

# Brookwood Hills Community Club Zoning Meeting Transcript

## Introduction

I'm Ramsey Batten. I'm one of the NPU chairs for the Brookwood Hills Community Club. We've got Renee Valgoi and Laurie Hood, also from the Club. We're also joined by Linda Dunleavy, a lawyer who is helping us evaluate the zoning changes that are going to be made.

## Housekeeping Items

- Everyone's line will be muted during the presentation.
- If you have a question, please use the Q&A button at the bottom of your screen. If you don't see it, click the "more" button.
- We encourage you to submit questions at any time, and we'll reserve time at the end to address them.
- Linda has a hard stop at 7:00, so we'll keep moving along.

## Overview of Zoning Discussion

The Brookwood Hills Community Club retained Linda Dunleavy, an experienced zoning lawyer who has worked with the neighborhood for over 20 years. She is reviewing "Atlanta 2.0," a major revision of the city's zoning ordinance.

The City of Atlanta is seeking community feedback by **September 2nd**. The Brookwood Hills Community Club will provide comments, but residents are also encouraged to submit their own feedback directly through the city's website.

## Process Timeline

- City staff will review public comments received by September 2nd.
- Revised drafts will be prepared for rollout in early 2026.
- The proposals will go before NPUs, the Zoning Review Board, and City Council.
- Final adoption is expected around March or April.
- Additional opportunities for public comment will be available throughout the process.

## Current Zoning (Brookwood Hills)

- All properties are currently zoned **R4** (single-family detached homes).
- One exception exists off Montclair, zoned **RG2**.
- About 60% of properties are also part of the **Brookwood Hills Conservation District**, requiring Urban Design Commission review for major changes.
- 25% of properties (north of Palisades Dr.) are also in the **Beltline Overlay**, which has additional regulations.

## Proposed Changes

- R4 will be reclassified to **R2 Use District** with a new **Neighborhood Form District (N1)** overlay.
- Montclair townhomes will have a different form district designation (higher density).

- Brookwood Hills will be in **Parking Zone PZ2**, which eliminates minimum parking requirements (different from current rules).

### **Key Differences in New Ordinance**

- Certain uses eliminated (e.g., landfills, extraction of natural resources).
- Religious assemblies will no longer require a one-acre lot minimum.
- New allowed uses include maternity supportive housing and expanded civil uses.
- Private clubs (like Brookwood Hills Community Club) would no longer be automatically permitted; they would require a special use permit.
- ADUs (Accessory Dwelling Units) could now be up to **25 feet high** (instead of 20) and 850 sq ft, allowing for two stories.
- New regulations include garage width relative to home width, window/door percentages on front facades, and fence standards.
- Lot setbacks may shift to a “cumulative” model (e.g., 4 ft on one side and 10 ft on the other instead of 7 ft each).

### **Community Concerns & Planned Comments**

- The Club will request that **private clubs remain a permitted use** in R2, not require a special permit.
- Concerns about maternity supportive housing density without caps.
- Opposition to allowing bed and breakfast lodging as of right.
- Advocacy to maintain the one-acre minimum lot size for religious assemblies.
- Request to maintain current parking requirements south of Palisades.
- Recommendation to explicitly reference the Brookwood Hills Conservation District in the ordinance.

### **Open Questions for Residents**

- Should the Club support the proposed cumulative side yard setback change?
- Should we oppose the height increase for ADUs?

### **Closing**

Residents are encouraged to share feedback with the Brookwood Hills Community Club by email and submit comments directly to the City of Atlanta before the September 2nd deadline.