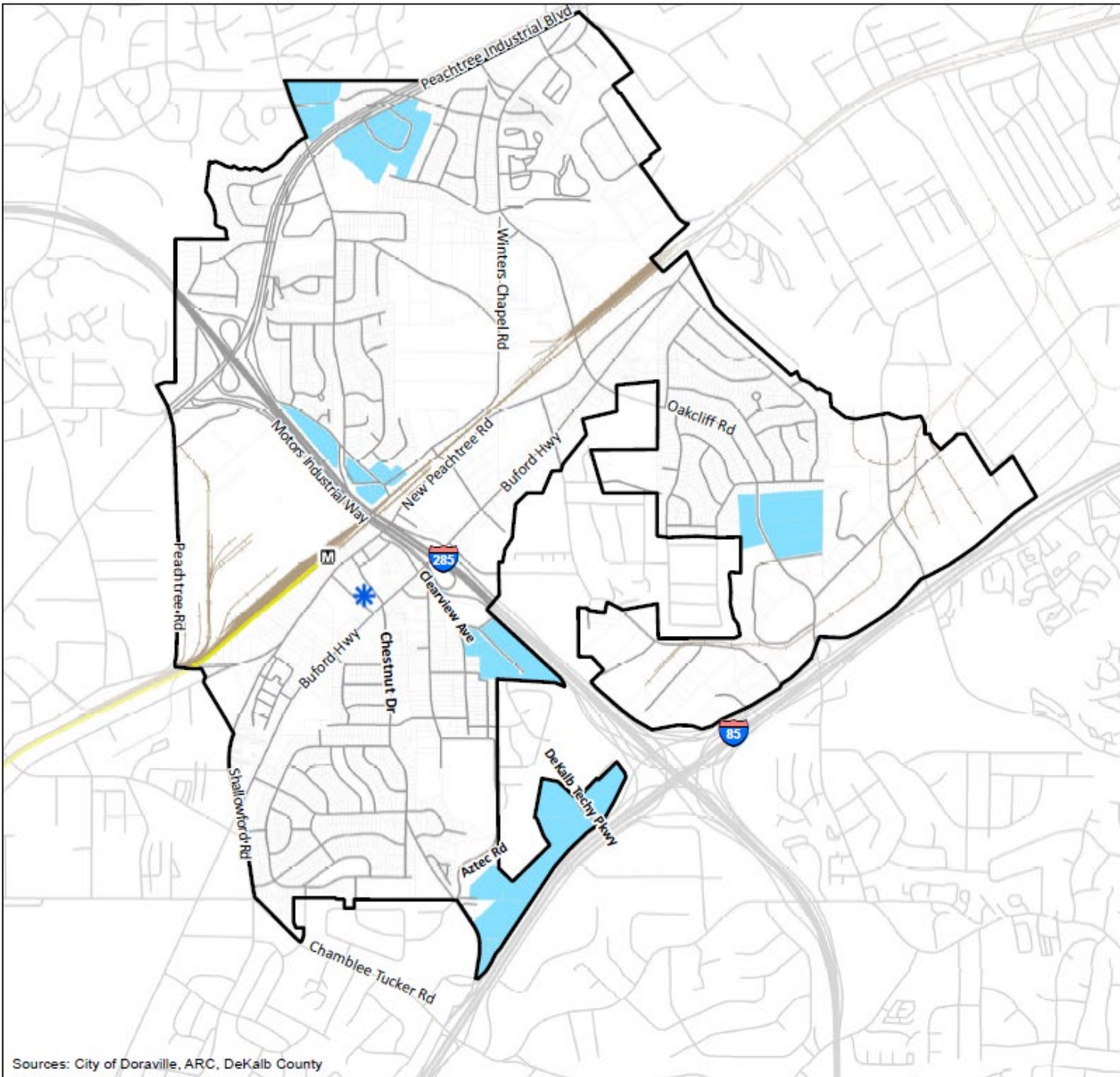


*Inman Park
Atlanta*



*New single-family
Doraville*

FIGURE 4-8: OFFICE HUBS



The Lumberyard Office Lofts
West Midtown, Atlanta



Northyards
Downtown Atlanta



Big Green Egg
Doraville

Sources: City of Doraville, ARC, DeKalb County

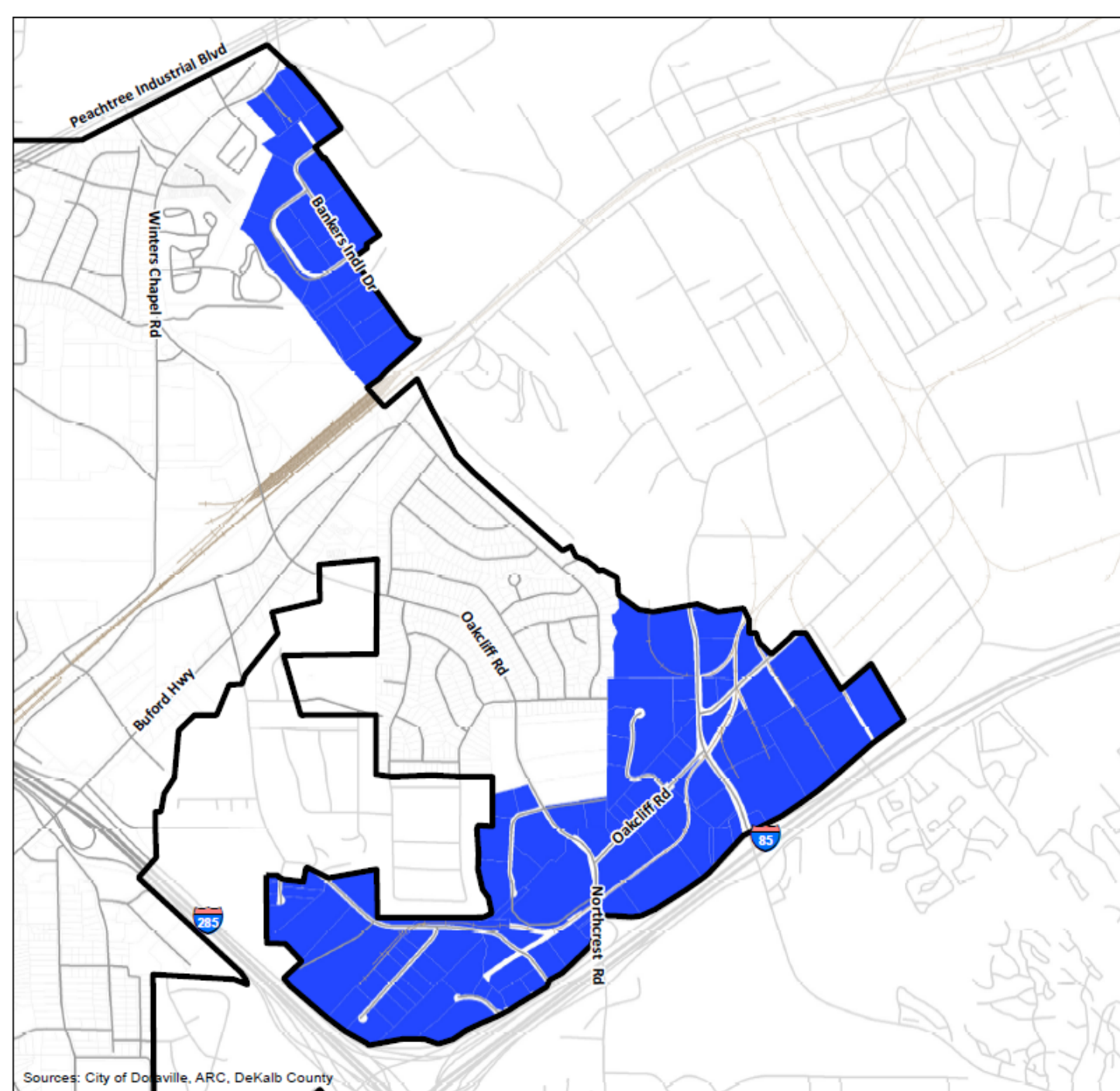
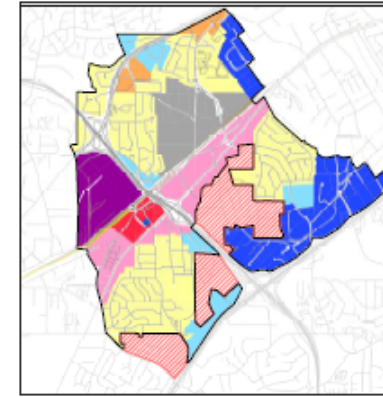


FIGURE 4-9: LIGHT INDUSTRIAL DISTRICT



- Doraville Boundary
- City Hall
- MARTA Station
- MARTA Gold Line
- Expressway
- Street
- Railroad
- Light Industrial District



Film studio
Doraville

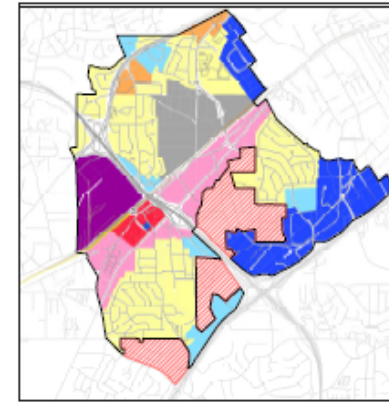


Armour Ottley
Atlanta











Lindbergh
Atlanta

FIGURE 4-10: TANK FARMS DISTRICT



Proposed safety area around tank farm structures

-  Doraville Boundary
-  City Hall
-  MARTA Station
-  MARTA Gold Line
-  Expressway
-  Street
-  Railroad
-  Tank Farms District



*Tank farm
Doraville*



*Boulevard
Atlanta*

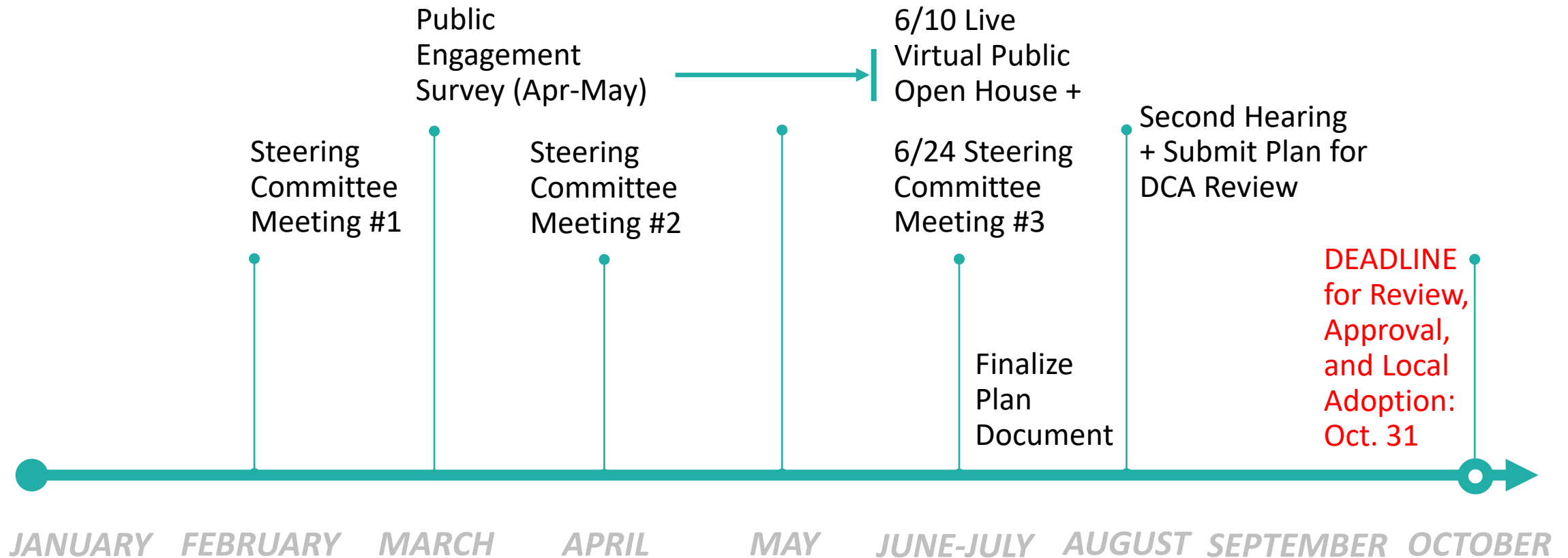


BUY A ROUND

TRIP

NEXT STEPS

UPDATED PLAN SCHEDULE



2021

NEXT MEETING (JUNE 24 at 4:00 PM)

- Gather feedback on additional key elements
- Obtain input on Community Work Program
- Between now and then:
 - Share project site and survey (survey open until May 21 at 11:59 PM)
 - <https://publicinput.com/DoravillePlanUpdate2021>
 - Hype up June 10 (6:00 PM) virtual open house
 - Review other 2016 Comp Plan elements:
 - Economic Strategy (Section 4.3)
 - Quality of Life (4.4)
 - Transportation (4.5)

CITY OF DORAVILLE COMPREHENSIVE PLAN COMMUNITY SURVEY



Communities guide growth and development through planning. Please take a moment to complete our survey on priority needs and opportunities for Doraville's future. Your input will help shape the City's 2021 Comprehensive Plan Update!



To take the survey, just go online to this web address:

<https://publicinput.com/DoravillePlanUpdate2021>

You can also use the camera app on your smartphone to scan the QR code at left.





DORAVILLE
EST 1871

THANK YOU!

Andrew Smith
Atlanta Regional Commission
asmith@atlantaregional.org

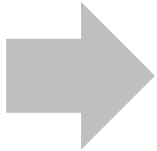
CITY OF DORAVILLE

2021 COMPREHENSIVE PLAN UPDATE

STEERING COMMITTEE MEETING #3 – JULY 16, 2021, 11:00 AM

REQUIRED PLAN ELEMENTS

*REQUIRED
FOR ALL*



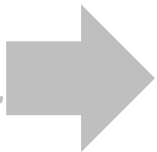
VISION &
GOALS

NEEDS &
OPPORTUNITIES

COMMUNITY
WORK
PROGRAM

BROADBAND
SERVICES

*REQUIRED
FOR SOME*



CAPITAL
IMPROVEMENTS
ELEMENT

LAND USE

ECONOMIC
DEVELOPMENT

TRANSPORTATION

HOUSING

KEY REQUIRED ELEMENTS FOR UPDATE

- Updated Needs and Opportunities
 - Informs any updates to Vision/Goals and other elements
- Updated Land Use Element
- Broadband Element (was not required until 2018)
- Report of Accomplishments (ROA)
 - Documents status of every item in current plan's 5-Year Community Work Program (CWP)
- Updated 5-Year Community Work Program (CWP)
 - Includes items noted as Underway or Postponed in ROA, plus any brand-new items resulting from 2021 planning process

Where We've Been

- Steering Committee – March
- Steering Committee – April
- General Survey – April through June
- Virtual Public Meeting – June
- Council Conversations – July
- Steering Committee – Today
- **Land Use Survey – Now**
 - **Top of main project site**

CITY OF DORAVILLE COMPREHENSIVE PLAN COMMUNITY SURVEY



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You can also use the camera app on your smartphone to scan the QR code at left.



KEY THEMES



KEY THEMES

- **Black font = Largely reaffirmed from existing plan**
- **Teal font = New or unique from this process**

KEY THEMES – NEEDS

- Lack of downtown activity center
- Slow movement on redevelopment, infill (key sites and in general)
- Minimal new housing in recent years
- Limited multi-family options that are walkable, transit-oriented
- Preservation of affordability / equitable development
- Traffic safety / control / congestion at key points
- Not enough bike/ped facilities and trails
- Infrastructure maintenance
- Community beautification

KEY THEMES – NEEDS

- School quality, perception, attendance zones/bussing
- Not enough local retail options
- Weak branding and marketing
- Not a destination – need identity beyond access to other places
- Lack of events / community building
- Arts and culture support / programming
- Better align business interests → improve interaction w/ community
- Impervious surfaces and impaired natural resources

KEY THEMES – OPPORTUNITIES

- Access / location – MARTA, PIB, BuHi, 85, 285, 400
- Potential of key redevelopment sites
- Suitable land for infill and redevelopment outside of key sites
- Diversity / culture – support, leverage, strengthen community
- Historic identity
- BuHi international food scene and businesses
- Relative affordability, strong middle class (need to preserve)
- Strong, caring neighborhoods
- Ties with neighboring communities
- Growth of neighboring communities

VISION STATEMENT

Doraville will stand out as a vibrant, diverse, and open-minded community that offers unique opportunities to live, work, shop, and enjoy the best of what the Atlanta region has to offer – a balanced mix of uses, strong neighborhoods, good schools, family friendliness, a diverse employment sector, and a multimodal transportation network.

Doraville... the city that connects.

GOALS

BUILD A DORAVILLE BRAND **STRENGTHEN**

Support local entrepreneurs, invest in quality infrastructure, encourage neighborhood preservation and improvement, carryout community activities, and further strategic redevelopment and investment in line with our vision.

FURTHER DORAVILLE'S TRADITION OF CULTURAL DIVERSITY

Balance the desires of millennials, families, empty-nesters, recent immigrants, visitors, and businesses in our initiatives by enhancing yet protecting Buford Highway's diversity and working collaboratively with our nonprofit community partners.

PRESERVE AND ENHANCE OUR NEIGHBORHOODS **BROADEN / STRENGTHEN**

Preserve the heritage of our neighborhoods and enhance what makes them great – including ease of walking and biking and internal parks and schools, while providing for new residential opportunities for a wide range of incomes and stages of life.

LINK DORAVILLE

Continue to further initiatives that build upon Doraville's role as a regional transportation hub, while ensuring that all travel modes internal to Doraville advance mobility desires of all community members.

REBUILD DORAVILLE'S CORE

Reposition the City's administrative core in order to encourage further investment, support livability in the community, and create a central hub within the city. An important part of this will be continuing to advance the Livable Centers Initiative vision by supporting all transportation modes, creating a sense of place, and increasing greenspace.

ALIGN IMPLEMENTATION TOOLS WITH OUR VISION

Refresh our zoning ordinance, economic development tools, and unique community programs to attract residents, businesses, employment, and visitors.

CREATE A STRONG, CONNECTED BUSINESS COMMUNITY **STRENGTHEN**

Champion our businesses that are here, and create a collaborative network of businesses.

IMPROVE PUBLIC EDUCATION **STRENGTHEN**

Continue to lobby to the DeKalb County Board of Education for improvements as a critical need to achieve our long-term vision.

NEW: Support **Arts and Culture** through public art, programming, events, and partnering with local artists.

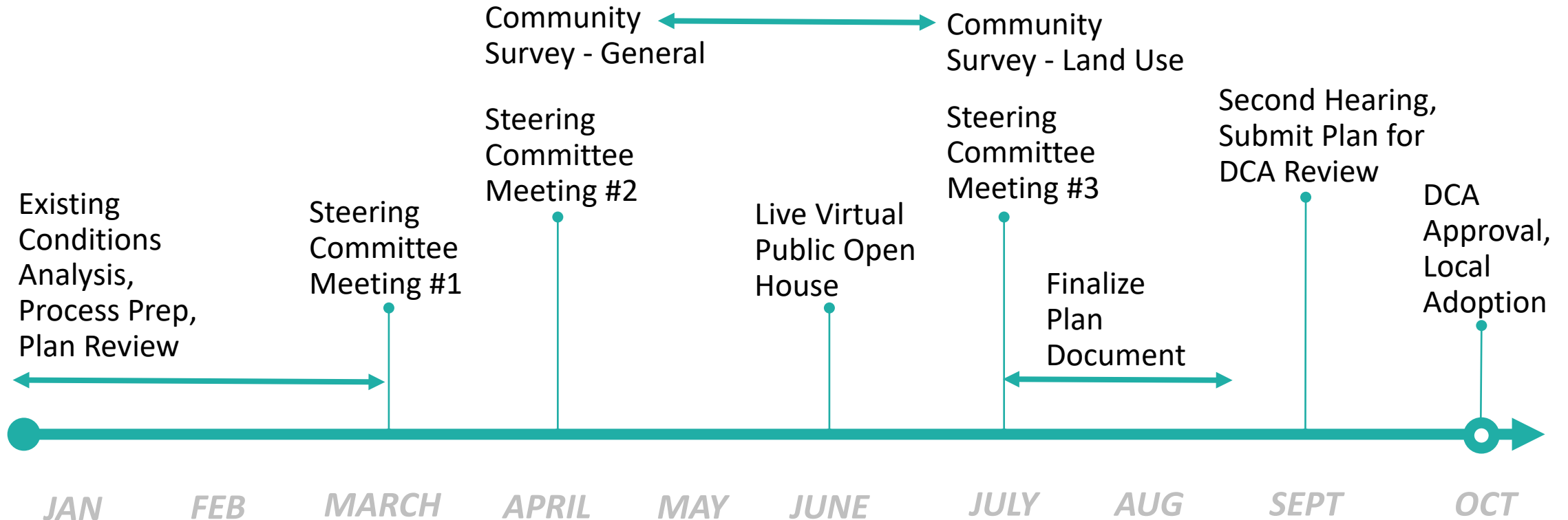
NEW: Improve Doraville's **Natural Resources** by protecting and enhancing greenspace and tree canopy, reducing impervious surfaces and restoring more natural systems.

BUY A ROUND

TRIP

NEXT STEPS

PLAN SCHEDULE



2021



DORAVILLE
EST 1871

THANK YOU!

Andrew Smith
Atlanta Regional Commission
asmith@atlantaregional.org

A.4 PUBLIC OPEN HOUSE DOCUMENTATION

CITY OF DORAVILLE

COMPREHENSIVE PLAN

VIRTUAL PUBLIC OPEN HOUSE

THURSDAY, JUNE 10 AT 6:00 PM

Communities guide growth and development through planning. Please join your fellow community members online for a virtual public meeting to provide input on needs and opportunities for Doraville's future. Your feedback will help shape the City's 2021 Comprehensive Plan Update!



Go to: <https://publicinput.com/DoravillePlanUpdate2021>
(you can use your smartphone camera to scan the QR code at left to reach the website)

Once on the site, register for the June 10 meeting by clicking the "Public Engagement" tab and locating the Zoom registration details and link. The Zoom details/link are also in the "Schedule" column that is visible on every tab.



Take a look around the website while you're ¹³⁰there, to learn more about the background of the planning process. Thanks!

PLAN INTEGRAL DE LA CIUDAD DE DORAVILLE CASA ABIERTA PÚBLICA VIRTUAL JUEVES, 10 DE JUNIO A LAS 6:00PM

Las comunidades guían el crecimiento y el desarrollo a través de la planificación. Únase a sus compañeros miembros de la comunidad en línea para una reunión pública virtual para proporcionar información sobre las necesidades y oportunidades para el futuro de Doraville. ¡Sus comentarios ayudarán a dar forma a la Actualización del Plan Integral 2021 de la Ciudad!



Escanee el código QR con
su teléfono o vaya a:
[https://publicinput.com/
DoravillePlanUpdate2021](https://publicinput.com/DoravillePlanUpdate2021)



Regístrese para la reunión del 10 de junio haciendo clic en la pestaña "Compromiso público" y localizando los detalles de registro de Zoom y el enlace.



City of Doraville

June 9 · 🌐

We will be hosting a virtual open house this Thursday, June 10 at 6:00 PM to discuss the city's comprehensive plan update. We're looking to get input from as many residents as possible to help us plan for the future of Doraville.

If you would like to join us and make your voice heard, register at the link below. This is an opportunity to shape your community for decades to come and we would love to hear from you.



zoom

ZOOM.US

Welcome! You are invited to join a webinar: City of Doraville Comprehensive Plan Public Open House. After registering,...



1



Like



Comment

132



Share



City of Doraville

June 10 · 🌐

HAPPENING NOW!

Register now to join your fellow community members for a virtual open house, to provide input for the ongoing 2021 update to the City of Doraville's Comprehensive Plan!

Event takes place this evening (June 10) at 6:00 PM via Zoom! ... [See More](#)

The Zoom logo, consisting of the word "zoom" in a white, lowercase, sans-serif font, centered on a solid blue rectangular background.

Zoom.us

Welcome! You are invited to join a webinar: City of Doraville Comprehensive Plan Public Open House. After registering,...

4 Comments

133

Like

Comment

Share

CITY OF DORAVILLE

2021 COMPREHENSIVE PLAN UPDATE

VIRTUAL PUBLIC OPEN HOUSE – JUNE 10, 2021, 6:00 PM

AGENDA

- I. Background and Process Overview
- II. Community Assessment and Data Trends
- III. Community Feedback
 - i. Needs/Opportunities
 - ii. Vision and Goals
 - iii. Plan Elements – Housing, Development, Transportation, Broadband, Public Investments, & Downtown
- IV. Next Steps

The background of the slide is a collage of three images. The top-left image shows a house at night with its interior lights on, surrounded by trees. The top-right image is a solid teal color. The bottom-left image shows a park at night with a bench and trees. The bottom-right image shows a park sign for Brook Park, City of Doraville, with rules like 'NO ALCOHOLIC BEVERAGES' and 'NO MOTORIZED VEHICLES'.

BACKGROUND & PROCESS VERVIEW

WHY WE PLAN



HOW WE PLAN

- Regional Commissions (RCs) provide local governments with direct assistance if requested
- Updates to local plans required by Georgia Department of Community Affairs (DCA) every 5 years
- Doraville's plan last updated in 2016 → update in 2021
- Current update due to be completed, approved, adopted by October 31, 2021
- Doraville can amend its plan any time

HOW WE PLAN

Gain Community Input

Facilitate community members voicing their concerns and hopes for the future of the City

Set Goals

Establish goals for the future of the City and actions to work toward them

Prioritize

Determine realistic schedules and methods to implement the actions and achieve the goals

HOW WE PLAN



Public Engagement

The community is a critical part of the planning process



Research & Analysis

Analyze existing conditions and desired changes



Plan Documentation

Condense research and findings into a final draft update to the plan



REQUIRED PLAN ELEMENTS

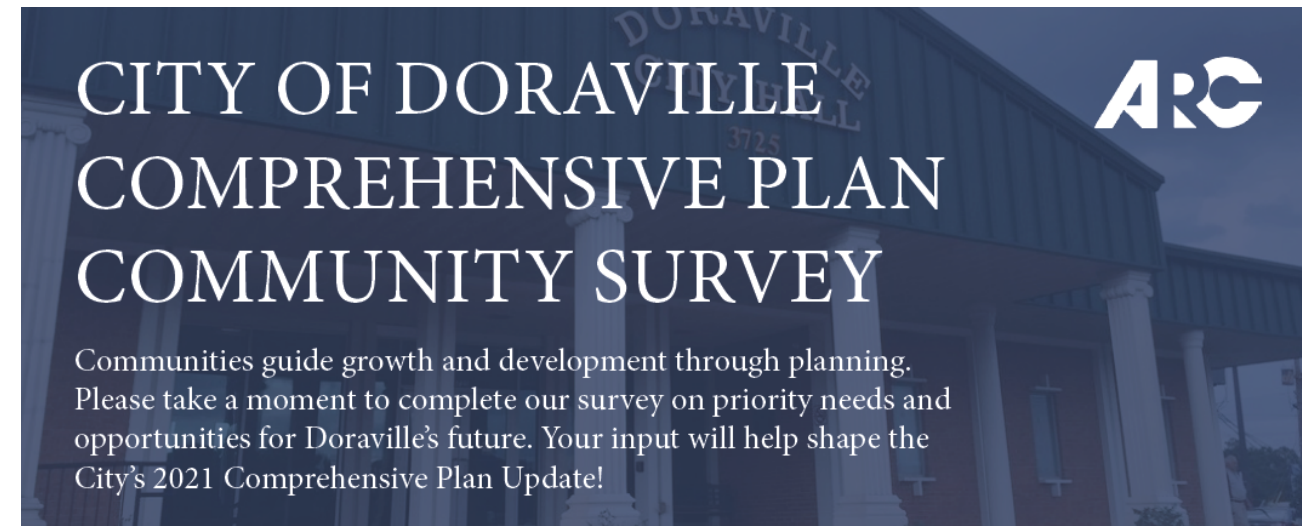


KEY REQUIRED ELEMENTS FOR UPDATE

- Updated Needs and Opportunities
 - Informs any updates to Vision/Goals and other elements
- Updated Land Use Element
- Broadband Element (was not required until 2018)
- Report of Accomplishments (ROA)
 - Documents status of every item in current plan's 5-Year Community Work Program (CWP)
- Updated 5-Year CWP
 - Includes items noted as Underway or Postponed in ROA, plus any brand-new items resulting from 2021 planning process

PublicInput.com/DoravillePlanUpdate2021

- Main site for public engagement
- Allows activities and input similar to in-person open house
 - **Community Survey**
- Educates on background, process, etc.
- Allows for input any time during process and records all comments for review
- **Check it out and take the survey!**



To take the survey, just go online to this web address:

<https://publicinput.com/DoravillePlanUpdate2021>

You can also use the camera app on your smartphone to scan the QR code at left.



COMMUNITY ASSESSMENT & DATA TRENDS

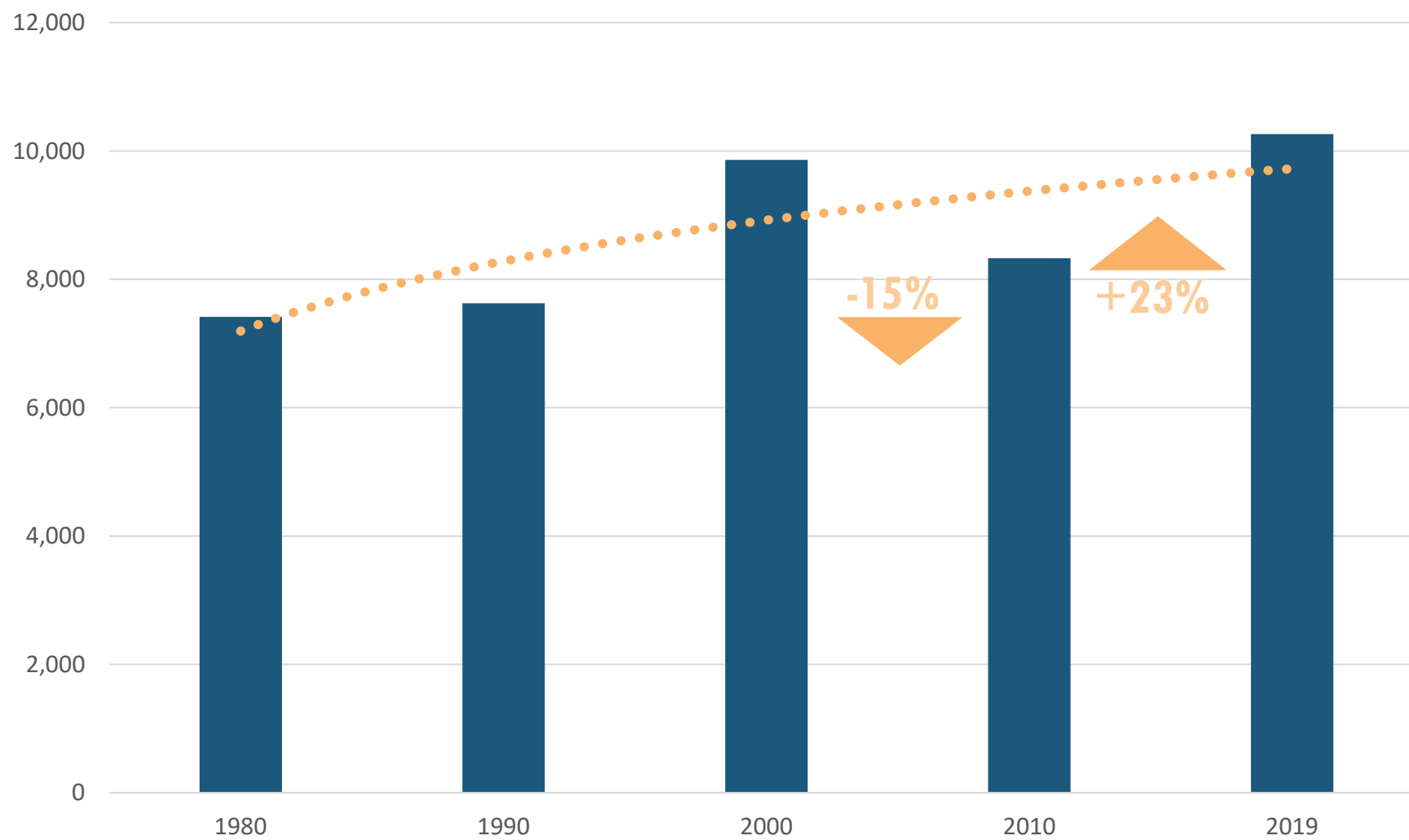


THINGS TO CONSIDER ABOUT DATA

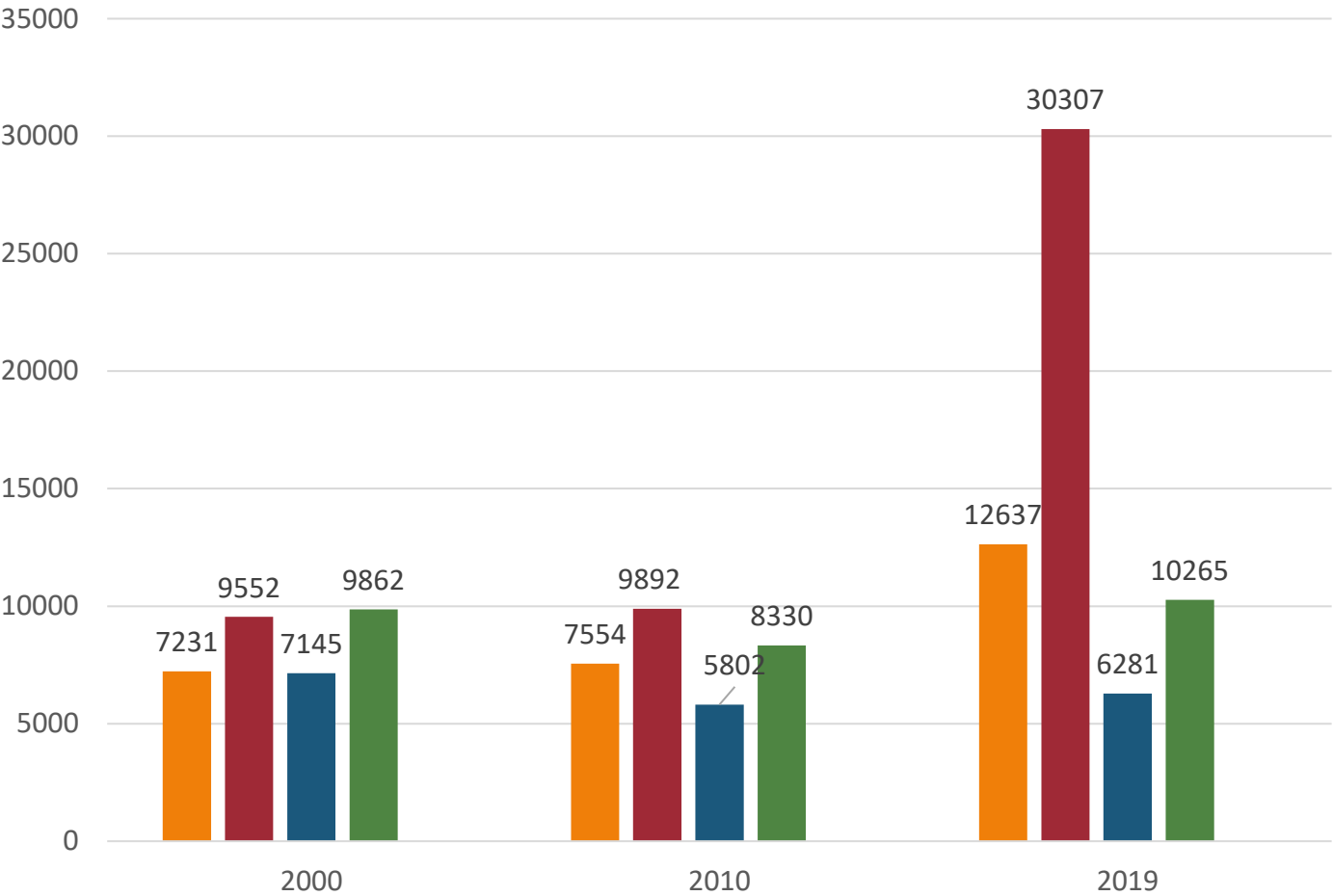
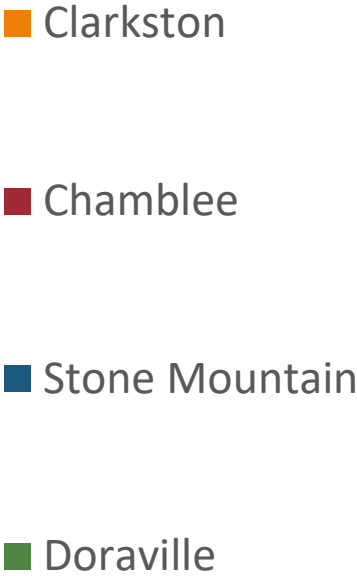
- I. This is a snapshot in time
- II. COVID-19 impacts are not represented well
- III. Data/trends may not reflect every part of the City
- IV. City boundaries can limit fine-grained data

How does the data relate to what you experience in Doraville? Does it reinforce your thoughts? Does it change them? Something in between?

POPULATION CHANGE

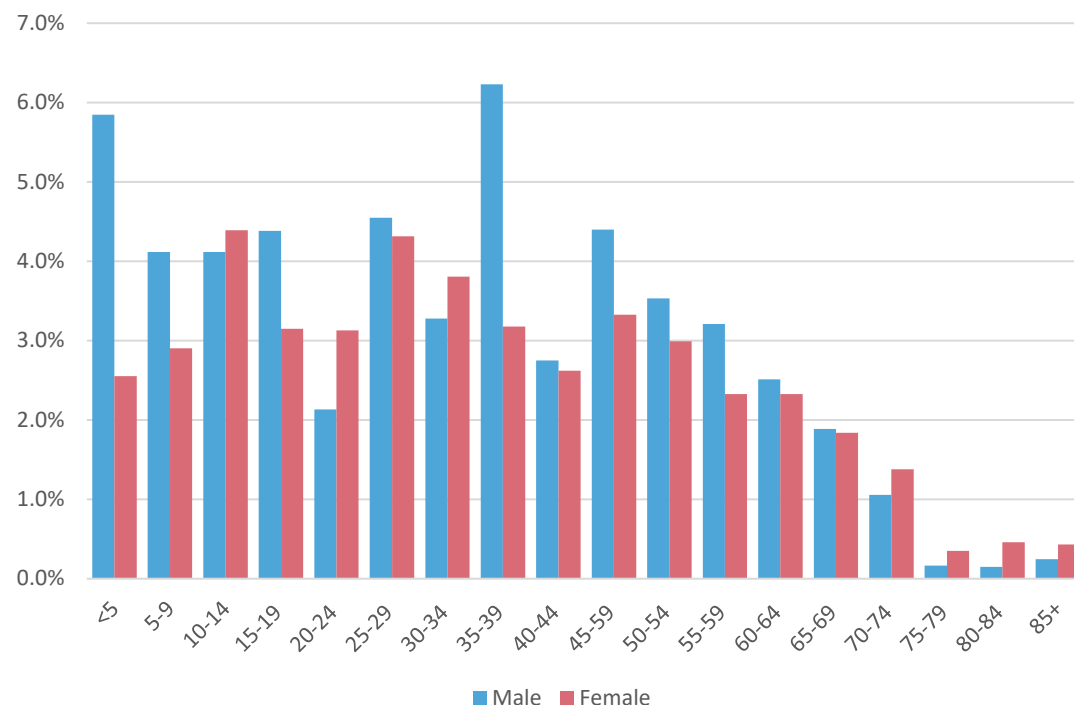


POPULATION COMPARISON

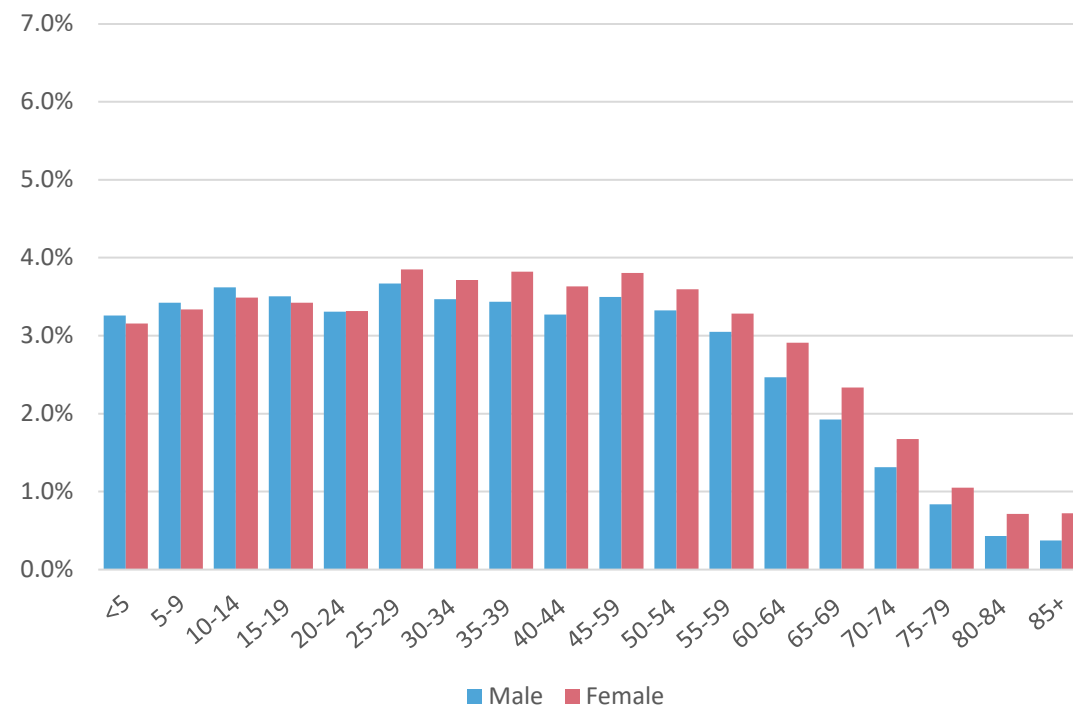


AGE DISTRIBUTION COMPARISON

2019 Population by Age and Sex: Doraville

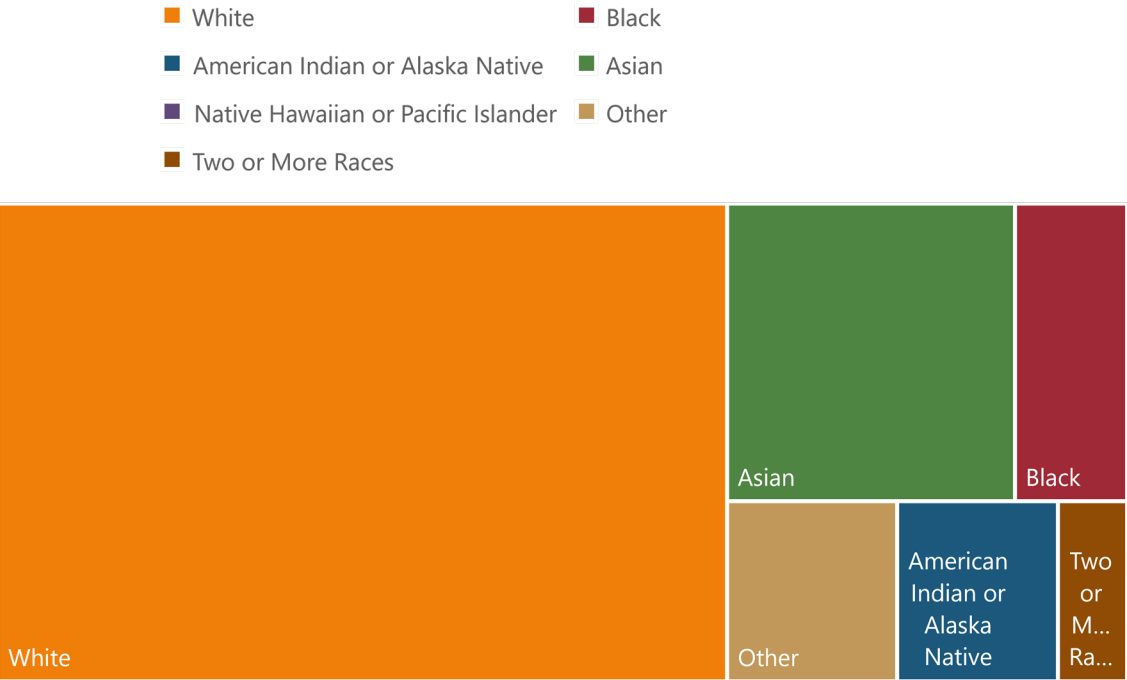


2019 Population by Age and Sex: 10-County Region

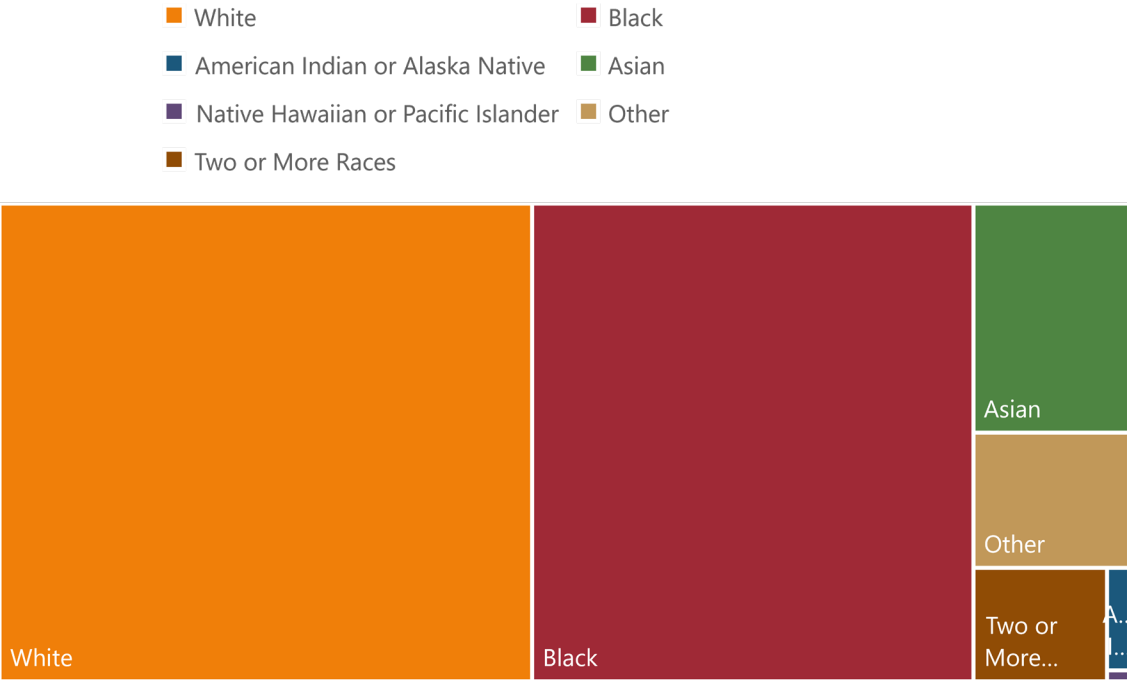


RACIAL COMPOSITION COMPARISON

Racial Composition, Doraville, 2019

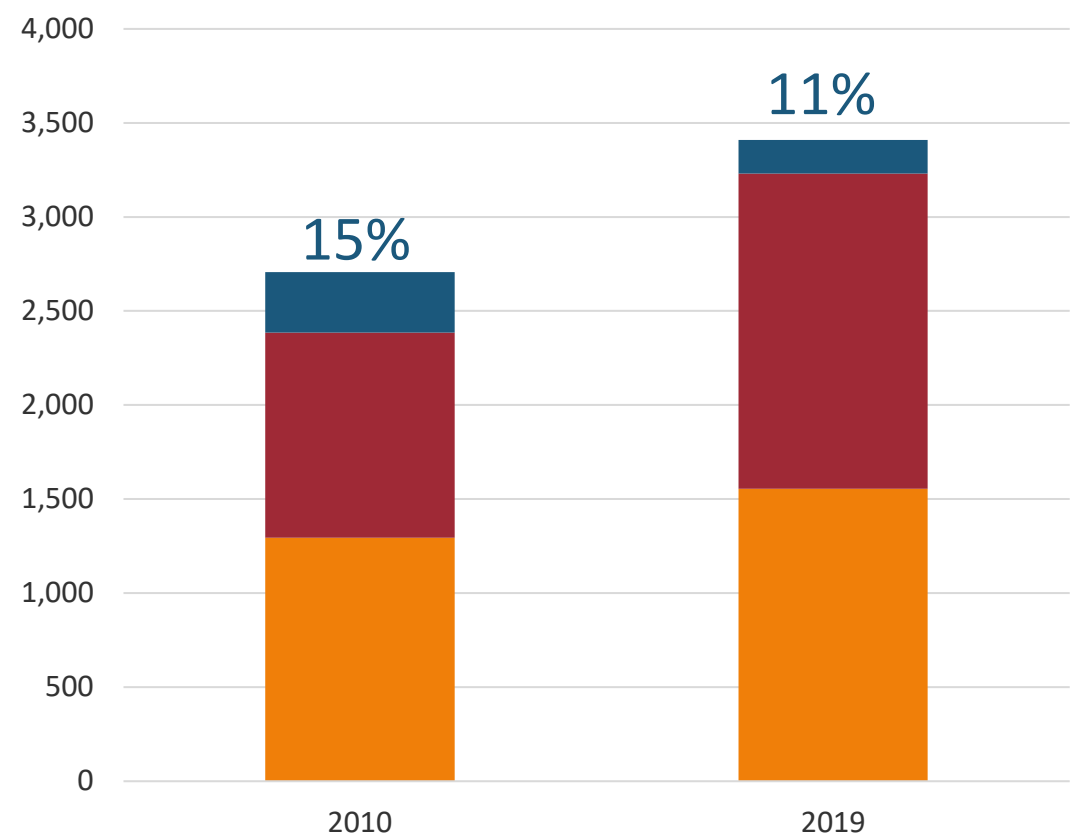


Racial Composition of 10-County Region, 2019

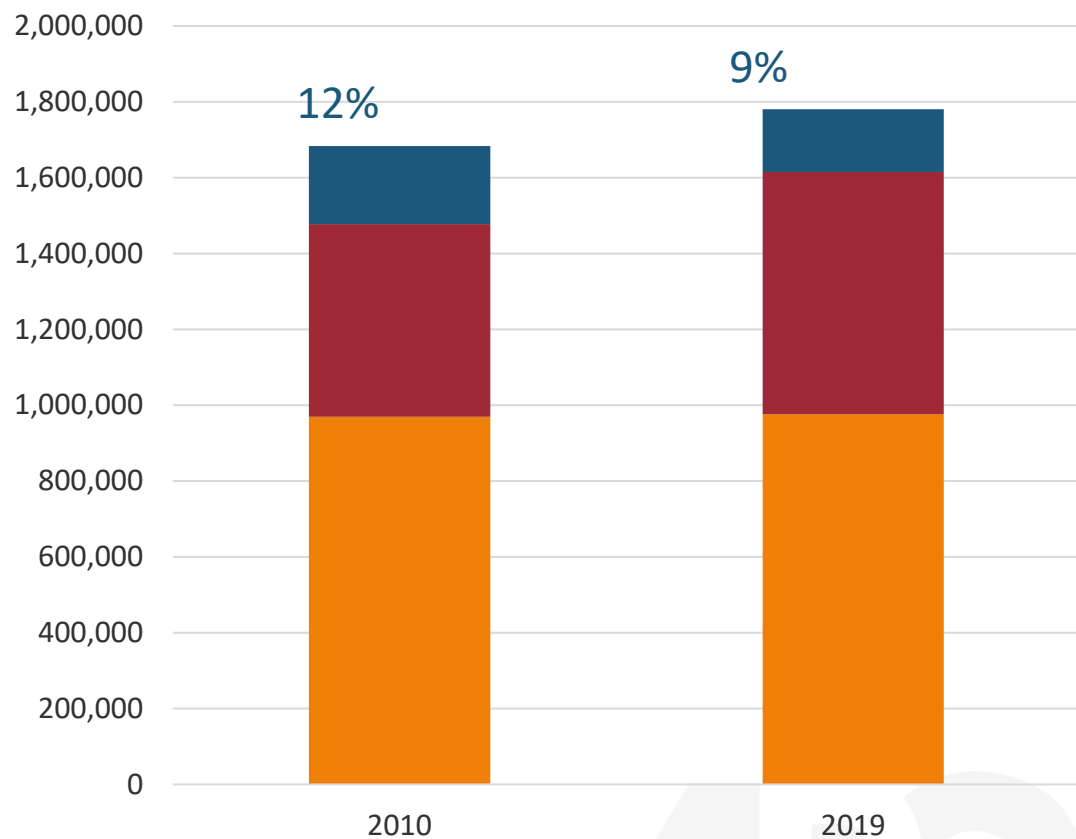


HOUSING TENURE

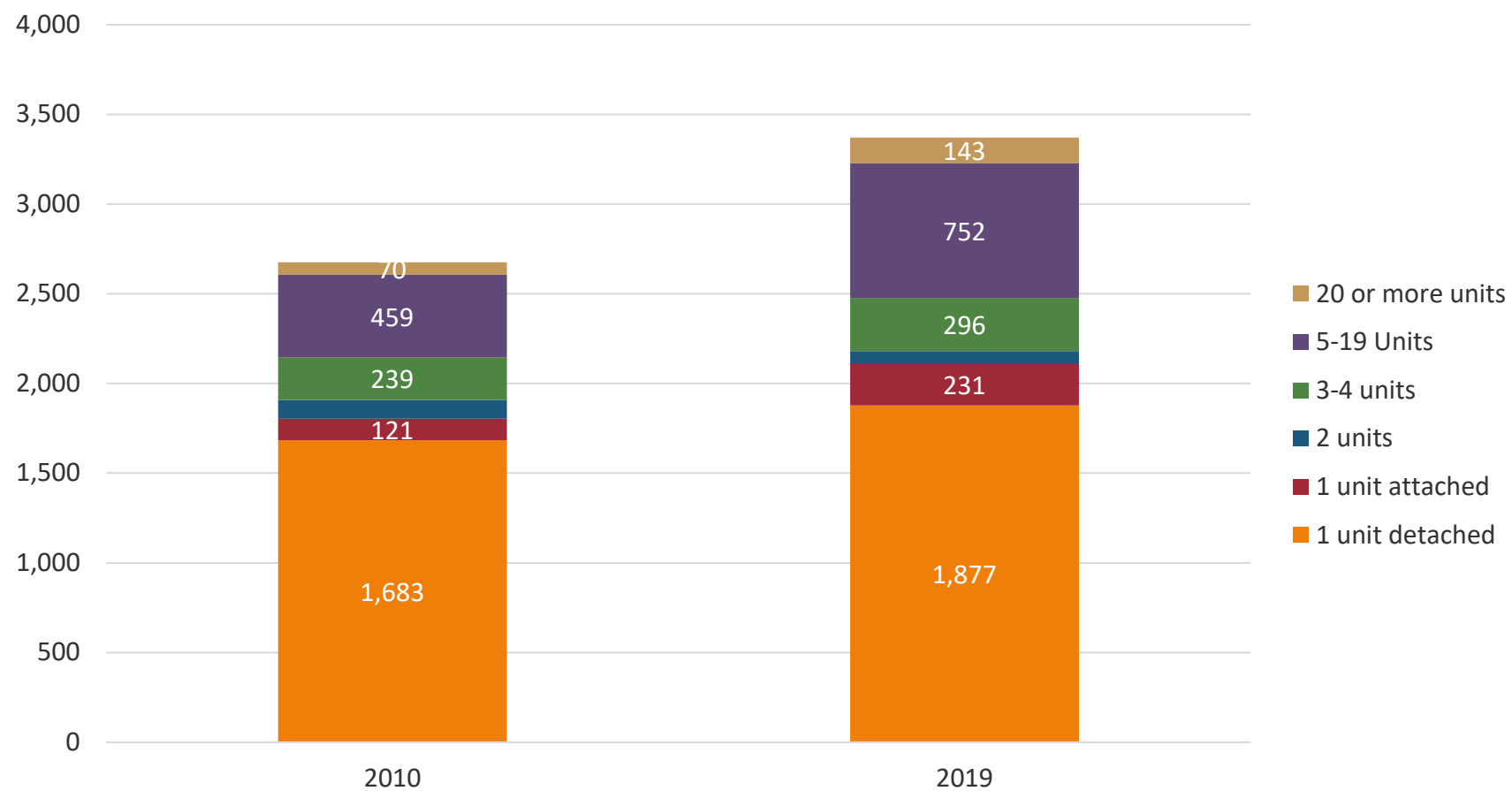
Doraville Tenure



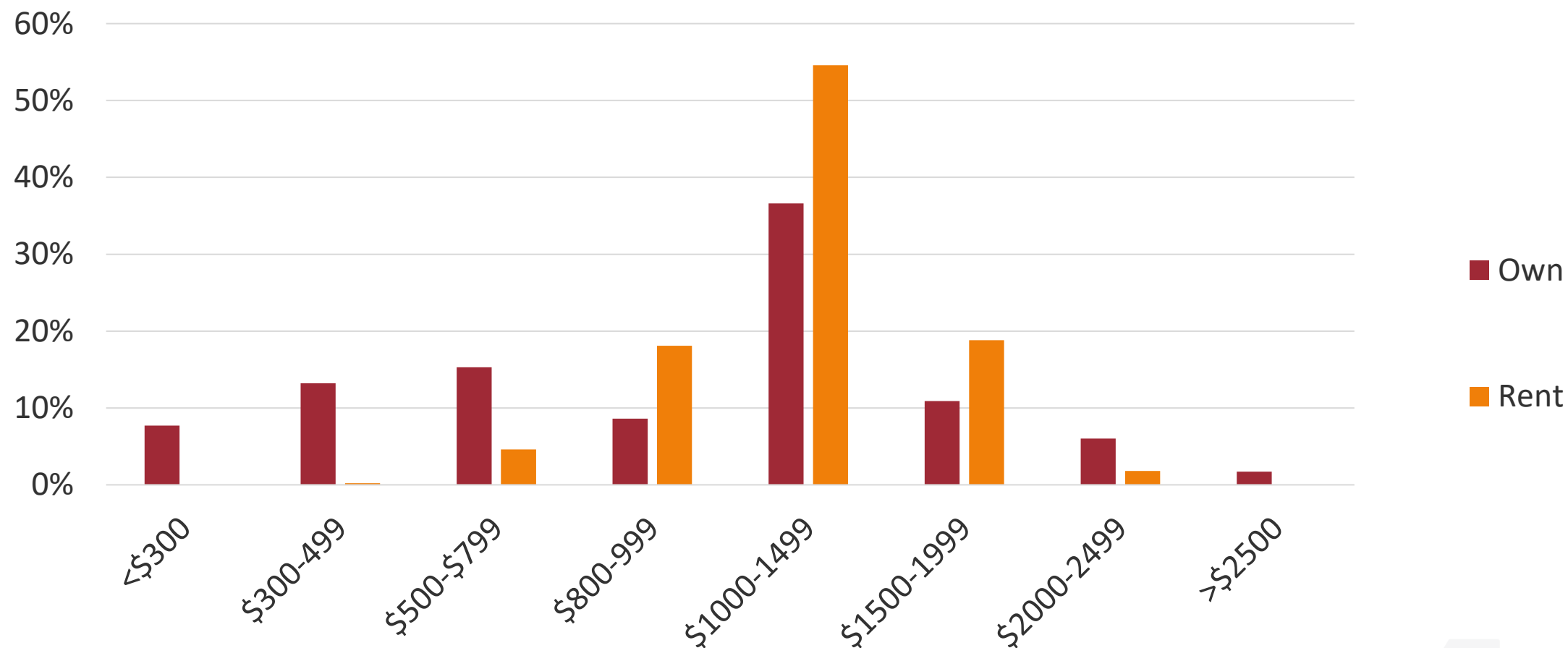
10-County Atlanta Metro Tenure



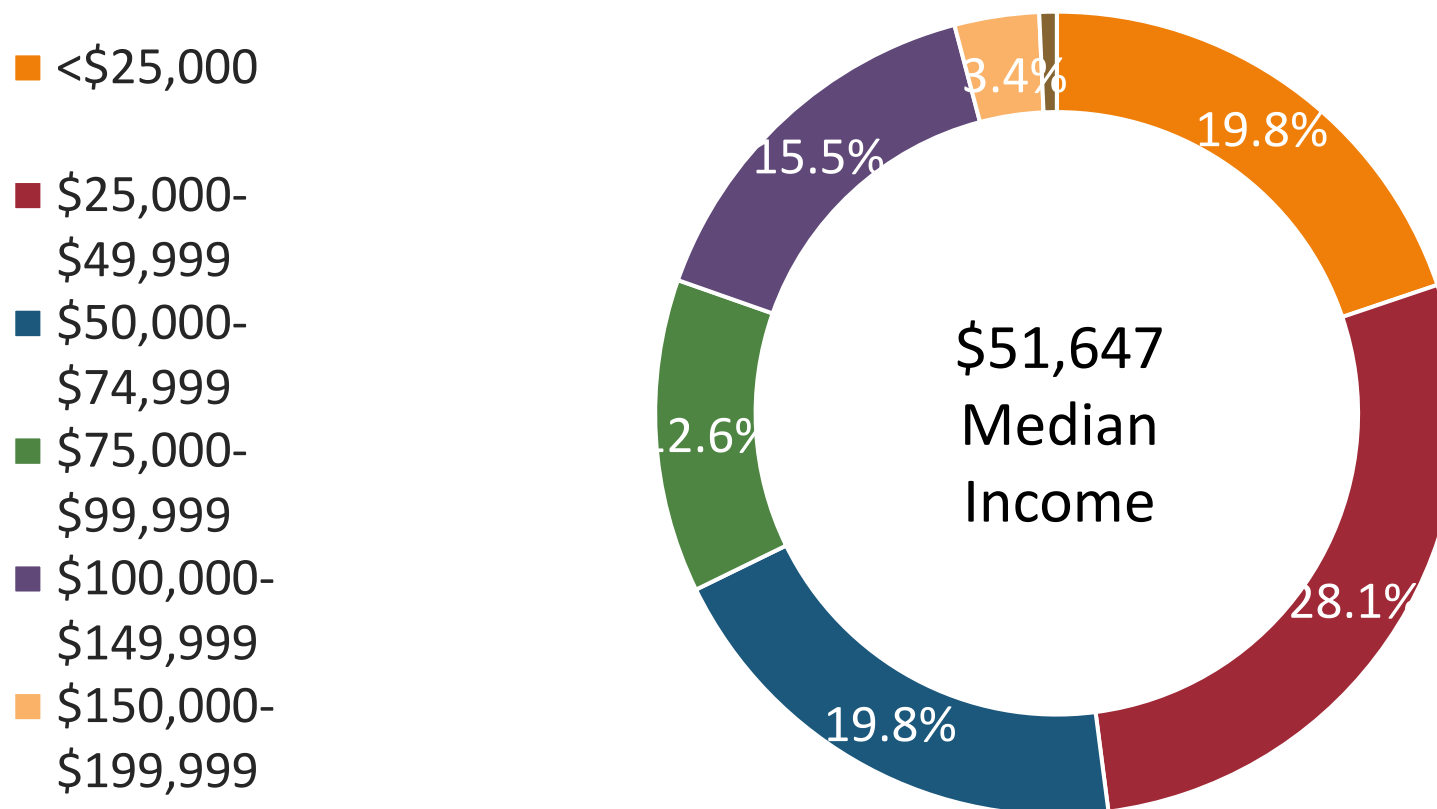
HOUSING TYPES



MONTHLY HOUSING COSTS: RENTERS & OWNERS



INCOME DISTRIBUTION



COMMUTE TIME

14% of residents travel <15 minutes

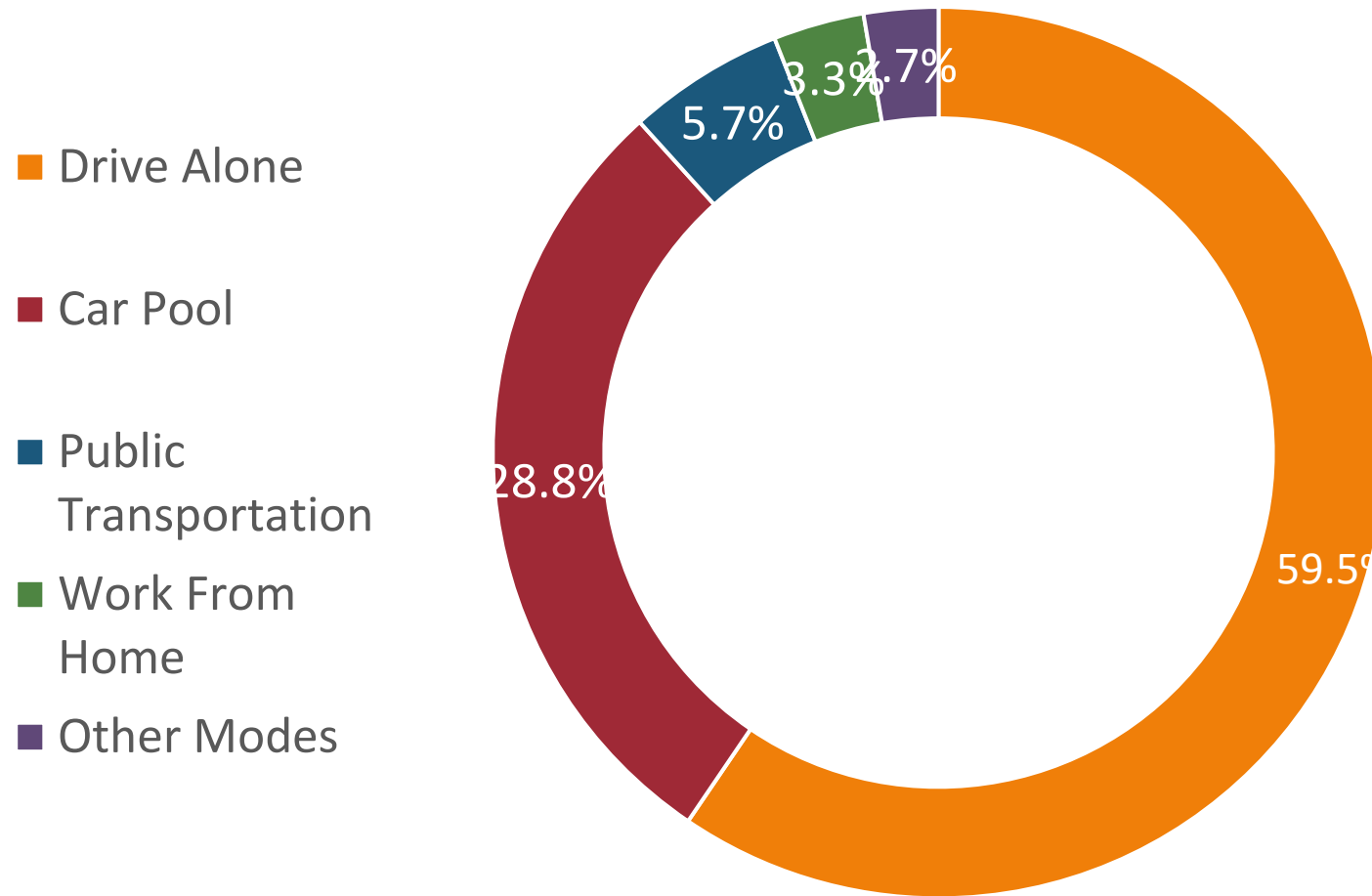
32% of residents travel 15-29 minutes

34% of residents travel 30-44 minutes

10% of residents travel 45-59 minutes

10% of residents travel >60 minutes

MODE OF TRANSPORTATION



TRAFFIC FLOWS

Commute to Doraville:

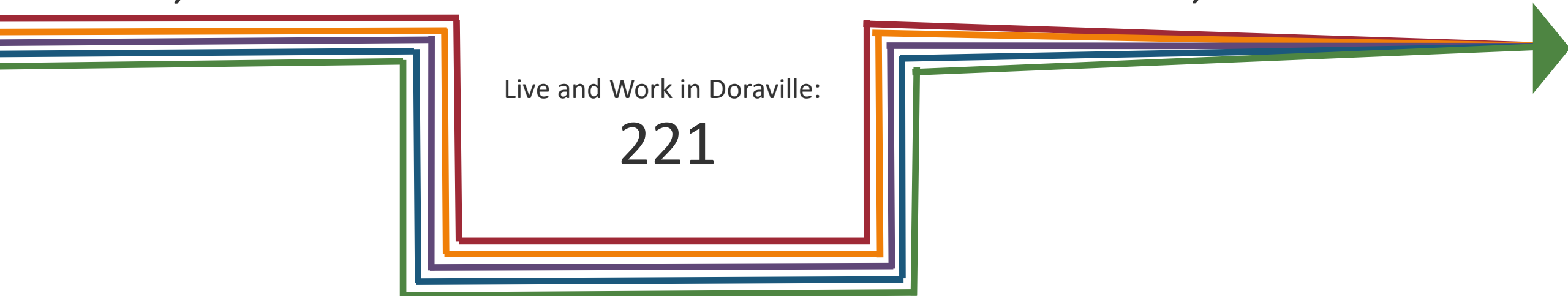
11,054

Commute out of Doraville:

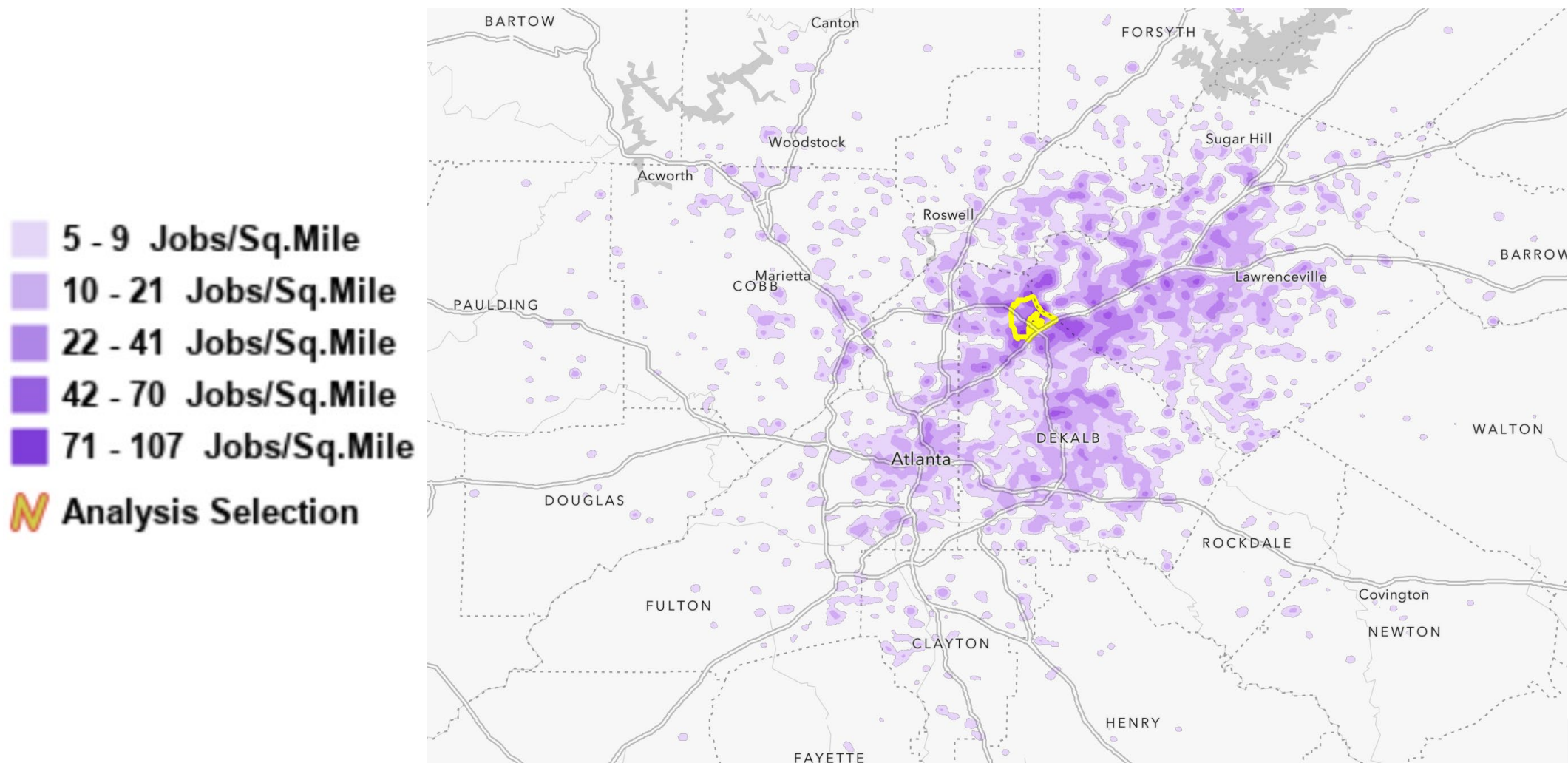
3,984

Live and Work in Doraville:

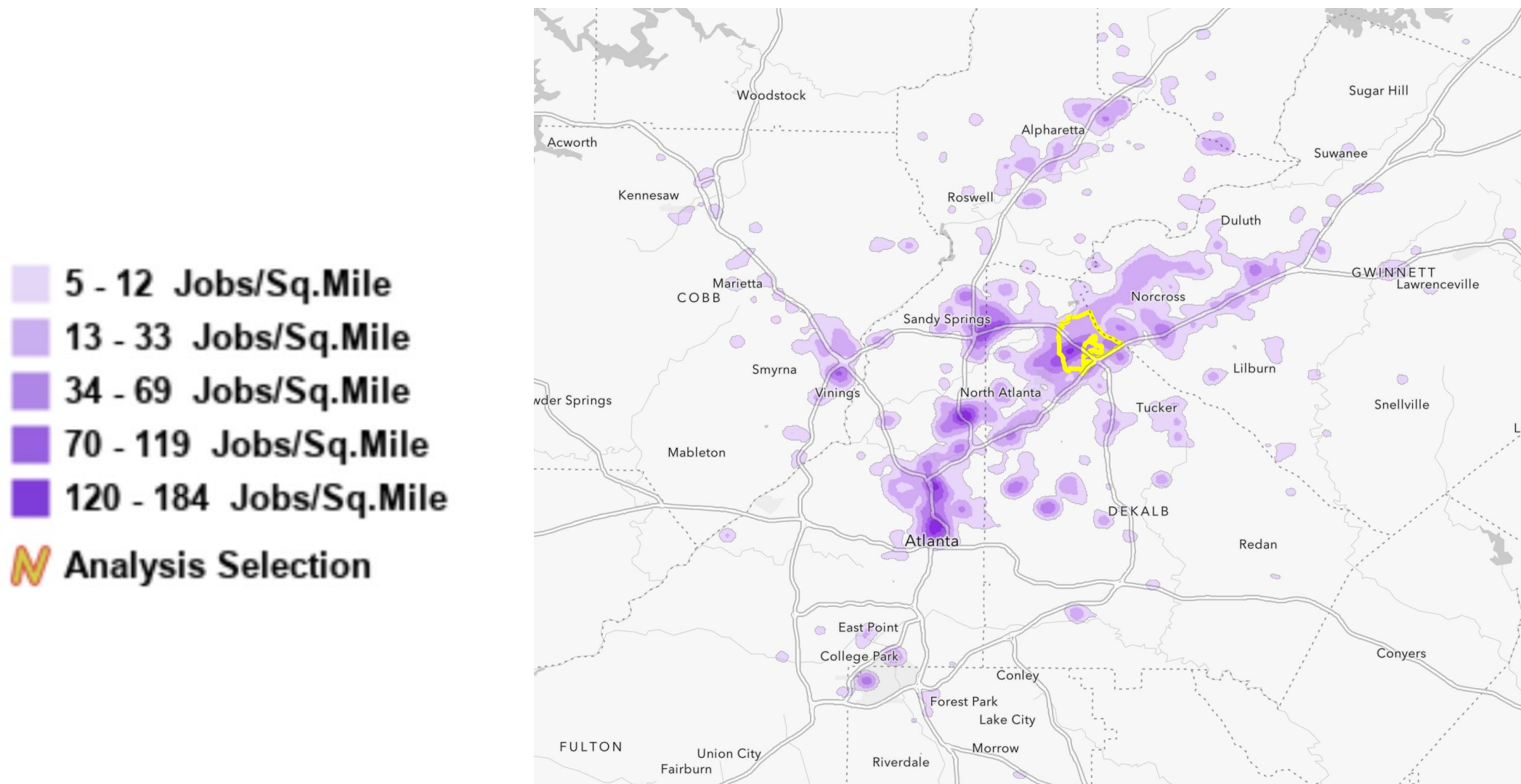
221



WHERE WORKERS IN DORAVILLE LIVE



WHERE RESIDENTS OF DORAVILLE WORK





COMMUNITY FEEDBACK



MULTIPLE WAYS TO PARTICIPATE!

1. Participate in the polls
2. Enter thought and ideas in the chat
3. Enter questions in the Q&A section
 - We'll discuss in real time or at the end

What comes to mind when you think about Doraville?
(one-word or hyphenated responses are best)

“ historic ”

“ Marta ”

“ working class ”

“ Culture ”

“ A Touch of
Country ”

What about Doraville makes you proud to live and/or work here? (one-word or hyphenated responses are best)

A word cloud of responses to the question 'What about Doraville makes you proud to live and/or work here?'. The word 'diverse' is the largest and most central, rendered in a brown color. Other words are smaller and arranged around it, including 'library.' (purple), 'cultural' (brown), 'opportunity' (red), 'food' (green), 'great' (blue), 'city' (red), 'parks' (green), 'ungentrified' (green), and 'trees' (green).

library.
cultural
diverse
opportunity food great city parks
ungentrified trees

STEERING COMMITTEE RESULTS

🖥️ When poll is active, respond at pollev.com/cdev555

📱 Text **CDEV555** to **22333** once to join

What's one thing you would tell someone about Doraville?



Respond at Pollev.com/cdev555

Text **CDEV555** to **22333** once to join, then text your message

NEEDS: What are Doraville's biggest needs (challenges)? (one-word or hyphenated responses are best)



A word cloud visualization of responses to the question 'What are Doraville's biggest needs (challenges)?'. The words are arranged in a cluster, with 'housing' and 'affordable' being the largest and most prominent. Other visible words include 'arts', 'economic', 'growth', 'community', 'connectivity', 'chamber', 'language', 'engaged', 'building', 'groups', 'commerce', and 'many'. The words are in various colors and orientations, creating a dynamic and organic shape.

housing
across
affordable
growth
economic
community
connectivity
chamber
language
engaged
building
groups
commerce
many
arts

STEERING COMMITTEE RESULTS

🖥️ When poll is active, respond at pollev.com/cdev555

📱 Text **CDEV555** to **22333** once to join

ISSUES: What are Doraville's biggest issues, i.e., challenges that need to be addressed?



SURVEY RESULTS - NEEDS

Infrastructure / maintenance / beautification

Equity / affordability

Lack of downtown activity center

Slow or no movement on key redevelopment sites

Traffic safety / control / congestion at key points

Schools

Not enough bike/ped facilities and trails

Not enough local retail options

Lack of events



OPPORTUNITIES: What are Doraville's biggest opportunities/assets? (one-word or hyphenated responses are best)

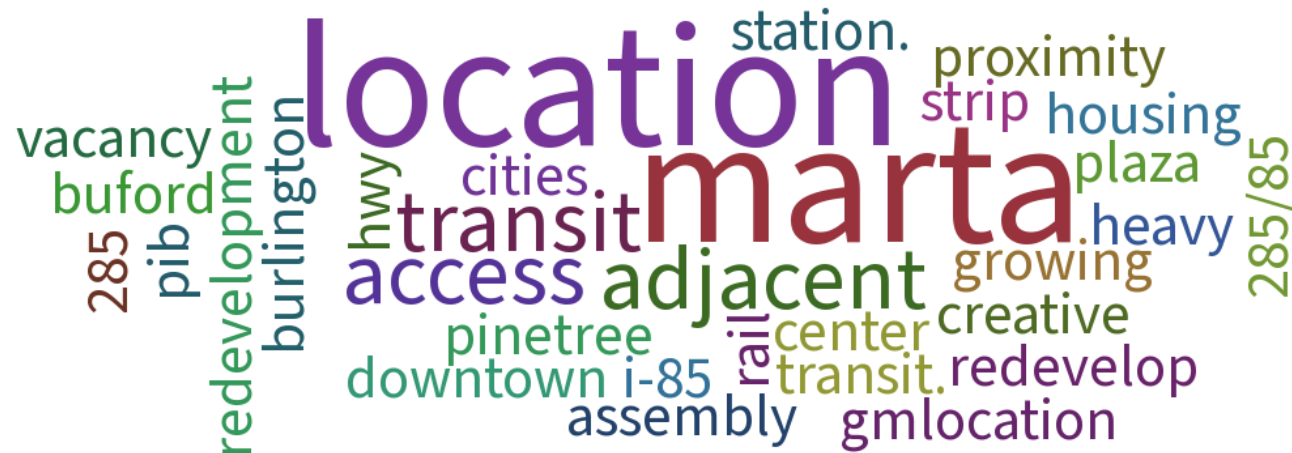
redevelopment years
150 marta history land
proximity hwy
restaurants diversity

STEERING COMMITTEE RESULTS

🖥️ When poll is active, respond at pollev.com/cdev555

📱 Text **CDEV555** to **22333** once to join

OPPORTUNITIES: What are Doraville's biggest opportunities, i.e., assets to accentuate and strengthen?



SURVEY RESULTS - OPPORTUNITIES

Diversity / culture

Access / location – 85, 285, 400, MARTA, etc.

Buford Hwy. international businesses – regional draw

Affordability, strong middle class

Strong, caring neighborhoods

Ties with neighboring cities

POTENTIAL

CURRENT PLAN – LAND USE

Redevelopment and infill

opportunities – particularly BuHi, town center, MARTA, PIB, Assembly

Extensive **tree canopy** in residential areas – need to protect from redevelopment pressures

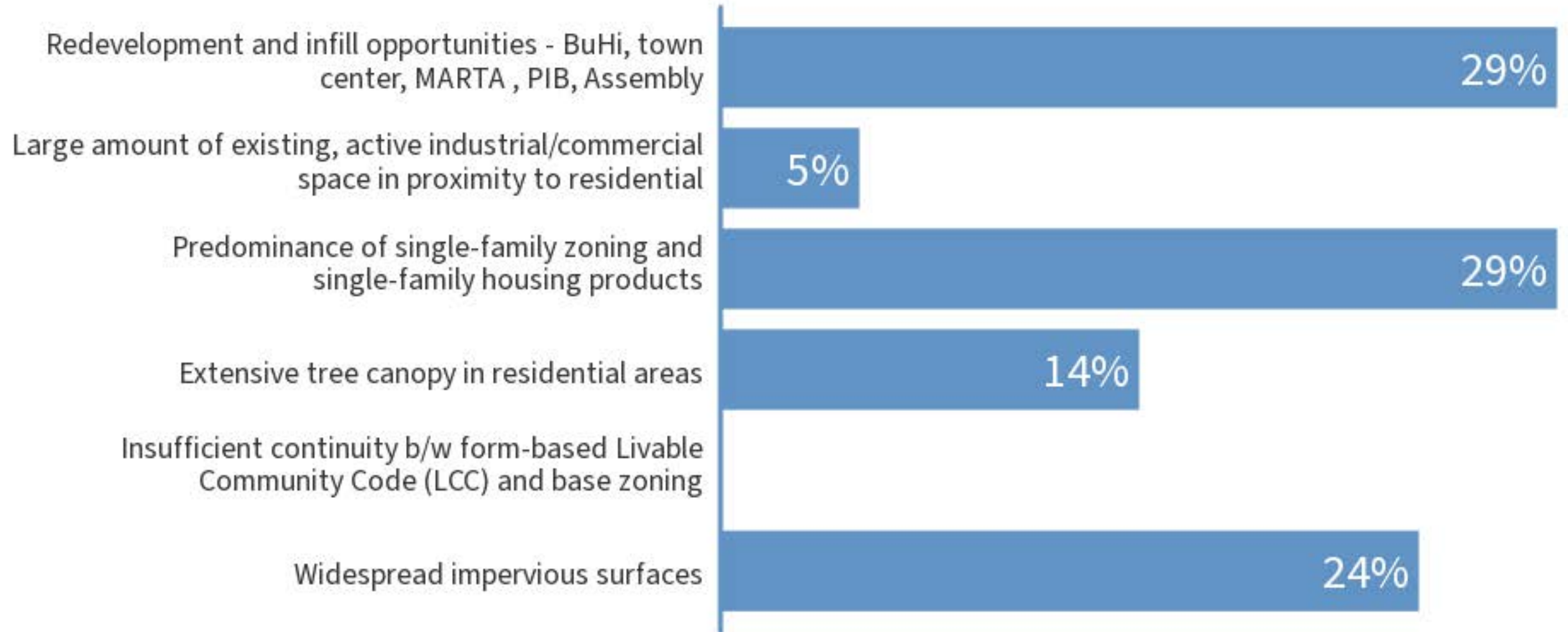
Large amount of existing, active **industrial/commercial** in proximity to residential – need buffering to prevent incompatible uses

Insufficient continuity between form-based **Livable Community Code (LCC) zoning vs. base zoning** – need to leverage development opportunities

Predominance of **R-1 (single-family) zoning and single-family housing** – need to attract a wider variety of housing products to serve multi-generational, mixed-income

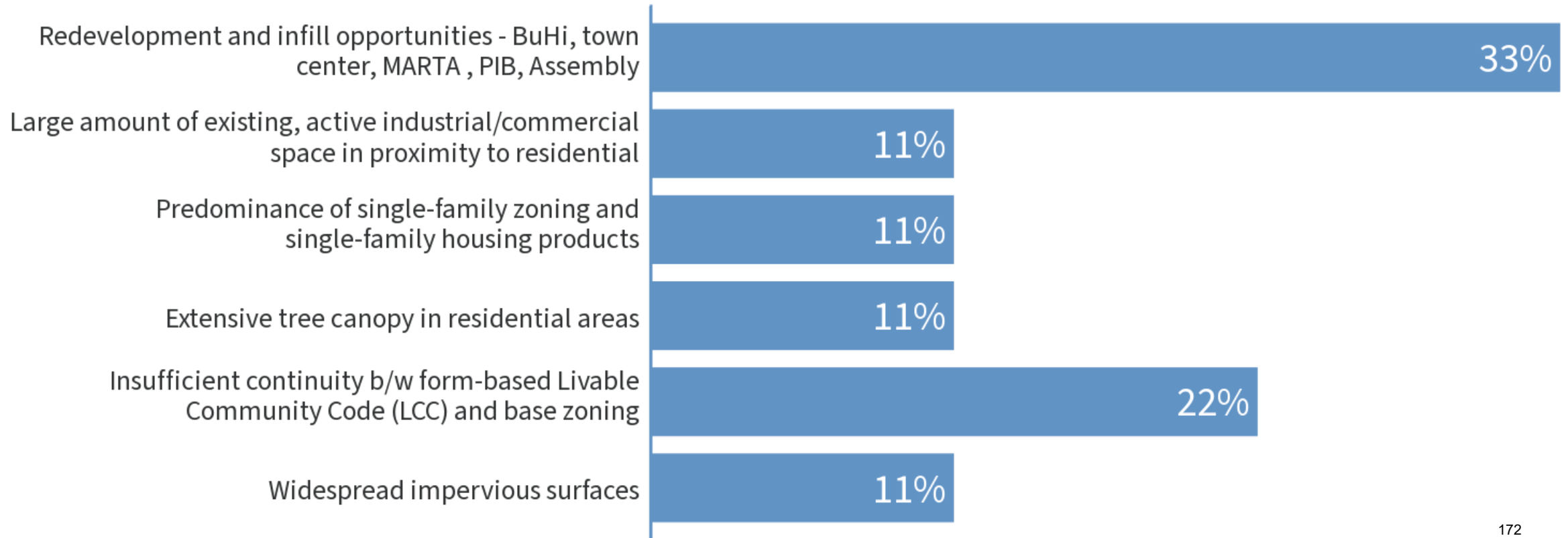
Widespread **impervious surfaces** – environmental damage but also opportunity to encourage green infrastructure policies and initiatives

LAND USE: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.



STEERING COMMITTEE RESULTS

LAND USE: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.



CURRENT PLAN – HOUSING

Lack of new housing development in recent years

High occupancy rate - the city may not be meeting housing demands

Overcrowded housing units and large average household size compared to peer communities

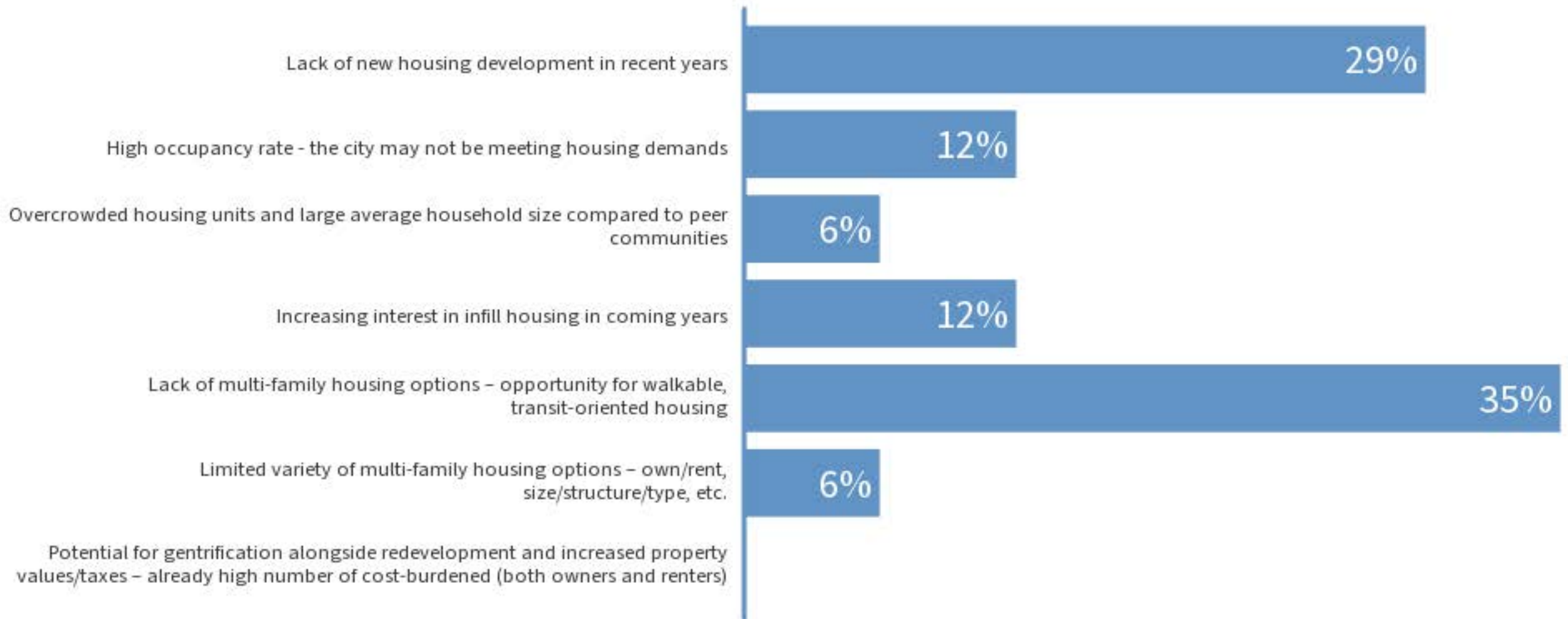
Increasing **interest in infill housing** in coming years

Lack of multi-family housing options – opportunity for walkable, transit-oriented housing

Limited *variety* of multi-family housing options – own/rent, size/structure/type, etc.

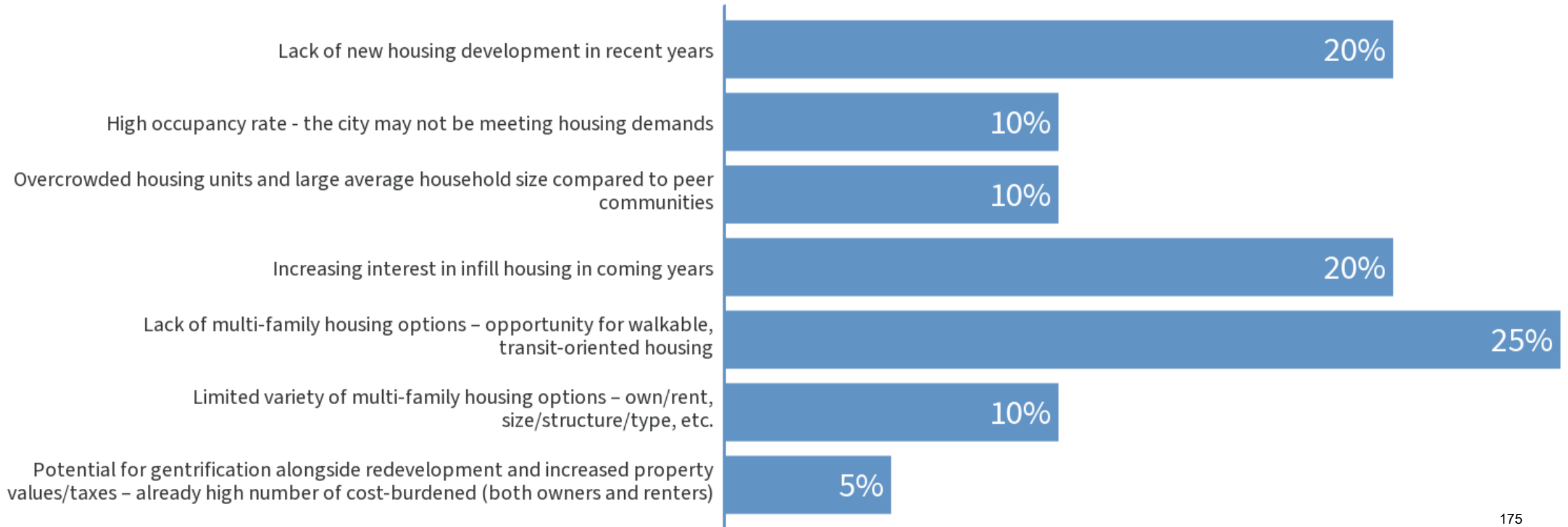
Potential for gentrification alongside redevelopment and **increased property values/taxes** – Doraville already has high number of cost-burdened owner-occupied and renter-occupied housing

HOUSING: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.



STEERING COMMITTEE RESULTS

HOUSING: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.



CURRENT PLAN – PEOPLE

How to leverage **diversity of foreign-born population** – events, programs, supports

High percentage of **population speaking another language at home** – Spanish translation services, ESL in schools and for adults

Need for more space in schools due to **high percentage of young children**

How to connect residents to **educational training and higher paying jobs** within Doraville

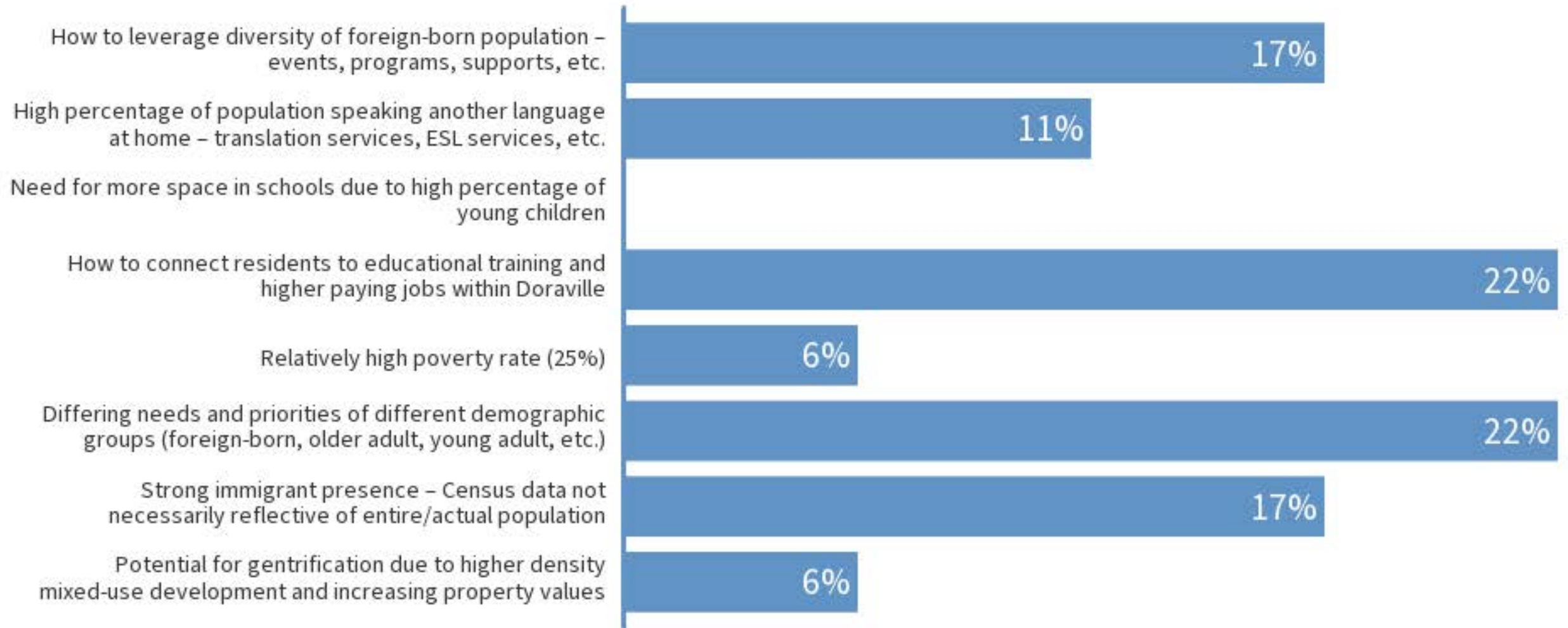
Relatively high **poverty rate** (25%)

Differing needs and priorities of different demographic groups (foreign-born, older adult, young adult, etc.)

Strong immigrant presence – Census data not necessarily reflective of entire/actual population

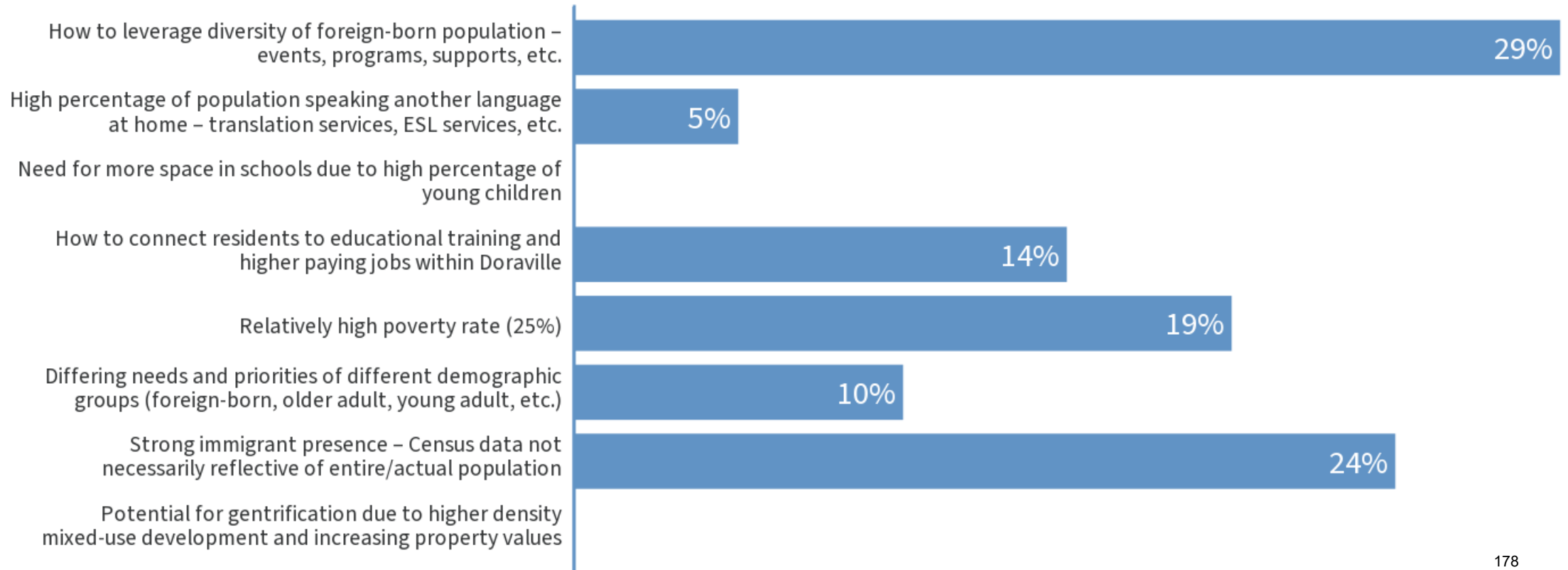
Potential for **gentrification due to higher density mixed-use development** and increasing property values

PEOPLE: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.



STEERING COMMITTEE RESULTS

PEOPLE: What still resonates for you from the current plan?
YOU MAY ONLY SELECT 3 CHOICES.



CURRENT PLAN – ECONOMY

Retail/restaurant market driven largely by visitors, e.g., Buford Hwy is a regional draw

Visitor experience, complete streets, connectivity – Buford Hwy., town center to Assembly

Immigrant population as a huge resource – need to nurture **diversity and entrepreneurship**

Need strong local **chamber of commerce or business association** to align interests and facilitate interaction between the City and business community

Opportunities to **work with Chamblee** in planning improvements along Buford Hwy.

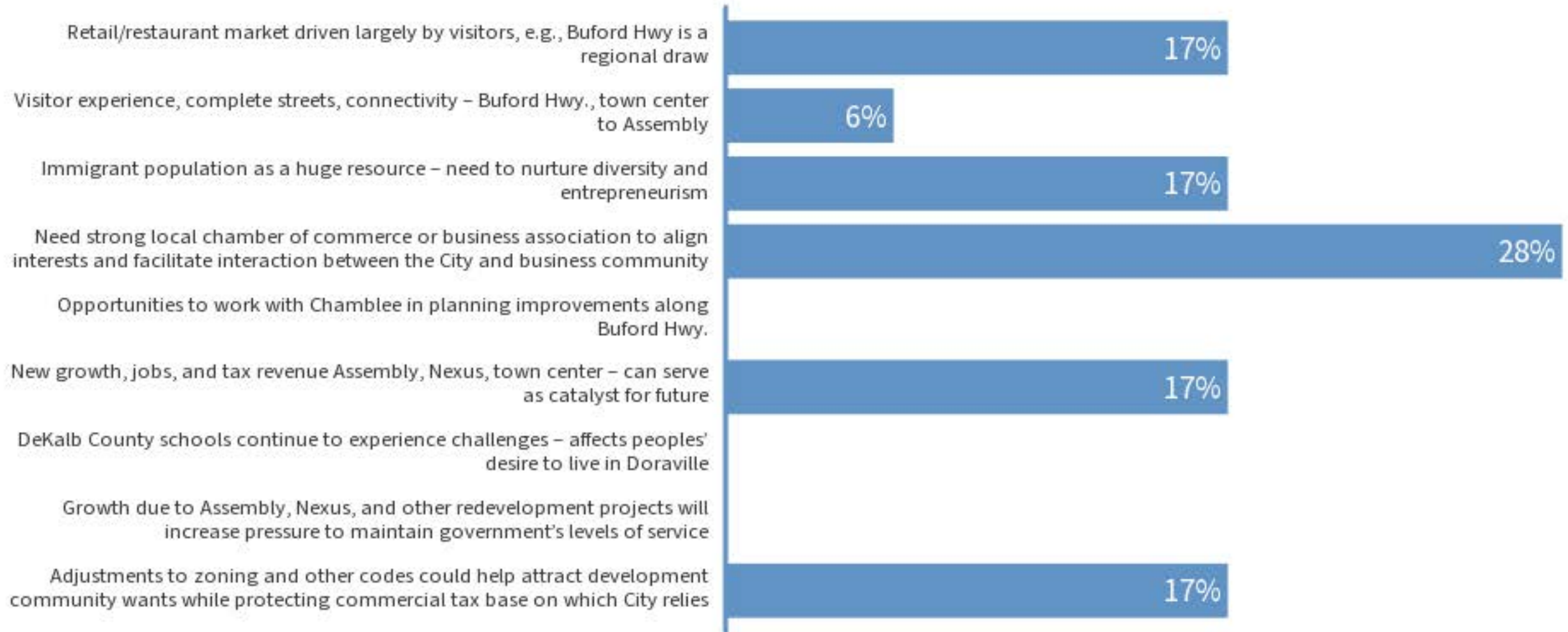
New growth, jobs, and tax revenue
Assembly, Nexus, town center – can serve as catalyst for future

DeKalb County schools continue to experience challenges – affects peoples' desire to live in Doraville

Growth due to Assembly, Nexus, and other redevelopment projects will **increase pressure to maintain government's levels of service**

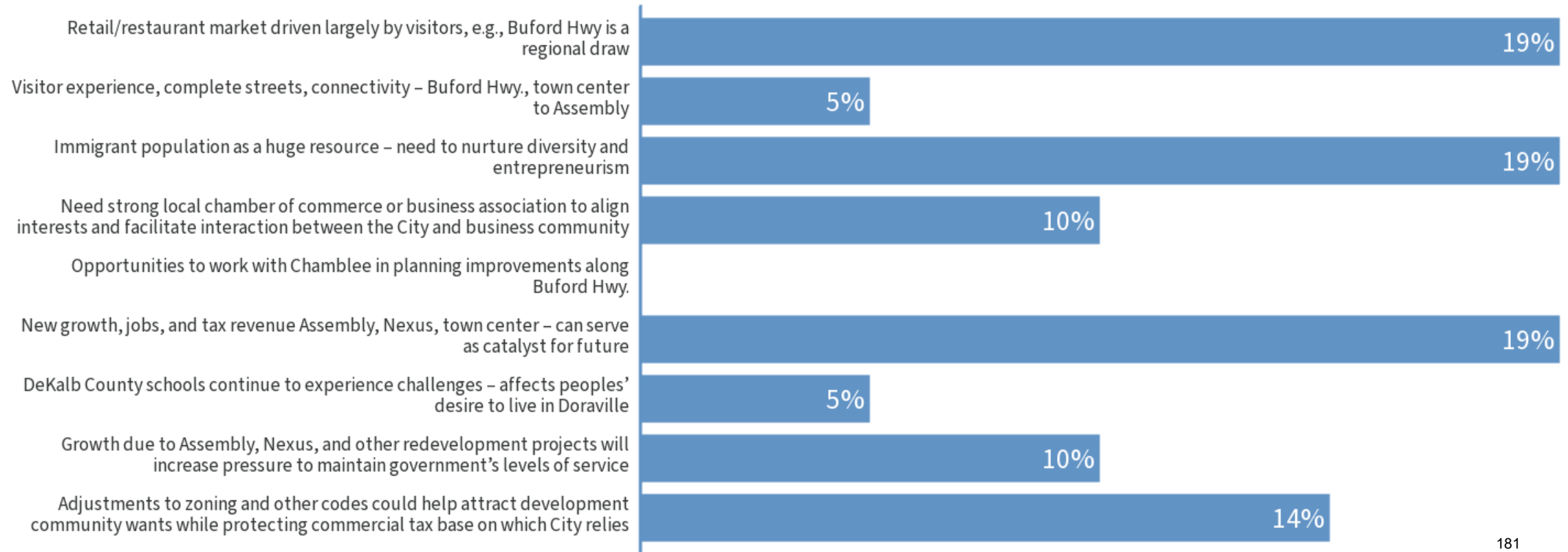
Adjustments to zoning and other codes could help **attract development community wants** while **protecting commercial tax base** on which City relies

ECONOMY: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.



STEERING COMMITTEE RESULTS

ECONOMY: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.



CURRENT PLAN – TRANSPORTATION

Significant portion (10.4%) of Doraville's workers lack access to personal vehicle

Ramp improvements for I-285 at PIB and Buford Hwy. – benefit to City

Increased traffic congestion along with redevelopment into higher density uses

Ensuring multimodal access at major new developments

Bike/ped infrastructure – increase bike/ped safety while decreasing vehicular traffic / reliance on SOV

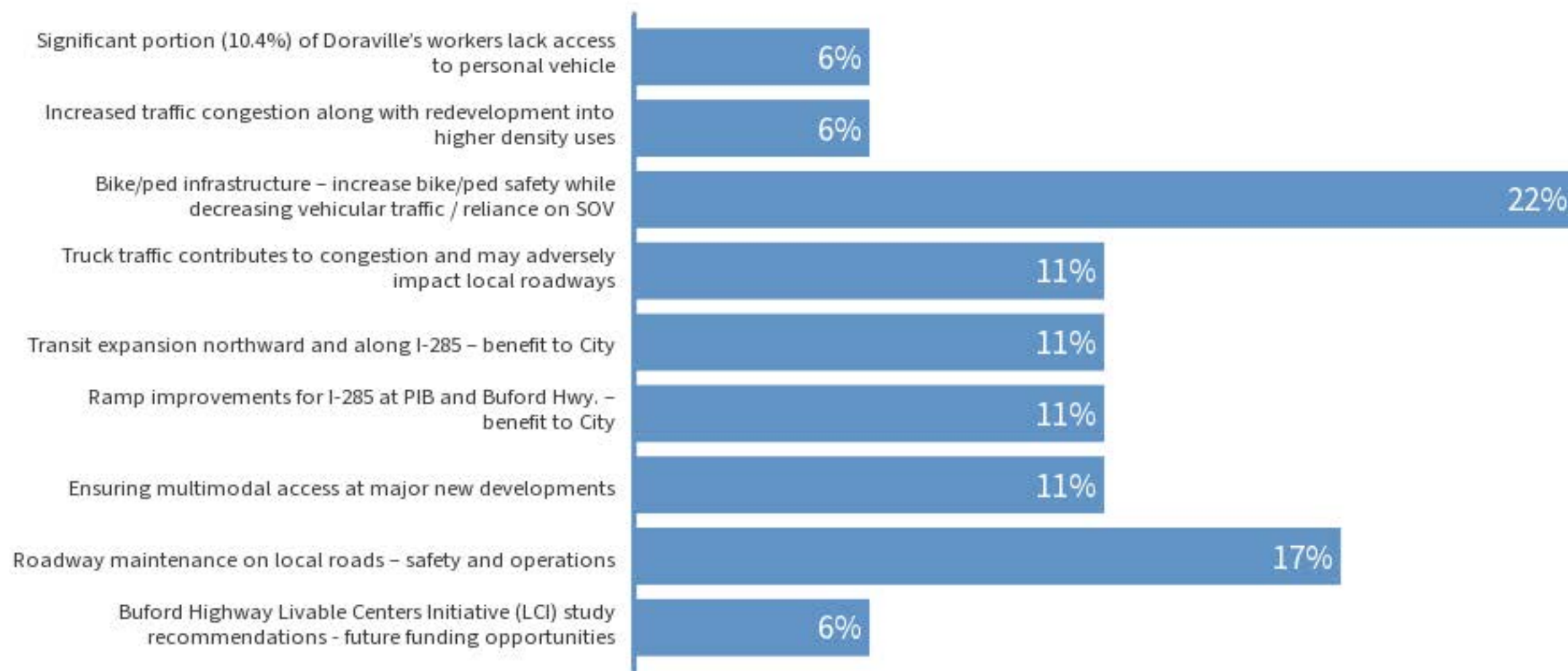
Roadway maintenance on local roads – safety and operations

Truck traffic contributes to congestion and may adversely impact local roadways

Buford Highway Livable Centers Initiative (LCI) study recommendations - future funding opportunities

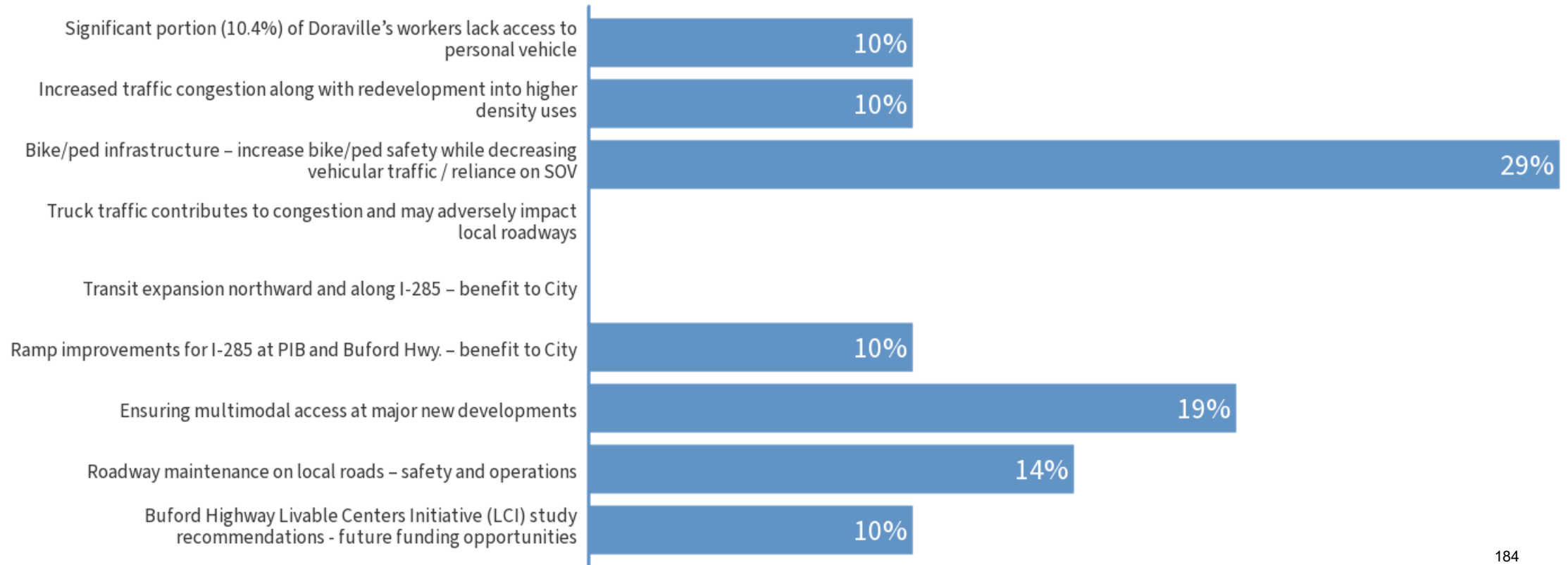
Transit expansion northward and along I-285 – benefit to City

TRANSPORTATION: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.



STEERING COMMITTEE RESULTS

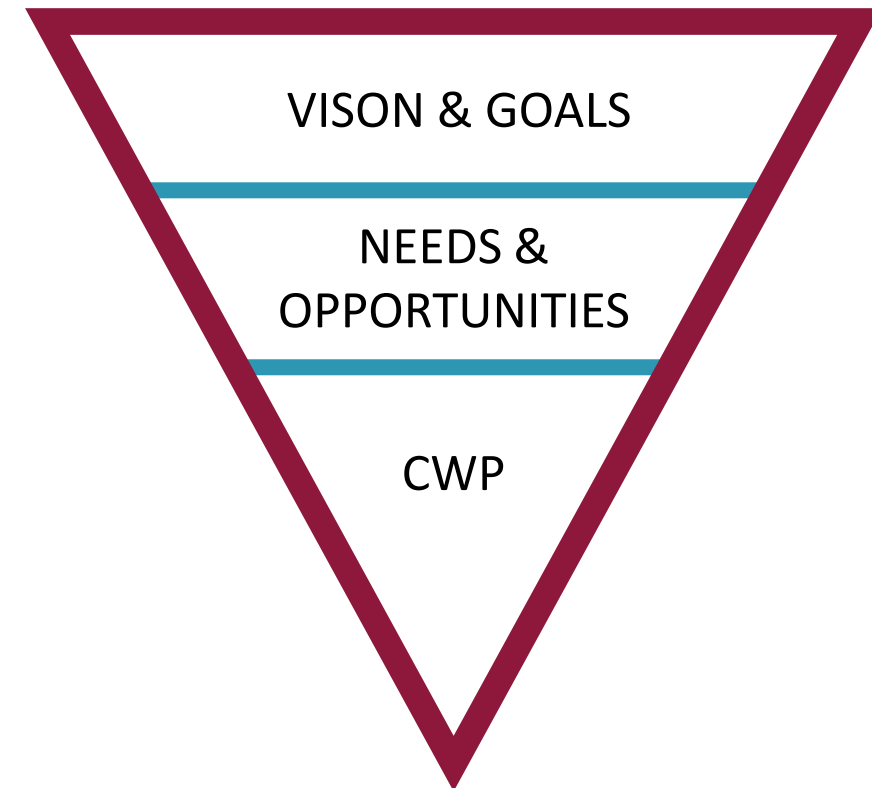
TRANSPORTATION: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.



VISION & GOALS

*“The purpose of the Community Goals element is to articulate **a long-term strategy** for creating the set of conditions judged, by the community, to be best suited to maximizing the collective wellbeing of its residents. The Community Goals element details the **overarching concepts** which should guide local day-to-day decision-making for five, ten, even twenty years into the future. As such, the Community Goals shall be developed through a very public process of involving community leaders and stakeholders. The Community Goals are intended to generate local pride and enthusiasm about **the future of the community**, thereby leading citizens and leadership to act to ensure that the plan is implemented.”*

--DCA Minimum Standards



VISION STATEMENT

Doraville will stand out as a vibrant, diverse, and open-minded community that offers unique opportunities to live, work, shop, and enjoy the best of what the Atlanta region has to offer – a balanced mix of uses, strong neighborhoods, good schools, family friendliness, a diverse employment sector, and a multimodal transportation network.

Doraville... the city that connects.

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Support local entrepreneurs, invest in quality infrastructure, encourage neighborhood preservation and improvement, carryout community activities, and further strategic redevelopment and investment in line with our vision.

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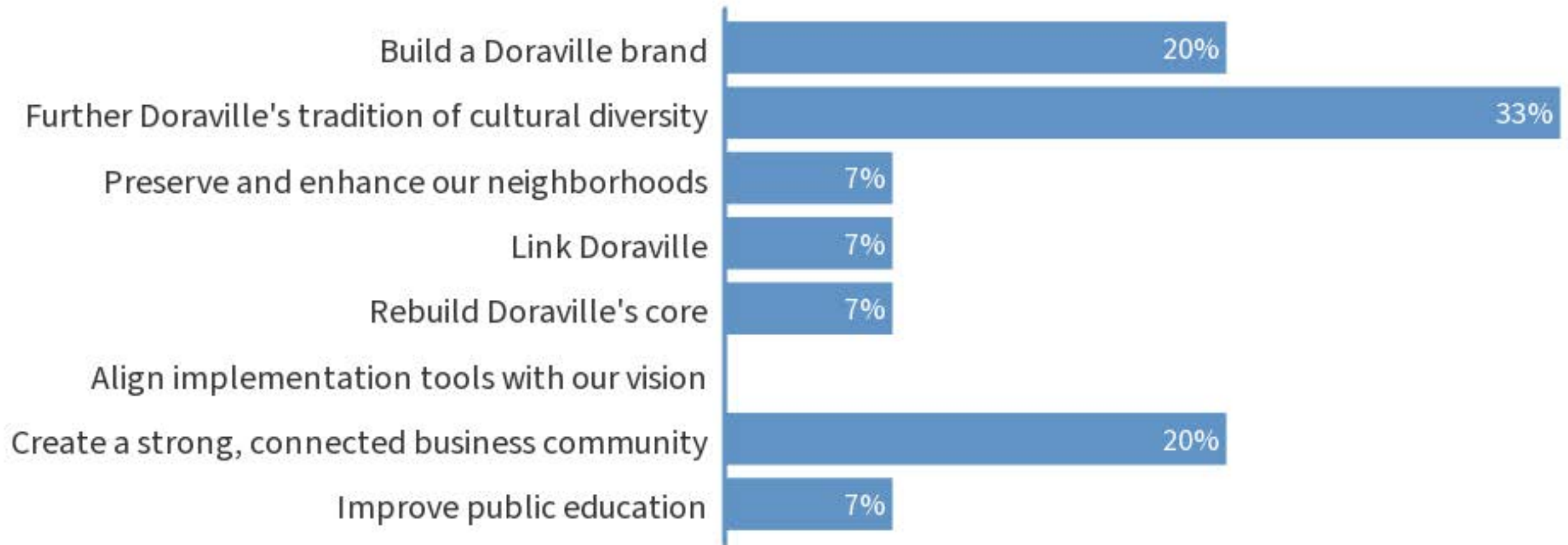
VISION: Does the Vision statement in the current (2016) plan still resonate for you?



VISION: What is the Vision in the current plan missing?
(one-word or hyphenated responses are best)

public-art
affordability
preservation
neighborhood

GOALS: Which Goals from the current plan are the MOST important to you? Select only your Top 3.



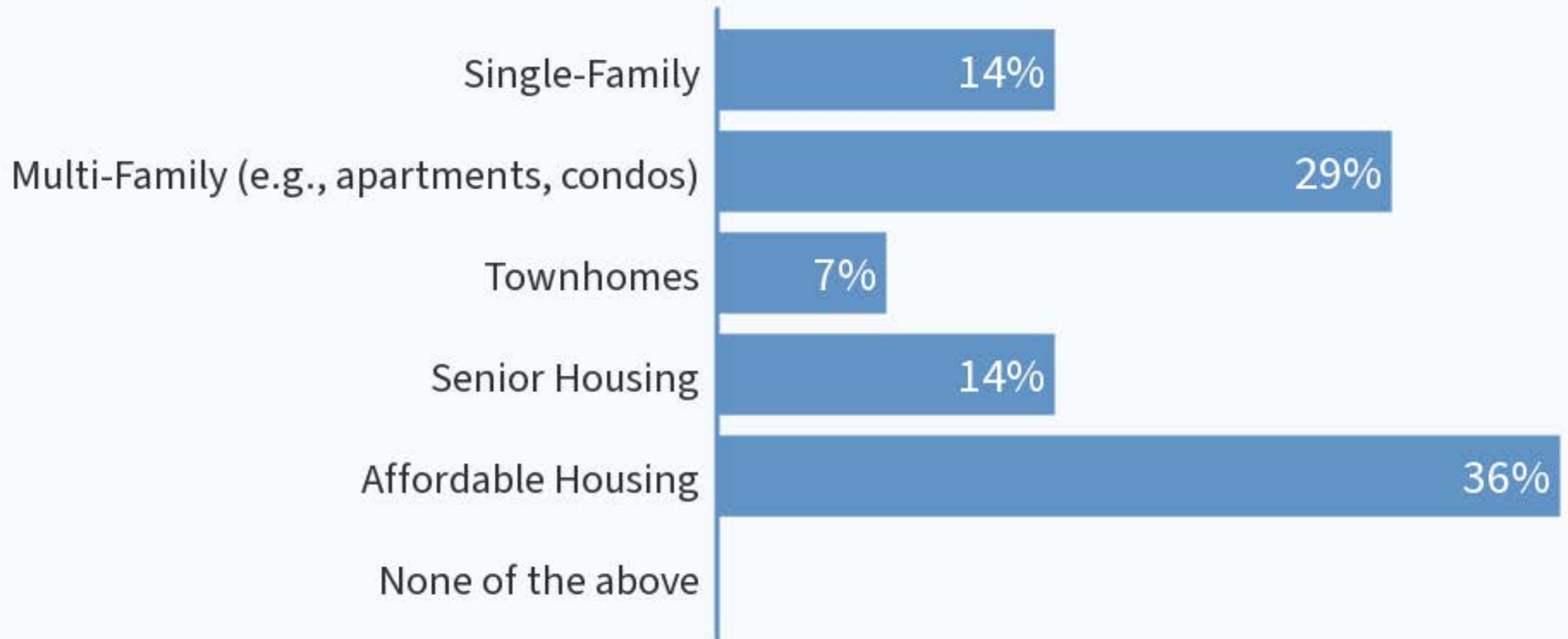
Respond at PolleEv.com/cdev555

Text **CDEV555** to **22333** once to join, then text your message

GOALS: Are there any Goals missing from the current plan? (one-word or hyphenated responses are best)

arts
greenspace safety public

What types of housing development would you like to see in the City of Doraville?



SURVEY RESULTS

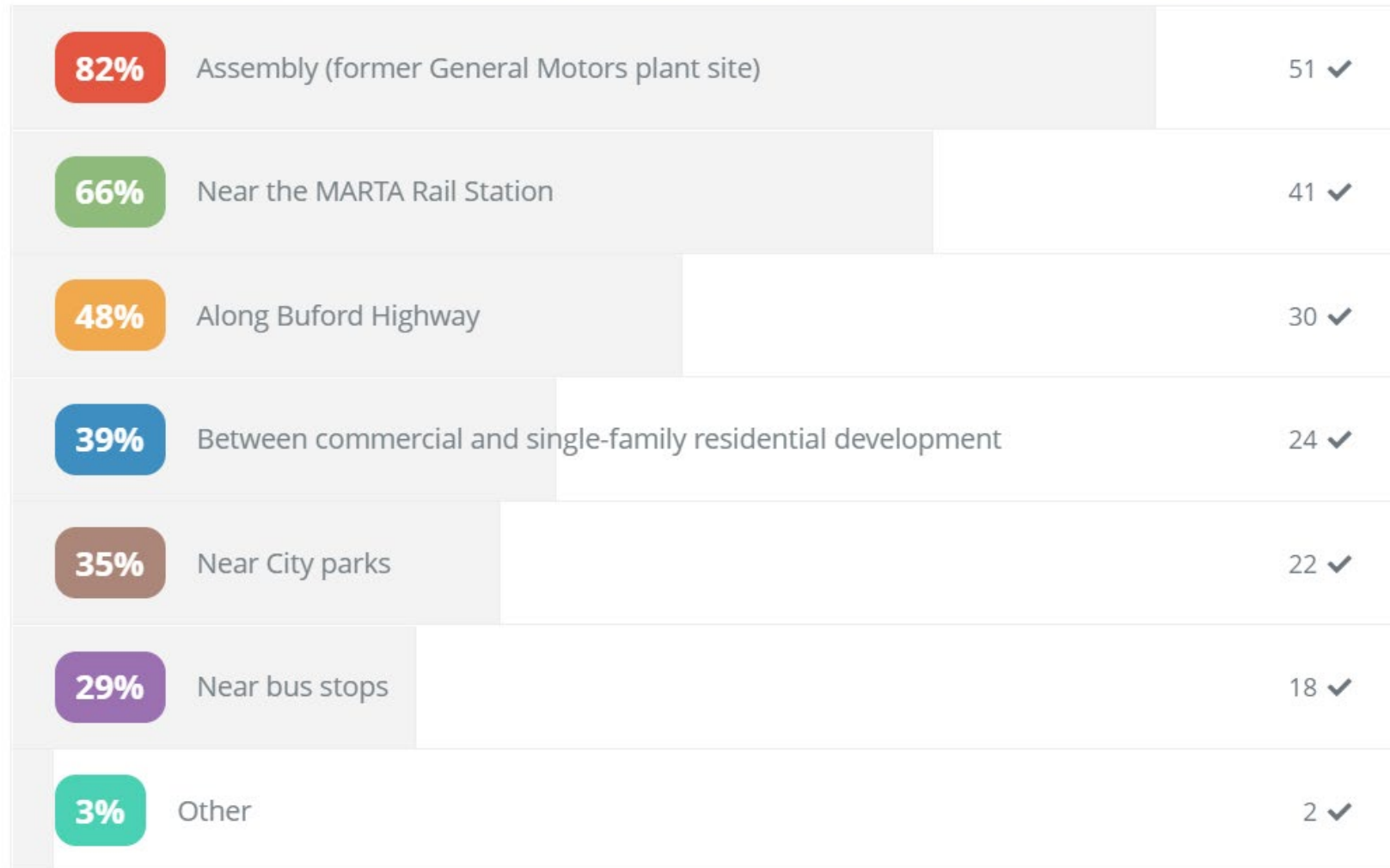
How do you perceive the supply/amount of the following housing types in Doraville?

	Need More	Have the Right Amount	Need Less
Affordable Housing	44% Need More	44% Have the Right Amount	13% Need Less
Senior Housing	50% Need More	42% Have the Right Amount	8% Need Less
Multi-Family Housing	38% Need More	36% Have the Right Amount	27% Need Less
Mixed-Income Housing	48% Need More	39% Have the Right Amount	12% Need Less

56 respondents

SURVEY RESULTS

Where should new housing be located in Doraville? (select all that apply)



62 Respondents

Which single-family house type would you prefer to be built in Doraville?



A

11%



B

33%



C

56%

Respond at PolleEv.com/cdev555

Text **CDEV555** to **22333** once to join, then **A or B**

Which garage type would you prefer in new homes?



A

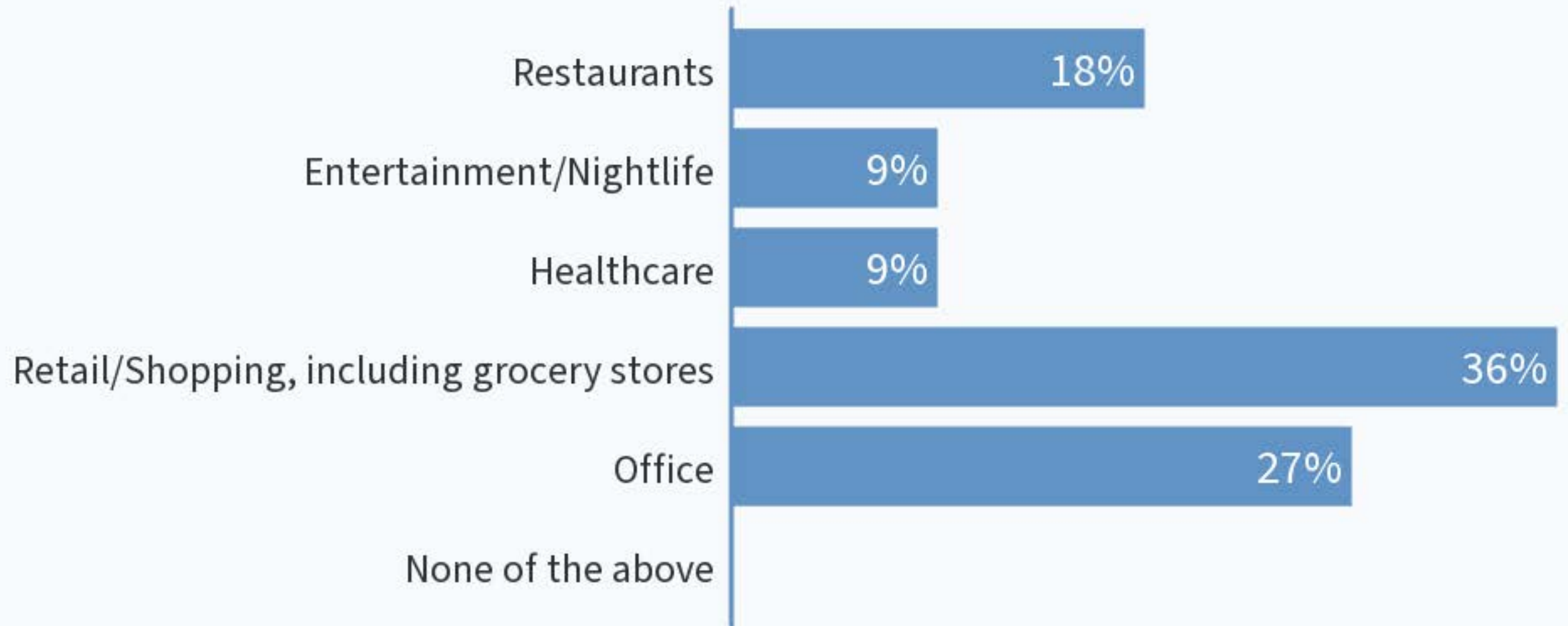
67%



B

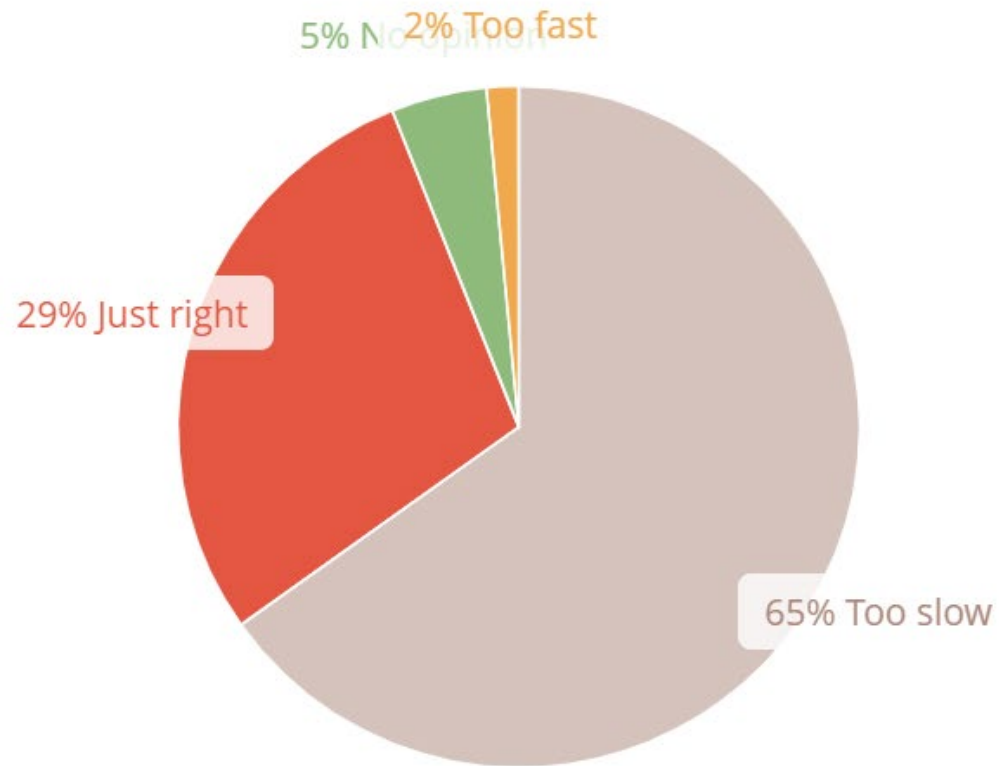
33%

What types of new commercial development would you like to see in Doraville?



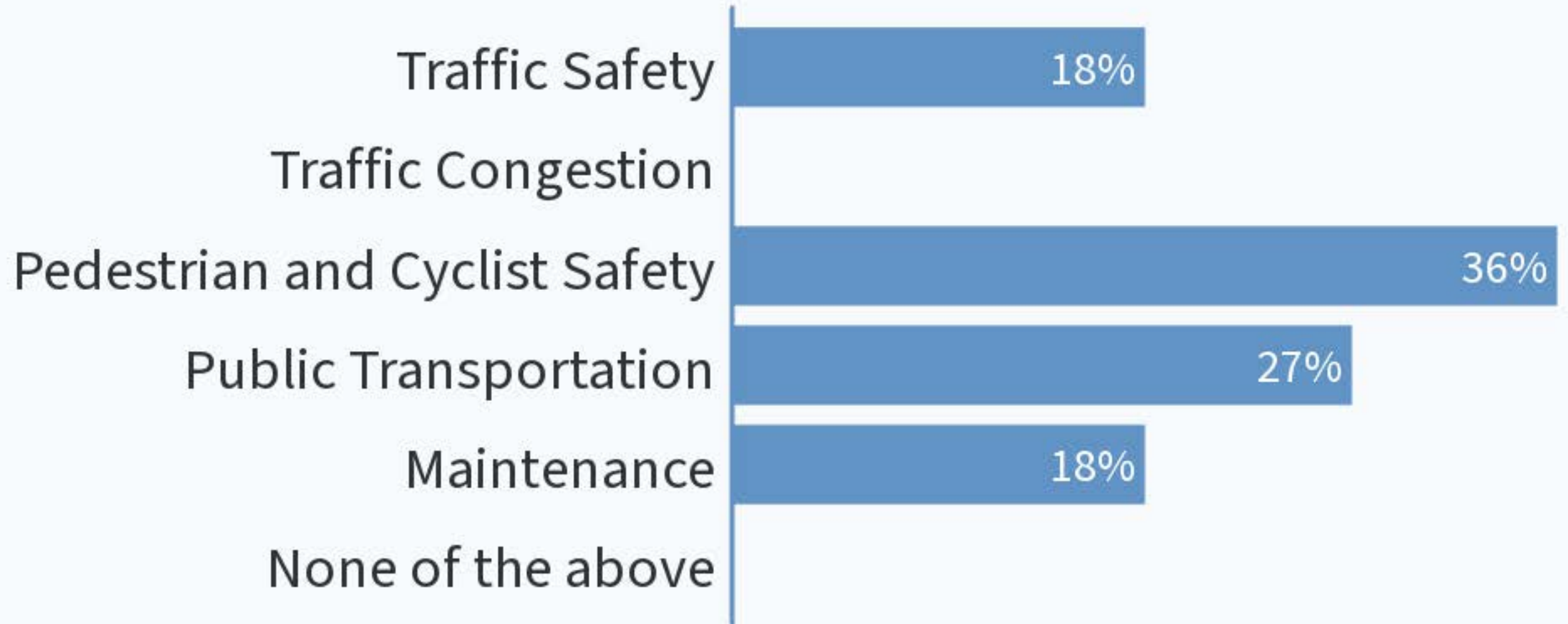
SURVEY RESULTS

How would you characterize the pace of development in Doraville in recent years?

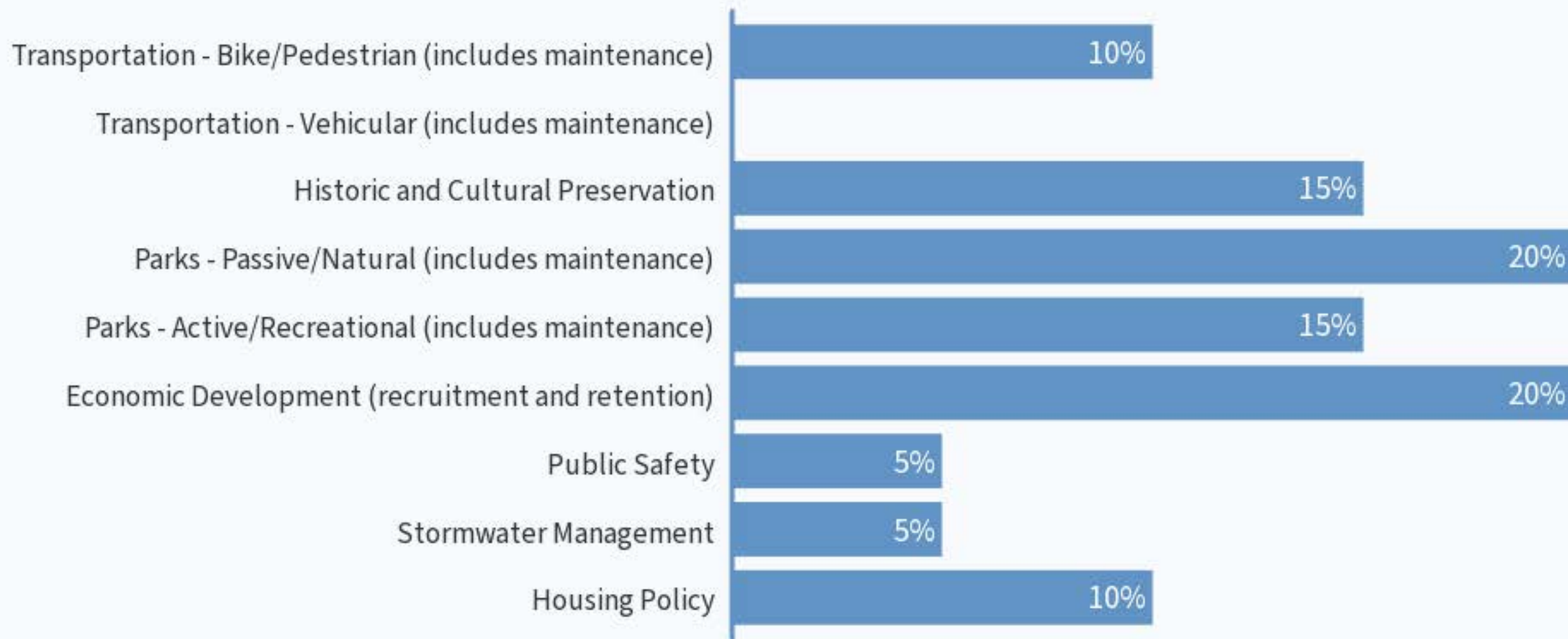


66 respondents

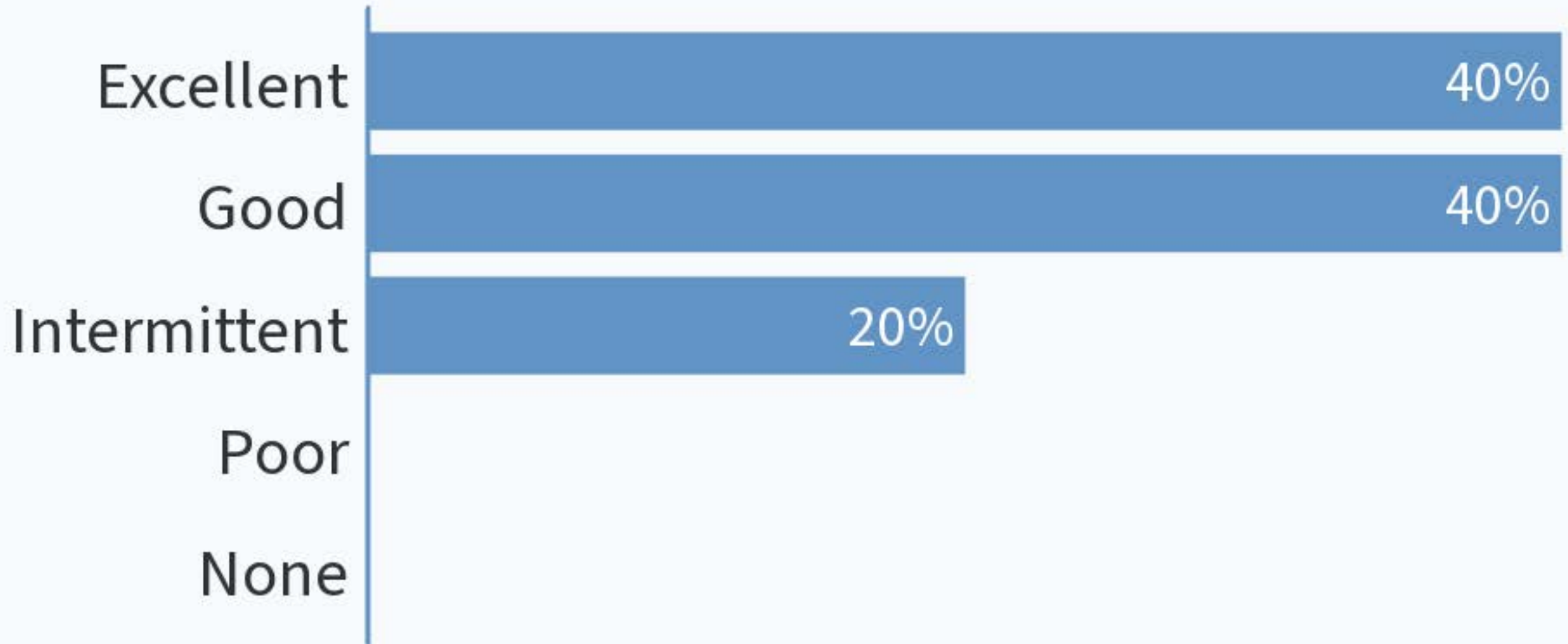
What are the biggest transportation issues in the City of Doraville?

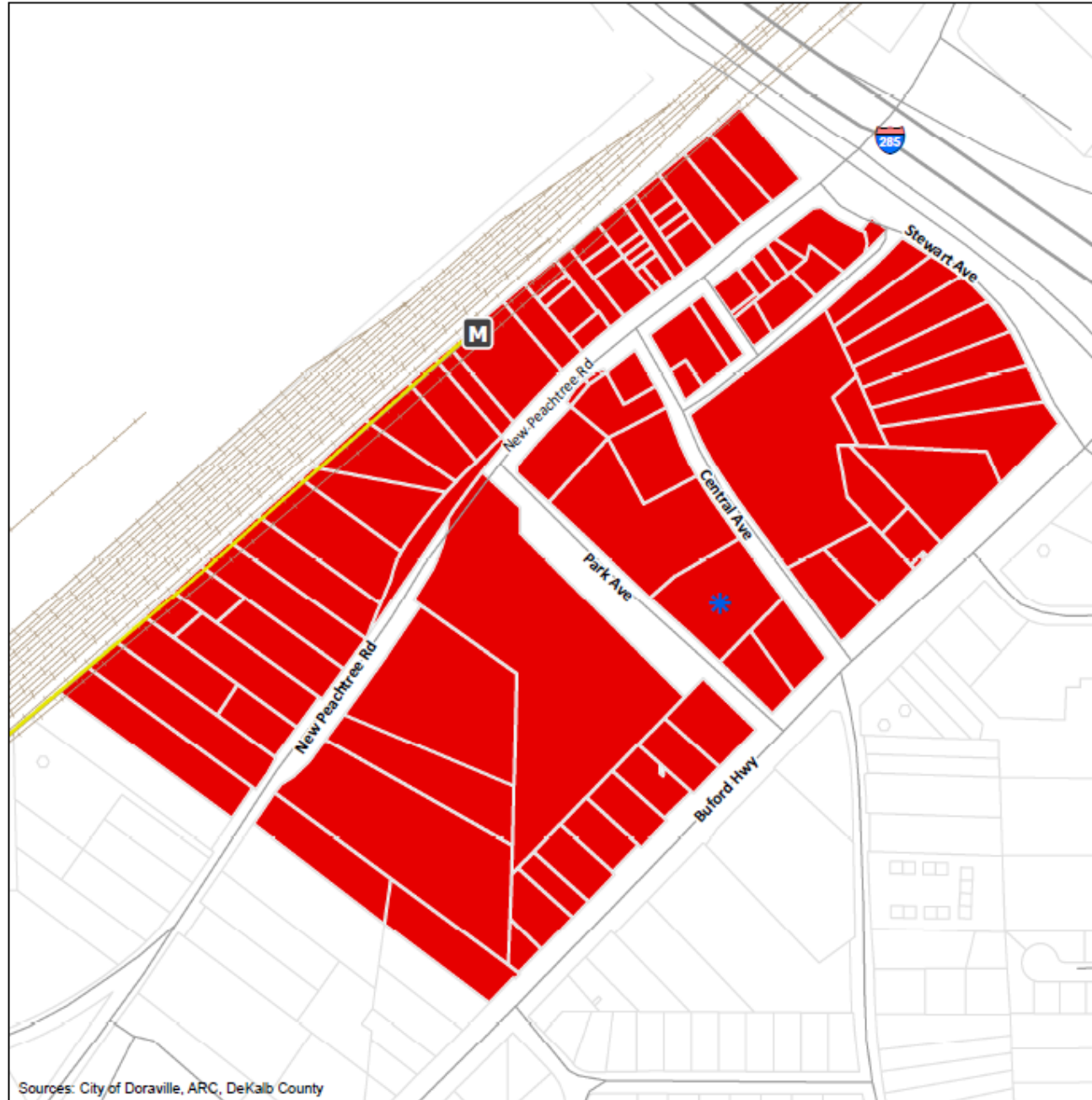


What kinds of public investments and projects would you like to see the City focus on?



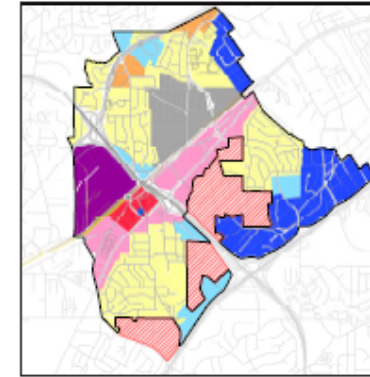
What is your experience with internet (broadband) service?





Sources: City of Doraville, ARC, DeKalb County

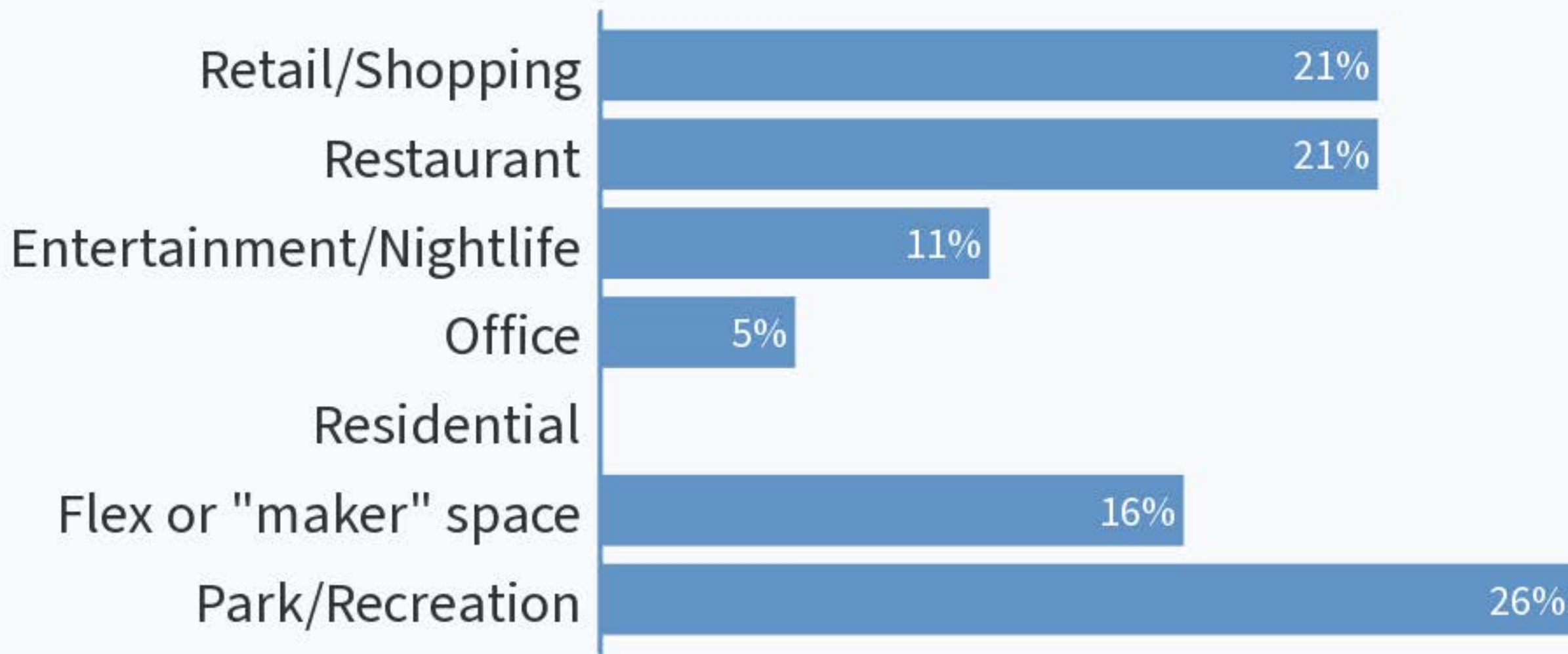
**FIGURE 4-4: DORAVILLE
TOWN CENTER**



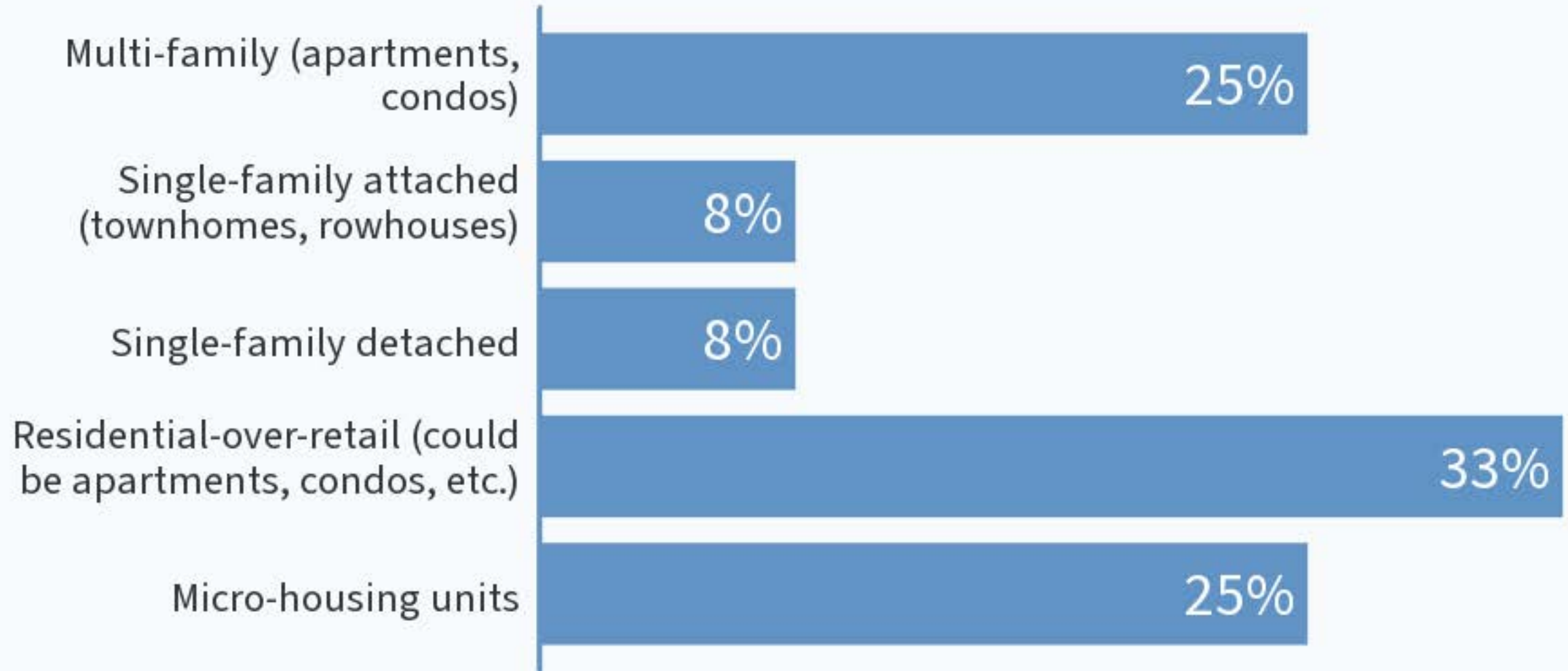
- City of Doraville
- ✱ City Hall
- M MARTA Station
- MARTA Gold Line
- Expressway
- Street
- Railroad
- Town Center



What kinds of new uses would make you the most excited about spending time in downtown Doraville?



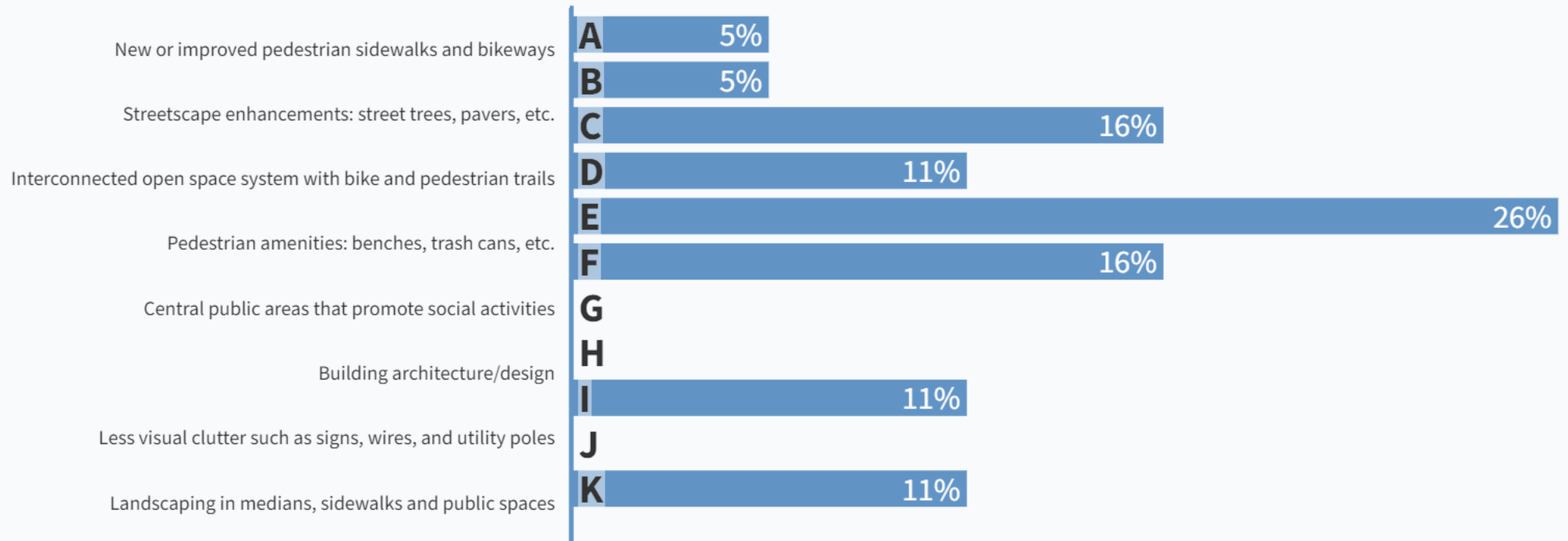
What kinds of housing would you like to see or find appropriate in Downtown Doraville?



🖥️ Respond at Pollev.com/cdev555

💬 Text **CDEV555** to **22333** once to join, then **A, B, C, D, E...**

Which of the following are the **MOST** important for improving Downtown Doraville's street and neighborhood environment?



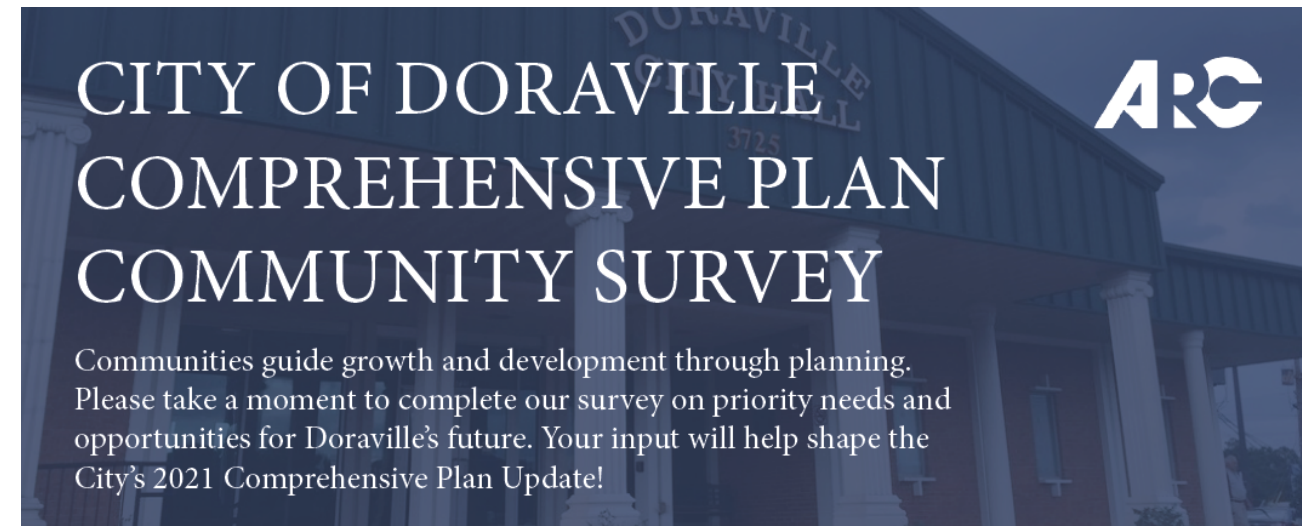
BUY A ROUND

TRIP

NEXT STEPS

PublicInput.com/DoravillePlanUpdate2021

- Main site for public engagement
- Allows activities and input similar to in-person open house
 - **Community Survey**
- Educates on background, process, etc.
- Allows for input any time during process and records all comments for review
- **Check it out and take the survey!**

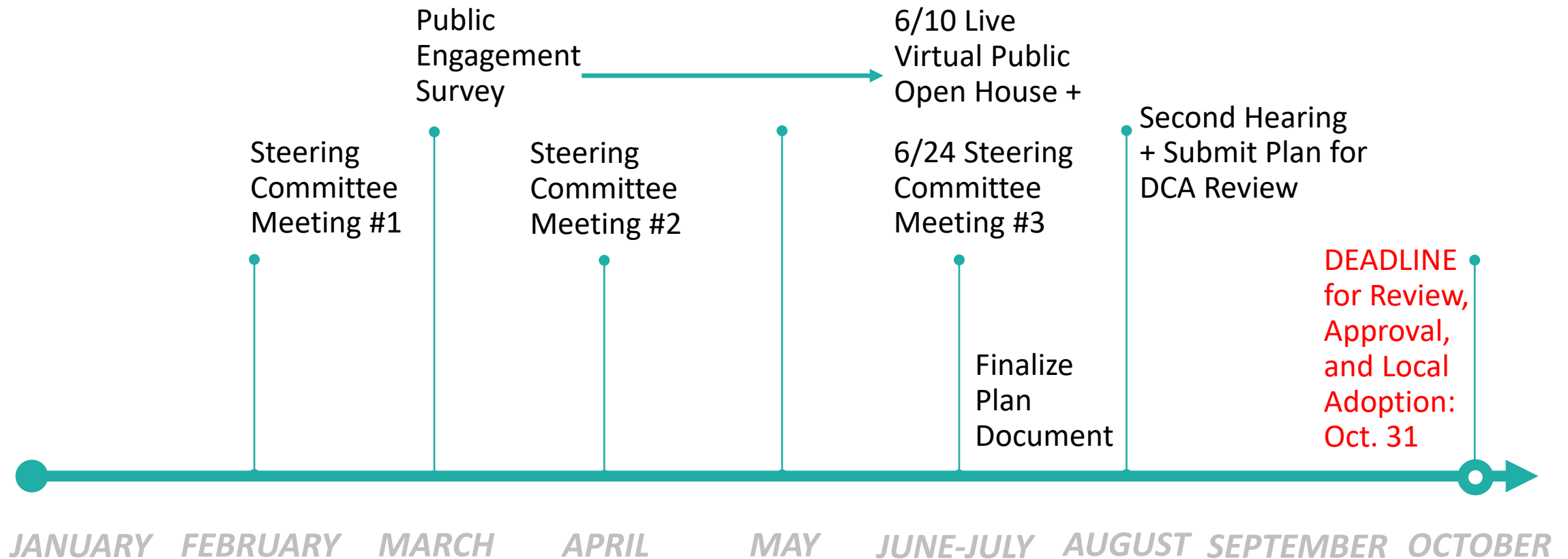


To take the survey, just go online to this web address:

<https://publicinput.com/DoravillePlanUpdate2021>

You can also use the camera app on your smartphone to scan the QR code at left.

PLAN SCHEDULE



2021



DORAVILLE
EST 1871

THANK YOU!

Andrew Smith
Atlanta Regional Commission
asmith@atlantaregional.org

A.5 COMMUNITY SURVEYS DOCUMENTATION

CITY OF DORAVILLE COMPREHENSIVE PLAN COMMUNITY SURVEY



Communities guide growth and development through planning. Please take a moment to complete our survey on priority needs and opportunities for Doraville's future. Your input will help shape the City's 2021 Comprehensive Plan Update!



To take the survey, just go online to this web address:

<https://publicinput.com/DoravillePlanUpdate2021>

You can also use the camera app on your smartphone to scan the QR code at left.



ENCUESTA COMUNITARIA DEL PLAN INTEGRAL DE LA CIUDAD DE DORAVILLE



Las comunidades guían el crecimiento y el desarrollo a través de la planificación. Tómese un momento para completar nuestra encuesta sobre las necesidades y oportunidades prioritarias para el futuro de Doraville. ¡Su opinión ayudará a dar forma a la Actualización del Plan Integral 2021 de la Ciudad!



Para realizar la encuesta, vaya en línea a esta dirección web:
<https://publicinput.com/DoravillePlanUpdate2021>

También puede usar la cámara en su teléfono inteligente para escanear la aplicación del código QR de la izquierda.



Doraville Comprehensive Plan Update – Your Input is Needed

TAKE THE SURVEY HERE: <https://publicinput.com/DoravillePlanUpdate2021>

One of the fundamental responsibilities of local government is planning – a word used to describe how a community shapes and guides its future growth, development, and identity. Updating the comprehensive plan offers the community the opportunity to look beyond the execution of day-to-day services and consider where they want to be in the future, as well as what needs to be done to get there.

This plan update assesses where Doraville stands today and how it intends to grow in the future. Following the requirements of the Minimum Standards, it presents updated needs and opportunities, a community vision and goals, and a five-year work program designed to make that vision a reality.

To achieve the City of Doraville's vision and goals for the future, there are needs and opportunities the community must address. A need can be defined as a condition of something that is required or wanted or a challenge to be addressed. An opportunity is a chance for progress or advancement or an existing asset to be strengthened. Needs and opportunities change as the community grows and should be regularly re-evaluated to keep the plan current. The Comprehensive Plan process seeks to identify and affirm needs and opportunities, based on the technical assessment prepared by the planning team as well as input collected from the community engagement process.



City of Doraville

April 21 · 🌐

We need your input! Please fill out the survey below.

One of the fundamental responsibilities of local government is planning – a word used to describe how a community shapes and guides its future growth, development, and identity. Updating our comprehensive plan offers our residents the opportunity to look beyond the execution of day-to-day services and consider where they want to be in the future, as well as what needs to be done to get there.

This plan update assesses where Doraville stands today and how it intends to grow in the future. Following the requirements of the Minimum Standards, it presents updated needs and opportunities, a community vision and goals, and a five-year work program designed to make that vision a reality.



[PUBLICINPUT.COM](https://publicinput.com)

**City of Doraville 2021 Comprehensive Plan Update -
PublicInput.com**

👍❤️ 5

👍 Like

💬 Comment

213
🔗 Share



City of Doraville

July 20 at 6:30 AM · 🌐

Future land use is a key part of planning our city. At its core, a land use element maps out and describes what kinds of buildings, development, and character should go where - based on community input and expert recommendations. The land use element then helps us decide what goes where.

Please take our brief survey below to offer your input on Doraville's vision for future development, land uses, and community character in different parts of the city.

<https://publicinput.com/DoravillePlanUpdate2021LandUse>



PUBLICINPUT.COM

City of Doraville 2021 Comprehensive Plan Update - Land Use Activity - PublicInput.com

👍 15

4 Shares

👍 Like

💬 Comment

214
➦ Share

City of Doraville 2021 Comprehensive Plan Update

Project Engagement

VIEWS	PARTICIPANTS
573	82
RESPONSES	COMMENTS
1,296	132
SUBSCRIBERS	
2	

What are the three (3) strongest assets in Doraville currently?

1. Convenience of location to major highways into the rest of Atlanta as well as public transit
2. Diversity of population and mixed income level neighborhoods creates an ideal culture
3. Proximity to Buford highway restaurants and offerings

4 months ago

[46 Agree](#)

Diversity of it's people, history and culture to build upon and steward, opportunities to partner with strong neighboring cities to increase jobs, outdoor/family connections, etc.

4 months ago

[46 Agree](#)

Diversity of population and local business. Prime location of access to 85 and 285.

4 months ago

[40 Agree](#)

affordability, locale and diversity

4 months ago

[19 Agree](#)

Caring, thoughtful, engaged middle class families and households.

4 months ago

[16 Agree](#)

Strong neighborhoods, convenience for transit, fantastic restaurants

2 months ago

All these statements are true about Doraville. There is so much potential here!

3 months ago

We are a very diverse town would be nice to have festivals for everyone throughout the year!

3 months ago

I think the location with the proximities to 3 highways (85, 285, and 400) is certainly the biggest asset. It can be a bridge to Atlanta as well as greater Atlanta. Diversity is another asset. Assets that are not considered here are high population (labor) and infrastructure (hwys and MARTA)

3 months ago

The region's best international cuisine and restaurants. Great mobility options to get around by trains, planes, and automobiles.

3 months ago

New staff and leadership that are quickly improving the level of service and infrastructure within the city of Doraville such as the new walking path at Honeysuckle Park, New neighborhood signage, and improvement to the roads and landscaping.

3 months ago

good

3 months ago

Convenience, Diversity and Caring right words for Doraville City.

4 months ago

Abu Kibria

4 months ago

What are the three (3) biggest challenges facing Doraville currently?

Unmaintained public domains (parks, schools, business areas/streets), maintaining momentum on developments within the city, and sustaining diversity/culture while developing more opportunities for new business/jobs.

4 months ago

[+ 37 Agree](#)

Helping ALL of Doraville's residents thrive. How does Doraville grow and develop in a way that benefits the diverse (both racial/ethnic and economic) population instead of pushing particular groups of people out. How can Doraville become an example of a city successfully improving and growing without the most vulnerable citizens being either pushed out, taxed out, or left in a community that doesn't welcome them. How do we become a city that others look to as a success story, not a cautionary tale.

4 months ago

[+ 28 Agree](#)

Having coherent, enforceable guidelines to ensure livelihood and health of businesses, residents and the environment are considered: no more cutting corners / overlooking unmaintained/ broken signage (and updating to be sure no more 'light box' style signs are allowed); light pollution (powerful Buford Hwy lights spilling into neighborhoods; improving residential street light fixtures by adding shields/covers so they are not blinding); noise pollution (racing cars / mufflers!); park maintenance, highway ramp landscape/hardscape improvements. Be sure it stays a place people want to live in. And can do so affordably.

4 months ago

[+ 27 Agree](#)

Cary Reynolds and Oakcliff Elementary are older and could use improvements. Some neighborhoods have pretty old cracked streets. English Oak Dr is dangerous due to people driving so fast and there being no sidewalk or speed bumps.

4 months ago

[+ 17 Agree](#)

Skyrocketing housing costs, gentrification, lack of community events

4 months ago

[+ 12 Agree](#)

Outdated policies, outdated facilities, outdated attitudes

2 months ago

1) Lack of green spaces/parks/playgrounds. It's an ugly concrete jungle!
 2) Unmaintained roads, sidewalks, grass - it seems the city does not take care of itself. More trees like Crepe Myrtle or some native flowering trees planted along roads would pretty things up.
 3) There is no downtown Doraville - a nice place for city to hold events or where people could walk around and shop, dine, play. There is enough land for development of such areas. The area around City hall is unwalkable and not pretty.

Diversity is another asset but steps should be taken for better assimilation of the various groups. Currently each cultural group seems to live in its own little bubble and cater to its own people, which should change. An example is many shop signs on Buford Hwy that are only in Chinese/Korean or Spanish. If they are bilingual maybe other cultural groups may not feel intimidating in checking them out.

3 months ago

1. Need to stay focused on promoting redevelopment, especially downtown near MARTA, 2. We should change zoning rules to allow incremental development in existing neighborhoods by allowing missing middle housing types, including accessory dwelling units, especially on the edges of neighborhoods, 3. We should stop overzealous code enforcement for minor quality of life infractions, which harms our residents and damages our reputation.

3 months ago

Lack of walkability, lack of the whole community's representation in local decision making and planning, lack of community events and cultural assets

3 months ago

traffic control is needed on residential streets without sidewalks, bike lanes - enforcement of stop signs

..

3 months ago

Out of date codes that seek oversight of issues government doesn't need to be involved with (i.e. homeowner replacing lightbulbs) and inconsistent code enforcement - many never get addressed while others are constantly challenged.

3 months ago

recruiting and retaining customer-oriented staff or contractors. A lot of turnover in the past few years and staff leaving for a better-paid position in other cities.

3 months ago

No Comment

4 months ago

Neglected schools, too restrictive zoning and permitting policies that stifle growth, lack of infrastructure

4 months ago

1. Lack of downtown hub where residents can park and walk around. Somewhere with shops, restaurants, and a park that is easily accessible and provides people a place to go with no plan other than to enjoy the day. Places like the Marietta square are a great example of this but even Chamblee has a slightly better downtown area. Developing downtown Doraville in conjunction with Buford highway into a more pedestrian friendly area will increase property values, civic pride, and resident happiness

2. The lack of protected and unprotected bike lanes is a huge issue. As the country pushes for greener alternatives to cars, adding protect bike lanes along Tilly Mill, Chestnut, New Peachtree, and other roads leading up to the Marta station will increase access to public transit and better set up Doraville as an urban alternative to the expensive midtown living. The ability to ride a bike or walk to Marta for an approximately 20 minute commute into the city would be invaluable and would have the side effect of creating healthier residents!

3. The schools here to not rate well compared to some of their immediate counterparts. Improving upon our public education system will make Doraville a more enticing place for young coupled to want to start a family. This is also true for general appearances. Our roads need a makeover as do most of our local government buildings.

4 months ago

I just really want a good grocery store on the north side of Doraville. The newly updated Village at Tilly Mill Crossing would be a great location!

4 months ago

Need a signal light on Bufod Highway and English Oak Dr intersection.

4 months ago

traffic - buford hwy @285 is in desperate need of study and development especially with the studio city plan in the works, fire department - we need our own like the police force and connecting trails to PATH foundation.

4 months ago

What are three (3) words or phrases you would use to describe Doraville to someone unfamiliar with the community?

Undiscovered; Convenient; Multicultural (or another word for 'diverse' which feels overused these days)

4 months ago

39 Agree

Friendly, diverse, upcoming

4 months ago

23 Agree

Diverse, convenient, on-the-rise

4 months ago

19 Agree

Diverse, welcoming, down-to-earth

4 months ago

11 Agree

A multicultural community on the northern perimeter of Atlanta that is changing and adapting to a resurgence in the area that is bringing economic and cultural opportunities.

4 months ago

9 Agree

Vibrant, Connected, Welcoming

3 months ago

diverse, inexpensive, kind of unattractive

3 months ago

multifacet community, high potential for both the growth of business and commerce, and tight-knit community

3 months ago

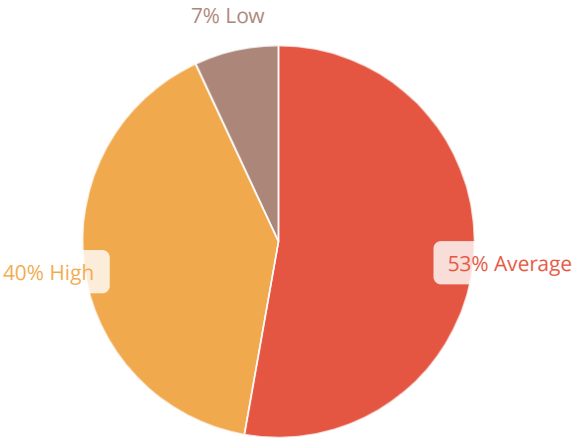
Convenient to go anywhere in Atlanta, safe and friendly City Leadership made this city progressing very rapidly.

4 months ago

Multi-cultural/generational, un-developed, behind the times

4 months ago

Quality of life can be defined as the standard of health, comfort, and happiness experienced by an individual or group. How would you rate the quality of life that you experience in Doraville?



72 respondents

What places in Doraville are most important to you? (e.g., local businesses, parks, places of worship, community centers, buildings, etc.)

Green space/parks; local restaurants; neighborhoods; community centers/services; keeping traffic controlled

4 months ago

[38 Agree](#)

Green Space, Parks, Restaurants, Markets, Marta Station

4 months ago

[34 Agree](#)

Local businesses and developments, parks and walkways

4 months ago

[20 Agree](#)

restaurants that are not chains stores that are not big box

4 months ago

[16 Agree](#)

Currently: Parks; neighborhoods

4 months ago

[12 Agree](#)

Library, restaurants, groceries, green spaces, pool, MARTA

2 months ago

The Buford Highway Farmers Market is my favorite business in Doraville now!

3 months ago

Parks and green spaces

3 months ago

MARTA station
Parks
El Rey del Taco

3 months ago

No comment

4 months ago

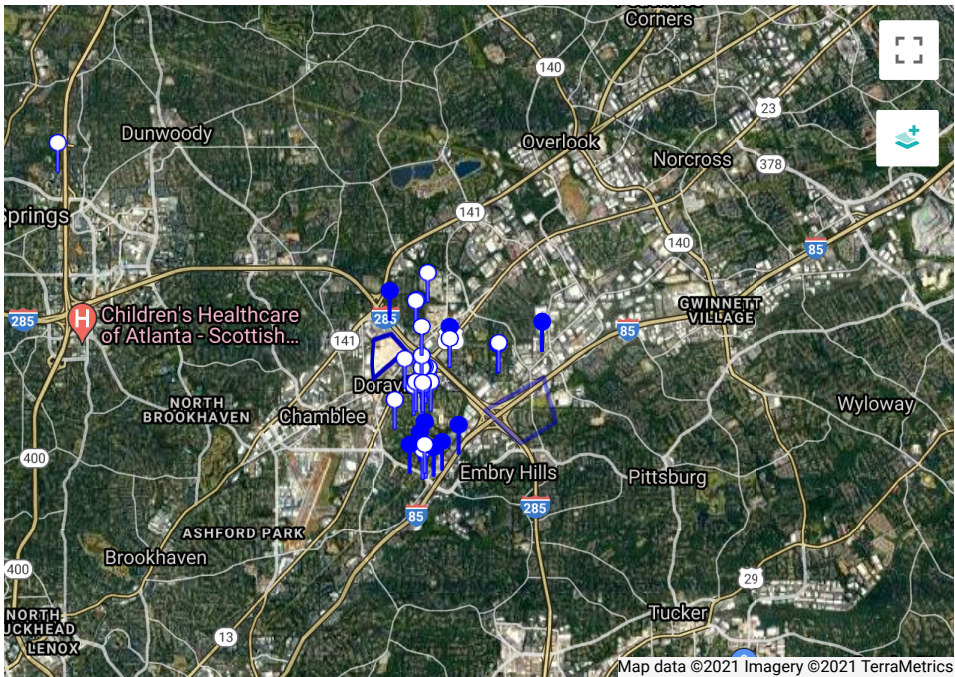
Restaurants, shopping, other recreation

4 months ago

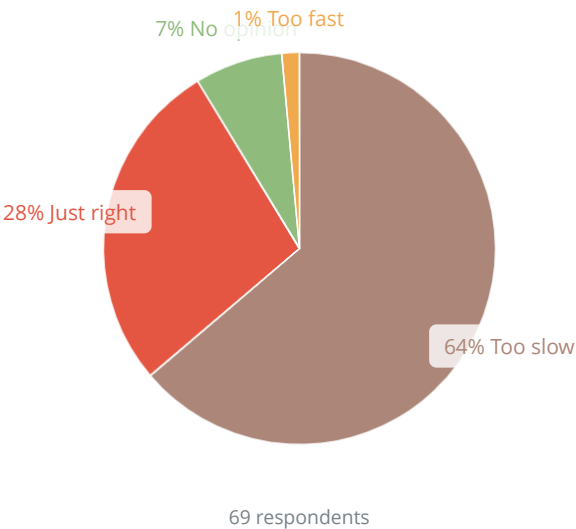
International restaurants. The diversity and variety of food set Doraville apart and make it a foodie Heaven.

4 months ago

Use this map to point out the places in Doraville that are most important to you.
(e.g., local businesses, parks, places of worship, community centers, buildings, etc.)



How would you characterize the pace of development in Doraville in recent years?



How do you perceive the supply/amount of the following housing types in Doraville?

	Need More	Have the Right Amount	Need Less
Affordable Housing	44% Need More	42% Have the Right Amount	14% Need Less
Senior Housing	48% Need More	44% Have the Right Amount	7% Need Less
Multi-Family Housing	38% Need More	34% Have the Right Amount	28% Need Less
Mixed-Income Housing	47% Need More	41% Have the Right Amount	12% Need Less

58 respondents

Where should new housing be located in Doraville? (select all that apply)

81%	Assembly (former General Motors plant site)	52 ✓
64%	Near the MARTA Rail Station	41 ✓
47%	Along Buford Highway	30 ✓
38%	Between commercial and single-family residential development	24 ✓
36%	Near City parks	23 ✓
28%	Near bus stops	18 ✓
3%	Other	2 ✓

64 Respondents

Complete this sentence: "Downtown Doraville would be better if _____."

it were one solid, well planned place that welcomed both foot and vehicular traffic, and everything could be walked/biked within.. along maybe well lit and wooded streets.

3 months ago 7 Agree

It were a destination for people coming to/from Atlanta by Marta, rather than just a pass-through. Restaurants, shops, entertainment, where people stop and spend money going to/from work or special events downtown on Marta.

2 months ago 6 Agree

If there was a town green space with shops and restaurants, like the new one in Peachtree corners, with a stage/large movie screen for community events, make it more pedestrian-friendly, and improve "curb appeal" of some businesses and abandoned buildings.

2 months ago 5 Agree

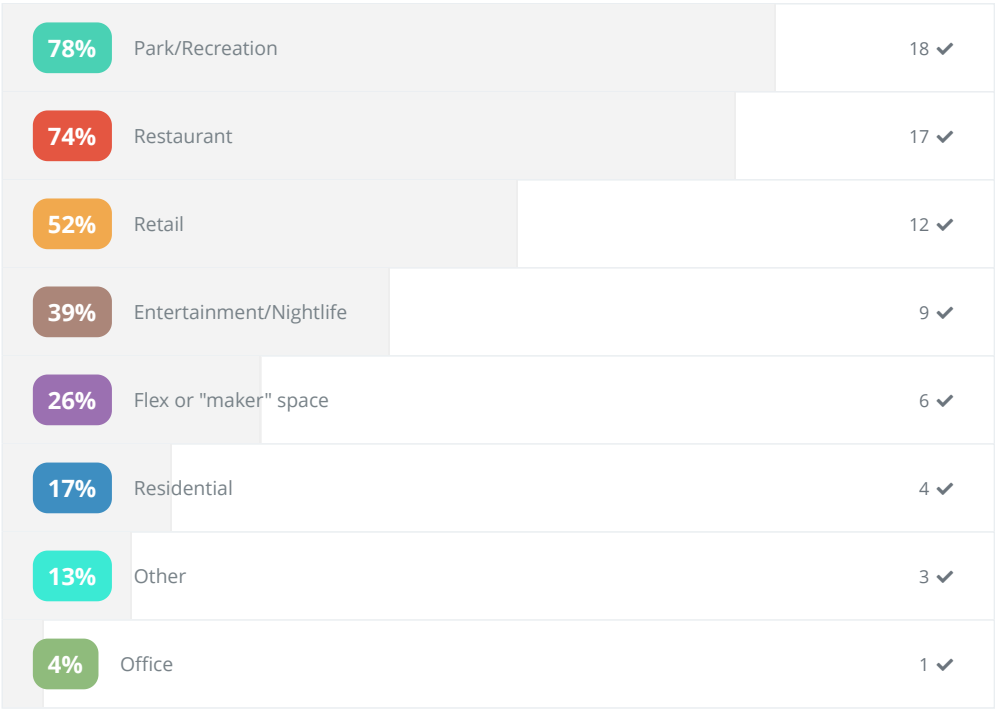
It was an attractive, vibrant, walkable place with a coherent plan and thriving businesses

2 months ago 2 Agree

I know we have some fantastic plans for the future of our downtown area but I am sad that in the meantime we have not maintained the buildings and the steps and sidewalks between them.

3 months ago 2 Agree

What new kinds of uses would make you the most excited about spending time in Downtown Doraville?



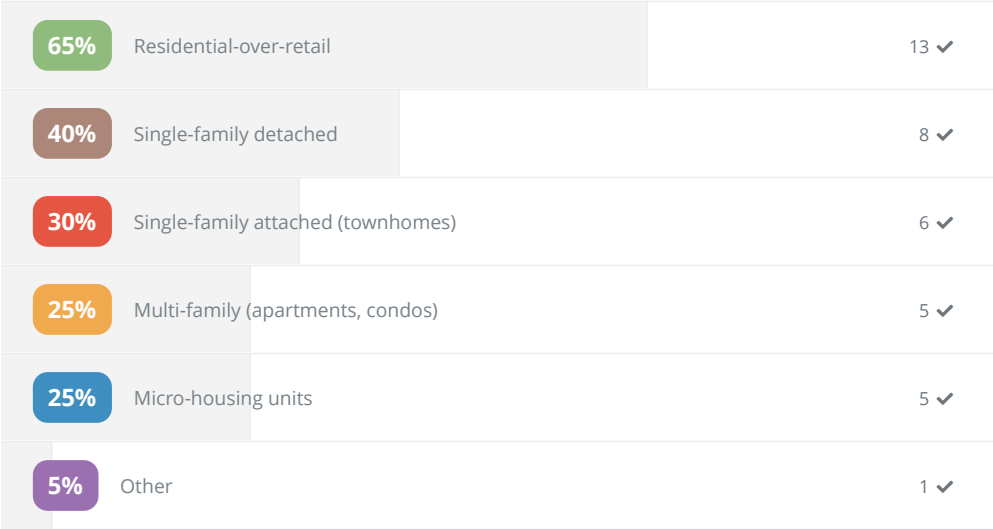
23 Respondents

How important do you feel the following are for improving Downtown Doraville's street and neighborhood environment?

	Very Important	Somewhat Important	Not Important	Not sure
New or improved pedestrian sidewalks and bikeways	95% Very Important	5% Somewhat Important	- Not Important	- Not sure
Streetscape enhancements: street trees, pavers, etc.	56% Very Important	39% Somewhat Important	6% Not Important	- Not sure
Interconnected open space system with bike and pedestrian trails	80% Very Important	10% Somewhat Important	10% Not Important	- Not sure
Pedestrian amenities: benches, trash cans, etc.	70% Very Important	25% Somewhat Important	- Not Important	5% Not sure
Central public areas that promote social activities	85% Very Important	5% Somewhat Important	5% Not Important	5% Not sure
Building architecture/design	53% Very Important	47% Somewhat Important	- Not Important	- Not sure
Less visual clutter such as signs, wires, and utility poles	63% Very Important	32% Somewhat Important	- Not Important	5% Not sure
Landscaping in medians, sidewalks and public spaces	50% Very Important	39% Somewhat Important	6% Not Important	6% Not sure
Attractive gateway features defining the entry points to downtown	35% Very Important	35% Somewhat Important	30% Not Important	- Not sure
Wayfinding and signage system to direct residents and visitors to shopping, recreation and amenities	35% Very Important	50% Somewhat Important	15% Not Important	- Not sure
Community branding/graphic design logo that identifies downtown and promotes sense of place	37% Very Important	42% Somewhat Important	21% Not Important	- Not sure

20 respondents

What kind of residential space would you like to see in Downtown Doraville?



20 Respondents

If desired, please use the space below to list anything else you would like to be considered in future planning efforts for Doraville that was not covered by the previous survey questions.

Bike lanes for quick access to MARTA. Doraville could feel like an extension of Atlanta if we had easier access into the city without needing to drive

4 months ago

④ [4 Agree](#)

1. Loving our variety of food choices, farmers markets... Would also appreciate some level of national chain stores/restaurants too. I'm always going to Chamblee! (...Let's get a Trader Joe's before Chamblee does. Lol)

4 months ago

④ [4 Agree](#)

We need more housing of all types. When we have more people, we will get the redevelopment of vacant and outdated buildings and other amenities like more restaurants and grocery stores. We need to allow ADUs by right in all residential areas. We should model or code after Atlanta so that ADUs that can be built there can be built in Doraville without change. Check out ATL ADU.

3 months ago

② [2 Agree](#)

As long as they are well maintained. And housing codes need constant work,

3 months ago

also, more density, more walkability, make Buford Hwy more walkable and beautiful so we see great businesses and places on the street instead of a sea of parking lots. Hide those lots, at least

3 months ago

② [2 Agree](#)

I believe BESIDES the GM plant- Buford Hwy is Doraville's key to success Yes we could list lots of line items but we need walkability, inviting street scape Multi family above the restaurants and boutiques. All the way from Shallowford to Oakcliff!!! What can we do to make that happen????

3 months ago

② [2 Agree](#)

Please put a grocery store in the new Tilly Mill development!

4 months ago

② [2 Agree](#)

Please get a Publix on the Northside of Doraville - perhaps the new Village at Tilly Mill Crossing. I'm a resident of the new Carver Hills neighborhood and while the local markets are great in Doraville, I have to drive into Brookhaven or Norcross to get to a good big box grocery store for my large grocery trips.

4 months ago

② [2 Agree](#)

Neighborhood sidewalks in Oakcliff.

4 months ago

② [2 Agree](#)

Too many vacant buildings along Buford highway. Too many low quality businesses as well. They cheapen the area and some straight out messy looking. Also, please fix potholes! Doraville is convenient, but not a pretty place to live, unfortunately.

4 months ago

② [2 Agree](#)

sidewalks required in all new development or major renovations

3 months ago

① [1 Agree](#)

Consider adding value-added services such as compost or wood chips free of charge to resident.

3 months ago

① [1 Agree](#)

Increase bus transportation. Do not change assigned school zones.

3 months ago

① [1 Agree](#)

For last few years I have been requesting for a Signal light right at Buford Highway and English Oak Dr intersection where too many cars coming and going. It is becoming dangerous to turning left or right from English Oak Dr to Buford highway. Also we need a big sign of English Oak Dr so drivers can see the name from Buford Highway.

4 months ago

[1 Agree](#)

Walkways, more convenient shops that are walkable and easy access to residents and the community. Walking trails.

4 months ago

[1 Agree](#)

Recycle glass!

4 months ago [1 Agree](#)

Doraville to me seems really sectioned off. I would like to see housing, transportation, entertainment, and leisure more interconnected.

one month ago

Can a pedestrian bridge be created to get those of us on the Tilly Mill side to downtown Doraville and Marta easier? Also can we have sidewalks on both sides of Tilly Mill Road from Flowers Rd to Ptree Ind?

2 months ago

I hope a grocery store is coming to the new development on Tilly Mill.

2 months ago

A Walmart stand alone grocery store. I don't like paying Trader Joe's or Publix prices. Also, is there any hotel planned in the future? That would be good for business travelers and good for our restaurants, too.

2 months ago

A large town center with green space to encourage community events; a chain grocery store in town like Publix or Trader Joe's, bike paths that connect to Peachtree Creek greenway.

2 months ago

Peachtree Creek Greenway, it's very important to the revival of our downtown and city overall.

2 months ago

1. Have the killer potholes repaired.
2. Starbucks, Publix, Aldi, Lidl or any market coming in. I appreciate the farmers market but sometimes I just need a good variety of products I can only get at Publix or etc.,
3. Homeless people loitering in properties. Seen few with their carts just loitering in public properties.

2 months ago

Stop vehicles from making U-turns going south on Buford Highway in front of the QT!

3 months ago

Better streetscaping on New Peachtree, Park Ave and Central Ave and fix the steps between the library and city hall.

3 months ago

Speed barriers

3 months ago

We really need a major grocery chain in the area - currently the closest is the Kroger on Chamblee Dunwoody, Chamblee Tucker and the Publix on Holcomb Bridge & 141. Or an Aldi or Lidl or Trader Joe's would be great too.

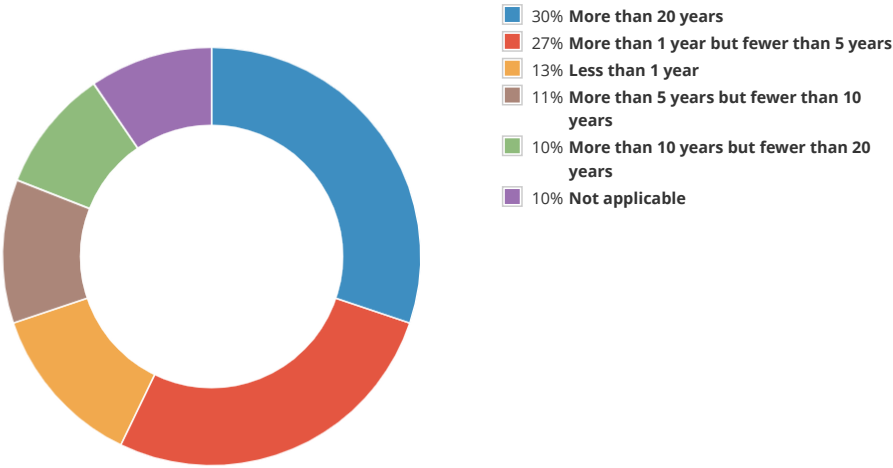
3 months ago

Which of the following statements apply to you? (select all that apply)

87%	I am a resident of Doraville	55 ✓
11%	I work in Doraville	7 ✓
6%	I own a business located in Doraville	4 ✓
6%	Other	4 ✓

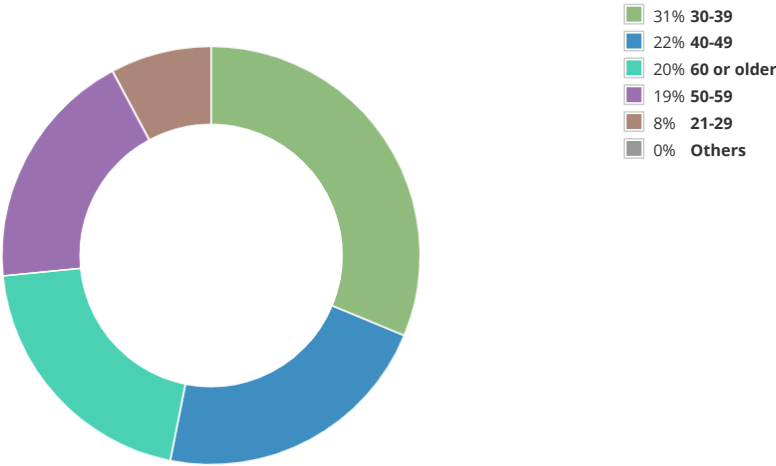
63 Respondents

If you are a resident of Doraville, how long have you lived in the city?



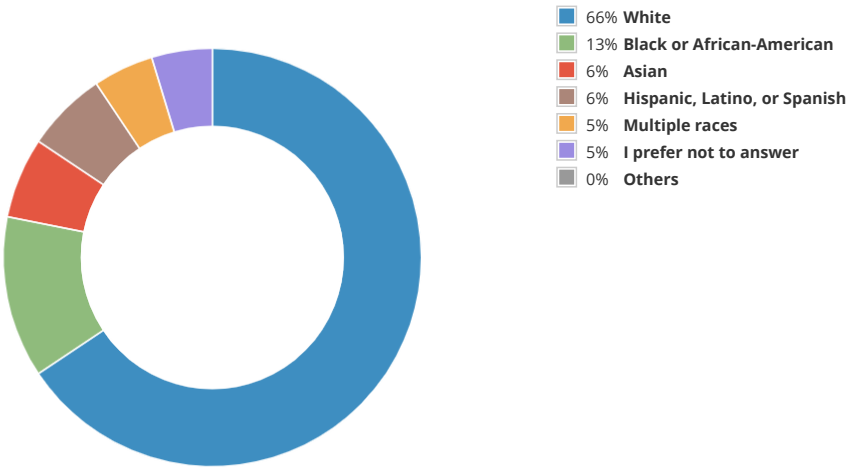
63 respondents

What is your age?



64 respondents

What race do you identify as?



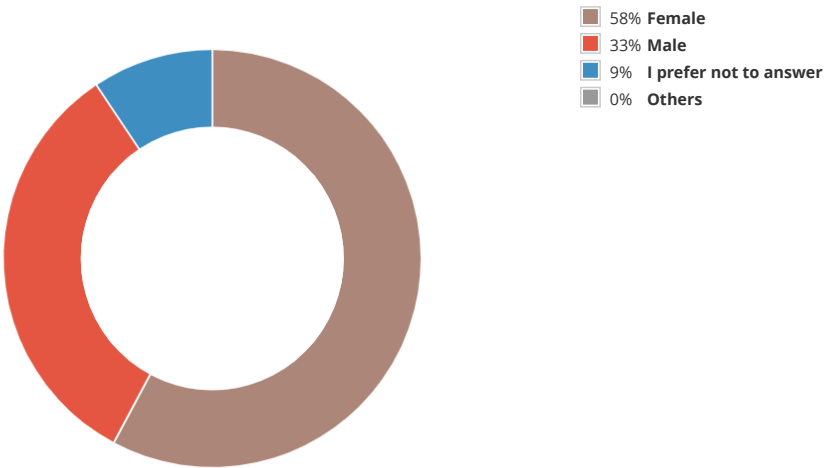
64 respondents

If you answered Asian, which group(s) do you more specifically identify as? (select all that apply)

56%	I prefer not to answer	5 ✓
22%	East Asian	2 ✓
11%	South Asian/Subcontinent	1 ✓
11%	Southeast Asian	1 ✓
11%	Not listed	1 ✓
0%	Central Asian	0 ✓

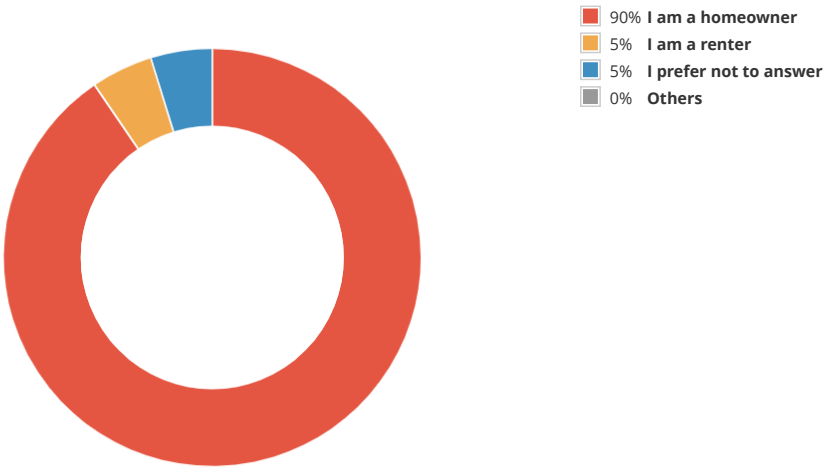
9 Respondents

What is your gender identity?



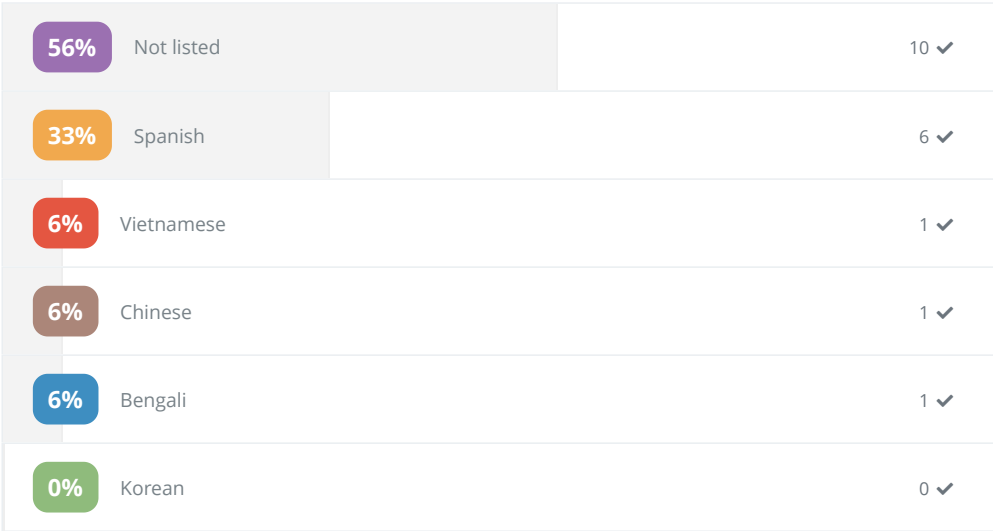
64 respondents

What best describes your housing status?



63 respondents

What is the primary language spoken in your home, if other than English?



18 Respondents

Contact Us!

No data to display...

Comments: Steering Committee Meeting #1[Copy 1/19/2021][Copy 1/19/2021]

Loading more report objects...

Your Input Needed – City of Doraville 2021 Comprehensive Plan Update

TAKE THE SURVEY HERE: <https://publicinput.com/DoravillePlanUpdate2021LandUse>

Future land use is a key part of comprehensive planning. At its core, a land use element maps out and describes what kinds of buildings, development, and character should go where – based on community input and professional recommendations. The land use element then serves as the basis for regulatory tools like zoning.

Please [click this link](#) to offer your input on Doraville's vision for future development, land uses, and community character in different parts of the city.

This activity supplements the more general Plan Update survey conducted between April–June 2021.

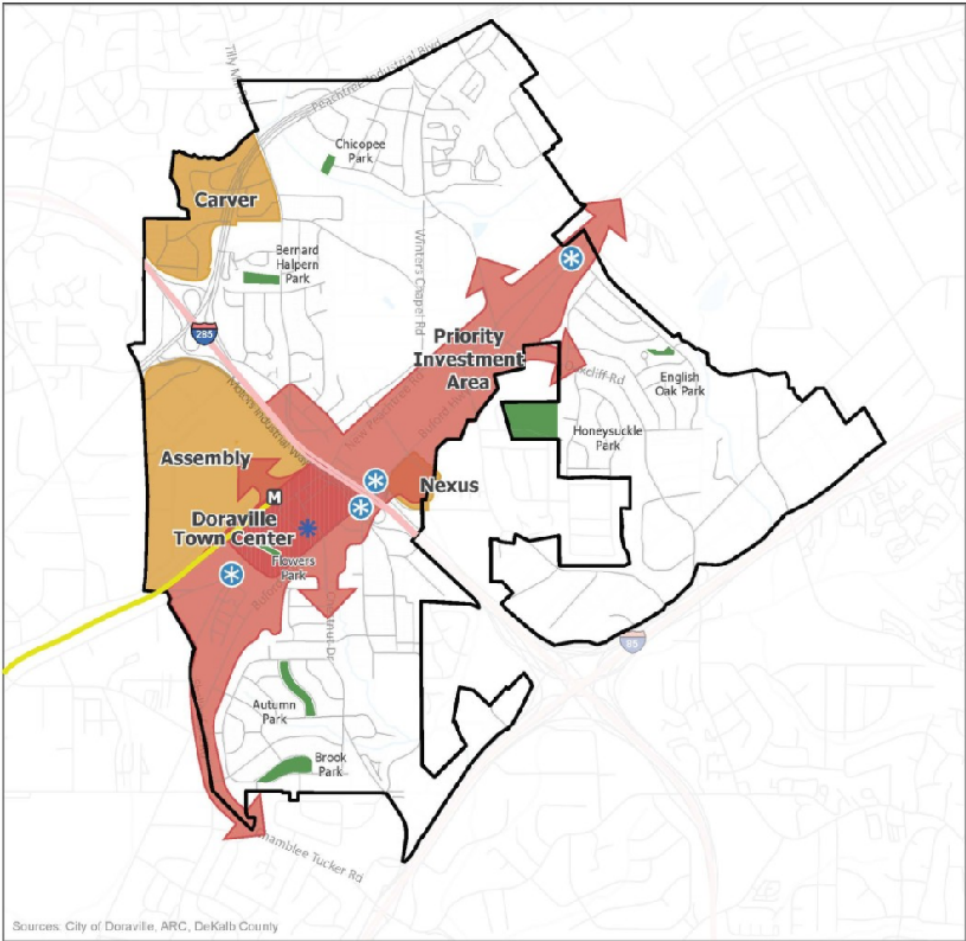
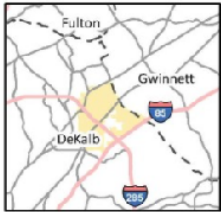
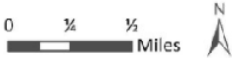


FIGURE 4-1: PRIORITY INVESTMENT AREAS MAP



- City of Doraville
 - City Hall
 - MARTA Station
 - MARTA Gold Line
 - Street
 - Expressway
 - Parks
- Investment Areas**
- Priority Investment Area
 - Doraville Town Center
 - Private Investment Areas
 - Neighborhood Investment Area
 - Gateway within Priority Investment Areas





City of Doraville

May 21 · 🌐

How would you like to see our city improved? We want to hear from you. Your input will directly shape how our city grows and changes.

One of the fundamental responsibilities of local government is planning – a word used to describe how a community shapes and guides its future growth, development, and identity. Updating our comprehensive plan offers us the opportunity to look beyond the execution of day-to-day services and consider where we want to be in the future, as well a... [See More](#)



PUBLICINPUT.COM

**City of Doraville 2021 Comprehensive Plan Update -
PublicInput.com**



3

4 Shares



Like



Comment

233



Share



City of Doraville

July 23 at 7:30 AM · 🌐

Today is your last day to fill this out! Don't miss this chance to help shape the future of our city.



[PUBLICINPUT.COM](https://publicinput.com)

City of Doraville 2021 Comprehensive Plan Update - Land Use Activity - [PublicInput.com](https://publicinput.com)



1

1 Share



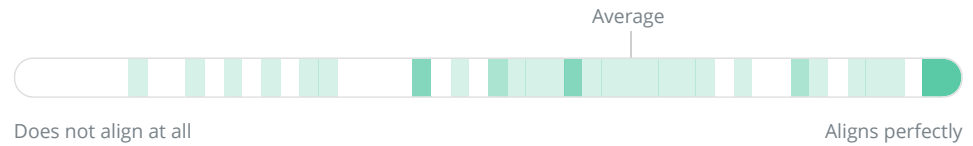
234

City of Doraville 2021 Comprehensive Plan Update - Land Use Activity

Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
228	47	216	66

QUESTION 1: How well does the existing (2016) Plan's description of the **Assembly District** align with what you think this area should be like in the future? Use the slider to answer.



QUESTION 2: Is anything missing from the Plan's vision for the **Assembly District**? Do you think it should be planned differently? Post your thoughts and ideas here.

If it's feasible (I'm not in-tune with all the financial and legal and logistical details of this project), I would love to see a focus on affordable housing included in this.

one month ago 11 Agree

Connection to Peachtree Creek Greenway. Food hall connected to Marta station.

one month ago 8 Agree

This is perfect and will attract people to the area to shop and eat. I would like to see connection with town center and off Shallowford Road. The private developers are attracting great long term business to the area and will help the Buford HWY redevelopment as well. Looking good!

one month ago 6 Agree

Green space, walkability, bike lanes, safety.

27 days ago 2 Agree

more green space, or walkable park space

28 days ago 2 Agree

Would like to see high tech and scientific research companies. Would like to see boutique hotels.

27 days ago

Assembly needs to be redefined as a regional jobs center as it was for 70 years. Public investment should be on the other side of the tracks and let the new owner continue their plans for job creation projects to strengthen the city and region

27 days ago

Would like to see connectivity to downtown and neighborhoods

27 days ago

Your your your upgrade please

29 days ago

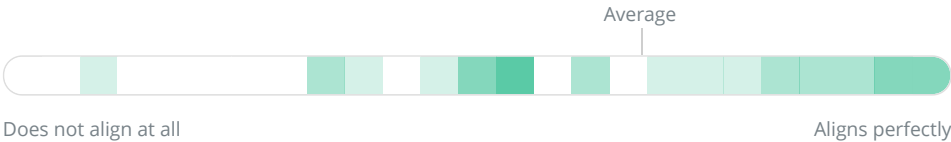
why to the developers always seem to be short of funding?

29 days ago

what happened to the city with in a city plan?

29 days ago

QUESTION 3: How well does the existing (2016) Plan's description of the **Doraville Town Center** align with what you think this area should be like in the future? Use the slider to answer.



QUESTION 4: Is anything missing from the Plan's vision for the **Doraville Town Center**? Do you think it should be planned differently? Post your thoughts and ideas here.

Including a Cultural/Art Center for show casing and presenting local artists would be a wonderful addition to the Doraville Town Center. Having a place for the Doraville Artists community to have a shared home.

one month ago

👍 12 Agree

Definitely need pedestrian access to Assembly. Where is the covered street?

one month ago

👍 7 Agree

Move and expand the library. Access is poor, the building is old, and any revitalization of the downtown should include a new library. (and keep the present staff, they are wonderful) I would also move the post office from the present inconvenient location.

one month ago

👍 7 Agree

Safe and efficient walking and biking access to Assembly Doraville. Town center should include post office.

one month ago

👍 7 Agree

The plans for a new town center should include a unique international village that would be a regional draw. Do whatever you want directly across from the marta station but Buildings more than a couple stories closer to buford highway that aren't funky and interesting looking would be a squandered opportunity.

27 days ago

👍 4 Agree

Move the horrid Post Office to the Town Center area, near Library, City Hall. Having vibrant, unique shops in/around the Marta station would be great too-people using Marta are on the move-they're not going to go across the street. All of the govt buildings need to be revived-they're all outdated.

26 days ago

👍 1 Agree

access to the assembly, the forum should give you an idea. The city definitely needs a new library, it's old and needs new and better location.

28 days ago

👍 1 Agree

Stop the pipe dream about a covered street. Focus on our side of the tracks. Not sure a library is needed in 2021

27 days ago

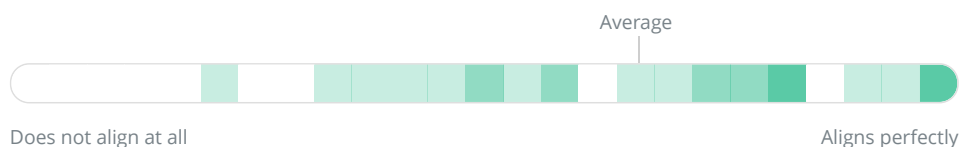
New library, move post office.

27 days ago

it seems too ambitious for our little city

29 days ago

QUESTION 5: How well does the existing (2016) Plan's description of the **BuHi Cultural Corridor** align with what you think this area should be like in the future? Use the slider to answer.



QUESTION 6: Is anything missing from the Plan's vision for the **BuHi Cultural Corridor**? Do you think it should be planned differently? Post your thoughts and ideas here.

I would really like to see the wholesale businesses relocated to the light industrial areas. I would also like to see the BuHi corridor retain an eclectic feeling, similar to downtown Decatur. I would not like all of Doraville turn into Town Brookhaven in every available updated space. Doraville is an interesting, funky area and I would love to see it maintain its uniqueness!

one month ago

👍 14 Agree

I think keeping the multi cultural flare of BuHi is important - I would hate to see it turn to a beige and neutral wash of buildings. Incorporating Murals and Art through the Corridor to showcase the CULTURE would be key,

one month ago

👍 11 Agree

Agreed with moving wholesale businesses to the light industrial areas. I'd love to see Doraville become a more walkable city/neighborhood, with that goal at the forefront. I think that would help retain more character and help make it feel less commercialized.

one month ago

👍 5 Agree

Build pedestrian bridges to connect both sides of BuHi. Crossing is very dangerous with cars going 45-55 mph.

one month ago

👍 3 Agree

I'm in favor of improving the BuHi corridor, but I don't want to see small businesses/restaurants pushed out by large developments and/or very tall (i.e. 8 storied buildings)

one month ago

👍 2 Agree

Prioritizing pedestrian crossways via bridge or more crosswalks is a must.

27 days ago

Add restaurants with American food. Add white tablecloth restaurants. Add movie theater, live theater. Move wholesale businesses to attract retail. Relocate tire stores and auto repair businesses. Move away from fast food restaurant, one right after the other. Flower shops, bookstores, local pubs would be great additions.

27 days ago

Create an international village. Have an asian district, a north America district etc

27 days ago

Cultural artwork, appeal to visitors.

27 days ago

Get rid if the Oasis Strip Club. It's an eye sore and more family oriented businesses could be in it's place.

28 days ago

Would love to see doraville improve its city, maybe a nice few nice areas(nice restaurants, a mall {commercialstores}, We have to give doraville a unique look.

29 days ago

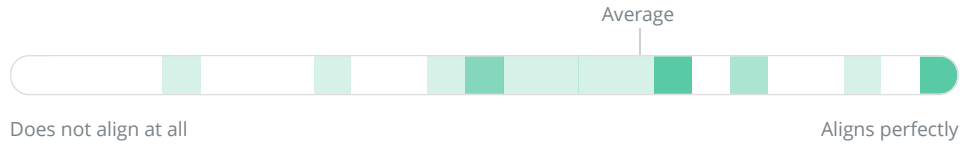
Why do our elected officials want to destroy the charm and vibrancy of BuHi? Boring suburban strip mall ambiance does not honor any of our diverse cultures.

29 days ago

Add pedestrian overwalks/bridges to get people off the streets.

one month ago

QUESTION 7: How well does the existing (2016) Plan's description of the **PIB Marketplace** align with what you think this area should be like in the future? Use the slider to answer.



QUESTION 8: Is anything missing from the Plan's vision for the **PIB Marketplace**? Do you think it should be planned differently? Post your thoughts and ideas here.

I would like to see grocery store move into the city. This would be a good area for one. Also, can we finally close down the stripclub?

one month ago

[9 Agree](#)

Keeping the areas walker-friendly and easily connecting these developments to the Assembly and other parts of Doraville.

one month ago

[8 Agree](#)

Close down the strip club like other surrounding cities.

27 days ago

[3 Agree](#)

The boundry for this area needs to extend over PIB to the underutilized parcels that can easily be consolidated and redeveloped

27 days ago

[2 Agree](#)

Having an ALDI'S/LIDL, Publix or how about a Target (has something for Everyone in addition to food/furniture/supplies, etc) is very much needed and would be great!!

26 days ago

We don't need to explicitly court a supermarket since we have both the Farmers Market and Super H Mart within the city.

27 days ago

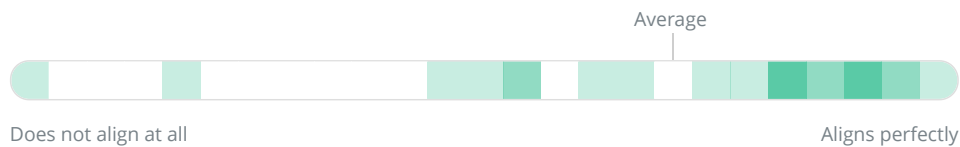
Why did the Doraville Development Authority approve a bankrupt construction company for Lumen? Do they ever even bother to Google the people they do business with?

29 days ago

This is where the city annexed property and it has cost us millions of dollars in lawsuits. Every time Doraville city rezones a property, it causes legal issues.

29 days ago

QUESTION 9: How well does the existing (2016) Plan's description of the **Neighborhood Preservation District** align with what you think this area should be like in the future? Use the slider to answer.



QUESTION 10: Is anything missing from the Plan's vision for the **Neighborhood Preservation District**? Do you think it should be planned differently? Post your thoughts and ideas here.

Would be nice to have sidewalks around Oakcliff neighborhoods, and a speed bump by English Oak Park.

one month ago

8 Agree

I'd love to see some new construction/renovation construction guidance/implementation/restrictions given for the historic neighborhoods to maintain their historical elements. For instance MCM/Ranch style instead of large scale two story craftsman home that seem odd and out of place with the rest of the neighborhood.

one month ago

8 Agree

Please preserve the historic single family homes!

29 days ago

5 Agree

There needs to be stricter enforcement on stopping the tractor trailers coming through the neighborhoods. I know that Oakcliff Road has a terrible problem with this. The traffic calming islands did not work, the trucks just drive slower to navigate around them.

one month ago

4 Agree

I would love to see most of the through traffic cut off. Either by eliminating some entrances into the neighborhoods, roundabouts, etc.

one month ago

3 Agree

Focus on modernizing the code to eliminate outdated sections like minimum square footage, two car garage, etc.

27 days ago

Implement speed bumps within the Northwoods neighborhood to reduce excessive speeding, reduce through traffic, prevent cars from flying through stop signs, and to improve overall children & pedestrian safety.

27 days ago

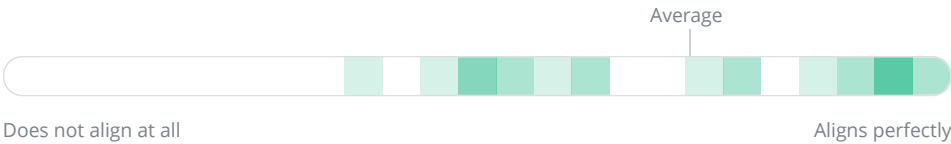
Nobody needs more of those ugly sandwiched townhomes or a lot of single homes packed into 1 acre of land. Doraville needs to stop agreeing to these ugly things when a slick builder comes in showing nice photos. Single family homes with land and eclectic vibes are much better and go with what people in Doraville are used to and come for. I will not be selling my home to some builder in order for him to build his crap. They can go somewhere else for that. We are already seeing our neighborhood affected by this and we don't see Doraville wanting to help preserve it either. They are just some wanna be midtown.

28 days ago

Would love to see speed bumps instead of what's on the the oakcliff rd. Please add speed bumps!

29 days ago

QUESTION 11: How well does the existing (2016) Plan's description of the **Office Hubs** align with what you think these areas should be like in the future? Use the slider to answer.

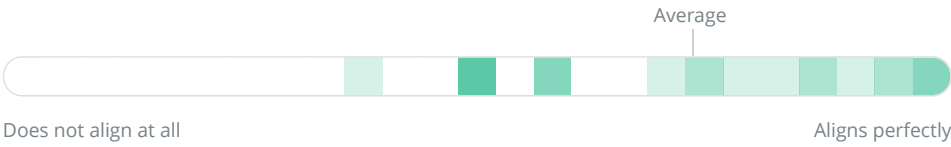


QUESTION 12: Is anything missing from the Plan's vision for **Office Hubs**? Do you think it should be planned differently? Post your thoughts and ideas here.

N/A

27 days ago

QUESTION 13: How well does the existing (2016) Plan's description of the **Light Industrial Districts** align with what you think these areas should be like in the future? Use the slider to answer.

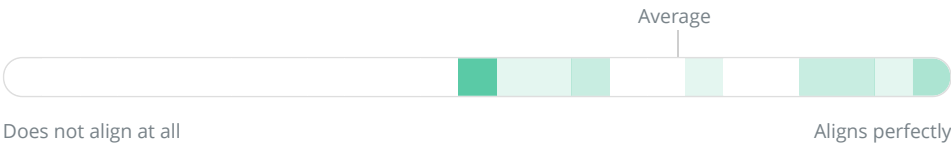


QUESTION 14: Is anything missing from the Plan's vision for **Light Industrial Districts**? Do you think it should be planned differently? Post your thoughts and ideas here.

N/A

27 days ago

QUESTION 15: How well does the existing (2016) Plan's description of the **Tank Farms District** align with what you think this area should be like in the future? Use the slider to answer.



QUESTION 16: Is anything missing from the Plan's vision for the **Tank Farms District**? Do you think it should be planned differently? Post your thoughts and ideas here.

I have never understood why Dekalb County does not have Firehouse located in Doraville.

one month ago

[9 Agree](#)

Building an urban skatepark is something I've seen in other areas of the country in such industrial places. Adding murals and art would also enliven the area. Outdoor food truck parks or large dog park in the area could also enliven the area, as well.

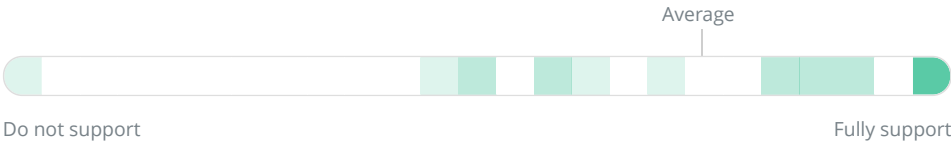
one month ago

[9 Agree](#)

N/A

27 days ago

QUESTION 17: How much do you support the City pursuing future annexation of these areas? Use the slider to answer.



QUESTION 18: Is anything missing from the Plan's vision for Annexation Areas? Do you think it should be planned differently? Post your thoughts and ideas here.

Its obviously up to the residents whether or not to be annexed but I've always found it odd that there is a big hole in the middle of the town that isn't part of the town.

one month ago

[9 Agree](#)

Services are already being delivered adequately to this area and don't need to be annexed.

one month ago

[4 Agree](#)

The negative attention about code enforcement and the overzealous police department does not help the city with annexation.

27 days ago

[3 Agree](#)

The people there have voted against joining Doraville many times. Let them stay in DeKalb County. It would just cause more lawsuits like with every other annexation we already did here.

29 days ago

[3 Agree](#)

The city should be a place that people WANT to live. Until the city can develop a reputation as being a place that people want to live do not make annexation a priority. Three neighborhoods have voluntarily annexed themselves to Brookhaven in the last few years. Tte city should evaluate what made these people want to do that and why this area has voted against annexation into Doraville three times. People don't want to live in a city where they are paranoid to come home every day to see if code enforcement has visited or if their neighbor has called the police on them.

27 days ago

[2 Agree](#)

N/A

27 days ago

Loading more report objects...

A.6 SECOND PUBLIC HEARING DOCUMENTATION



CITY COUNCIL REGULAR MEETING

City Hall Council Chambers

September 13, 2021

6:30 PM

<https://us06web.zoom.us/j/88407811535>

AGENDA

I. CALL TO ORDER

II. ROLL CALL

Honorable Mayor & City Council

- Joseph Geierman, Mayor
- Gerald Evans, Council Member, District 1
- Andy Yeoman, Council Member, District 1
- Christopher D. Henshaw, Council Member, District 2
- Rebekah Cohen Morris, Council Member, District 2
- Stephe Koontz, Council Member, District 3
- Maria T. Alexander, Council Member, District 3, Mayor Pro Tem

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MEETING AGENDA

V. PROCLAMATIONS AND RECOGNITIONS

- A. Doraville Difference Maker Honoring Recipient for September 2021 Presented to Mr. Anthony Delgado
- B. Proclamation Recognizing Hispanic & Latino Heritage Month Presented to Gilda Pedraza, Executive Director of Latino Community Fund- Georgia
- C. Proclamation Recognizing Preparedness Month Presented to Police Chief C.D. Atkinson

VI. REPORTS AND PRESENTATIONS

- A. Presentation: Importance of Disaster Preparedness Presented by Police Chief C.D. Atkinson
- B. Presentation: Prospera Advancing Hispanic Business Presented by Anibal Torres

- C. Gipson Company Month Update
Presented by Mr. Jay Gipson
- D. City Manager Monthly Update
Presented by City Manager Chris Eldridge

VII. PUBLIC COMMENT

VIII. CONSENT AGENDA - APPROVAL OF MINUTES

- A. Resolution for Employee Premium Pay
- B. Resolution to Amend the Citywide Mobility Study to include Projects within Doraville within the Chamblee-Doraville CID Mobility Study
- C. Grant Update for St. Vincent de Paul
- D. Approval of July 12, 2021 City Council Meeting Minutes
- E. Approval of July 19, 2021 Work Session Meeting Minutes
- F. Approval of July 21, 2021 City Council Meeting Minutes

IX. UNFINISHED BUSINESS

X. NEW BUSINESS

- A. Comprehensive Plan Update - Transmission Hearing (Public Hearing)
Presented by Community Development and Andrew Smith, Principal Planner,
Community Development Group, ARC

XI. OTHER BUSINESS

XII. COUNCIL COMMENTS

XIII. EXECUTIVE SESSION
(if required for land, legal, or personnel matter)

XIV. ADJOURNMENT

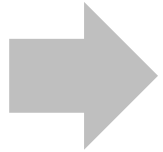
CITY OF DORAVILLE

2021 COMPREHENSIVE PLAN UPDATE

SECOND REQUIRED PUBLIC HEARING
SEPTEMBER 13, 2021, 6:30 PM

REQUIRED PLAN ELEMENTS

*REQUIRED
FOR ALL*



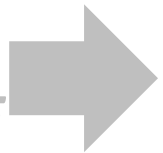
VISION &
GOALS

NEEDS &
OPPORTUNITIES

COMMUNITY
WORK
PROGRAM

BROADBAND
SERVICES

*REQUIRED
FOR SOME*



CAPITAL
IMPROVEMENTS
ELEMENT

LAND USE

ECONOMIC
DEVELOPMENT

TRANSPORTATION

HOUSING

KEY REQUIRED ELEMENTS TO BE UPDATED EVERY 5 YEARS

- Needs and Opportunities
 - Also informs any updates to Vision/Goals and other elements
- Land Use Element
- Broadband Element (was not required until 2018)
- Report of Accomplishments (ROA)
 - Documents status of every item in current plan's 5-Year Community Work Program (CWP)
- 5-Year Community Work Program (CWP)
 - Includes items noted as Underway or Postponed in ROA, plus any brand-new items resulting from 2021 planning process

WHERE WE'VE BEEN

- Steering Committee – March
- Steering Committee – April
- General Survey – April-June
- Virtual Public Meeting – June
- Council Conversations – July
- Land Use Survey – July
- Steering Committee – August

CITY OF DORAVILLE COMPREHENSIVE PLAN COMMUNITY SURVEY



Communities guide growth and development through planning. Please take a moment to complete our survey on priority needs and opportunities for Doraville's future. Your input will help shape the City's 2021 Comprehensive Plan Update!

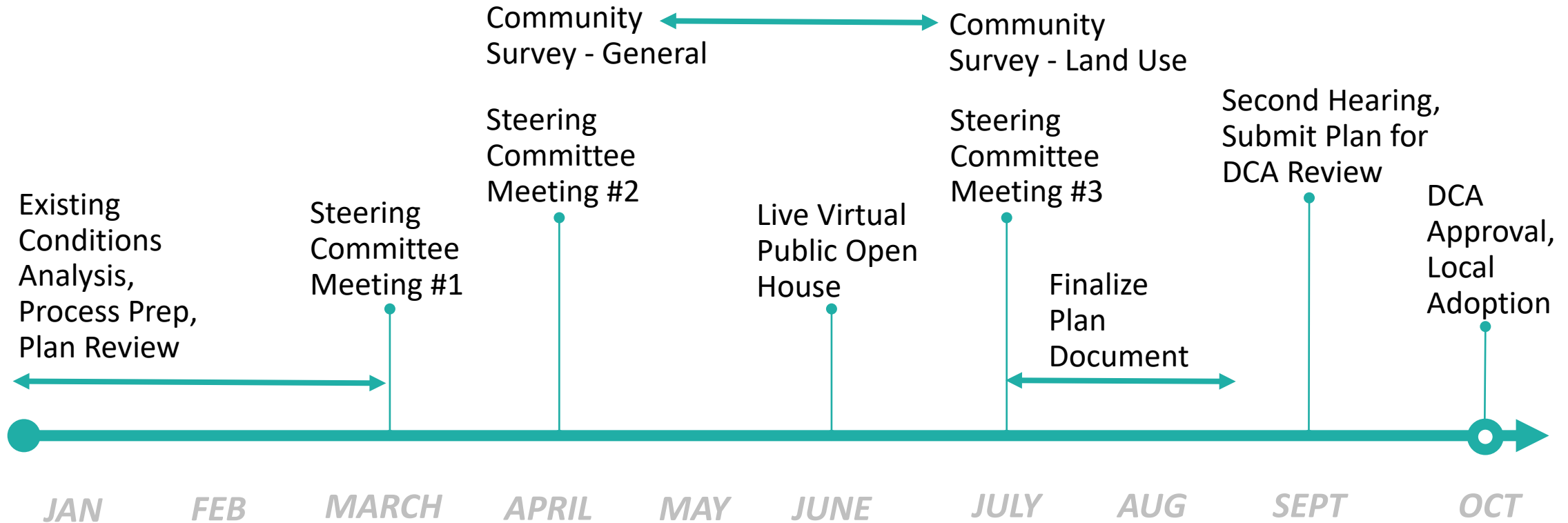


To take the survey, just go online to this web address:

<https://publicinput.com/DoravillePlanUpdate2021>

You can also use the camera app on your smartphone to scan the QR code at left.

PLAN SCHEDULE



2021





KEY THEMES + PLAN CHANGES



KEY THEMES

- **Black font = Largely reaffirmed from existing plan**
- **Teal font = New or unique from this process**

KEY THEMES – ISSUES (NEEDS)

- Lack of downtown activity center
- Slow pace of redevelopment and infill (key sites and generally)
- Minimal new housing in recent years
- Limited multi-family options that are walkable, transit-oriented
- Preservation of affordability / equitable development
- Traffic safety / control / congestion at key points
- Not enough bike/ped facilities and trails
- Infrastructure maintenance
- Better community beautification



KEY THEMES – ISSUES (NEEDS)

- School quality, perception, attendance zones/bussing
- Not enough local retail options
- Branding and marketing
- Identity as a destination – beyond just access to other places
- Events / community building
- Arts and culture support / programming
- Better align business interests → improve interaction w/ community
- Impervious surfaces and impaired natural resources



KEY THEMES – OPPORTUNITIES

- Access / location – MARTA, PIB, BuHi, 85, 285, 400
- Potential of key redevelopment sites
- Suitable land for infill and redevelopment outside of key sites
- Diversity / culture – support, leverage, strengthen community
- Historic identity
- BuHi international food scene and businesses
- Relative affordability, strong middle class (need to preserve)
- Strong, caring neighborhoods
- Ties with neighboring communities
- Growth of neighboring communities



PLAN CHANGES

- Updated Issues and Opportunities – largely reaffirmed existing ones and added new ones just discussed
- Added information on more recent projects and plans: Assembly, Lumen, Lotus Grove, Carver Hills, etc.
- Removed “the City that Connects” slogan to emphasize City’s own identity
- Strengthened existing Goals
- Added new Goals: Natural Resources, Arts and Culture
- Emphasized guiding plans and initiatives completed since 2016:
 - Buford Highway LCI Study (2017)
 - Citywide Mobility Plan (2020)
 - ULI Technical Assistance Panel Plan for Downtown Doraville (2021)
 - CID work



PLAN CHANGES

- Updated Existing Land Use Map to better reflect current conditions
- Updated Future Development Area descriptions to better reflect community input, current conditions, new Issues/Opportunities, new plans, etc.
- Updated Report of Accomplishments and Community Work Program
- Updated community data, including adding Broadband (Appendix B)
- Removed previous Sections 4.3-4.5 (Economic Development, Quality of Life, Transportation strategies) – duplicative of Ch. 2 Issues and Opportunities
- Removed previous Sections 5.2-5.3 (Priority Actions, 100-Day Action Plan) – duplicative of CWP, confusing, 100-day Plan also outdated
- Removed repetition and duplication throughout
- Updated some graphics but kept overall look/feel consistent



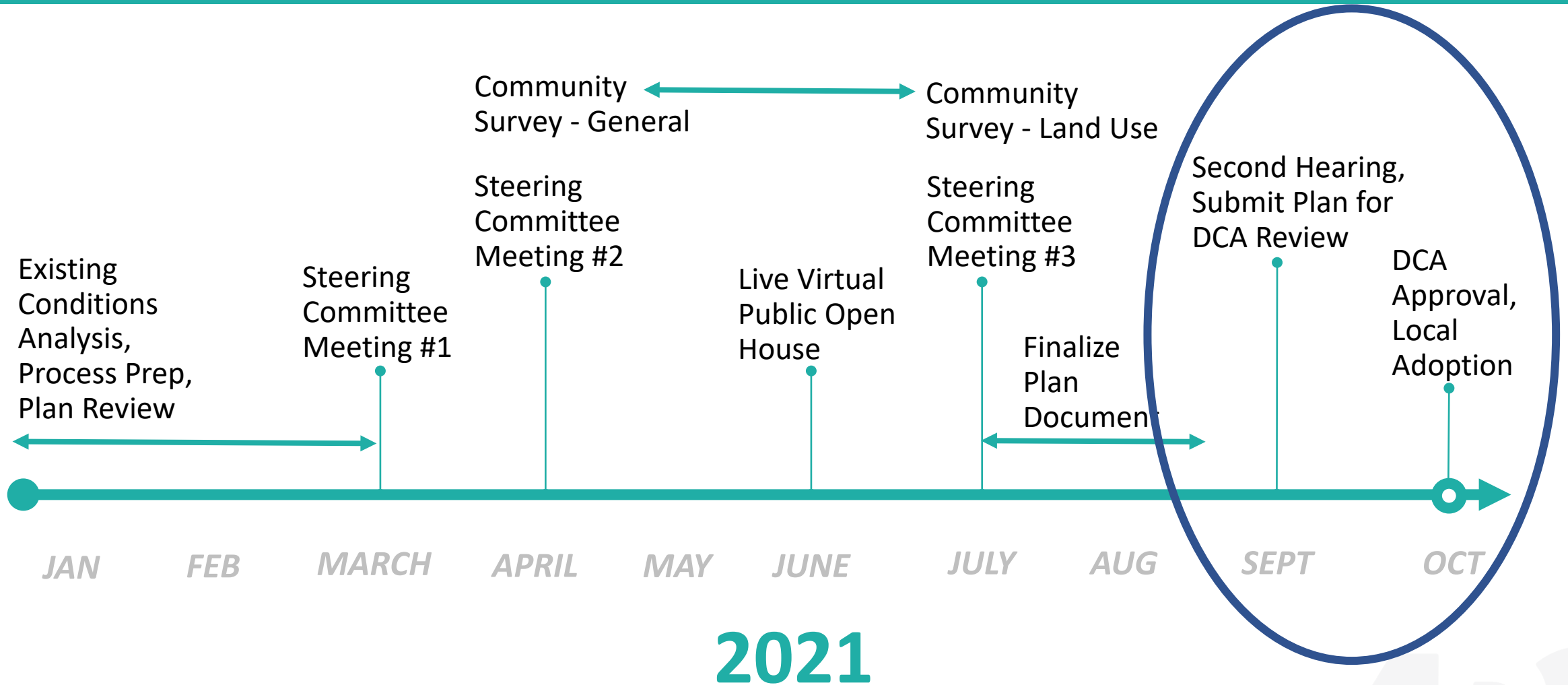
BUY A ROUND

TRIP

NEXT STEPS



PLAN SCHEDULE





DORAVILLE

EST 1871

THANK YOU!

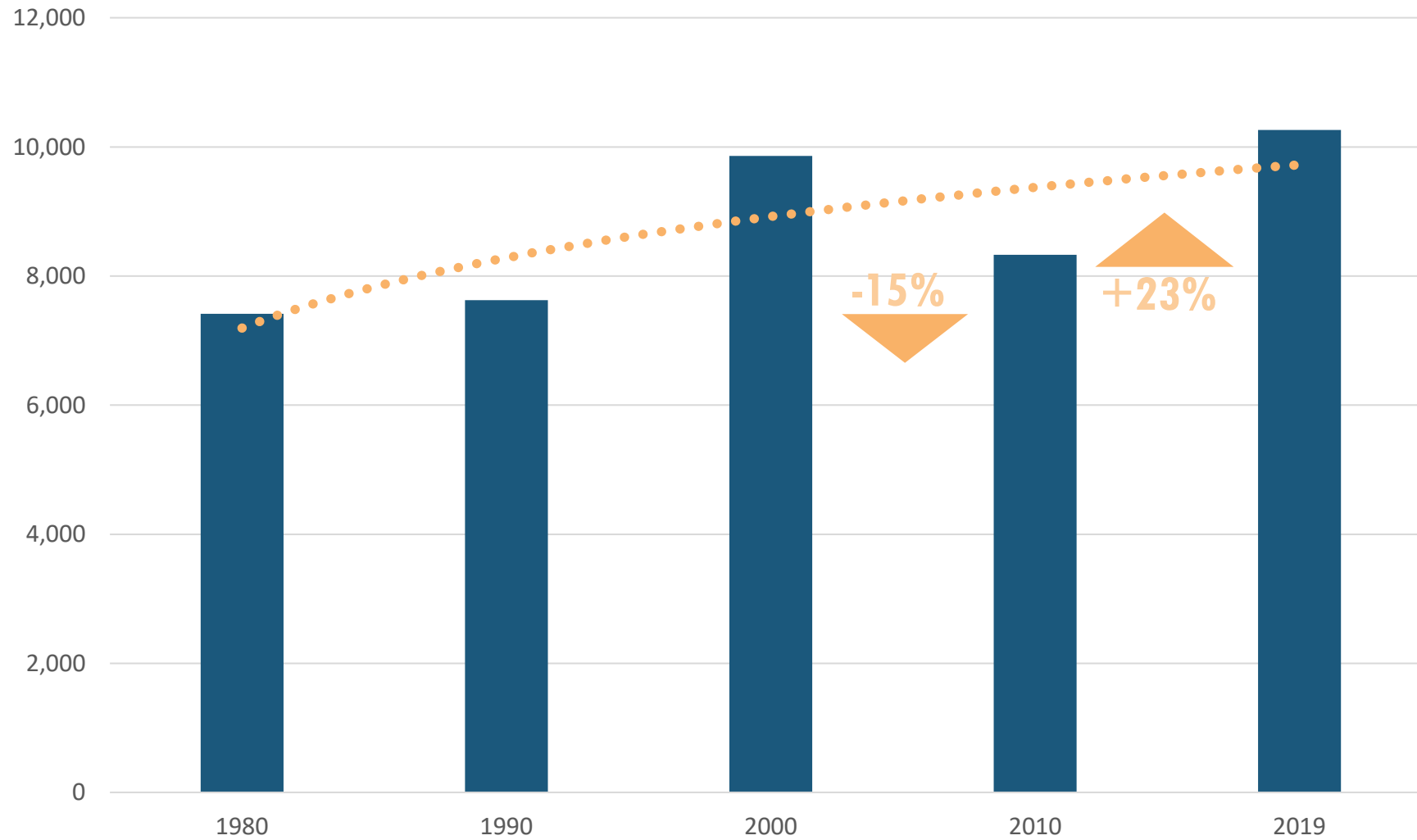
Andrew Smith
Atlanta Regional Commission
asmith@atlantaregional.org



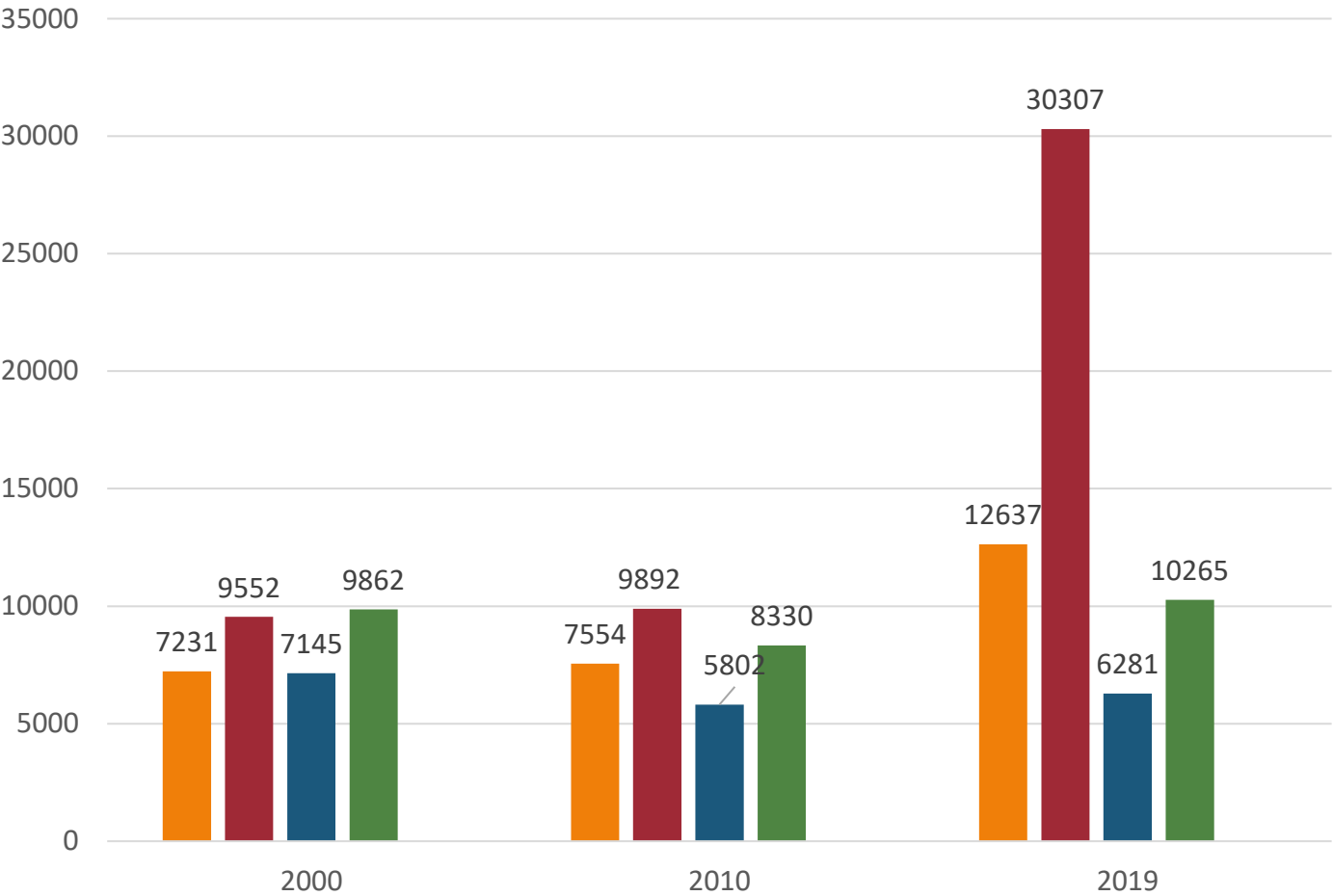
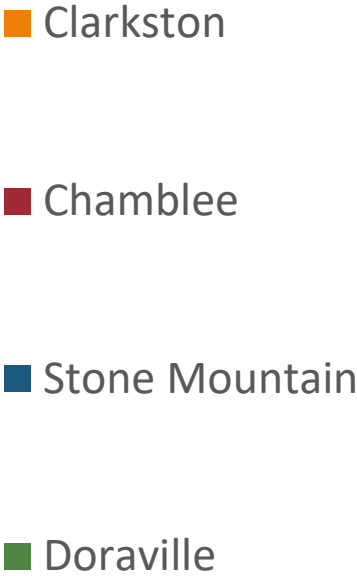
APPENDIX B: EXISTING CONDITIONS

DEMOGRAPHIC TRENDS

POPULATION CHANGE

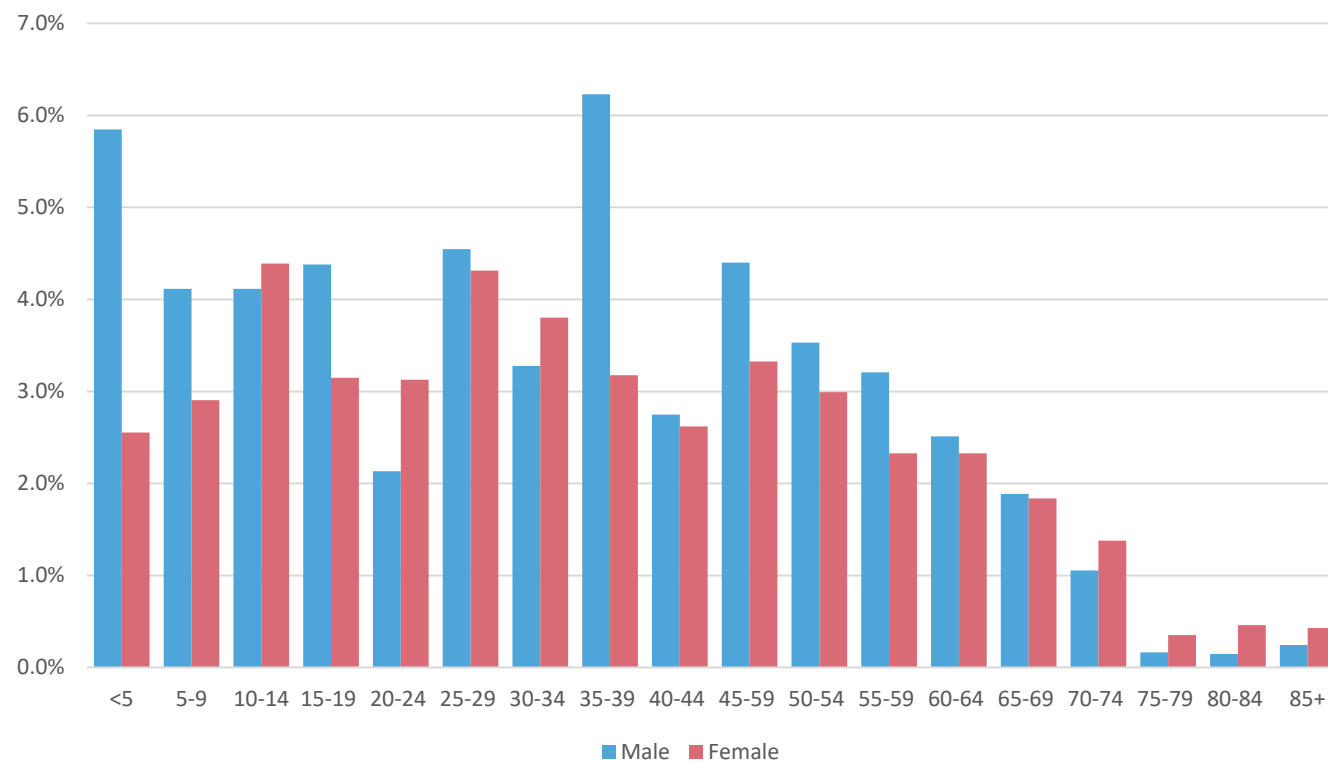


POPULATION COMPARISON



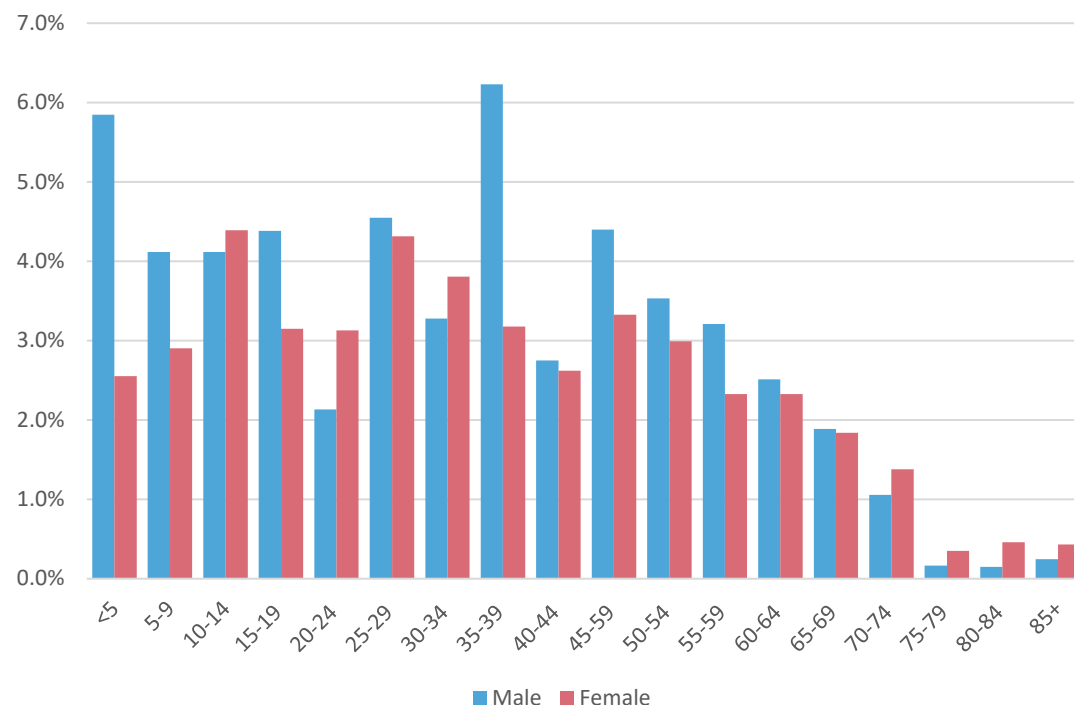
AGE DISTRIBUTION

2019 Population by Age and Sex: Doraville

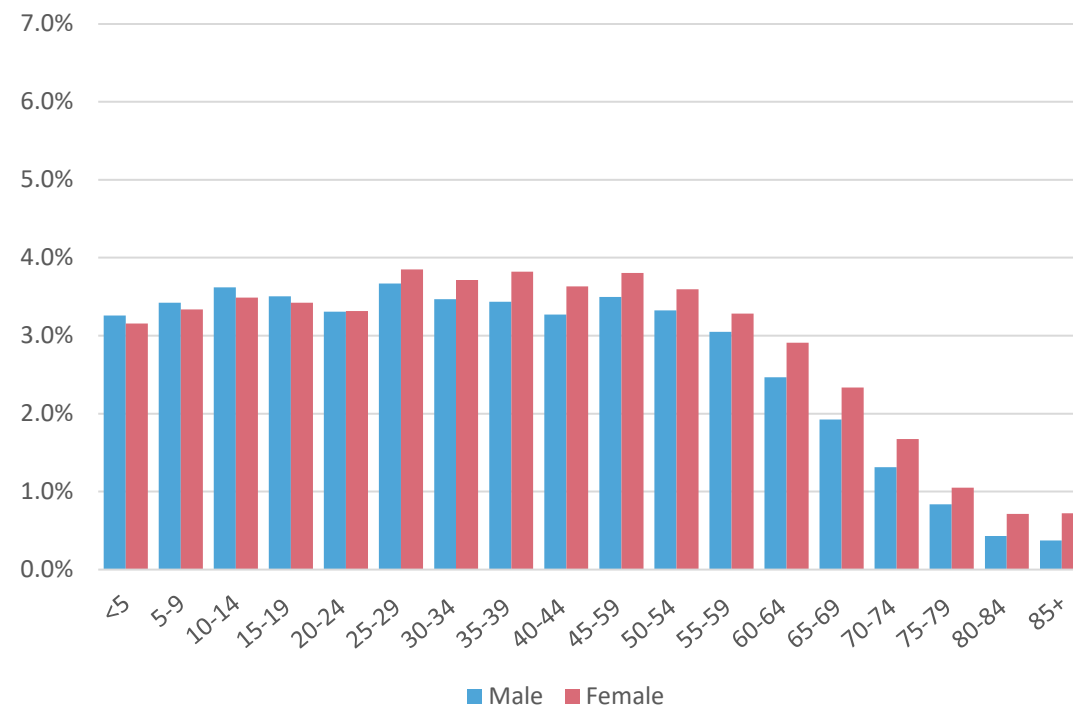


AGE DISTRIBUTION COMPARISON

2019 Population by Age and Sex: Doraville

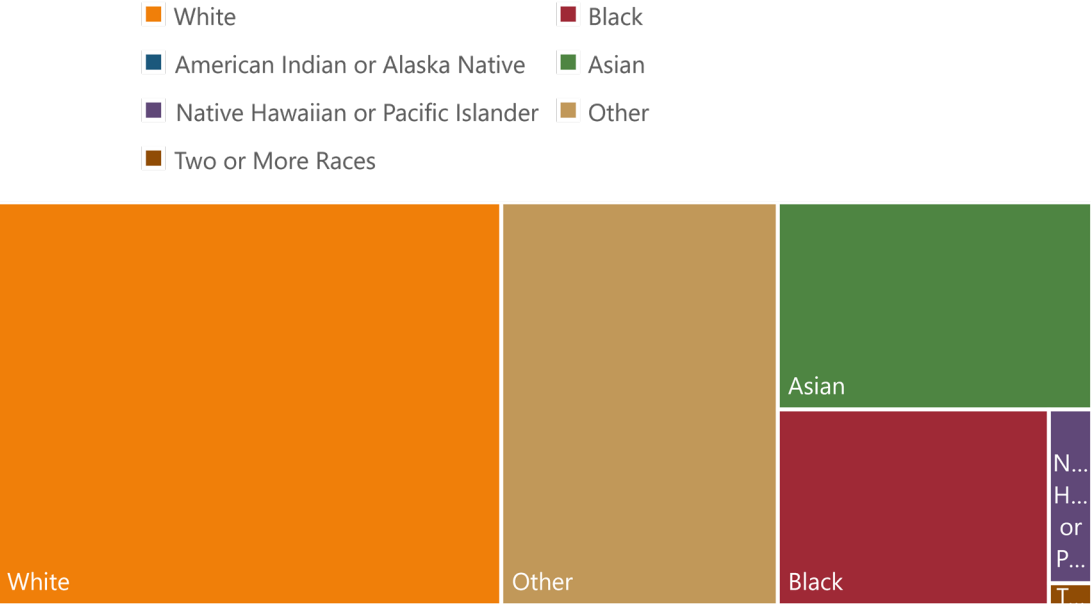


2019 Population by Age and Sex: 10-County Region

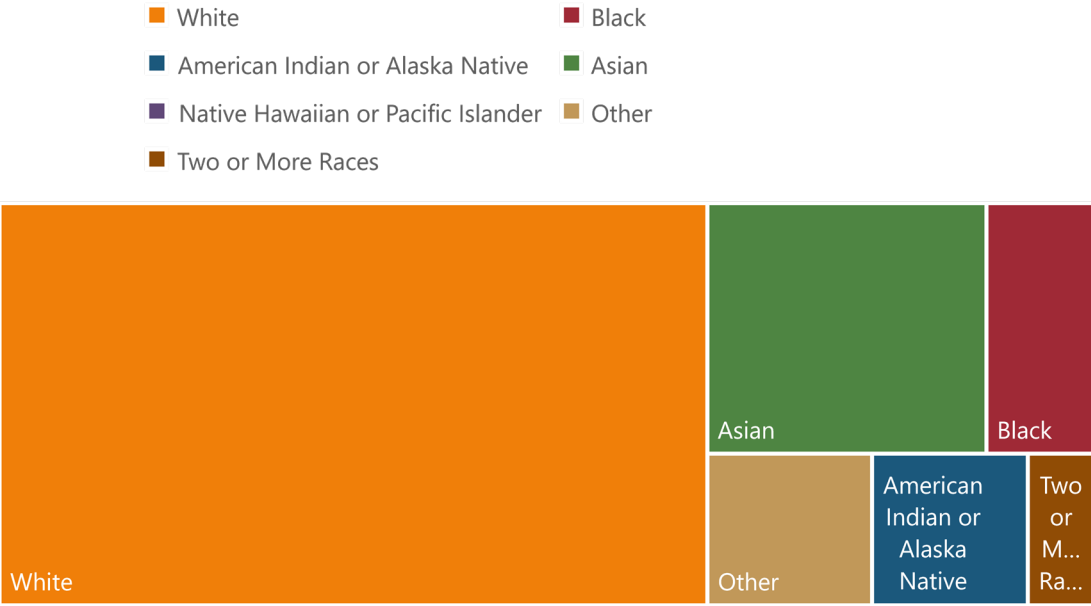


RACIAL COMPOSITION

Racial Composition, Doraville, 2010

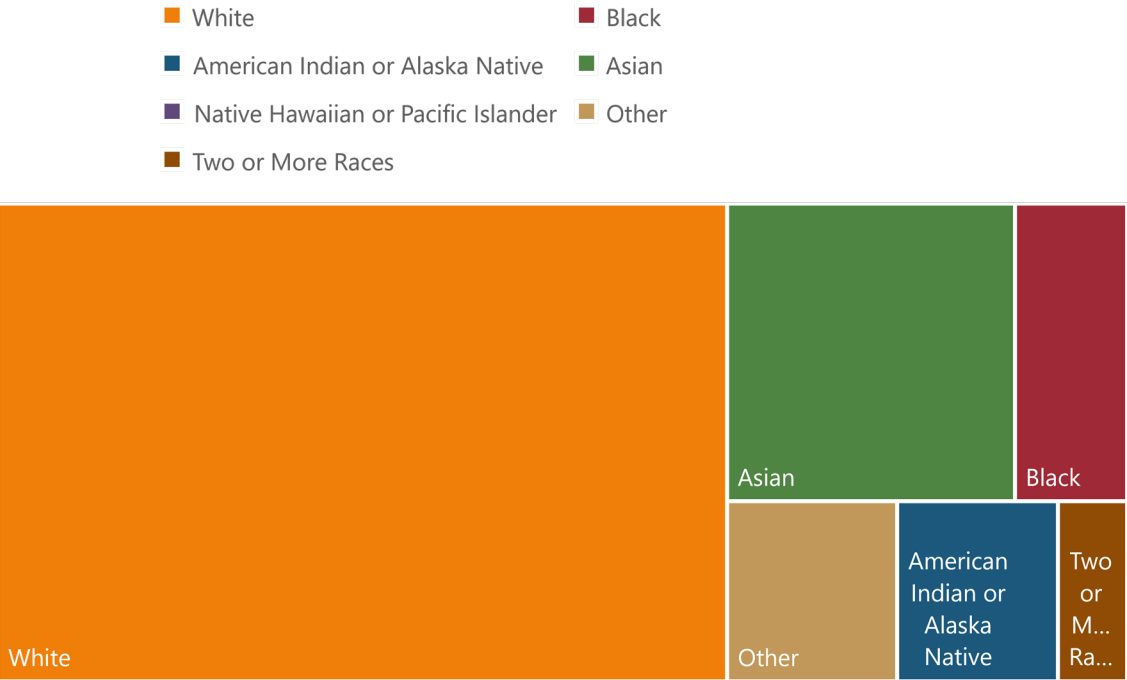


Racial Composition, Doraville, 2019

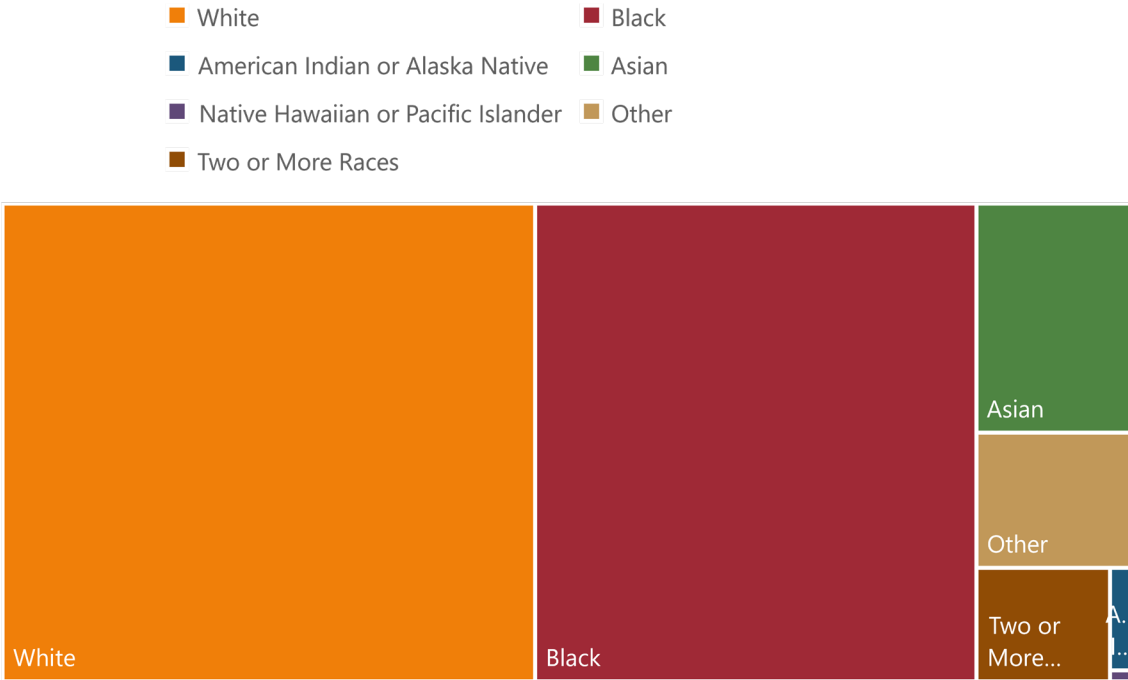


RACIAL COMPOSITION COMPARISON

Racial Composition, Doraville, 2019



Racial Composition of 10-County Region, 2019



HOUSING TRENDS

METRO ATL HOUSING STRATEGY

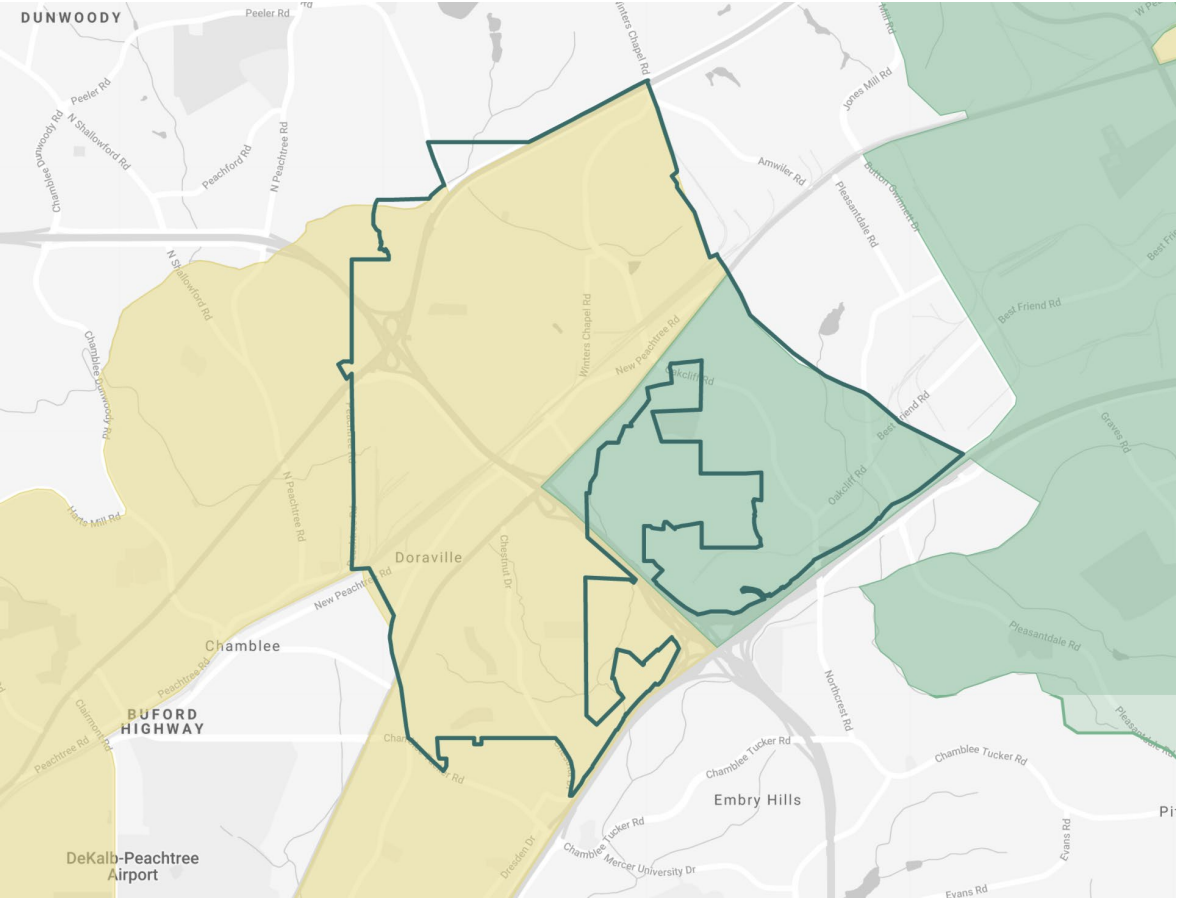
Doraville



74% SUBMARKET 1
Higher-priced core neighborhoods

24% SUBMARKET 7
Suburban neighborhoods with lower-to-moderate-priced housing, biggest increase in renters

2% NOT COVERED BY SUBMARKET



CITY SNAPSHOT

Median Home Sale Price (2018) **\$200,000**

Change in Median Home Sale Price (2013-18) **+86.00%**

Home Sale Price Per Sq Ft (2018) **\$152.39 sq ft**

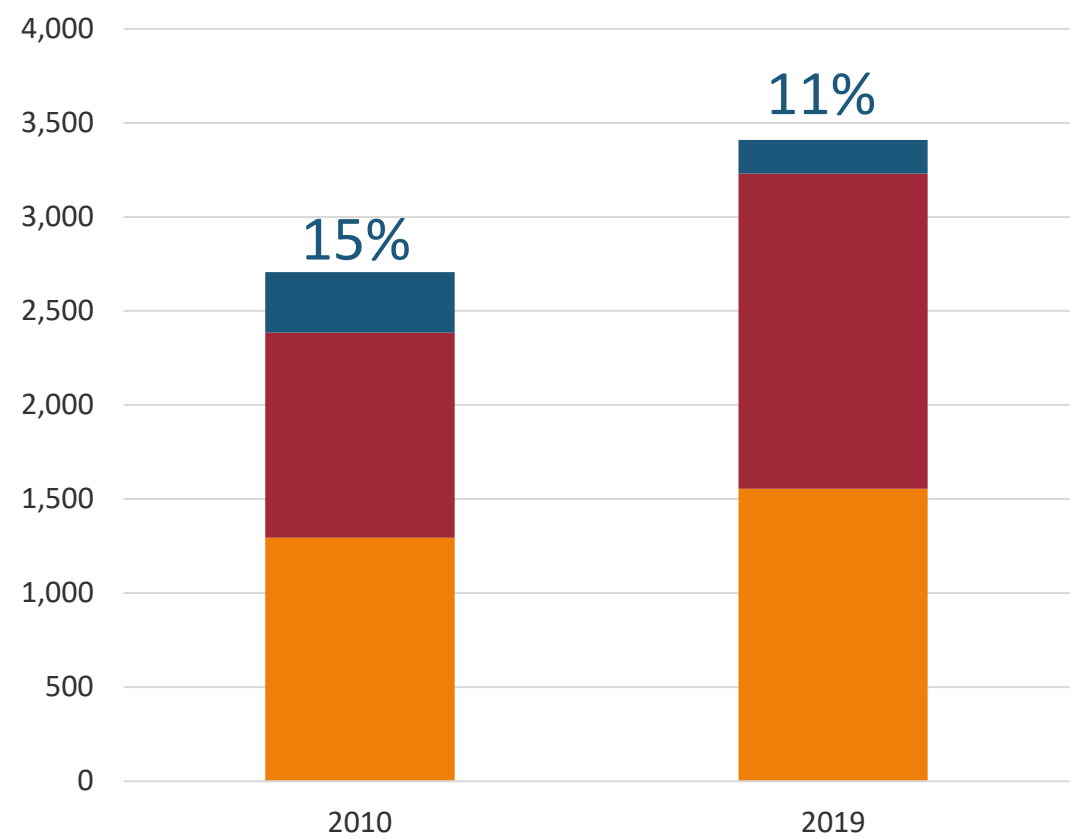
Percent Change in Home Sale Price Per Sq Ft (2013-18) **+100.00%**

Median Building Area of Home Sales (2018) **1,323 sq ft**

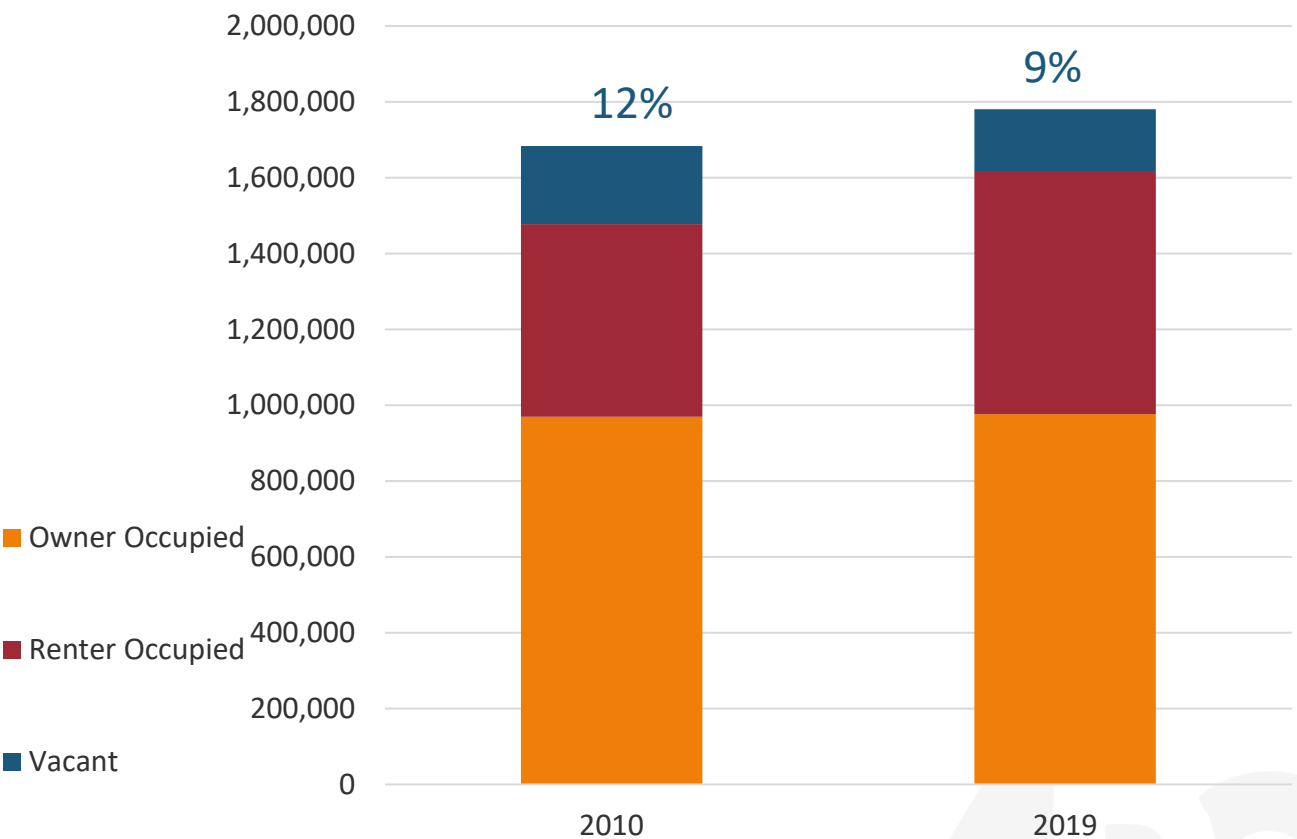
Data source: ARC analysis of Zillow's ZTRAX home sale transactions, 2013 & 2018. Explore this data further in the **DATA EXPLORER**

HOUSING TENURE

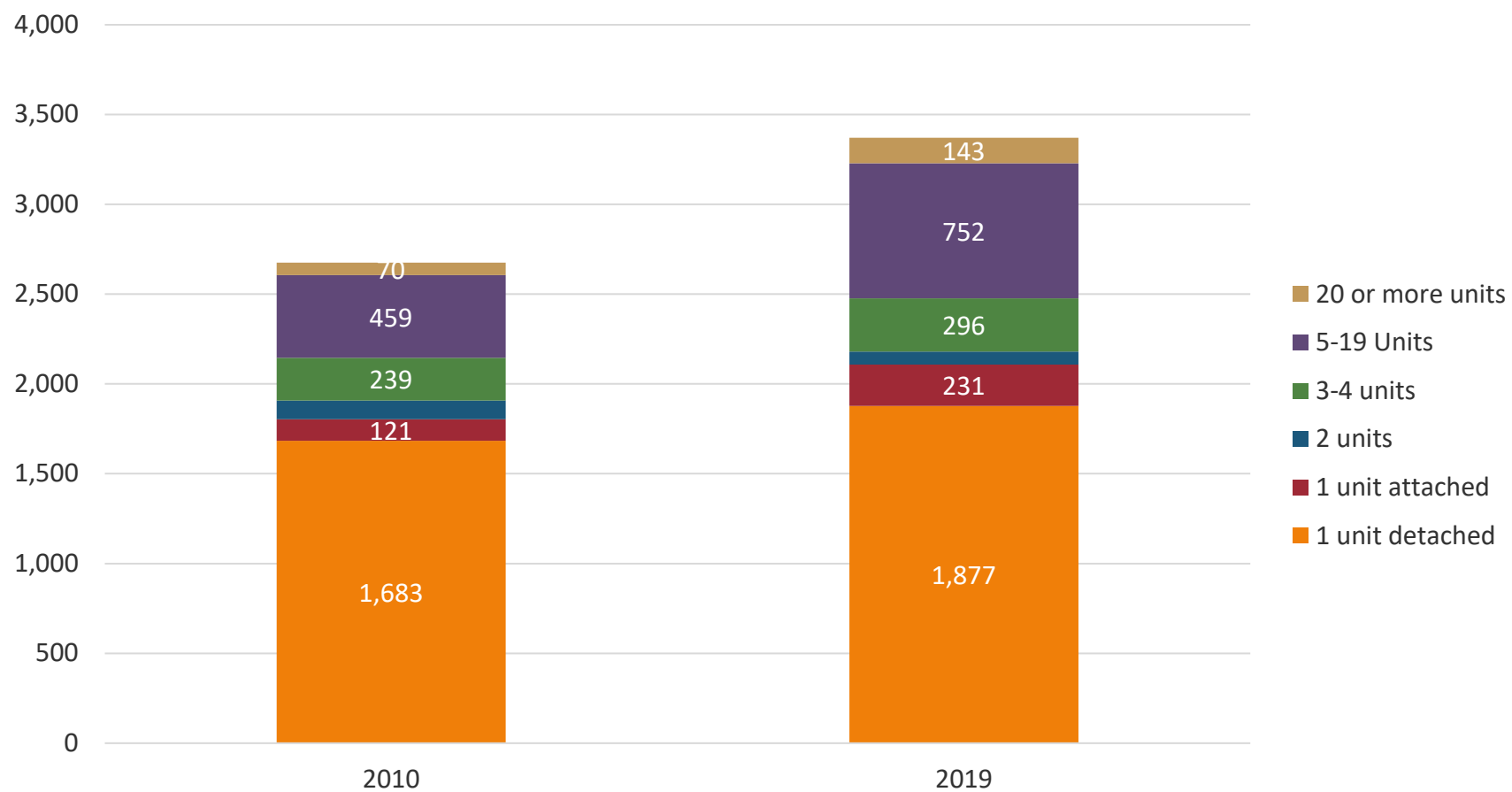
Doraville Tenure



10-County Atlanta Metro Tenure

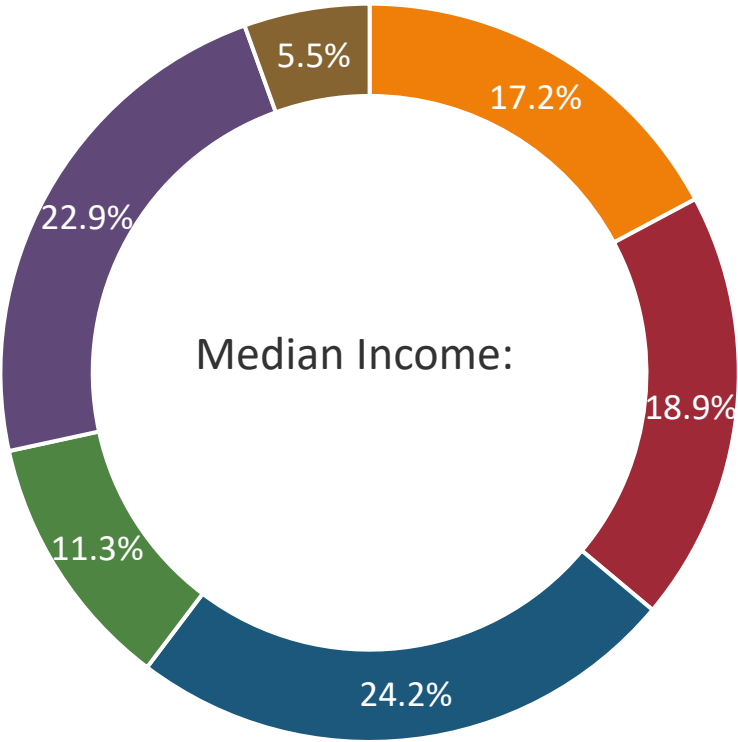


HOUSING TYPES

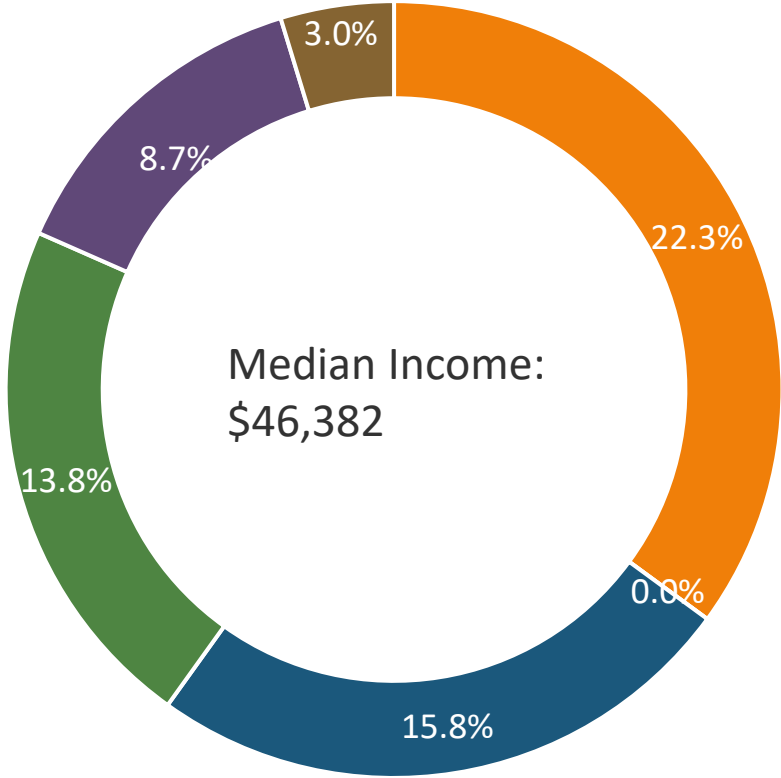


HOUSEHOLD INCOME DISTRIBUTION: RENTERS/OWNERS

Owners Income Distribution

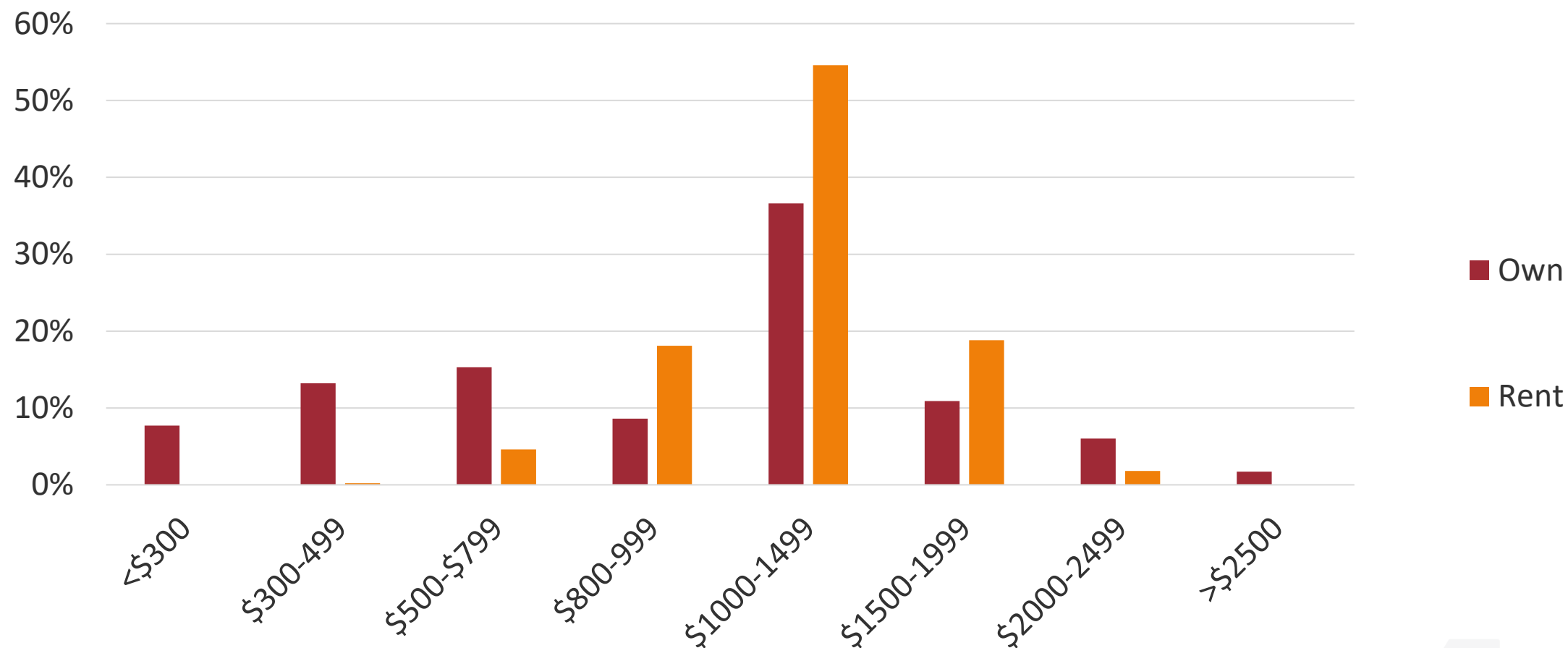


Renters Income Distribution



- <\$25,000
- \$25,000-\$49,999
- \$50,000-\$74,999
- \$75,000-\$99,999
- \$100,000-\$149,999
- >\$150,000

MONTHLY HOUSING COSTS: RENTERS & OWNERS



ECONOMIC TRENDS

BROADBAND AVAILABILITY

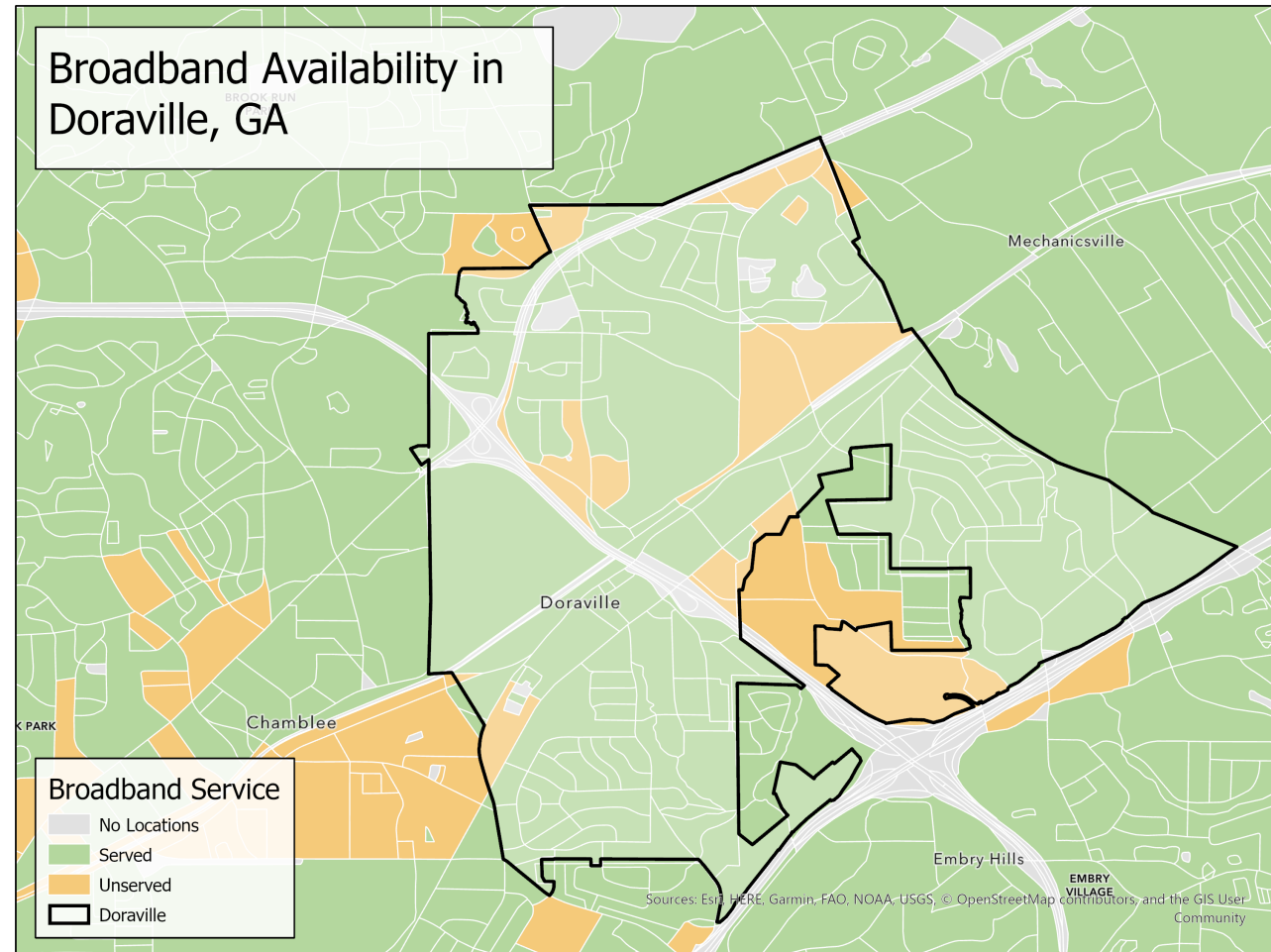
Description

This map focuses on unserved broadband statistics for Georgia counties. Click in the map or search by county to see county statistics. Census block level availability will appear once zoomed in.

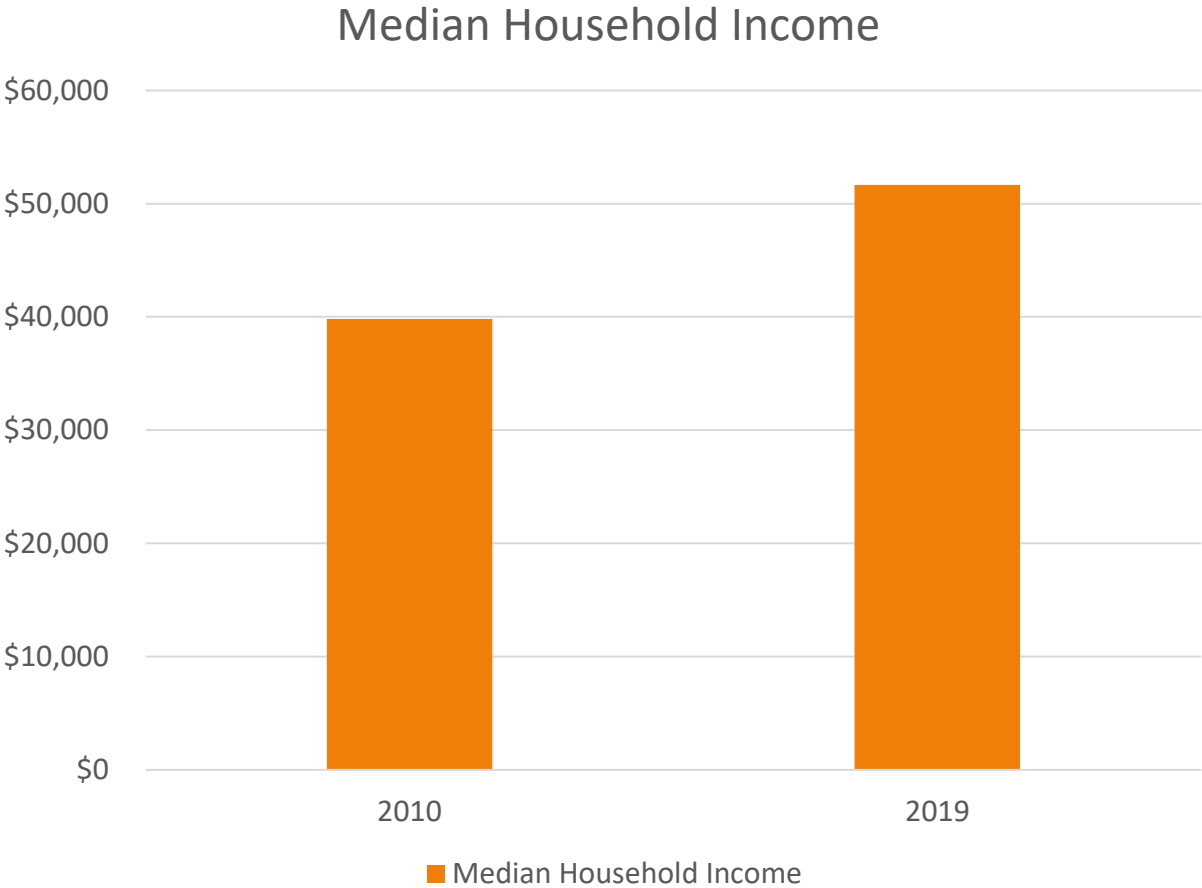
County statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as 'Unserved'. The map depicts access to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

Broadband data is provided by the various Internet Service Providers of Georgia.

Location data are from commercially available sources.

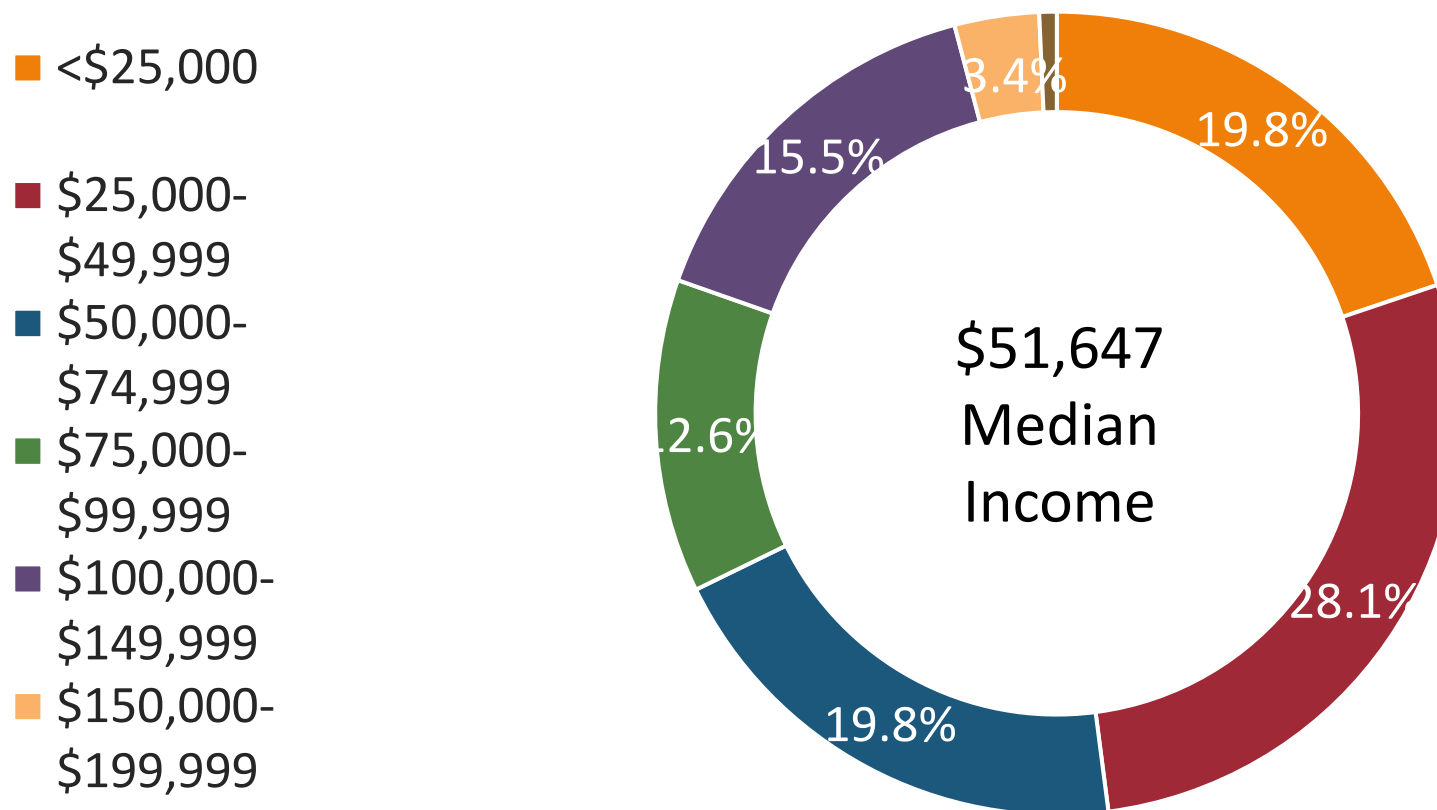


MEDIAN HOUSEHOLD INCOME

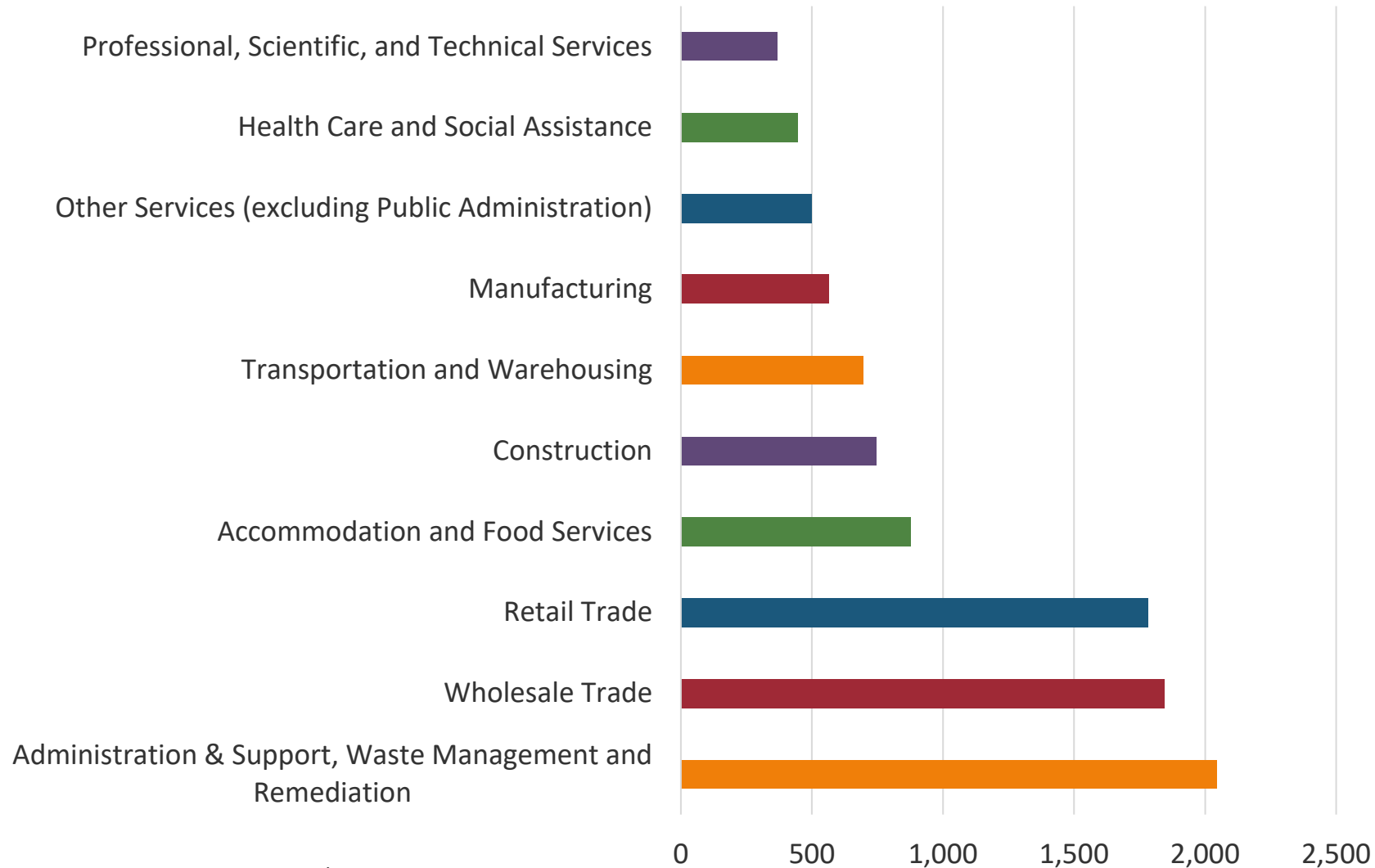


	2019
Median income (dollars)	\$51,647
10% Jurisdiction AMI	\$5,165
30 % Jurisdiction AMI	\$15,494
50% Jurisdiction AMI	\$25,824
80% Jurisdiction AMI	\$41,318
120% Jurisdiction AMI	\$61,976

INCOME DISTRIBUTION



WORKPLACE AREA CHARACTERISTICS: JOB TYPES PRESENT IN DORAVILLE



RESIDENT AREA CHARACTERISTICS: WHERE DORAVILLE RESIDENTS WORK



TRANSPORTATION TRENDS

COMMUTE TIME

14% of residents travel <15 minutes

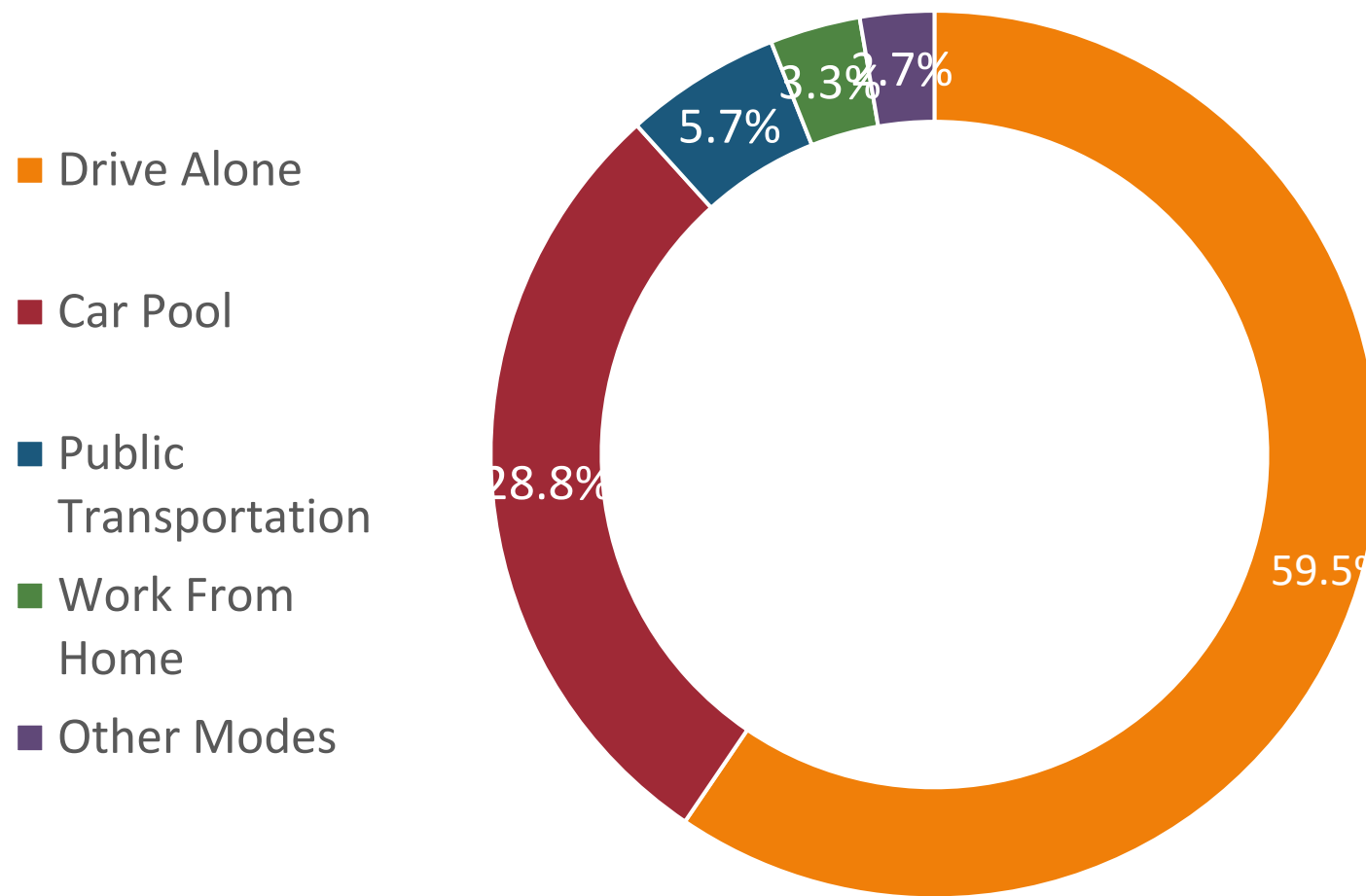
32% of residents travel 15-29 minutes

34% of residents travel 30-44 minutes

10% of residents travel 45-59 minutes

10% of residents travel >60 minutes

MODE OF TRANSPORTATION



TRAFFIC FLOWS

Commute to Doraville:

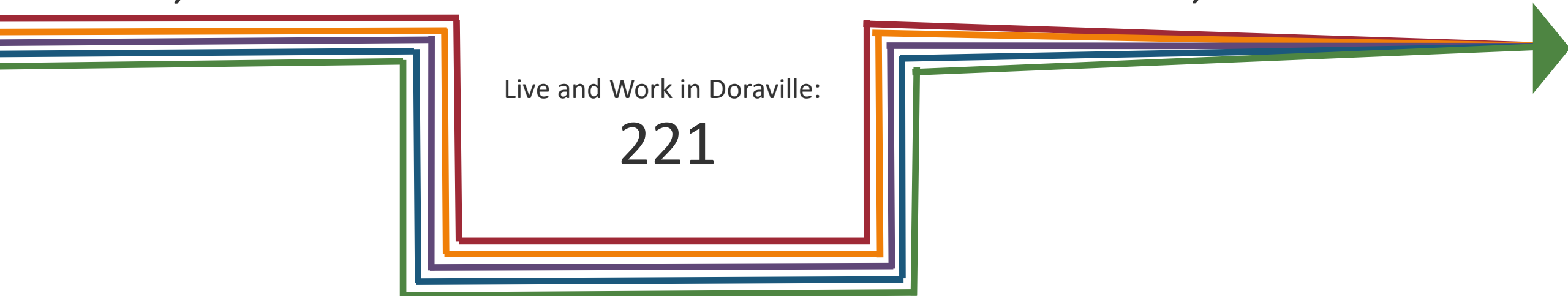
11,054

Commute out of Doraville:

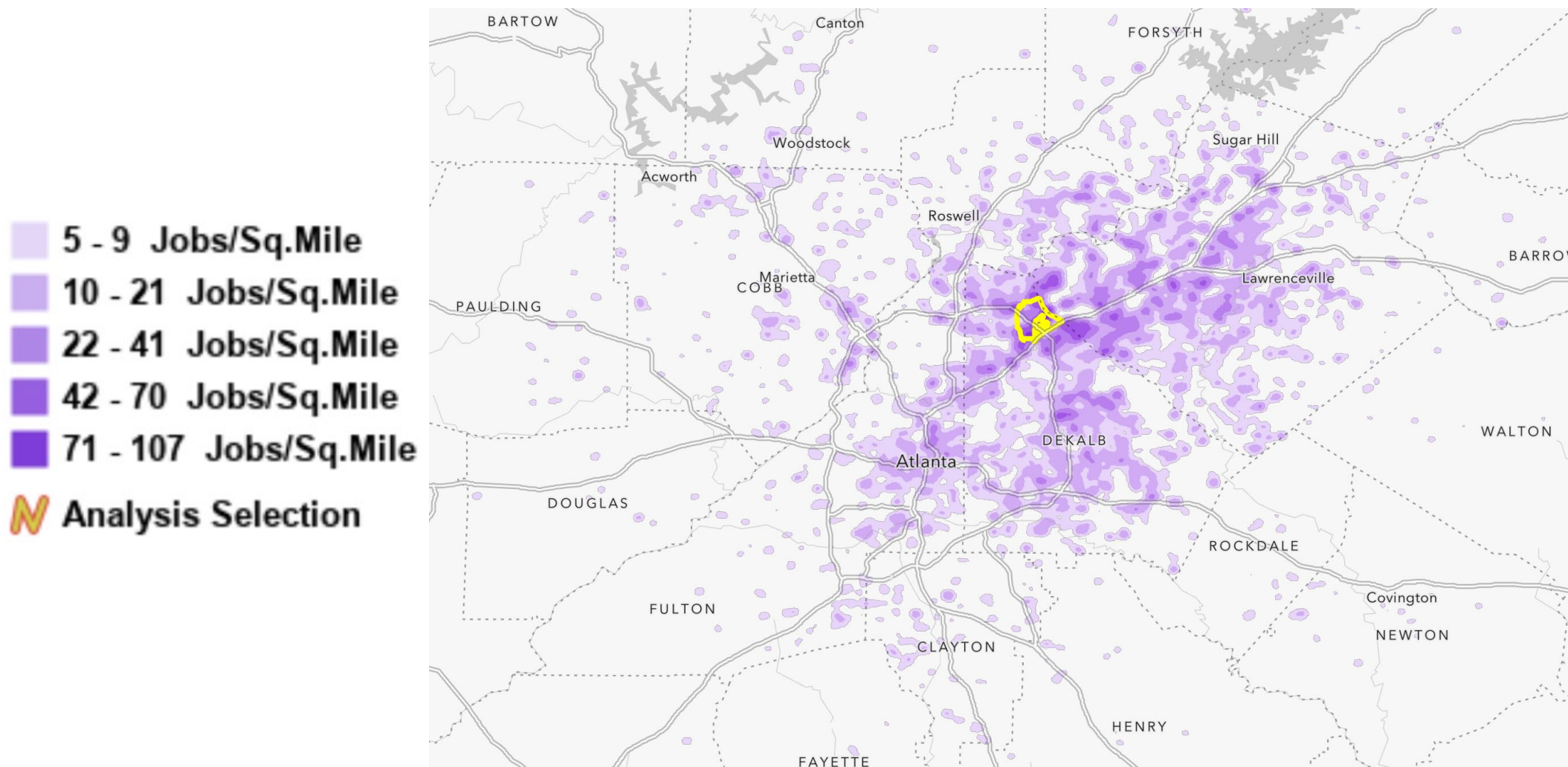
3,984

Live and Work in Doraville:

221



WHERE PEOPLE WORKING IN DORAVILLE LIVE



WHERE RESIDENTS OF DORAVILLE WORK

