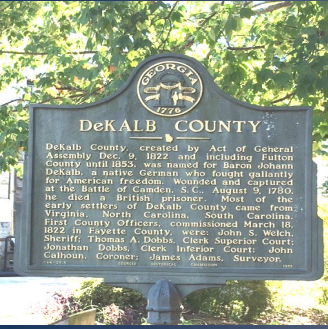


# DeKalb County 2035 Comprehensive Plan Executive Summary



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*On behalf of the DeKalb County Department of Planning and Sustainability, staff would like to thank all those who participated in this effort to contribute to DeKalb County's development well into the future.*

### **DeKalb County Office of CEO**

|                  |                                               |
|------------------|-----------------------------------------------|
| Michael Thurman  | CEO                                           |
| Zachary Williams | Executive Assistant                           |
| Luz Borrero      | Deputy Chief Operating Officer of Development |

### **DeKalb County Planning and Sustainability, Long Range Division**

|                    |                                    |
|--------------------|------------------------------------|
| Andrew Baker, AICP | Director                           |
| Philip Etiwe       | Associate Director                 |
| Cedric Hudson      | Planning Administrator             |
| Larry Washington   | Senior Planner                     |
| Brian Brewer       | Planner                            |
| Mekonnen Gessesse  | Research / Policy Analyst          |
| Sylvia Smith       | Transportation Engineering Manager |

### **Board of Commissioners**

|                      |                  |
|----------------------|------------------|
| Nancy Jester         | District 1       |
| Jeff Rader           | District 2       |
| Larry Johnson        | District 3       |
| Steve Bradshaw       | District 4       |
| Mereda Davis Johnson | District 5       |
| Kathie Gannon        | Super District 6 |
| Gregory Adams        | Super District 7 |

### **Atlanta Regional Commission**

### **Contributing Staff / Departments / Stakeholders**

### **Planning Commissioners**

|                    |                         |
|--------------------|-------------------------|
| Mary Kay Woodworth | District 1              |
| Jon West           | District 2              |
| Vivian Moore       | District 3              |
| LaSonya D Osler    | District 4              |
| Markus J. Butts    | District 5              |
| Jana Johnson       | Super District 6        |
| Jerome Edmondson   | Super District 7        |
| Tess Snipes        | Chief Executive Officer |

***Special thanks to all the citizens of DeKalb County who participated in this update.***



# DEKALB COUNTY

## 2016-2035 COMPREHENSIVE PLAN

*The comprehensive plan provides the vision for how DeKalb County wants to look in the future.*

*It defines a place for quality investment, conduct business professionally, and community enrichment*



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Planning & Sustainability Department  
**2016 Comprehensive Plan Update**  
DeKalb County

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## Purpose

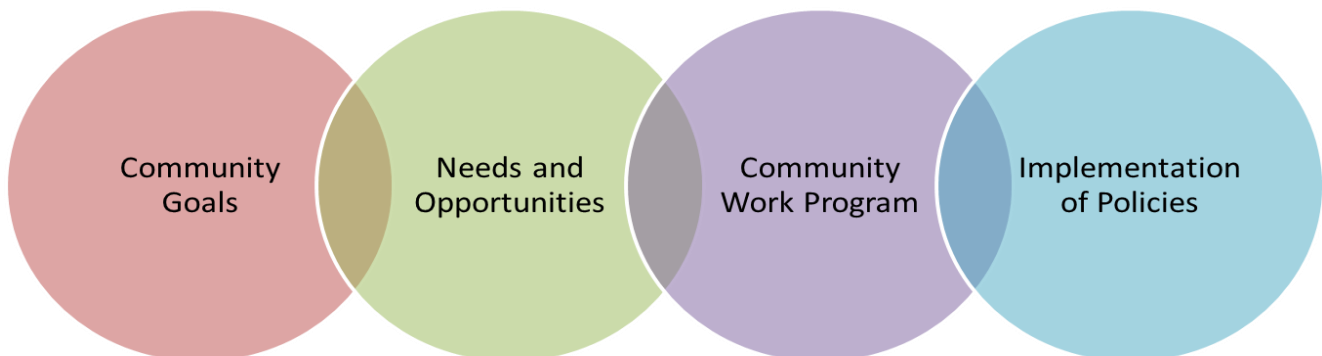
This Executive Summary represents only a snapshot of the Comprehensive Plan full document. This document provides the essential components of the plan, to act as a quick reference guide for daily uses. The Comprehensive Plan is the guiding principal for the future development of DeKalb County. After four (4) extensive public involvement meetings of all segments of the community, a thorough analysis of current and future trends, and assessment of the community’s issues and opportunities, the “blue print” for the future was established. The comprehensive plan has been developed to state the vision for the future and establishes the goals, guidelines, and policies needed to achieve sustainable growth over a twenty to thirty year period. The Comprehensive Plan is based on the required elements specified by the Department of Community Affairs to address;

- Community Goals
- Needs and Opportunities
- Community Work Program
- Economic Development
- Land Use
- Transportation
- Housing
- Water Supply/Economic Quality

The Comprehensive Plan is a public driven document designed to accommodate future population growth and development while maintaining the county’s vision. The document is user friendly for day-to-day decision making by community leaders as the community works toward achieving the desired future of DeK-

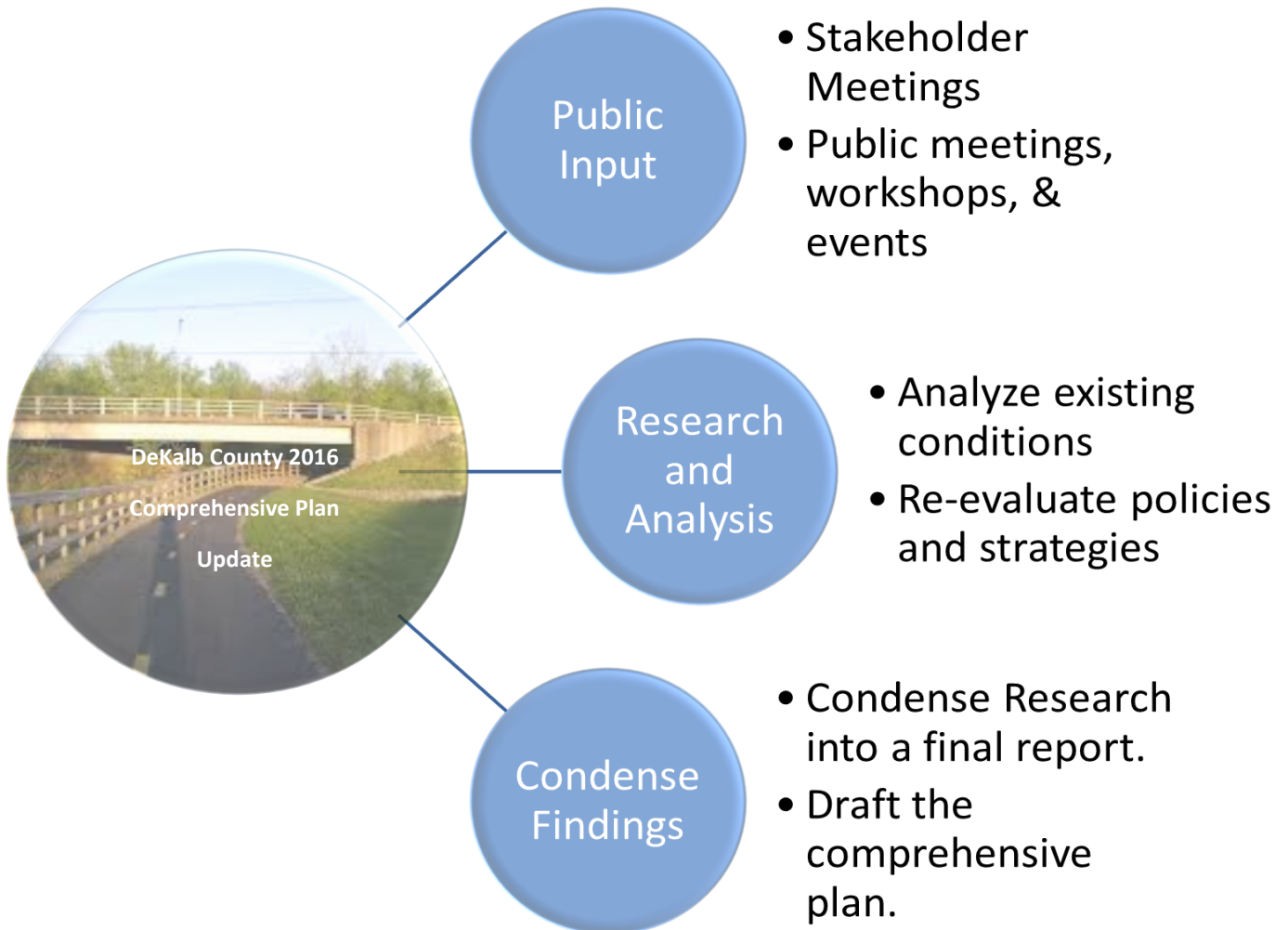
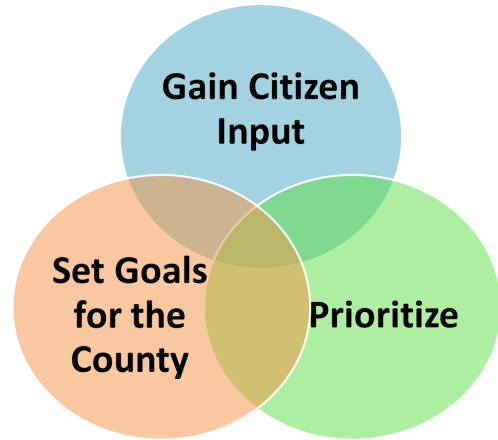
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## Important Elements of the Plan






# PLAN METHODOLOGY

This plan update is an extension of the previous comprehensive plan. The previous comprehensive plan, the DeKalb County 2025 Comprehensive Plan, laid the foundation for this effort, and where relevant, the findings and recommendations of the previous plan were incorporated and updated. In addition, this plan incorporated and updated the recommendations of several planning studies, including Livable Centers Initiatives (LCI), neighborhood master plans, Comprehensive Transportation Plan, Parks and Recreation Master Plan, Sustainability Plan, Arabia Mountain Plan, DeKalb County HUD Consolidated Plan, and Economic Strategic Development Plan. The public outreach effort launched for this plan update included two public hearings, and four community workshops. Announcements and notifications of these meetings were included on the County’s website, local newspapers, and flyers passed out at local community events. In addition, an on-line community survey was posted providing those who could not make the public meetings an opportunity to have their ideas recorded and heard. To help direct the formulation of the plan update, a stakeholders committee was formed and comprised of members representing a cross-section of the community including elected officials, local business interests, key staff, and residents.



## Issues & Opportunities

This Section includes a list of Issues and Opportunities that DeKalb intends to address over the next five years. They will be followed by the Community Goals covered in the next section and will be addressed with programs listed in the Community Work Program. The potential Issues and Opportunities identified in the Plan have been modified based on stakeholder knowledge of the community, staff interpretation of the Community Assessment and comments provided by the Atlanta Regional Commission and the Georgia Department of Community Affairs. Below, is an abbreviated version of the Issues and Opportunities identi-

| Categories                                                                                                                 | Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Opportunities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Land Use / Sense of Place</b></p>    | <ul style="list-style-type: none"> <li>Some major corridors have a high percentage older retail strip commercial centers are in decline or underutilized.</li> <li>Many residents feel that some corridors and retail centers have uses that do not meet the needs of nearby residential neighborhoods.</li> <li>Many older multi-family developments are suffering from physical deterioration and are often concentrated in areas with higher poverty rates.</li> <li>Many neighborhoods lack a sense of place or identity.</li> </ul> | <ul style="list-style-type: none"> <li>Declining and underutilized strip commercial centers provide an opportunity for redevelopment and mixed use.</li> <li>The location of underutilized strip commercial centers will allow for redevelopment along major corridors without intruding into established residential neighborhoods.</li> <li>A new zoning code has recently been adopted that should begin to address density and design concerns.</li> <li>Many new re-developments have taken place on or near underutilized commercial corridors.</li> </ul> |
| <p><b>Population &amp; Housing</b></p>  | <ul style="list-style-type: none"> <li>Poverty rates have increased in certain sections of central and south DeKalb County.</li> <li>The senior population is expected to continue to increase and require more housing and service options.</li> </ul>                                                                                                                                                                                                                                                                                  | <ul style="list-style-type: none"> <li>DeKalb has proximity to downtown Atlanta and many growing in-town neighborhoods.</li> <li>DeKalb's Diverse population and cultural diversity allow for a wide range of social, cultural and economic opportunities.</li> </ul>                                                                                                                                                                                                                                                                                            |
| <p><b>Economic Development</b></p>      | <ul style="list-style-type: none"> <li>There is public concern that more innovative economic development needs to take place.</li> <li>Some parts of central and south DeKalb lack adequate retail and employment options.</li> </ul>                                                                                                                                                                                                                                                                                                    | <ul style="list-style-type: none"> <li>Due to its proximity of Hartsfield-Jackson Atlanta Airport and major freight corridors, Southwest DeKalb has logistics and distribution opportunities.</li> <li>The DeKalb Development Authority (Decide DeKalb) has been reorganized, rebranded and strengthened.</li> </ul>                                                                                                                                                                                                                                             |

## Population, Housing and Economic Demographics Summary

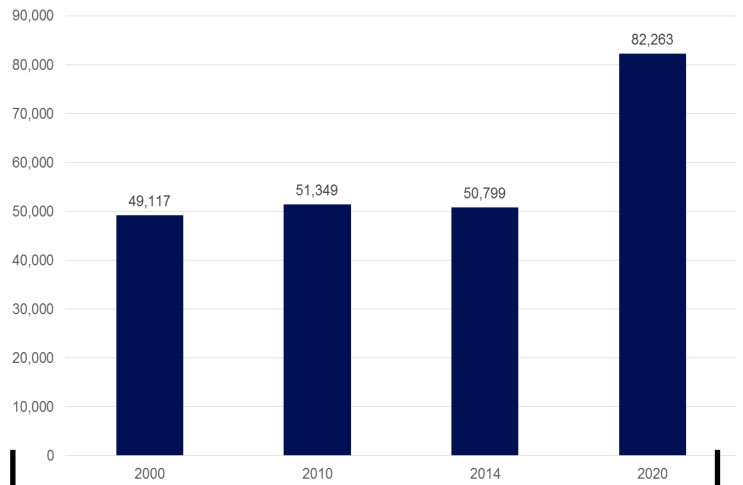
| DeKalb County            | DeKalb County Changes in Demographics |          |          |                            |
|--------------------------|---------------------------------------|----------|----------|----------------------------|
|                          | 2000                                  | 2010     | 2015     | Amount of Change 2000-2015 |
| Total population         | 665,865                               | 691,891  | 734,871  | 10.4%                      |
| Latino Population        | 7.9%                                  | 9.8%     | 8.8%     | 11.4%                      |
| White population         | 35.8%                                 | 33.3%    | 36.4%    | 1.6%                       |
| Black Population         | 54.2%                                 | 54.3%    | 54.0%    | -0.4%                      |
| Seniors (Age 65 & Above) | 7.9%                                  | 9.0%     | 10.7%    | 35.4%                      |
| Median Household Income  | \$42,767                              | \$51,349 | \$50,799 | 18.8%                      |

Data Source: U. S. Census Bureau – 2000 & 2010 Census - 2015 ACS Estimate

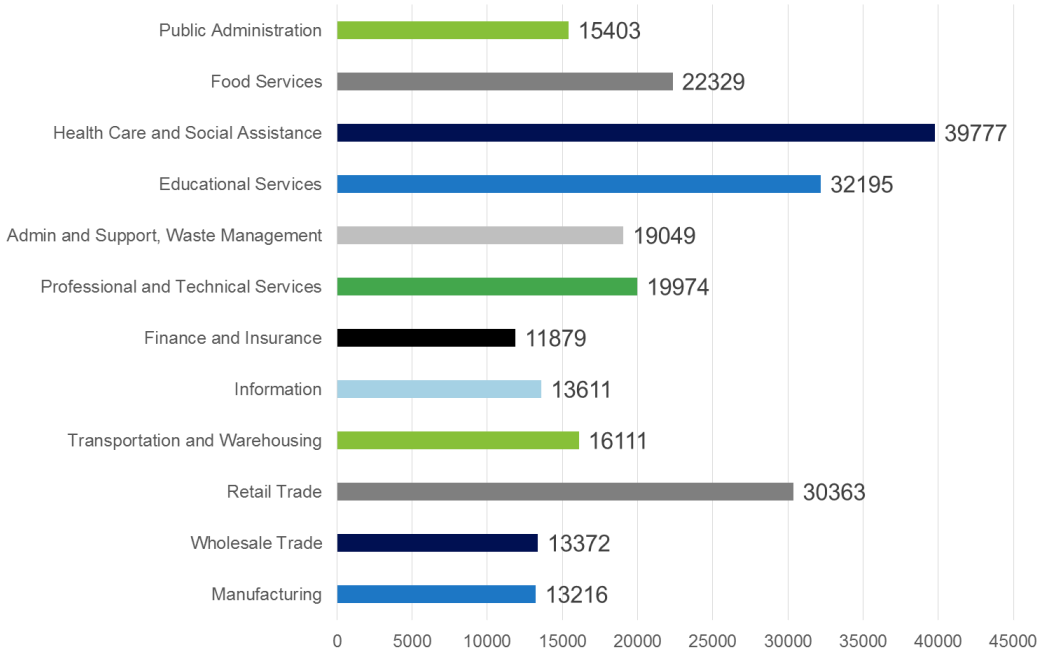
**Median Household Income** in DeKalb had risen between 2000 and 2010 from \$49,117 to \$51,349, but, according to estimates, declined slightly between 2010 and 2015. It is projected to increase by 2020 to \$57,608.

Data Source: 2000- US Census, 2010/2014- American Communities Survey 2020- ArcGIS Business Analyst Online

The Atlanta Regional Commission



### What Jobs Exist in DeKalb County



### Workplace Area Characteristics 2014:

Workplace Area Characteristics (WAC) describe the jobs that are available within a given study area. Most jobs available in DeKalb are in the field of Health Care and Social Assistance.

Data Source: US Census Bureau, Census on the Map Workplace Area Profile Analysis



## Intergovernmental Coordination - Summary of Services

The Service Delivery Matrix is a quick-reference guide, that is designed to show the level of service provided by DeKalb County to it's municipalities and the City of Atlanta. Below is a graphic illustration of the matrix, and a more legible version is located within the SDS document, on the Department's website.

| DeKalb County Service Delivery Strategy 2016 |         |                  |            |          |           |         |           |          |          |           |                |               |
|----------------------------------------------|---------|------------------|------------|----------|-----------|---------|-----------|----------|----------|-----------|----------------|---------------|
| Summary of Services in DeKalb County Cities  |         |                  |            |          |           |         |           |          |          |           |                |               |
| General Services                             | Atlanta | Avondale Estates | Brookhaven | Chamblee | Clarkston | Decatur | Doraville | Dunwoody | Lithonia | Pine Lake | Stone Mountain | DeKalb County |
| Finance                                      | D       | D                | D          | D        | D         | D       | D         | D        | D        | D         | D              | D             |
| Purchasing                                   | D       | D                | D          | D        | D         | D       | D         | D        | D        | D         | D              | D             |
| Information Technologies                     | D       | D                | D          | D        | D         | D       | D         | D        | D        | D         | D              | D             |
| GIS (Basic)                                  | Atlanta | Avondale Estates | Brookhaven | Chamblee | Clarkston | Decatur | Doraville | Dunwoody | Lithonia | Pine Lake | Stone Mountain | DeKalb County |
| Parcel Creation                              | DC      | DC               | DC         | DC       | DC        | DC      | DC        | DC       | DC       | DC        | DC             | D             |
| Parcel Maintenance                           | DC      | DC               | DC         | DC       | DC        | DC      | DC        | DC       | DC       | DC        | DC             | D             |
| GIS (Non-Basic)                              | Atlanta | Avondale Estates | Brookhaven | Chamblee | Clarkston | Decatur | Doraville | Dunwoody | Lithonia | Pine Lake | Stone Mountain | DeKalb County |
| Specialized Data/Mapping                     | D       | D                | D          | D        | D         | D       | D         | D        | D        | D         | D              | D             |
| Elections                                    | DC      | DC               | IG-DC      | DC       | DC        | D/DC    | DC        | DC       | DC       | DC        | D/DC           | D             |
| Personnel                                    | D       | D                | D          | D        | D         | D       | D         | D        | D        | D         | D              | D             |
| Property Tax Collections/ Tax Billing        | DC      | DC               | DC         | DC       | DC        | D       | DC        | DC       | DC       | DC        | DC             | D             |
| Legal/Judicial Services                      | Atlanta | Avondale Estates | Brookhaven | Chamblee | Clarkston | Decatur | Doraville | Dunwoody | Lithonia | Pine Lake | Stone Mountain | DeKalb County |
| Public Defender                              | D       | D                | D          | D        | D         | D       | D         | D        | D        | D         | D              | D             |
| Solicitor                                    | D       | D                | D          | D        | D         | D       | D         | D        | D        | D         | D              | D             |
| Local Government Attorney                    | D       | D                | D          | D        | D         | D       | D         | D        | D        | D         | D              | D             |
| Public Safety                                | Atlanta | Avondale Estates | Brookhaven | Chamblee | Clarkston | Decatur | Doraville | Dunwoody | Lithonia | Pine Lake | Stone Mountain | DeKalb County |
| Police (Basic)                               | D       | D                | D          | D        | D/DC      | D       | D         | D        | D/DC     | D/DC      | D              | D             |
| Police (Non-basic)                           | D       | DC               | D          | DC       | DC        | DC      | D         | D        | DC       | DC        | DC             | D             |
| Animal Control                               | DC      | DC               | DC         | D        | DC        | D       | D         | DC       | DC       | DC        | DC             | D             |
| Fire Services                                | Atlanta | Avondale Estates | Brookhaven | Chamblee | Clarkston | Decatur | Doraville | Dunwoody | Lithonia | Pine Lake | Stone Mountain | DeKalb County |
| Fire & Rescue                                | D       | DC               | DC         | DC       | DC        | D       | DC        | DC       | DC       | DC        | DC             | D             |
| Fire Inspections                             | D       | D/DC             | D/DC       | DC       | D/DC      | D       | D         | D/DC     | D/DC     | DC        | D/DC           | D             |
| Fire Prevention/ Marshal                     | D       | D/DC             | D/DC       | DC       | D/DC      | D       | DC        | D/DC     | DC       | DC        | D/DC           | D             |
| EMS                                          | DC      | DC               | DC         | DC       | DC        | DC      | DC        | DC       | DC       | DC        | DC             | D             |
| General                                      | Atlanta | Avondale Estates | Brookhaven | Chamblee | Clarkston | Decatur | Doraville | Dunwoody | Lithonia | Pine Lake | Stone Mountain | DeKalb County |
| Sheriff /Jail & Evictions                    | DC      | DC               | DC         | DC       | DC        | DC      | DC        | DC       | DC       | DC        | DC             | D             |
| Marshal/ Real Estate & Warrants              | DC      | D/DC             | DC         | DC       | DC        | D/DC    | DC        | DC       | DC       | D/DC      | DC             | D             |
| 911                                          | D       | DC               | D          | D        | DC        | D       | D         | A        | DC       | DC        | DC             | D             |
| Dispatch                                     | D       | DC               | D          | D        | D         | D       | D         | A/DC     | DC       | DC        | DC             | D             |
| Medical Examiner                             | DC      | DC               | DC         | DC       | DC        | DC      | DC        | DC       | DC       | DC        | DC             | D             |
| Emergency Management                         | DC      | DC               | DC         | DC       | DC        | D/DC    | D/DC      | DC       | DC       | D/DC      | DC             | D             |
| Radio System                                 | D       | DC               | DC         | DC       | DC        | DC      | DC        | DC       | DC       | DC        | DC             | D             |
| Planning / Development                       | Atlanta | Avondale Estates | Brookhaven | Chamblee | Clarkston | Decatur | Doraville | Dunwoody | Lithonia | Pine Lake | Stone Mountain | DeKalb County |
| Strutural Inspections / Permits              | Atlanta | Avondale Estates | Brookhaven | Chamblee | Clarkston | Decatur | Doraville | Dunwoody | Lithonia | Pine Lake | Stone Mountain | DeKalb County |
| Plans Review                                 | D       | D                | D          | D        | D         | D       | D         | D        | D        | D         | D              | D             |
| Electrical Inspection                        | D       | D                | D          | D        | D         | D       | D         | D        | D        | D         | D              | D             |
| Building Inspection                          | D       | D                | D          | D        | D         | D       | D         | D        | D        | D         | D              | D             |
| Plumbing Inspection                          | D       | D                | D          | D        | D         | D       | D         | D        | D        | D         | D              | D             |
| HVAC Inspection                              | D       | D                | D          | D        | D         | D       | D         | D        | D        | D         | D              | D             |
| Land Development                             | Atlanta | Avondale Estates | Brookhaven | Chamblee | Clarkston | Decatur | Doraville | Dunwoody | Lithonia | Pine Lake | Stone Mountain | DeKalb County |
| Plan Review Coordination                     | D       | D                | D          | D        | D         | D       | D         | D        | D        | D         | D              | D             |
| Land Development Plan Review                 | D       | D                | D          | D        | D         | D       | D         | D        | D        | D         | D              | D             |
| Land Development Inspection                  | D       | D                | D          | D        | D         | D       | D         | D        | D        | D         | D              | D             |
| Final Plat Processing                        | D       | D                | D          | D        | D         | D       | D         | D        | D        | D         | D              | D             |
| Permits and Zoning                           | Atlanta | Avondale Estates | Brookhaven | Chamblee | Clarkston | Decatur | Doraville | Dunwoody | Lithonia | Pine Lake | Stone Mountain | DeKalb County |
| Building Permits                             | D       | D                | D          | D        | D         | D       | D         | D        | D        | D         | D              | D             |

## DeKalb County Service Delivery Strategy 2016

### Summary of Services in DeKalb County Cities

|                                        |                |                                                                                                                                                                                                           |                   |                 |                  |                |                  |                 |                 |                  |                       |                      |
|----------------------------------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------|------------------|----------------|------------------|-----------------|-----------------|------------------|-----------------------|----------------------|
| Plans Review                           | D              | D                                                                                                                                                                                                         | D                 | D               | D                | D              | D                | D               | D               | D                | D                     | D                    |
| Zoning Review                          | D              | D                                                                                                                                                                                                         | D                 | D               | D                | D              | D                | D               | D               | D                | D                     | D                    |
| Trade Permits                          | D              | D                                                                                                                                                                                                         | D                 | D               | D                | D              | D                | D               | D               | D                | D                     | D                    |
| Certificate of Occupancy               | D              | D                                                                                                                                                                                                         | D                 | D               | D                | D              | D                | D               | D               | D                | D                     | D                    |
| <b>Planning &amp; Related</b>          | <b>Atlanta</b> | <b>Avondale Estates</b>                                                                                                                                                                                   | <b>Brookhaven</b> | <b>Chamblee</b> | <b>Clarkston</b> | <b>Decatur</b> | <b>Doraville</b> | <b>Dunwoody</b> | <b>Lithonia</b> | <b>Pine Lake</b> | <b>Stone Mountain</b> | <b>DeKalb County</b> |
| Planning / Zoning                      | D              | D                                                                                                                                                                                                         | D                 | D               | D                | D              | D                | D               | D               | D                | D                     | D                    |
| Business & Alcohol License             | D              | D                                                                                                                                                                                                         | D                 | D               | D                | D              | D                | D               | D               | D                | D                     | D                    |
| Community Development - CDBG           | D              | D                                                                                                                                                                                                         | DC                | DC              | DC               | DC             | N/A              | DC              | DC              | N/A              | DC                    | D                    |
| Economic Development                   | D              | D                                                                                                                                                                                                         | D                 | D               | D                | D/A            | A                | D               | D               | N/A              | D                     | A                    |
| Code Enforcement/Beautification        | D              | D                                                                                                                                                                                                         | D                 | D               | D                | D              | D                | D               | D               | N/A              | D                     | D                    |
| Public Housing                         | A              | N/A                                                                                                                                                                                                       | N/A               | N/A             | A                | A              | A                | A               | A               | N/A              | A                     | A                    |
| <b>Public Works</b>                    | <b>Atlanta</b> | <b>Avondale Estates</b>                                                                                                                                                                                   | <b>Brookhaven</b> | <b>Chamblee</b> | <b>Clarkston</b> | <b>Decatur</b> | <b>Doraville</b> | <b>Dunwoody</b> | <b>Lithonia</b> | <b>Pine Lake</b> | <b>Stone Mountain</b> | <b>DeKalb County</b> |
| Water Treatment / Water Distribution   | DC             | These services are provided by DeKalb County as an enterprise fund paid for by users fees. There is no fee differential between customers living in incorporated cities and unincorporated DeKalb County. |                   |                 |                  |                |                  |                 |                 |                  |                       | D                    |
| Wastewater Collection & Treatment      | DC             |                                                                                                                                                                                                           |                   |                 |                  |                |                  |                 |                 |                  |                       | D                    |
| <b>Sanitation</b>                      | <b>Atlanta</b> | <b>Avondale Estates</b>                                                                                                                                                                                   | <b>Brookhaven</b> | <b>Chamblee</b> | <b>Clarkston</b> | <b>Decatur</b> | <b>Doraville</b> | <b>Dunwoody</b> | <b>Lithonia</b> | <b>Pine Lake</b> | <b>Stone Mountain</b> | <b>DeKalb County</b> |
| Refuse Collection                      | D              | D                                                                                                                                                                                                         | DC                | D               | D                | D              | D                | DC              | DC              | D                | D                     | D                    |
| Landfill                               | DC             | DC                                                                                                                                                                                                        | DC                | DC              | DC               | DC             | DC               | DC              | DC              | DC               | DC                    | D                    |
| Recycling Programs                     | D              | D                                                                                                                                                                                                         | DC                | D               | D                | D              | D                | DC              | D/DC            | D                | D                     | D                    |
| <b>Roads &amp; Drainage</b>            | <b>Atlanta</b> | <b>Avondale Estates</b>                                                                                                                                                                                   | <b>Brookhaven</b> | <b>Chamblee</b> | <b>Clarkston</b> | <b>Decatur</b> | <b>Doraville</b> | <b>Dunwoody</b> | <b>Lithonia</b> | <b>Pine Lake</b> | <b>Stone Mountain</b> | <b>DeKalb County</b> |
| Street Construction                    | D              | D                                                                                                                                                                                                         | D                 | D               | D                | D              | D                | D               | D               | D                | D                     | D                    |
| Street Maintenance                     | D              | D                                                                                                                                                                                                         | D                 | D               | D                | D              | D                | D               | D               | D                | D                     | D                    |
| Street Cleaning                        | D              | D                                                                                                                                                                                                         | D                 | D               | D                | D              | D                | D               | D               | D                | D                     | D                    |
| Traffic Signaling                      | D              | DC                                                                                                                                                                                                        | DC                | D               | DC               | DC             | DC               | DC              | DC              | DC               | DC                    | D                    |
| Street Signage                         | D              | D                                                                                                                                                                                                         | D                 | D               | D                | D              | DC               | D               | D               | D                | D                     | D                    |
| Storm Water                            | D              | D                                                                                                                                                                                                         | D                 | D               | DC/D             | D              | D                | D               | D               | D                | D                     | D                    |
| Cemetery                               | N/A            | DC                                                                                                                                                                                                        | N/A               | DC              | DC               | N/A            | N/A              | DC              | N/A             | N/A              | D                     | N/A                  |
| <b>Transportation</b>                  | <b>Atlanta</b> | <b>Avondale Estates</b>                                                                                                                                                                                   | <b>Brookhaven</b> | <b>Chamblee</b> | <b>Clarkston</b> | <b>Decatur</b> | <b>Doraville</b> | <b>Dunwoody</b> | <b>Lithonia</b> | <b>Pine Lake</b> | <b>Stone Mountain</b> | <b>DeKalb County</b> |
| Development Permit Reviews             | D              | D                                                                                                                                                                                                         | D                 | D               | DC               | D              | DC               | D               | DC              | DC               | D                     | D                    |
| Utility Encroachment Permitting        | D              | D                                                                                                                                                                                                         | D                 | D               | DC               | D              | DC               | D               | DC              | DC               | D                     | D                    |
| Traffic Calming Program                | D              | D                                                                                                                                                                                                         | D                 | D               | DC               | D              | DC               | D               | DC              | DC               | DC                    | D                    |
| Airport                                | D              | DC                                                                                                                                                                                                        | DC                | DC              | DC               | DC             | DC               | DC              | DC              | DC               | DC                    | D                    |
| <b>Leisure Services</b>                | <b>Atlanta</b> | <b>Avondale Estates</b>                                                                                                                                                                                   | <b>Brookhaven</b> | <b>Chamblee</b> | <b>Clarkston</b> | <b>Decatur</b> | <b>Doraville</b> | <b>Dunwoody</b> | <b>Lithonia</b> | <b>Pine Lake</b> | <b>Stone Mountain</b> | <b>DeKalb County</b> |
| Parks                                  | D              | D                                                                                                                                                                                                         | D                 | D               | D                | D              | D                | D               | D/DC            | D                | D                     | D                    |
| Recreation Programs                    | D              | D                                                                                                                                                                                                         | D                 | D               | D                | D              | D                | D               | DC              | D                | D                     | D                    |
| Libraries                              | DC             | DC                                                                                                                                                                                                        | DC                | DC              | DC               | DC             | D/DC             | DC              | DC              | DC               | DC                    | D                    |
| <b>Health and Social Services</b>      | <b>Atlanta</b> | <b>Avondale Estates</b>                                                                                                                                                                                   | <b>Brookhaven</b> | <b>Chamblee</b> | <b>Clarkston</b> | <b>Decatur</b> | <b>Doraville</b> | <b>Dunwoody</b> | <b>Lithonia</b> | <b>Pine Lake</b> | <b>Stone Mountain</b> | <b>DeKalb County</b> |
| Physical Health / Environmental Health | N/A            | These services are provided by DeKalb County and paid for by general funds. There is no fee differential between customers living in incorporated cities and unincorporated DeKalb County.                |                   |                 |                  |                |                  |                 |                 |                  |                       | D                    |
| Hospital                               | N/A            |                                                                                                                                                                                                           |                   |                 |                  |                |                  |                 |                 |                  |                       | D                    |
| Mental Health / Substance Abuse        | N/A            |                                                                                                                                                                                                           |                   |                 |                  |                |                  |                 |                 |                  |                       | D                    |
| Welfare                                | N/A            |                                                                                                                                                                                                           |                   |                 |                  |                |                  |                 |                 |                  |                       | D                    |
| Senior Services                        | N/A            |                                                                                                                                                                                                           |                   |                 |                  |                |                  |                 |                 |                  |                       | D                    |

D: Direct (Jurisdiction provides its own service)

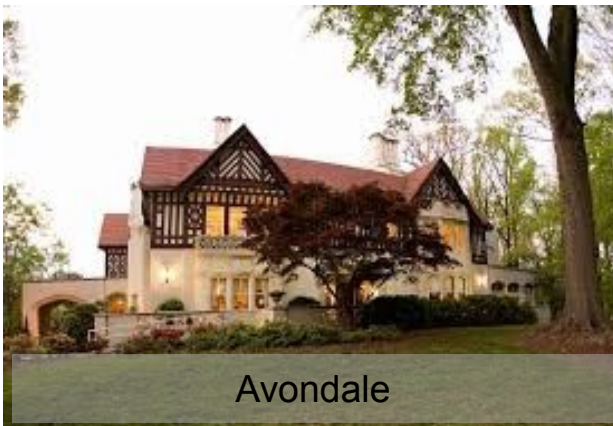
DC: DeKalb County (The County is the sole provider of service)

A: Authority

## Historic Resources

DeKalb County is rich in historical resources and archeological resources. Many historic homes, mills, and bridges still stand as a living museum and history lesson for all. These are the sites and structures that molded the history and created the future of the county.

Several strategies to preserve DeKalb County’s historic resources are currently underway. These strategies range from efforts at the local level all the way to the federal level, with several structures and districts listed on the National Historic Register. DeKalb County’s Board of Commissioners created a seven-member **Historic Preservation Commission**, in 1994. This Commission is charged with the designation of historic properties, the issuance of certificates of appropriateness, and public hearing procedures. The commission is currently taking applications for historic designation and working to increase public awareness of the economic value of historic preservation. Listed in the table are several historic districts in the County.



Avondale

## National Register Listed Districts

|                                                                                  |                    |
|----------------------------------------------------------------------------------|--------------------|
| Avondale Estates Historic District                                               | December 8, 1986   |
| Cameron Court Historic District                                                  | September 30, 1982 |
| Candler Park Historic District                                                   | September 8, 1983  |
| Candler Park Historic District                                                   | March 17, 2005     |
| Decatur Downtown Historic District                                               | May 23, 2012       |
| Druid Hills Historic District                                                    | October 25, 1979   |
| Emory Grove Historic District                                                    | March 31, 2000     |
| Emory University Historic District                                               | November 20, 1975  |
| Kirkwood Historic District                                                       | September 24, 2009 |
| Klondike Historic District                                                       | September 27, 2007 |
| McDonough –Adams-Kings Highway Historic District                                 | December 24, 2013  |
| Northwoods Historic District                                                     | June 2, 2014       |
| Oglethorpe University Historic District                                          | August 6, 1994     |
| Ponce de Leon Court Historic District                                            | July 2, 2011       |
| Ponce de Leon Terrace- Ponce de Leon Heights-Clairmont Estates Historic District | November 2, 2011   |
| South Candler Street- Agnes Scott College Historic District                      | July 29, 1994      |
| Stone Mountain Historic District                                                 | December 7, 2000   |
| University Park- Emory Highlands- Emory Estates Historic District                | August 31, 1998    |
| Winnona Park Historic District                                                   | May 30, 2002       |

## National Heritage Area

|                                        |                  |
|----------------------------------------|------------------|
| Arabia Mountain National Heritage Area | October 12, 2006 |
|----------------------------------------|------------------|

## Historic Structures and Places



Swanton House



Soapstone Ridge

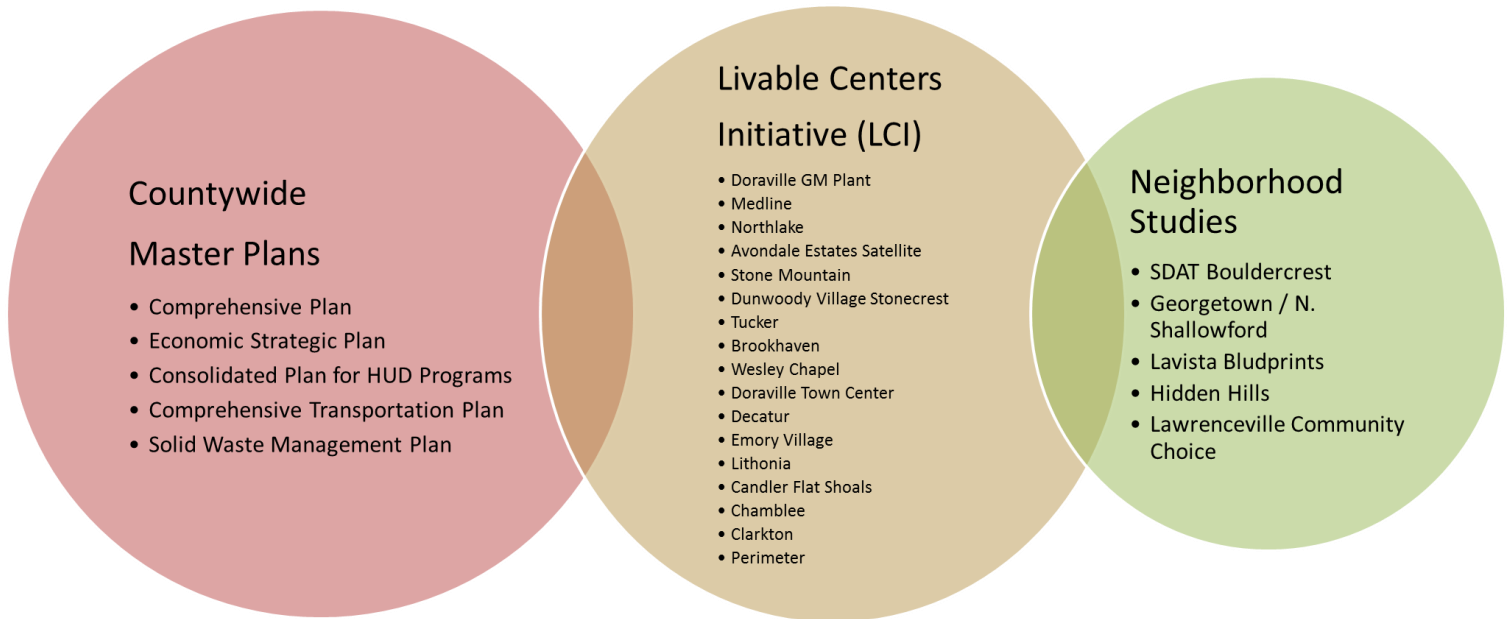
## County-wide and Supplemental Plans

In the years since the last Comprehensive Plan, additional county-wide and local small area plans have been completed. Many of these plans address issues and set policy guidance that are relevant for 2035 Comprehensive Plan. Significant community input was often utilized during plan development. The plans have been completed and managed by the County. They have all been adopted by the DeKalb County Board of Commissioners. Many of the findings and recommendations provide context as well as a valuable background on recent policy decisions. This section includes two types of plans:

- **County-wide Plans** - Content and policy recommendations cover the entire unincorporated county.
- **Supplemental Plans**— Content and policy recommendations that apply to specific/local areas within the county.

This section will provide an overview of these existing plans. Goals and policies within these plans that relate directly to the 2035 Comprehensive Plan will be covered in more detail in the Community Goals Section.

The DeKalb County Comprehensive Plan is supported by many other planning documents that serve to shape development and the provision of County services. The graphic below in Figure 1.1 displays all relevant documents within which the comprehensive plan is based on. Livable Centers Initiatives and Neighborhood Studies are also referred to as Small Area Plans (SAP), which in detail, provide more detail to future land use recommended policy and strategies.



## Public Involvement

Obtaining information from the public was one of the primary methods used for developing the Comprehensive Plan Update needs. Residents and stakeholders in the area present an important source of information for where the system can be improved. Many opportunities for public input were leveraged, including two (2) open houses, including two(2) working sessions, email correspondences. A technical stakeholders committee was established serving as a sounding board for analyses, public participation and documentation as well. This final report document also is being posted for a 30-day public review period in which anyone can download the document and submit comments. At the conclusion of the 30-day review period, there will also be a public meeting at a Board of Commissioners meeting where adoption will be discussed.



### Schedule

| #     | MEETING TYPE/<br>FOCUS         | LOCATON                     | DATE<br>2016     | STAFF<br>Lead  |
|-------|--------------------------------|-----------------------------|------------------|----------------|
| 1     | Kick-off                       | Maloof Auditorium           | April            | ARC            |
| 2     | Public Information             | Northlake & Stonecrest      | June             | ARC/<br>DeKalb |
| 3     | Steering Committee             | Stonecrest Mall             | June thru August | ARC/<br>DeKalb |
| 4     | Workshop – Land Use            | Maloof Auditorium           | June thru July   | ARC            |
| 6     | Final – Draft                  | Maloof Auditorium           | July/<br>August  | ARC            |
| 7     | PED                            | Legislative Conference Rm   | August           | DeKalb only    |
| 8     | COW                            | Maloof                      | August           | DeKalb         |
| 9-13  | Community Council (5)          | Libraries (see CC schedule) | August           | DeKalb         |
| 14    | Planning Commission            | Maloof                      | September        | DeKalb         |
| 15    | Board of Commissioners Hearing | Maloof                      | September        | DeKalb/<br>ARC |
| 16-21 | Commissioner Meetings (6)      | Commissioners Choice        | May/June         | DeKalb         |
| 22    | Public Information – Seniors   | Lou Walker Center           | June             | DeKalb         |
|       | DeKalb Departments             | N/A                         | May/June         | DeKalb         |

### Steering Committee

| DeKalb Agency, Business, Group, etc.              | POC                                                                                                                                       |
|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Commissioners Office Rep<br>Office of the CEO Rep | Davis Fox<br>Chris Hayward                                                                                                                |
| Atlanta Regional Commission                       | Jared Lombard                                                                                                                             |
| ONE DeKalb                                        | MaLika Hakeem                                                                                                                             |
| DeKalb County Community Council                   | District 1- Bruce Penn<br>District 2- Ted Daniel<br>District 3- Charles Peagler<br>District 4- Joe Arrington<br>District 5- George Turner |
| DeKalb County Transportation                      | Patrece Keeter                                                                                                                            |
| DeKalb Historic Preservation Commission Chair     | Lydia Atubeh                                                                                                                              |
| DeKalb ZBOA Member                                | Nadine Johnson                                                                                                                            |
| Arabia Mountain National Heritage Area            | Mera Cardenas                                                                                                                             |
| DeKalb County Public Schools                      | Mathew Williams                                                                                                                           |
| Watershed Management                              | Scott Towler                                                                                                                              |
| Stonecrest Business Alliance                      | Bernard Knight (SBA vice chair)                                                                                                           |
| Decide DeKalb (Economic Development)              | Rolanda Daniels                                                                                                                           |

# Community Goals

The Community Goals section will provide the long-term vision and policies for DeKalb County’s future growth. The foundation of this section is are updated goals from the 20215 Comprehensive Plan. The process included community input, assessment of current needs and opportunities, and adjustments based on the updated Department of Community Affairs Minimum Standards and Procedures For Local Comprehensive Planning. Specific implementation policies are tied to each goal and are listed in the Community Work Plan section.

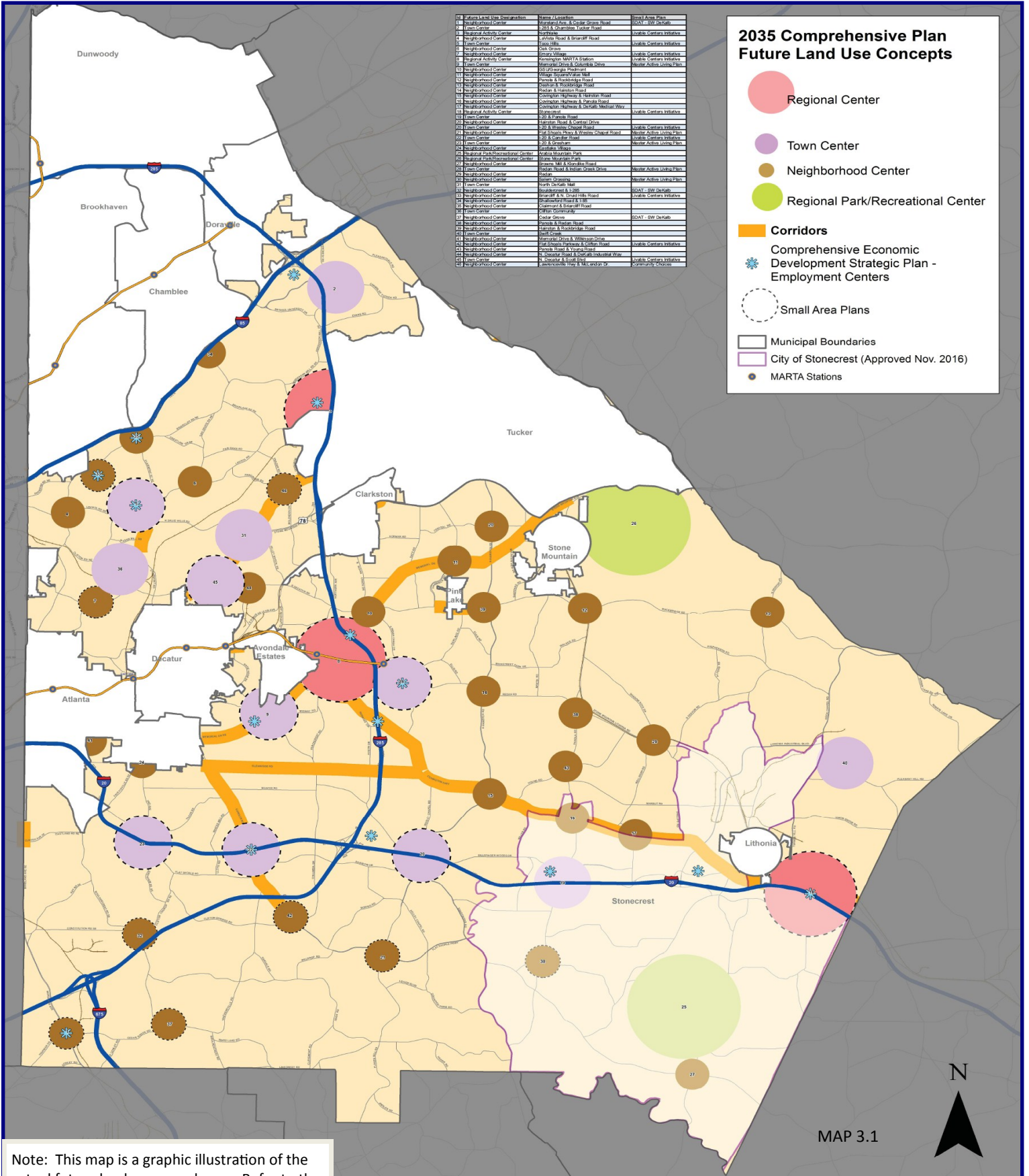
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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p><b>Natural &amp; Historic Resources</b></p> <ul style="list-style-type: none"> <li>• Preservation</li> <li>• Trail Networks</li> <li>• Open Space Acquisition</li> <li>• Stormwater Management</li> <li>• Neighborhood Parks</li> <li>• Environmental Sensitivity</li> </ul> |  <p><b>Housing</b></p> <ul style="list-style-type: none"> <li>• Infill</li> <li>• Multi-family</li> <li>• Workforce</li> <li>• Seniors</li> <li>• Mixed Use</li> <li>• Housing Variety</li> <li>• Code Compliance</li> <li>• Special Needs</li> </ul> |  <p><b>Economic Development</b></p> <ul style="list-style-type: none"> <li>• Revitalize Corridors</li> <li>• Public/Private Partnerships</li> <li>• Infrastructure and Aesthetics</li> <li>• Employment Center Creation</li> </ul> |  <p><b>Transportation</b></p> <ul style="list-style-type: none"> <li>• Asset Management</li> <li>• Functional Classification</li> <li>• Freight and Air Travel</li> <li>• Access Management</li> <li>• Complete Streets</li> <li>• Bicycle and Pedestrian</li> <li>• Transportation Demand Management</li> <li>• Coordination with MARTA</li> <li>• Schools</li> <li>• Priority Projects for DeKalb County and Cities</li> </ul> |  <p><b>Land Use</b></p> <ul style="list-style-type: none"> <li>• Protection of Single Family Residential</li> <li>• Retrofitting</li> <li>• Mixed Use Development</li> <li>• Enhanced Buffers</li> <li>• Staggered Heights</li> <li>• Streetscaping</li> <li>• Cultural Diversity</li> <li>• Traffic Calming</li> <li>• Healthy Neighborhoods</li> <li>• Connectivity</li> <li>• Small Area Plans</li> </ul> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



**The Development Plan Concept.** The Future Land Use Map provides specific and detailed future development patterns for the County. This Future Land Use Plan and Map consists primarily of the Activity Centers which emerged from the concept map. There are three types of Activity Centers: Neighborhood Centers, Town Centers and Regional Centers, which have emerged and included as a part of the Future Development Plan. There are a total of 45 Activity Centers countywide. In addition, the Future Development Plan includes residential designations: Rural, Suburban, and Traditional.

| <b>Id</b> | <b>Future Land Use Designation</b> | <b>Name / Location</b>                  | <b>Small Area Plan</b>     |
|-----------|------------------------------------|-----------------------------------------|----------------------------|
| 1         | Neighborhood Center                | Moreland Ave. & Cedar Grove Road        | SDAT - SW DeKalb           |
| 2         | Town Center                        | I-285 & Chamblee Tucker Road            |                            |
| 3         | Regional Activity Center           | Northlake                               | Livable Centers Initiative |
| 4         | Neighborhood Center                | LaVista Road & Briarcliff Road          |                            |
| 5         | Town Center                        | Toco Hills                              | Livable Centers Initiative |
| 6         | Neighborhood Center                | Oak Grove                               |                            |
| 7         | Neighborhood Center                | Emory Village                           | Livable Centers Initiative |
| 8         | Regional Activity Center           | Kensington MARTA Station                | Livable Centers Initiative |
| 9         | Town Center                        | Memorial Drive & Columbia Drive         | Master Active Living Plan  |
| 10        | Neighborhood Center                | GSU/Georgia Piedmont                    |                            |
| 11        | Neighborhood Center                | Village Square/Value Mall               |                            |
| 12        | Neighborhood Center                | Panola & Rockbridge Road                |                            |
| 13        | Neighborhood Center                | Deshon & Rockbridge Road                |                            |
| 14        | Neighborhood Center                | Redan & Hairston Road                   |                            |
| 15        | Neighborhood Center                | Covington Highway & Hairston Road       |                            |
| 16        | Neighborhood Center                | Covington Highway & Panola Road         |                            |
| 17        | Neighborhood Center                | Covington Highway & DeKalb Medical Way  |                            |
| 18        | Regional Activity Center           | Stonecrest                              | Livable Centers Initiative |
| 19        | Town Center                        | I-20 & Panola Road                      |                            |
| 20        | Neighborhood Center                | Hairston Road & Central Drive           |                            |
| 20        | Town Center                        | I-20 & Wesley Chapel Road               | Livable Centers Initiative |
| 21        | Neighborhood Center                | Flat Shoals Pkwy & Wesley Chapel Road   | Master Active Living Plan  |
| 22        | Town Center                        | I-20 & Candler Road                     | Livable Centers Initiative |
| 23        | Town Center                        | I-20 & Gresham                          | Master Active Living Plan  |
| 24        | Neighborhood Center                | Eastlake Village                        |                            |
| 25        | Regional Park/Recreational Center  | Arabia Mountain Park                    |                            |
| 26        | Regional Park/Recreational Center  | Stone Mountain Park                     |                            |
| 27        | Neighborhood Center                | Browns Mill & Klondike Road             |                            |
| 28        | Town Center                        | Redan Road & Indian Creek Drive         | Master Active Living Plan  |
| 29        | Neighborhood Center                | Redan                                   |                            |
| 30        | Neighborhood Center                | Salem Crossing                          | Master Active Living Plan  |
| 31        | Town Center                        | North DeKalb Mall                       |                            |
| 32        | Neighborhood Center                | Bouldercrest & I-285                    | SDAT - SW DeKalb           |
| 33        | Neighborhood Center                | Briarcliff & N. Druid Hills Road        | Livable Centers Initiative |
| 34        | Neighborhood Center                | Shallowford Road & I-85                 |                            |
| 35        | Neighborhood Center                | Clairmont & Briarcliff Road             |                            |
| 36        | Town Center                        | Clifton Community                       |                            |
| 37        | Neighborhood Center                | Cedar Grove                             | SDAT - SW DeKalb           |
| 38        | Neighborhood Center                | Panola & Redan Road                     |                            |
| 39        | Neighborhood Center                | Hairston & Rockbridge Road              |                            |
| 40        | Town Center                        | Swift Creek                             |                            |
| 41        | Neighborhood Center                | Memorial Drive & Wilkinson Drive        |                            |
| 42        | Neighborhood Center                | Flat Shoals Parkway & Clifton Road      | Livable Centers Initiative |
| 43        | Neighborhood Center                | Panola Road & Young Road                |                            |
| 44        | Neighborhood Center                | N. Decatur Road & DeKalb Industrial Way |                            |
| 45        | Town Center                        | N. Decatur & Scott Blvd                 | Livable Centers Initiative |

# DeKalb County Development Concept Map



MAP 3.1

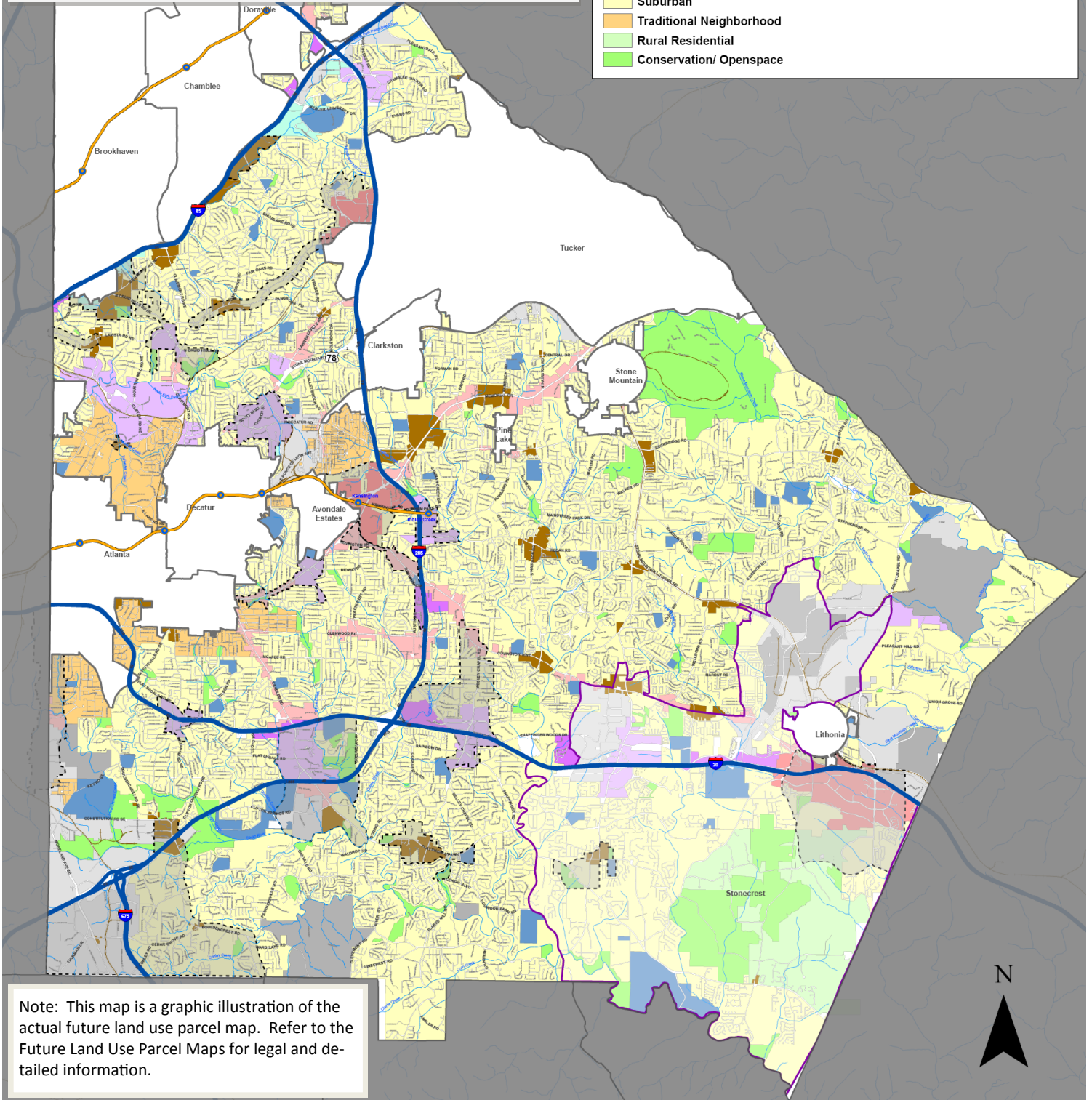
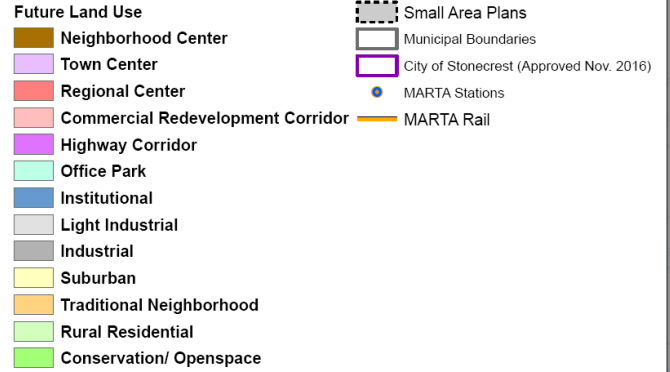




The Future Land Use Map was created by delineating the boundaries of each of the character areas, based on the concept map as well as the countywide small area studies and existing and proposed transit stops, which were instrumental in the location of the Each parcel of land in the County is identified with a future land use designation.

The Future Land Use Map depicts the way the County anticipates land will be used over the next 20 years. The map will be put into practice as a guide for zoning decisions.

### 2035 Comprehensive Plan Future Land Use Map



Note: This map is a graphic illustration of the actual future land use parcel map. Refer to the Future Land Use Parcel Maps for legal and detailed information.

## Character Area / Land Use Summary

| Character Area / Land Use                | Density Max (du/ac) | Primary Uses                                                                                                                                                    | Permitted Zoning                                                    | Small Area Plans (SAP)<br><small>(Refer to study master plan and SAP policies in this plan. Densities &amp; building heights may vary)</small> |
|------------------------------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Regional Center</b>                   | Over 60, no max     | Townhomes; Condominiums; Apartments; Retail and commercial; Office; Park & Rec; Institutional; Civic; Entertainment & Cultural; Health Care, Technology Centers | MU-5, MU-4, MU-3, MU-2, MR-1, MR-2, C-1, OI, HR-1, HR-2, HR-3       | Kensington LCI                                                                                                                                 |
| <b>Town Center</b>                       | Up to 60            | Townhomes; Condominiums; Apartments; Retail and commercial; Office; Park & Rec; Institutional; Civic; Entertainment & Cultural; Health Care, Technology Centers | MU-5, MU-4, MU-3, MU-2, MU-1, MR-1, MR-2, C-1, OI, HR-1, HR-2, RSM, | Candler Road LCI; Emory Village LCI; N. Druid Hills LCI; Wesley Chapel LCI, Medline LCI, Panola MALP                                           |
| <b>Neighborhood Center</b>               | Up to 24            | Townhomes; Condominiums; Apartments; Retail and commercial; Office; Park & Rec; Institutional; Civic;                                                           | MU-3, MU-2, MU-1, MR-1, MR-2, NS, C-1, OI, NSRSM,                   | Portion of N. Druid Hills (Mason Mill Node)                                                                                                    |
| <b>Commercial Redevelopment Corridor</b> | 18                  | Commercial and Retail; Office; Condominiums; Townhomes; Mixed Use; Apartments; Institutional                                                                    | MU-3, MU-2, MU-1., MR-1, MR-2, OI, OD, RSM                          | Covington and Belvedere MALP                                                                                                                   |
| <b>Traditional Neighborhood</b>          | 12                  | Traditional SF homes; Apartments; Assisted living; Neighborhood Retail; Schools; Institutional                                                                  | MU-2, MU-1., MR-1, C-1, OI, NS, RSM                                 | None                                                                                                                                           |
| <b>Highway Corridor</b>                  | 30                  | Commercial and Retail; Office; Condominiums; Townhomes; Mixed Use; Apartments; Institutional                                                                    | MU-2, MU-1., MR-1, C-1, OI, NS, RSM                                 | None                                                                                                                                           |
| <b>Suburban</b>                          | Up to 8             | SF detached; Townhomes; Assisted Living facilities; Neighborhood Retail; Schools; Libraries; Parks and Related; Health Care; Civic                              | MU-1,C-1, OI, NS, RSM, RE, RLG, R-100, R-85, R-75, R-60, MHP, RNC   | Hidden Hills                                                                                                                                   |
| <b>Rural Residential</b>                 | Up to 4             | Low-density single family detached; Agricultural related; Cultural & Historic; Institutional                                                                    | NS, RE, RLG                                                         | None                                                                                                                                           |
| <b>Conservation / Open Space</b>         | N/A                 | Passive parks; Nature trails; Flood plains, wetlands, watersheds; Golf Courses; Athletic Fields, Amphitheaters                                                  | All zoning classifications                                          | None                                                                                                                                           |
| <b>Light Industrial</b>                  | Up to 120           | Warehouse Distribution; Wholesale/Trade; Automotive; Entertainment;                                                                                             | OD, C-2, M-1, HR-1, HR-2, HR-3                                      | None                                                                                                                                           |
| <b>Heavy Industrial</b>                  | N/A                 | Manufacturing; Warehouse Distribution; Wholesale/Trade; Automotive; Entertainment;                                                                              | OD, C-2, M and M-2                                                  | None                                                                                                                                           |

**Notes:**

- *Office Park has been omitted. Primary uses of office, business education/training, apartments, technology centers, apartments and condominiums are allowed in Regional and Town Centers. The allowed density/acre was 18-30.*
- *Small Area Plans (SAP): Refer to study master plan and SAP policies in this plan. Densities & building heights may vary)*

## Land Use Policies

The **basic premise** is to focus more intense development at the Activity Centers/Nodes. This basic premise will help to protect existing neighborhoods from incompatible land uses. The intent of the 2035 plan is not to allow intense development throughout the designated node, but to provide consideration of the allowable densities/intensities. Listed below are the guiding principles for development

- A. **Locational Criteria** - The most intense development should occur in the center of the node or at the major intersections within the defined area. Higher density residential is encouraged within the defined area (stand alone or as a vertical mixed use development). Office uses are encouraged within the node but can also be used as a buffer/transition between existing commercial uses and residential uses. **Density** should be increased to support urban lifestyles within mixed uses. Bonuses shall be granted for workforce and senior housing.
- B. **Land Use Compatibility** - Development intensity should transition from the most dense toward the edge/periphery of the activity center. Smaller scale professional services and residential developments may serve as transitions to existing neighborhoods. Staggered heights, greater setbacks, increased screening/buffers can help mitigate compatibility issues.
- C. **Neighborhood Compatibility** - Commercial and office uses that would have a negative or blighting influence on adjacent residential neighborhoods or individual residence should not be permitted.
- D. **Services/Facilities** - Proposed developments shall not degrade the level of service on roadways, capacity of water/sewer, or cause drainage problems. The developer must provide evidence to the contrary that is acceptable to staff, make on or off site improvements, and/or provide funding to mitigate impact on public facilities and services. All new development will be subject to review of its proposed impact on existing services and infrastructure. Developers will be required to submit additional plans, which will mitigate any negative impacts.

- E. **Environmental** - The proposed development shall be allowed only in areas where it can be demonstrated that environmental damage will not occur and mitigation measures must be approved by EPD and local stream buffer standards.
- F. **Policies** – The policies and strategies will be used to make recommendations for zoning and land use decisions.
- G. **Mandatory Pre-Application meeting** – shall occur prior to zoning and land use application submittal to guide the applicant with development standards and maintaining an acceptable quality of life.

## Policies

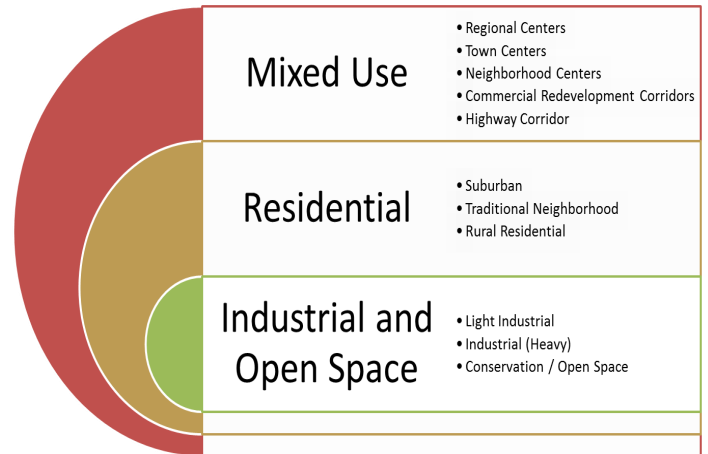
1. **Infill** - Identify and encourage the development of priority areas for new infill or redevelopment.
2. **Mixed Use** - Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services.
3. **Density** - Allow increased density to encourage urban lifestyles that support mixed use in activity centers.
4. **Existing Residential** - Ensure that new development and redevelopment is compatible with existing residential areas.
5. **Parking** - Decrease the amount of land used for surface parking.
6. **Corridor Aesthetics** - Improve the aesthetic appearance of developments along major corridors.
7. **Context Design** - Support context sensitive design as a way to mitigate the impact of areas in transition to higher densities and intensities.
8. **Land Development** - Enforce the Land Development Chapter (14) of the County Code to improve development within the County.
9. **Zoning (Commercial)** - Strictly regulate existing commercial uses not recognized by the Future Development Map and considered non-conforming by Zoning Chapter 27 of the County Code.

10. **Development Standards** - Provide standards of development for retail, office and neighborhood serving commercial uses to protect the appeal and character of neighborhoods.
11. **Transportation** - Encourage development within and near principal transportation corridors and activity centers.
12. **Clustering** - Encourage the clustering of neighborhood and community shopping and office facilities in nodes with defined boundaries which are convenient to population concentrations, and major transportation facilities.
13. **TOD** - Encourage Transit Oriented Development (TOD) in appropriate locations.
14. **Brownfield/Greyfields** - Promote the reclamation and re-use of Brownfield and Greyfield development sites.
15. **New Developments** - Promote new communities that feature greenspace and neighborhood parks, pedestrian scale, support transportation options and provide an appropriate mix of uses and housing types.
16. **Buffers** - Encourage the use of buffers by large scale office, commercial, industrial, institutional and high density residential development to reduce noise and air pollution in residential neighborhoods.
17. **Design Guidelines** - Utilize design guidelines such as site planning, landscaping, hardscaping and architectural features to exhibit and enhance local character.
18. **Neighborhood Plans** - Create small area studies to address specific land uses issues where needed.
19. **Connectivity** - Establish inter-parcel connectivity in residential and commercial areas.
20. **Councils, Commissions and Boards** Promote the appropriate training and guidance for the Community Council, Planning Commission and Board of Commissioners to ensure objective and consistent zoning standards are applied.
21. **GIS** - Implement GIS based planning efforts to improve visual awareness and planning analysis.
22. **Graphic Enhancements** - Illustrate complex

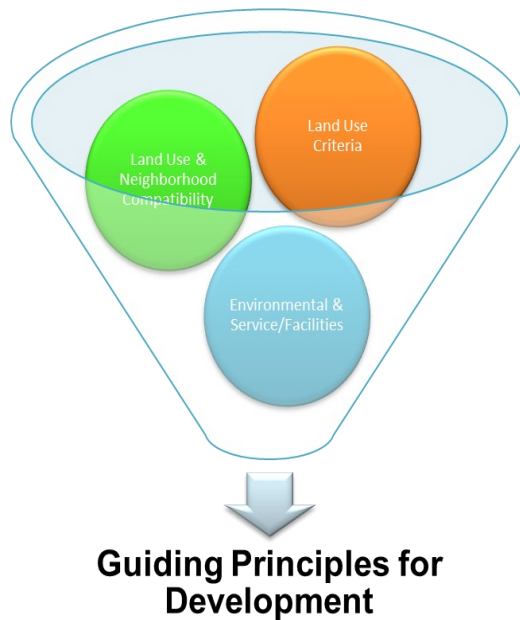
concepts with photos, renderings and other imagery.

23. **Developers and Community Engagement** - Encourage developers to work extensively with surrounding neighborhood residents to resolve community concerns prior to formalizing development plans.

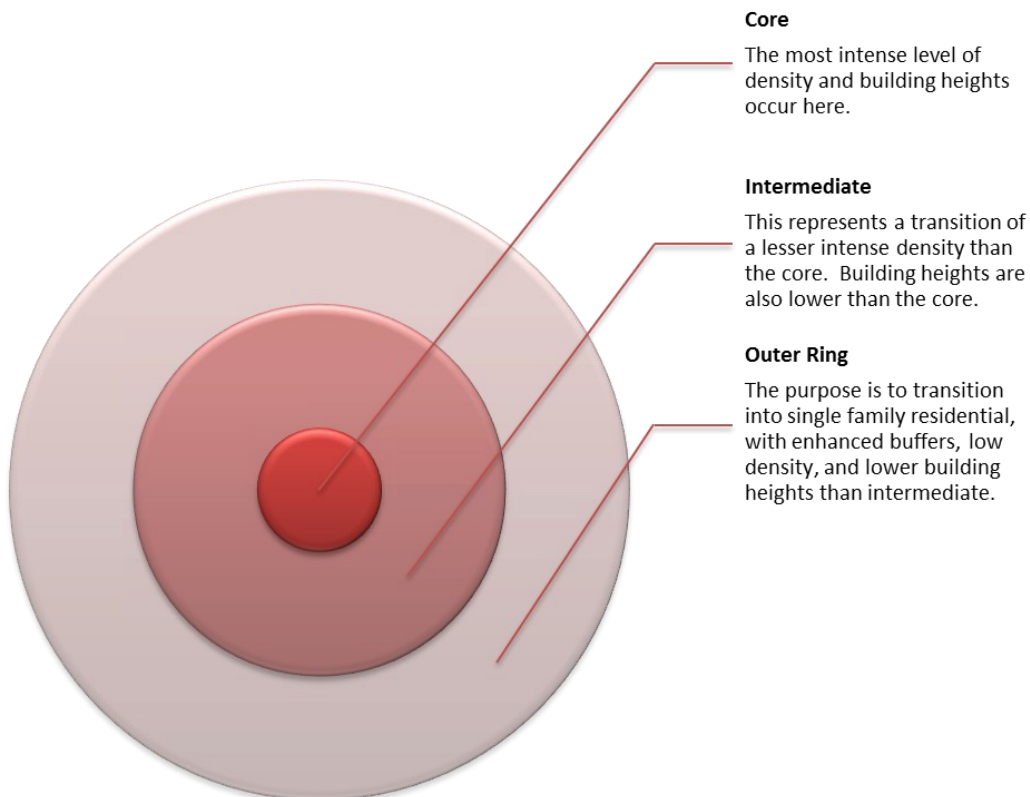
## Character Area Groupings at a Glance



# Development of Activity Centers



# Future Land Use Activity Centers Intensity Rings Concept

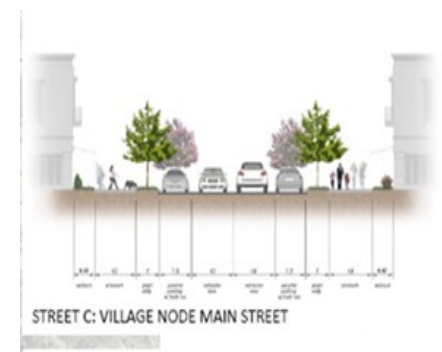
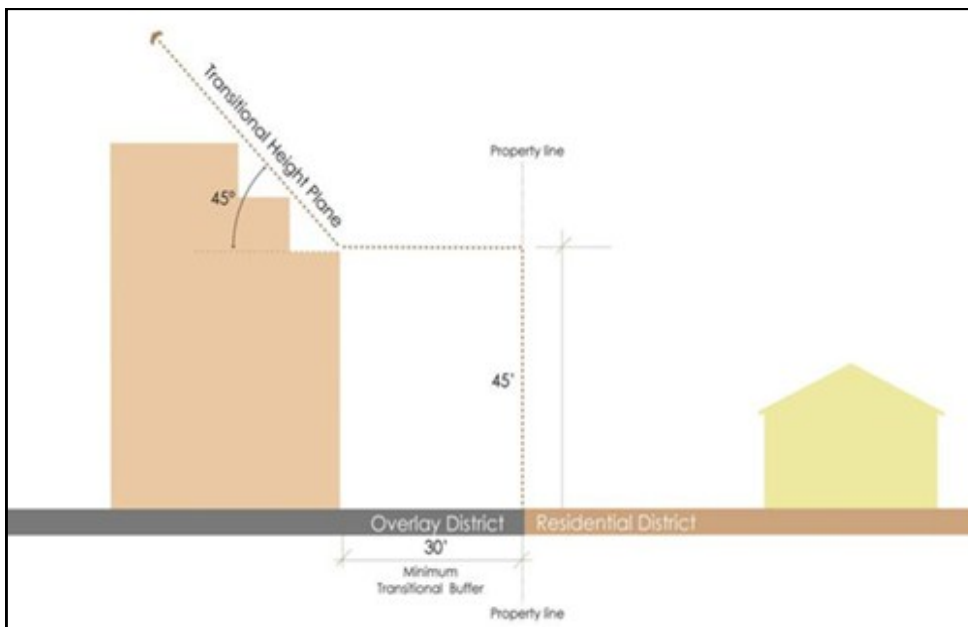
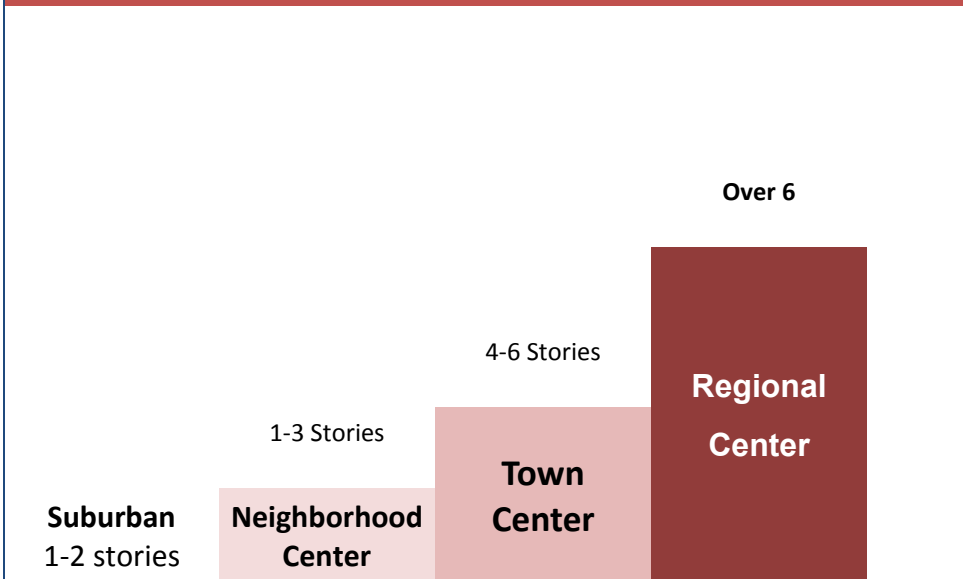


## Design Guidelines for Activity Centers

### General Design Guidelines Summary

1. **Setbacks** - Greater setbacks will be required when adjacent to lower density residential uses and transitional buffers may be required.
2. **Buffers** - Development shall incorporate enhanced buffers in an effort to protect single family neighborhoods.
3. **Heights** - Proposed development shall consider and implement staggered heights when adjacent to single family residential neighborhoods.

### Preferred Building Height for Activity Centers



## Activity Center Policies

(Includes Regional, Town, and Neighborhood Centers, but not Small Area Plans.)

1. **Residential Protection** - Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density. Protect stable neighborhoods adjacent Activity Centers from incompatible development that could alter established residential development patterns and density.
2. **Maximum Density**— Encourage the maximum density of residential in mixed use projects not to exceed the allowable units per acre, with the most intense development located towards the commercial and/or office core of the Activity Center. Properties located along the outer edges of the Activity Center should be sensitive to the building height and density of adjacent single family residential. (Refer to page 21)
3. **Traditional Neighborhood Principles** Encourage residential development to conform with existing traditional neighborhood development principles including, existing grid street patterns, a higher mix of uses, and increased pedestrian access to retail and other activities.
4. **Non-Residential Development** - The non-residential development in suburban areas shall be limited to small-scale convenience goods/services to meet the needs of the surrounding residents. Small scale nonresidential development shall be limited to qualifying intersections (collector roadway and above).
5. **Density Increases** - This shall be evaluated for their impact on county facilities and shall not degrade the overall quality of service delivery and quality of life for the surrounding established neighborhood.
6. **Walkability** - Locate development and activities within easy walking distance of transportation facilities.
7. **Infill Development** - Enforce residential infill development regulations in efforts to preserve and stabilize existing neighborhoods.
8. **Infill Development** - Permit accessory housing units, or new well-designed, small-scale infill multifamily residences to increase neighborhood density and income diversity.
9. **Transitional Buffer** - In areas adjacent to Activity Centers, require the transition of higher densities/intensities to occur within Activity Center and abiding by the delineated Activity Center boundary.
10. **Greenspace** - Wherever possible, connect to a regional network of greenspace and trails, available to pedestrians.
11. **Connectivity** - Connect new streets and minimize or prohibit cul-de-sacs to disperse traffic, shorten walking/biking trips.
12. **Street Design** - Promote street design that fosters traffic calming including narrower residential streets, on-street parking, and the addition of bicycle and pedestrian facilities.
13. **Bicycle and Pedestrian** - Encourage good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points.
14. **Transportation Alternatives** - Provide a variety of transportation alternatives such as bicycle and pedestrian paths and greenway areas.
15. **Sense of Place** - Promote sense of place initiatives such as public art, fountains, plazas, signage and other design guidelines to improve the public realm.
16. **Density** - Promote moderate density, traditional neighborhood development style residential subdivisions, which may utilize alley ways and rear vehicular access.
17. **Nodes** - A) Create neighborhood focal points through the use of existing pockets parks and squares for community activities. B) Create neighborhood focal points by locating schools, community centers, or well-designed small commercial centers at suitable locations within walking distance of residences.
18. **Street Character** - Improve street character with consistent signage, lighting, landscaping and other design features.
19. **Architecture** - Encourage compatible architecture styles that maintain regional and neighborhood character.
20. **Small Area Plans (SAPs)** - Implement appropriate sub-policies (pages 85-114 in the comprehensive plan) and development guidelines in Regional Centers that have Small Area Plans, which provide more detailed guidance to the development of mixed use and transition down to single family residential. Regional Centers with SAPs include: Kensington and Northlake Activity Centers.
21. **Implementation Tools** - Refer to Chapter 27 Article 3 of the DeKalb County Zoning Code for specific overlay district regulations and design guidelines, with activity centers that apply (see full comp plan).

## Summary of Small Area Plan (SAP) Uses and Policy Guidelines

Small Area Plans (SAP) are detailed land use policy and general design guidelines for existing activity centers. The impetus of the activity centers are supported by adopted master plans, such as Livable Centers Initiates, and other neighborhood plans supported by staff and the DeKalb County Board of Commissioners.

| <b>ACTIVITY CENTER</b>                  | <b>Land Use Node &amp; Character</b>                         | <b>Primary Uses</b>                                                      | <b>Density</b>                    | <b>Building Height (max)</b>                     |
|-----------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------|--------------------------------------------------|
| <b>Kensington Activity Center</b>       | <b>A. Single Family Preservation (Suburban)</b>              | <b>Single Family Residential, Trails</b>                                 | <b>8</b>                          | <b>2 Stories Maximum</b>                         |
|                                         | <b>B. DeKalb County Government Center (Institutional)</b>    | <b>Office, Retail, Restaurants, Civic, Amphitheatres,</b>                | <b>N/A</b>                        | <b>10 Stories Maximum<br/>5 Stories Minimum</b>  |
|                                         | <b>C. Regional Employment Center (Office Professional)</b>   | <b>Office, Restaurants, Retail,</b>                                      |                                   | <b>30 Stories Maximum<br/>10 Stories Minimum</b> |
|                                         | <b>D. Multi-family Redevelopment (Town Center)</b>           | <b>Multi-Family Residential, Recreation, Parks</b>                       | <b>60 (core)<br/>45<br/>24</b>    | <b>3-5 Stories</b>                               |
|                                         | <b>E. Open Space Enhancements (Conservation /Open Space)</b> | <b>Parks, Trails, Recreation</b>                                         | <b>N/A</b>                        | <b>N/A</b>                                       |
|                                         | <b>F. Kensington MARTA Station (Regional Center)</b>         | <b>Office, Residential, Retail, Restaurants, Pocket Park</b>             | <b>45</b>                         | <b>5 Stories</b>                                 |
|                                         | <b>G. Mixed Use Redevelopment (Town Center)</b>              | <b>Office, Residential, Retail, Restaurants, Pocket Parks</b>            | <b>60<br/>45</b>                  | <b>Up to 5 Stories</b>                           |
| <b>Tucker-Northlake Activity Center</b> | <b>Northlake Mixed Use Retail</b>                            | <b>Retail, restaurants, office, apartments, civic, recreation</b>        | <b>60 dwelling units per acre</b> | <b>6-8 Stories</b>                               |
|                                         | <b>Northlake Mixed Use Medical &amp; Industrial</b>          | <b>Health, office, restaurants, storage, office-distribution, trails</b> | <b>45 dwelling units per acre</b> | <b>3-5 Stories</b>                               |
|                                         | <b>Downtown Tucker is no longer in DeKalb</b>                | <b>N/A</b>                                                               | <b>N/A</b>                        | <b>N/A</b>                                       |



| ACTIVITY CENTER                          | Land Use Node & Character                                       | Primary Uses                                                                        | Density                               | Building Height (max)                           |
|------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------|
| <b>North Druid Hills Activity Center</b> | I-85 Node (Office Professional )                                | Residential, Office, Commercial, Institutional, Civic, Lodging                      | 30 Dwelling Units/Acre                | 8 Stories                                       |
|                                          | Toco Hills Node (Town Center )                                  | Residential, Office, Commercial, Institutional, Civic, Boutique Lodging             | 60 Dwelling Units/Acre                | 5 Stories                                       |
|                                          | Mason Mill Node (Suburban & Commercial Redevelopment Corridor ) | Residential, Office, Commercial, Institutional, Civic, Lodging                      | 24 Dwelling Units/Acre                | 2 Stories Maximum                               |
|                                          | Residential Corridor                                            | Single-Family Residential                                                           | 8 Dwelling Units/Acre                 | 2 Stories Max                                   |
| <b>Medline Activity Center</b>           | A. Medline Core                                                 | Mixed-use                                                                           | 60                                    | 5 Stories                                       |
|                                          | B. Tuxworth/Blackmon                                            | Townhomes<br>Condominiums<br>Apartments                                             | 24                                    | 2 Stories                                       |
|                                          | C. Medlock Plaza                                                | Multi-family Residential ;Townhouses                                                | 24                                    | 3 Stories                                       |
|                                          | D. Eastland South Medlock                                       | Single-Family Residential, Townhouses, office ,Senior House                         | 12                                    | 3 Stories<br>Existing Senior Housing excluded   |
|                                          | E. Jordan Lane                                                  | Single-Family Residential ,Townhouses                                               | 24 (@ Lawrenceville)<br>12 (@ Jordan) | Lawrenceville - 3 stories<br>Jordan - 2 stories |
|                                          | F. Larry Lane                                                   | Single-Family Residential ,Townhouses ,Retail , Restaurants                         | 24                                    | 3 Stories                                       |
| <b>Wesley Chapel Activity Center</b>     | Community Commercial Node (Neighborhood Center)                 | Retail, Commercial, Office, Apartments                                              | 24 Dwelling Units/Acre                | 3 Stories                                       |
|                                          | Town Center Activity Center                                     | Mixed Use, Retail, Commercial, Civic, Education, Office, Apartments                 | 60 Dwelling Units/Acre                | 6 Stories                                       |
|                                          | Catalyst Site Node @ I-285 & I-20                               | Mixed Use, Retail, Commercial, Entertainment, Office, Civic, Athletics, Parks & Rec | 8 Dwelling Units/Acre                 | 8 Stories                                       |
|                                          | Suburban (along Wesley Chapel)                                  | Single Family Residential, Parks                                                    | 8 Dwelling Units/Acre                 | 2-3 Stories                                     |

| ACTIVITY CENTER                          | Land Use Node & Character                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Primary Uses                                                                          | Density                                     | Building Height (max)                                                                  |
|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------|----------------------------------------------------------------------------------------|
| <b>Belvedere Activity Center</b>         | Town Center                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Mixed Use, Retail, Restaurants, Office, Civic Areas, Trails, Amphitheatre, Hotels     | Core 60 du/ac<br>Outer 24 du/ac             | Core: 3- 5 Stories<br>Outer: 1-2 Stories                                               |
|                                          | Traditional Neighborhood                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Single Family Residential, Small retail at intersections, Assisted Living, Apartments | Core - 12 du/ac<br>Outer - 8 du/ac          | Core: 2-3 stories<br>Outer: 1 story                                                    |
|                                          | Commercial Redevelopment Corridor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Commercial & Retail, Offices, Condominiums, Townhomes, Mixed-Use.                     | Core - 18 du/ac<br>Outer (RR/COS) - 8 du/ac | Core: 1-2 stories<br>Outer: 1 Story                                                    |
|                                          | Conservation / Green-space                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Pocket Parks, Nature Trails, Golf Courses, Playground, Bike & Ped Paths, Golf         | N/A                                         | 1 story for park and recreational facilities                                           |
|                                          | Suburban                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Single Family detached, Townhomes, Senior Facilities, Institutional Uses.             | 8 du/ac                                     | Single Family: 1-2 stories<br>Townhomes: 2-3 stories<br>Senior Facilities: 2-3 stories |
| <b>Covington Highway Activity Center</b> | Town Center                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Mixed Use, Retail, Restaurants, Office, Civic Areas, Trails, Amphitheatre, Hotels     | Core 60 du/ac<br>Outer 24 du/ac             | Core: 3- 5 Stories<br>Outer: 1-2 Stories                                               |
|                                          | Highway Corridor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                       | Core - 12 du/ac<br>Outer - 8 du/ac          | Core: 2-3 stories<br>Outer: 1 story                                                    |
|                                          | Commercial Redevelopment Corridor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Commercial & Retail, Offices, Condominiums, Townhomes, Mixed-Use.                     | Core - 18 du/ac<br>Outer (RR/COS) - 8 du/ac | Core: 1-2 stories<br>Outer: 1 Story                                                    |
|                                          | Conservation / Green-space                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Pocket Parks, Nature Trails, Golf Courses, Playground, Bike & Ped Paths, Golf         | N/A                                         | 1 story for park and recreational facilities                                           |
|                                          | Suburban                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Single Family detached, Townhomes, Senior Facilities, Institutional Uses.             | 8 du/ac                                     | Single Family: 1-2 stories<br>Townhomes: 2-3 stories<br>Senior Facilities: 2-3 stories |
| <b>Candler Activity Center</b>           | <p>The Candler Road Activity Center derives from the Candler/Flat Shoals Livable Centers Initiative (LCI) Plan. The core of the study is the South DeKalb Mall. Some of the goals of the plan:</p> <ul style="list-style-type: none"> <li>• Encourage diversity of mixed income neighborhoods, employment, and recreational choices</li> <li>• Provide access to a wide range of travel modes, including transit, walking and biking.</li> <li>• Develop an outreach process that promotes involvement of all stakeholders.</li> </ul> <p>Land Use recommendations from the study are being used as policy guidelines in the comprehensive</p> |                                                                                       |                                             |                                                                                        |

| ACTIVITY CENTER                     | Land Use Node & Character  | Primary Uses                                                                      | Density                              | Building Height (max)                                                                  |
|-------------------------------------|----------------------------|-----------------------------------------------------------------------------------|--------------------------------------|----------------------------------------------------------------------------------------|
| <b>Flat Shoals Activity Center</b>  | Single-Family              | Single-family                                                                     | -                                    | 3 Floor                                                                                |
|                                     | Multi-Family               | Multifamily , Townhouses                                                          | -                                    | 5 Floor                                                                                |
|                                     | Commercial                 | Retail ,Offices, Hotels                                                           | -                                    | 1 to 2 Floors                                                                          |
|                                     | Mixed Use                  | Housing , Offices, Hotels, Retail                                                 | -                                    | 5 Floor s                                                                              |
|                                     | Park/Open Space            | Public/Private park or open spaces                                                | -                                    | -                                                                                      |
| <b>Gresham Activity Center</b>      | Town Center                | Mixed Use, Retail, Restaurants, Office, Civic Areas, Trails, Amphitheatre, Hotels | Core 60 du/ac<br>Outer 24 du/ac      | Core: 3- 5 Stories<br>Outer: 1-2 Stories                                               |
|                                     | Conservation / Green-space | Pocket Parks, Nature Trails, Golf Courses, Playground, Bike & Ped Paths, Golf     | N/A                                  | 1 story for park and recreational facilities                                           |
|                                     | Suburban                   | Single Family detached, Townhomes, Senior Facilities, Institutional Uses.         | 8 du/ac                              | Single Family: 1-2 stories<br>Townhomes: 2-3 stories<br>Senior Facilities: 2-3 stories |
| <b>Indian Creek Activity Center</b> | Single-Family              | Single-family                                                                     | -                                    | 3 Floors/ 35 ft                                                                        |
|                                     | Multi-Family               | Multifamily , Townhouses                                                          | -                                    | 6 Floors/80 ft                                                                         |
|                                     | Commercial                 | Retail ,Offices, Hotels                                                           | -                                    | 2 Floors /30 ft                                                                        |
|                                     | Mixed Use                  | Housing , Offices, Hotels, Retail                                                 | -                                    | 8 Floors/ 100 ft                                                                       |
|                                     | Park/Open Space            | Public/Private park or open spaces                                                | Public /Private parks or open spaces | -                                                                                      |
| <b>Panola/Salem Activity Center</b> | Single-Family              | Single-family                                                                     | -                                    | 3 Floors                                                                               |
|                                     | Multi-Family               | Multifamily , Townhouses                                                          | -                                    | 3 Floors                                                                               |
|                                     | Commercial                 | Retail ,Offices, Hotels                                                           | -                                    | 1 or 2 Floors                                                                          |
|                                     | Mixed Use                  | Housing , Offices, Hotels, Retail                                                 | -                                    | 8 Floors/ 100 ft                                                                       |
|                                     | Park/Open Space            | Public/Private park or open spaces                                                | Public /Private parks or open spaces | -                                                                                      |



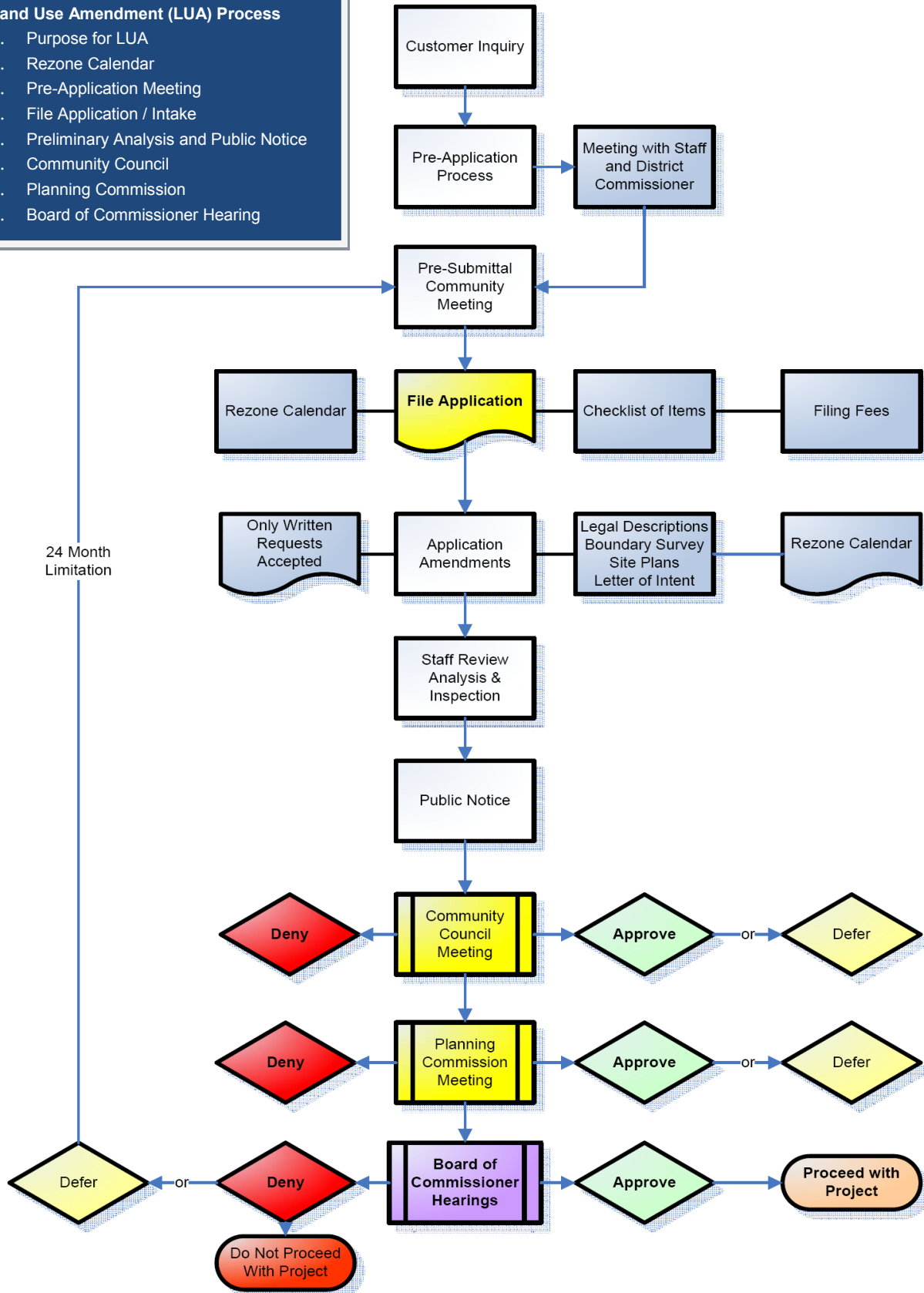
# DeKalb County Planning and Development Department



## Rezoning, Land Use Amendment, Special Land Use Permit, and Major Modification Process

### Land Use Amendment (LUA) Process

1. Purpose for LUA
2. Rezone Calendar
3. Pre-Application Meeting
4. File Application / Intake
5. Preliminary Analysis and Public Notice
6. Community Council
7. Planning Commission
8. Board of Commissioner Hearing



# Supplemental Policy Guidelines

## Workforce Housing Density Bonus

The following conditions shall apply to qualify for all of the affordable housing density and / or FAR bonuses.

1. **Density Bonus** - In projects using the Workforce Housing Density Bonus, at least 20% of the total dwelling units (rounded up) must be reserved for households between 61% to 105% of median income for the Atlanta metropolitan area.
2. **Reserved Units** - The reserved units must be of compatible quality and appearance to the other units in the development. In large developments, every effort shall be made to mix the designated workforce housing units among the remaining units to avoid economic segregation.
3. **Rental Housing** - When supplying rental housing, the applicant must, through a restrictive covenant, deed restriction, bylaws of the subdivision association, mortgage or property deed clause, or other method acceptable to the County, satisfactorily guarantee that designated affordable rental housing units, permitted under this density bonus, remain reserved for eligible households for a period of at least 12 years, or for some other time period as determined by the County.
4. **Homeownership Units** - All reserved dwelling units which are intended for home ownership shall be sold only to qualified workforce wage (moderate income) buyers. No further restrictions shall apply to the future sale of such homes unless required by the provisions of associated subsidized financing programs.
5. **Proof of Guarantees** - Proof of such guarantees must be submitted and /or recorded for all units (both rental and home ownership) prior to

the permitting of any additional units in excess of that permitted by the underlying land use category.

6. **Qualifying Households** - Definitions of qualifying households (moderate income households) shall be determined by the U.S. Department of Housing and Urban Development and shall be adjusted annually or as appropriate.
7. **Water and Sewer** - Notwithstanding the requirements of the Workforce Housing Density Bonus above, all projects utilizing the workforce housing bonus must be programmed to be served by both public water and public sewer prior to the issuance of a Certificate of Occupancy on the project.
8. **Compatibility** - Any density increase shall be compatible with existing, proposed, or planned surrounding development. Compatible densities need not be interpreted as “comparable” or “the same as” surrounding developments, if adequate provisions for transitioning to higher densities is required and met by, but not limited to, such means as buffering, setbacks, coordinated architectural devices and graduated height.
9. **Land Use Applicability** - The following character areas are eligible for workforce housing: Regional Centers, Town Centers, Neighborhood Centers, and Commercial Redevelopment Corridors.
10. **Workforce housing** : Definition Zoning - Zoning Code Article 9 : 9.39  
 Workforce housing: For-sale housing that is affordable to those households earning eighty (80) percent of median household income for the Atlanta Metropolitan Statistical Area (MSA) as determined by the current fiscal year HUD income limit table at the time the building is built.

Nothing in this section shall be construed as guaranteeing the achievement of the density increase or any portion thereof, as provided for in this section.

## Supplemental Policy Guidelines

### Development Standards for Neighborhood Commercial Uses

**A. Standards** - The following standards which will apply to all retail, office and other neighborhood serving commercial uses are:

1. To provide a means of **ensuring appropriate neighborhood** serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Development Map;
2. To establish a **maximum square footage** for each proposed neighborhood serving commercial activity intersection to ensure that the scale of neighborhood and general types of commercial uses, is generally consistent with surrounding residential character; and
3. To establish **maximum frontages** for neighborhood serving commercial uses at intersections ensuring that adequate ingress/egress can be provided.

**B. Location** - The location of neighborhood serving commercial uses shall be limited to appropriate intersections as defined, so as to facilitate the determination of areas within which neighborhood serving commercial uses may, and may not, be expected to develop in the future, and to maintain the vehicular capacity of public roads by discouraging linear (“strip”) neighborhood serving commercial development and the multiple access points which accompany such linear neighborhood serving commercial development. Neighborhood Commercial uses shall be:

- Located within 400 feet of the intersection of a collector road and higher;
- A maximum square footage of 15,000 square feet for the proposed use; and
- Limited to 50,000 cumulative square feet at the intersection including quadrants.
- Require new commercial developments to locate adjacent to existing structures to create contiguous commercial districts and to avoid leap frog type development.

Initially these areas should remain relatively small in size, traffic generation, and serve the needs of the immediate residential community by decreasing the driving distance for local demand. In the future, these centers may be considered as “emerging” neighborhood activity centers. The appropriate land use amendment shall be initiated to accommodate such growth.

# Community Work Program (CWP)

The CWP is formally referred to as the Short Term Work Program (STWP). According to the Department of Community Affairs, the CWP is a required element of the plan, and DeKalb County is required to update it every five years. This element of the comprehensive plan lists the specific activities DeKalb County plans to undertake during the next five years to address the priority Needs and Opportunities, and to achieve portions of the Community Goals. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan.

The Community Work Program must include the following information for each listed activity:

- Brief description of the activity;
- Legal authorization for the activity, if applicable;
- Timeframe for initiating and completing the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and
- Funding source(s), if applicable

## Report of Accomplishments (ROA)

### Key to Terminology:

Items that are **Completed** have been finished within the 5-Year reporting period prior to this Comprehensive Plan Update.

Items that are **Underway** have been initiated or have had partial progress made as of the end of the 5-Year reporting period prior to this Comprehensive Plan Update. They have been carried over into the new 5-year reporting period for this Comprehensive Plan Update.

Items that are **Postponed** are still priorities for the community, and have been carried over into the new 5-Year reporting period for this Comprehensive Plan Update.

Items that are **Cancelled / Not Accomplished** will not be carried over into the new 5-Year reporting period for this Comprehensive Plan Update. Generally, these are items that are broad policy statements or routine city operations, and they have been identified appropriately as such.

Below is an excerpt of the CWP of projects for Planning. The complete listing of ROA and CWP projects for key elements are listed in the full document of the 2035 Comprehensive Plan.

| Planning Projects                                                                                                                                                                                                                                              | Year of Implementation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| <b>Land Use Policy</b> - Work with ARC to implement Floor Area Ratio (FAR) into land use policy.                                                                                                                                                               | 2018                   |
| <b>Small Area Plans</b> - Provide mor community level plans for Panola Road Town Center.                                                                                                                                                                       | 2021                   |
| <b>Impact Fees</b> – Secure funds to Initiate a study to evaluate the feasibility for Impact Fees in DeKalb County.                                                                                                                                            | 2018                   |
| <b>LCI Update</b> - Candler Road LCI                                                                                                                                                                                                                           | 2016                   |
| <b>LCI Update</b> - N. Druid Hills LCI                                                                                                                                                                                                                         | 2016                   |
| <b>LCI Update</b> - Wesley Chapel LCI                                                                                                                                                                                                                          | 2016                   |
| <b>LCI Update</b> - Stonecrest LCI                                                                                                                                                                                                                             | 2019                   |
| <b>New Overlay District</b> - Creation of Memorial Drive Overlay District                                                                                                                                                                                      | 2016                   |
| <b>Overlay District Amendment</b> – Stonecrest OVD                                                                                                                                                                                                             |                        |
| <b>Land Use Amends</b> – Establish core intensities for all activity center character areas.                                                                                                                                                                   | 2018                   |
| <b>Land Use Policy</b> - Consider changes/additions to the Future Land Use Map / Character Area designations to better reflect recent development patterns and densities.                                                                                      | 2018                   |
| <b>Departmental Coordination</b> - Establish regular staff-level meetings with the following departments to share data, new plans/policies and new projects:                                                                                                   | 2017                   |
| <b>Land Use Policy / Departmental Coordination</b> - Work with the Watershed Department to investigate sewer issues that could impact future land use/development decisions and determine any needed land use policy changes.                                  | 2017                   |
| <b>Land Use Policy / Departmental Coordination</b> - Work with the Watershed Department to investigate stormwater run-off issues in neighborhoods where complaints have increased due to new development. Determine if any land use policy changes are needed. | 2017                   |