

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** All Districts

**Application of Director of Planning & Sustainability to adopt a 5-year Update to the DeKalb County 2035 Comprehensive Plan, as required by the Rules of the Georgia Department of Community Affairs, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning and established by the Georgia Planning Act of 1989.**

**PETITION NO:** D2. TA-21-1244539 2021-2108

**PROPOSED USE:** To adopt a 5-Year Update to the DeKalb County 2035 Comprehensive Plan.

**LOCATION:** County-wide

**PARCEL NO. :** N/A

**INFO. CONTACT:** Larry Washington, Sr. Planner

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of Director of Planning & Sustainability to adopt a 5-year Update to the DeKalb County 2035 Comprehensive Plan, as required by the Rules of the Georgia Department of Community Affairs, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning and established by the Georgia Planning Act of 1989. The properties are located within the areas of unincorporated DeKalb County. This text amendment is County-wide.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** April 2021 – CC-1 No Quorum; CC-2 Approval; CC-3 Approval; CC-4 Approval; CC-5 Approval; Feb. 2021 - CC-1 Deferral CC-2 Deferral; CC-3 Deferral 8-0-0; CC-4 Deferral; CC-5 Deferral.

**PLANNING COMMISSION:** May 6, 2021 – Pending; March 2, 2021 - Full Cycle Deferral.

**PLANNING STAFF:** Approval.

**STAFF ANALYSIS:** The Planning Department is recommending approval of the 5-year Update to the DeKalb County 2035 Comprehensive Plan.

**PLANNING COMMISSION VOTE:** May 6, 2021 – Pending. March 2, 2021 - Full Cycle Deferral 8-0-1. A. Atkins moved, G. McCoy seconded for a full cycle deferral to consider comments made by citizens during the public hearing. J. West abstained. The Board also suggested that the Planning Department devote a webpage to explain all processes.

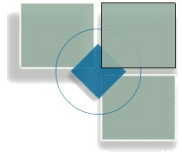
**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** April 2021 – CC-1 No Quorum; members present were in support of the update; CC-2 Approval 4-0-0; CC-3 Approval 8-0-0; CC-4 Approval 11-0-0; CC-5 Approval 9-0-1. Feb. 2021 - CC-1 Deferral 2-0-0; CC-2 Deferral 5-0-0 per Staff recommendation; CC-3 Deferral 8-0-0 per Staff recommendation; CC-4 Deferral 12-0-0 to allow more public comment and to confirm if the parcel specific land use maps were changing with the adoption of the five year comp plan update; CC-5 Deferral 5-0-0 per Staff recommendation.



Michael Thurmond  
Chief Executive Officer

## **DeKalb County Department of Planning & Sustainability**

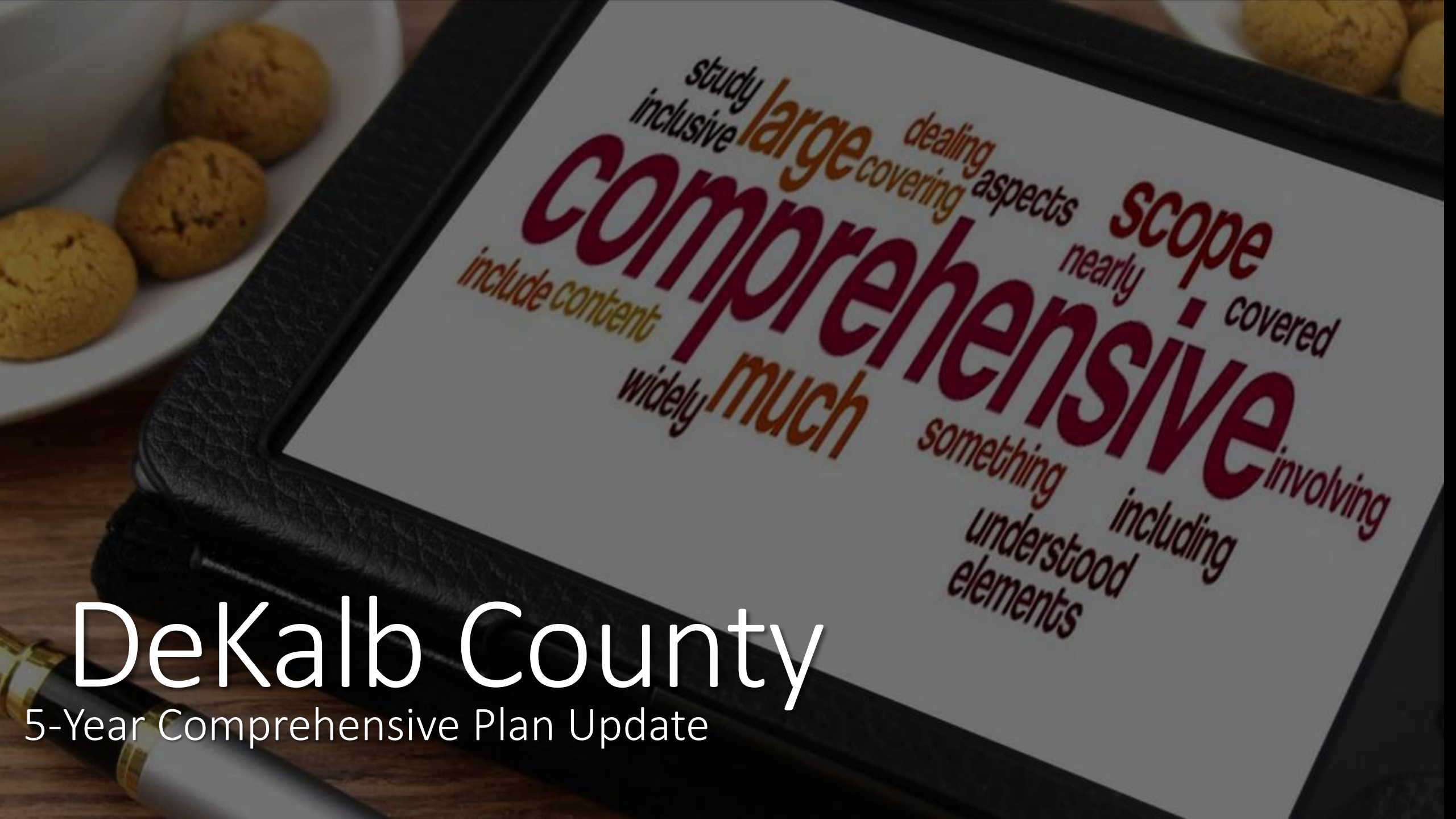
**330 Ponce De Leon Avenue, Suite 500  
Decatur, GA 30030  
(404) 371-2155 / [plandev@dekalbcountyga.gov](mailto:plandev@dekalbcountyga.gov)**



**Planning Commission Hearing Date: May 4, 2021  
Board of Commissioners Hearing Date: May 27, 2021**

### **STAFF ANALYSIS**

<b>Case No.:</b>	TA-21-1244539	<b>Agenda #:</b> D-2
<b>Location/ Address:</b>	Unincorporated Area of DeKalb County	County Wide
<b>Parcel ID:</b>	County Wide	
<b>Request:</b>	Application of Director of Planning & Sustainability to adopt a 5-year Update to the DeKalb County 2035 Comprehensive Plan, as required by the Rules of the Georgia Department of Community Affairs, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning and established by the Georgia Planning Act of 1989. The properties are located within the areas of unincorporated DeKalb County. This text amendment is County-wide	
<b>Property Owner:</b>	County Wide	
<b>Applicant/Agent:</b>	Director of Planning & Sustainability	
<b>Acreage:</b>	County Wide	



# DeKalb County

5-Year Comprehensive Plan Update

# THE PLANNING TEAM



Brian Brewer  
Senior Planner



Cedric Hudson  
Planning Manager



Jae Bell  
Planner Technician



Laurel Corrao  
Planner



Larry Washington  
Senior Planner

# LONG RANGE DIVISION



A photograph of a child standing on a wide set of stone steps. The steps are made of large, light-colored stone blocks and lead up to a wall of similar stone blocks. The child is wearing a hat and overalls. The scene is brightly lit, with shadows cast across the steps.

## **The Purpose**

To Inform the community of the 5-year Comprehensive Plan Update. While looking to the anticipated timeline for this plan's adoption.

# GROUND RULES

## WHAT THE PLAN IS, AND WHAT IT'S NOT



**Blueprint.** The comprehensive plan provides a "blueprint" for the growth and development of the County. It sets forth the manner in which the County will accommodate development or redevelopment, while preserving stable single-family neighborhoods, environmental and historic resources, and open space.

**Foundation.** The plan forms the foundation for building regulations, including the zoning code and land development code.

**Decisions.** The plan provides a logical and rational basis for making land use decisions.

**Strategies.** It provides policies and strategies to create a more desirable and sustainable future.

**Public Process.** Preparation and implementation of the plan requires the support of elected officials (Board of Commissioners), appointed officials (Planning Commission, Community Councils), citizens, and county departments.

**State Mandate.** Required updates from the GA Department of Community Affairs every 5 and 10 years.



IT'S IMPORTANT TO KNOW WHAT THE COMPREHENSIVE PLAN IS NOT:

- **Regulatory.** The plan is a policy document, not a zoning code. Its provisions are general and do not impact on specific properties.
- **Land Development.** The plan does not determine specific land development standards public or private. It provides a framework for future growth based on population projections, current patterns, and development trends.
- **Catch-all.** The comprehensive plan is not a prescriptive or implementation document for all County issues.
- **Quick Solution.** It is not a short-term solution, but a long-range plan with a 20-year horizon.

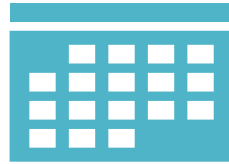
# TODAY'S AGENDA

01



DISCUSS WHAT'S BEING  
UPDATED

02



TIMELINE

03



NEXT STEPS

**5-YEAR COMPREHENSIVE PLAN**

# What's Being Updated in the Comprehensive Plan



Plan Amendments  
(Land Use, Demographics,  
Text, ROA/CWP)

5-Year Update <<<  
2035 Comprehensive Plan

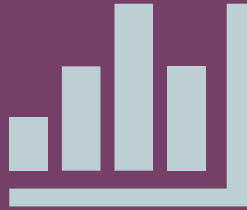
## Land Use Amendments



## Community Needs and More



## Updated Demographics



## Maintenance and Correction



## Report of Accomplishments



## Community Work Program





# Demographics



5-Year Update   
2035 Comprehensive Plan

The County is coordination with ARC on job housing balance and all forecasting. Due to Covid-19 2021 data will not be release until July 2021. The data is being supplemented by 2020 ERSI data:

## *Demographic Updates:*

1. Population
2. Median Household Income
3. Education
4. Housing
5. Employment
6. Age Distribution



# Natural & Historic Resources



5-Year Update   
2035 Comprehensive Plan

Includes areas such as :

- *Stone Mountain Park, Arabia Mountain Heritage Area and Soapstone Ridge.*
- Historic markers and locations are listed.
- No substantive changes to this section.
- Only new formatting.



# Intergovernmental Coordination



Plan Amendments  
(Land Use, Demographics,  
Text, ROA/CWP)

5-Year Update   
2035 Comprehensive Plan

## Projected Updates

- Document Format
- New City of Stonecrest
- Population of Cities



# County and Local Plans Updates



Plan Amendments  
(Land Use, Demographics,  
Text, ROA/CWP)

5-Year Update   
2035 Comprehensive Plan

## Staff Updates

- Add Memorial Drive Revitalization Plan
- Add I-20 East MARTA Transit Oriented Development Plan
- Add updated Consolidate Plan
- Parks and Recreation Master Plan
- Strategic Economic Development Plan (pending)





# Issues and Opportunities



5-Year Update   
2035 Comprehensive Plan

The purpose of this section is to gain input from citizens on what they would like to see improved in the county. Input required by the public to update the following areas:

1. Intergovernmental Coordination
2. Historic and Natural Resources
3. Land Use / Sense of Place
4. Population and Housing
5. Economic Development
6. Broadband



# Community Goals



5-Year Update   
2035 Comprehensive Plan

This section of the plan provides the policy for the Issues and Opportunities. There are no updates planned for this section. If there is an existing plan, we can summarize and provide a link to the main document.

1. Natural and Historic Resources
2. Economic Development
3. Housing
4. Transportation
5. Land Use
6. Broadband





# Report of Accomplishments

5-Year Update   
2035 Comprehensive Plan

This requires every department in the county to report back on their community work program from the past 5 years.

- **Planning Department-** Update the SDS to include the City of Tucker and Stonecrest
- **Police Department-** purchase enhance 911 software
- **Park & Recreation-** Implement a capital improvements plan for new facilities and existing parks



# Community Work Program

5-Year Update   
2035 Comprehensive Plan

DeKalb County Departments are required to develop a list of projects they intend on completing within the next 5 year.

Example

- **Planning Department** -2050 Unified Plan 2021
- **Community Development-** *Construction of new Tobie Grant Recreation Center; 2022*
- **Police** -*The building of the new East Precinct 2026*





# New DCA Requirement Broadband



5-Year Update   
2035 Comprehensive Plan

## Update

- Issues and Opportunities
- Community Goals (policies)
- Community Work Program (CWP)



# Maintenance



5-Year Update   
2035 Comprehensive Plan

Planning staff has created a schedule that logs suggested amendments to the plan. It began after adoption of the 2035 Comp Plan and extends to the present day. These updates are summarized in the following categories:

- Scriveners
- Land Use (OP and HC)
- Intergovernmental (revise population & add Stonecrest)
- Broadband (New Plan Element)



# Land Use

5-Year Update  
2035 Comprehensive Plan



The process of regulating the use of land in an effort to promote more desirable social and environmental outcomes as well as a more efficient use of resources.

## Updates

- TOD Overview added
- Office Professional (revisited)
- Removal of HC from Summary Table for consistency
- Updated FLUM and FDM
- Amends from 2017 to 2020
- New look / formatting changes
- Additional SAPs: Memorial Drive Revitalization Plan, Briarcliff & Clairmont Road, and N Druid Hills LCI Update

Character Area / Land Use	Density Max (du/ac)	Primary Uses	Permitted Zoning	Small Area Plans (SAP)
Regional Center	Over 60 No Max	Townhomes / Condominiums / Apartments Retail and Commercial / Office Civic / Entertainment & Cultural / Parks & Recreation Health Care / Institutional/ Technology Centers	MU-1, MU-2, MU-3, MU-4, MU-5, MR-2, MR-1, C-1, OI, OIT, HR-1, HR-2, HR-3	Kensington LCI Memorial Drive Revitalization Plan
Town Center	Up to 60	Townhomes / Condominiums / Apartments Retail and Commercial / Office Civic / Entertainment & Cultural / Parks & Recreation Health Care / Institutional/ Technology Centers	MU-1, MU-2, MU-3, MU-4, MU-5, MR-1, MR-2, C-1, OI, HR-1, HR-2, RSM	Memorial Drive Revitalization Plan / Candler Road LCI / Emory Village LCI / N. Druid Hills LCI / Wesley Chapel LCI / Medline LCI / Panola MALP
Neighborhood Center	Up to 24	Townhomes / Condominiums / Apartments Retail and Commercial / Office Civic / Parks & Recreation / Institutional	MU-1, MU-2, MU-3, MR-1, MR-2, C-Plan / Portion of N. Druid Hills 1, OI, NS, NSRSM	Memorial Drive Revitalization LCI (Mason Mill Node)
Commercial Redevelopment Corridor	18	Townhomes / Condominiums / Apartments Retail and Commercial / Office Mixed Use / Institutional	MU-1, MU-2, MU-3, MR-1, MR-2, C-Plan / Covington and 1, OI, OD, RSM	Memorial Drive Revitalization Plan / Covington and Belvedere MALP
Traditional Neighborhood	12	Traditional Single-Family Homes / Apartments Assisted Living, Neighborhood Retail / Schools / Institutional	MU-1, MU-2, MR-1, C-1, OI, NS, RSM	None
Highway Corridor	30	Townhomes / Condominiums / Apartments Commercial and Retail / Mixed Use / Institutional		
Suburban	Up to 8	Single-Family Detached / Townhomes Neighborhood Retail / Schools / Libraries / Institutional Assisted Living Facilities / Parks and Related Health Care / Civic		
Rural Residential	Up to 4	Low Density Single-Family Detached Agricultural Related / Cultural and	NS, RE, RLG	None

## Summary Table Updates:

- Add Office Professional
- Add Memorial Drive to SAPs
- QA/QC Permitted Zoning and Uses





# Proposed Urban Activity Center

Character Area/Land Use	Density Max (du/ac)	Primary Uses	Permitted Zoning	Small Area Plans(SAP)
Urban Center	65 to 100	Townhomes, Condominiums, Apartments, Retail and Commercial, Office, Parks and Recreational, Institutional, Civic, Entertainment & Cultural, Health Care and Technology Centers	MU-5, MU-4, MU-3, MU-2, MR-1, MR-2, C-1, OI, HR-1, HR-2, HR-3	Briarcliff Clairmont Small Area Plan

- The proposed Urban Center Activity Center
- The intent of the Urban Activity Center is to promote the concentration of regional serving activities to a centralized location that allow for a variety of uses while reducing automobile travel, promoting walkability and increased transit usage.
- The proposed density for areas of this type allows 70 to 95 dwelling units per acre, with a preferable minimum of 8 stories.



Urban Center  
Proposed Land Use Amendment to the  
2035 DeKalb County Plan

This is an application from the DeKalb County Board of Commissioners to amend Chapter 2 of the DeKalb County 2035 Comprehensive Plan, to create the Urban Activity Center character area.





# Proposed Briarcliff Road-Clairmont Road Small Area Plan

Character Area/Land Use	DensityMax (du/ac)	Primary Uses	Permitted Zoning	Small Area Plans(SAP)
Urban Activity Center	65 to 100	Townhomes, Condominiums, Apartments, Retail and Commercial, Office, Parks and Recreational, Institutional, Civic, Entertainment & Cultural, Health Care and Technology Centers	MU-5, MU-4, MU-3, MU-2, MR-1, MR-2, C-1, OI, HR-1, HR-2, HR-3	Briarcliff Road and Clairmont Road Small Area Plan

- The proposed Urban Center Activity Center
- The intent of the Urban Activity Center is to promote the concentration of regional serving activities to a centralized location that allow for a variety of uses while reducing automobile travel, promoting walkability and increased transit usage.
- The proposed density for areas of this type allows 70 to 95 dwelling units per acre, with a preferable minimum of 8 stories.



(Briarcliff Road –Clairmont Road  
Proposed Land Use Map & Text Amendment  
Update to the 2035 DeKalb County Plan



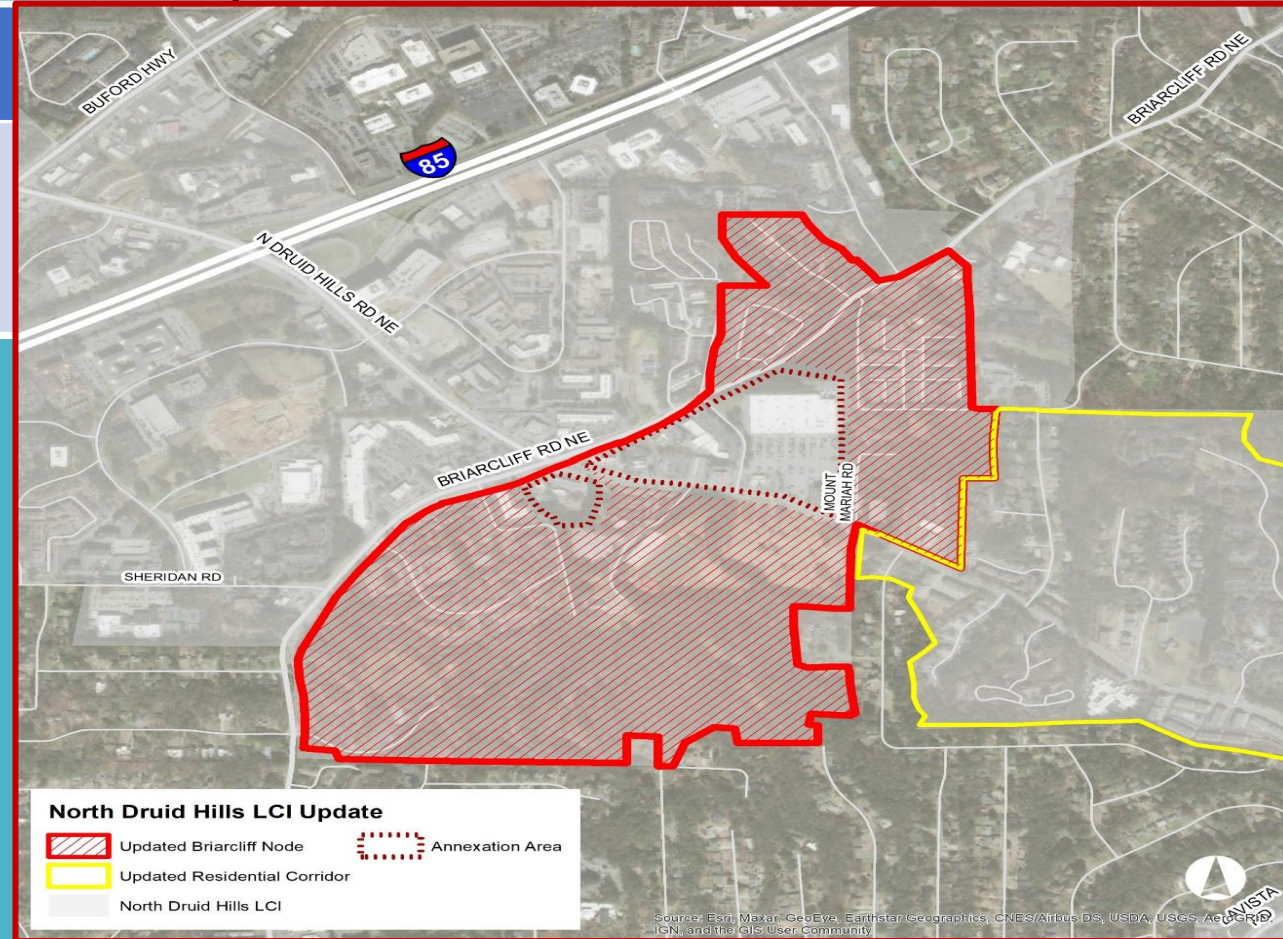


# Proposed NORTH DRUID HILL SMALL AREA PLAN Briarcliff Node Update

5-Year Update   
2021 Comprehensive Plan

Character Area/Land Use	Density Max (du/ac)	Primary Uses	Permitted Zoning	Small Area Plans(SAP)
Town Center	60 du/ac	Townhomes, Condominiums, Apartments, Retail and Commercial, Office, Parks and Recreational, Institutional, Civic, Entertainment & Cultural, Health Care and Technology Centers	MU-5, MU-4, MU-3, MU-2, MR-1, MR-2, C-1, OI, HR-1, HR-2, HR-3	NDH -Briarcliff Node Small Area Plan

- The proposed NDH SAP Briarcliff Node (TC) Activity Center
- The intent of the Urban Activity Center is to promote the concentration of regional serving activities to a centralized location that allow for a variety of uses while reducing automobile travel, promoting walkability and increased transit usage.
- The proposed density for areas of this type allows 60 dwelling units per acre, with a preferable 5 stories max.



North Druid Hill (Briarcliff Node )  
Proposed Land Use Map & Text Amendment  
Update to the 2035 DeKalb County Plan

# Public Engagement

## BASIC REQUIREMENTS

DEPARTMENT OF COMMUNITY AFFAIRS  
PUBLIC OUTREACH

(1) STEERING COMMITTEE MEETING

(1) PUBLIC MEETING

## EXCEEDING REQUIREMENTS

DEKALB COUNTY DEPARTMENT OF  
PLANNING & SUSTAINABILITY EFFORTS

STEERING COMMITTEE MEETINGS (2)

PUBLIC MEETINGS (2)

SURVEYS

PROJECT WEBSITE

PUBLIC HEARING – FULL CYCLE



KEEPING YOU ENGAGED !

# Project Timeline 2021 Comprehensive Plan 5-Year Update



## Plan Development

Beginning stage of preparing the document for updates. Process is guided by DCA Requirements and the Maintenance Schedule.

## Public Engagement and Final Plan

Includes involvement of a steering committee and DeKalb citizens. The input will be vital to updating the Issues and Opportunities of the plan development. A project website has been developed as a resource. Due to COVID-19, all meetings will be virtual.

## DCA Verification and Adoption

Involves the process of DCA review, BOC adoption of the plan, and DCA verification of the plan. Mandatory 60-day review period from DCA. QLG status may be suspended if the County fails to meet requirements by 10/29/21.

5 YEAR  
COMPREHENSIVE  
PLAN UPDATE

Thank you for  
participation



<p style="text-align: center;"><b>Resolution</b> <b>March 25, 2021</b></p>
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**A RESOLUTION BY THE BOARD OF COMMISSIONERS OF DEKALB  
COUNTY, GEORGIA TO ADOPT THE 2035 COMPREHENSIVE PLAN  
5-YEAR UPDATE, AND FOR OTHER PURPOSES**

**WHEREAS**, the DeKalb County Board of Commissioners has completed the 5-year Comprehensive Plan Update and;

**WHEREAS**, this document was prepared according to the Rules of Georgia Department of Community Affairs, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective March 1, 2014 and established by the Georgia Planning Act of 1989, and;

**WHEREAS**, the required public meetings were held on August 12, 2020 ,October 22, 2020, December 10, 2020, and December 17, 2020 to inform and update the DeKalb County citizens of the revised procedures, format, and purpose of the Comprehensive Plan update, and; additional public meetings were held doing the public hearing process to encourage broader public participation and input, and;

**WHEREAS**, the Comprehensive Plan was updated based on stakeholder input up to the final submittal date of March 20, 2021 and;

**WHEREAS**, the final document was presented to the DeKalb County Planning Commission on March 25, 2021and;

**WHEREAS**, the Report of Accomplishments have been completed for the year 2016-2021, and the Community Work Program has been completed according to procedures for the years 2022-2026, and;

**WHEREAS**, the Department of Community Affairs has reviewed and approved the Comprehensive Plan update as being in compliance with the Minimal Standards and Procedures for Comprehensive Planning on TBD, 2021, and;

**WHEREAS**, the Department of Community Affairs requires that the Board of Commissioners adopt the Comprehensive Plan update prior to recertification as a Qualified Local Government.

**NOW BE IT THEREFORE RESOLVED:**

1. The Official Land Use Maps shall be adopted in [digital format](#) and contained on a compact disk to be maintained in its original, unedited and unaltered form by the clerk to the board of commissioners. A printed copy of the compact disk's contents depicting the Official Land Use Maps dated March 20, 2021, shall also be maintained in its original, unedited and unaltered form by the clerk to the board of commissioners; and

March 25, 2021

As Adopted

2. Any subsequent amendments made by the board of commissioners to the official Comprehensive Plan Land Use Map after the initial date of adoption shall be indicated on the digital version of the official Comprehensive Plan Land Use Map by the director of Planning. The director of the GIS department shall continuously maintain the digital version of the official Comprehensive Plan Land Use Map so that all amendments are accurately shown as made by the board of commissioners since the initial date of adoption, indicating the dates of said amendments. A copy of the updated and current version of the official Comprehensive Plan Land Use Map in digital format, showing all amendments thereto since the date of initial adoption, shall be held in the custody of the director of Planning; and,
3. That the DeKalb County Board of Commissioners hereby adopts the 2035 Comprehensive Plan Update, and the 2035 DeKalb County Comprehensive Plan Appendix with Land Use Parcel Maps, to maintain the County's Qualified Local Government certification, as required by state law.

2021. **ADOPTED** by the DeKalb County Board of Commissioners, the \_\_\_\_ day of \_\_\_\_\_,

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**Steve Bradshaw**  
Presiding Officer  
Board of Commissioners  
DeKalb County, Georgia

**APPROVED** by the Chief Executive Officer of DeKalb County, this \_\_\_\_ day of  
March, 2021.

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**MICHAEL THURMOND**  
Chief Executive Officer  
DeKalb County, Georgia

**ATTEST:**

**BARBARA SANDERS, CCC**  
Clerk to the Board of Commissioners  
and Chief Executive Officer

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**APPROVED AS TO FORM:**

**Ernstes, Viviane**  
County Attorney

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**APPROVED AS TO SUBSTANCE:**

**ANDREW BAKER, AICP**  
Planning Director DeKalb County, Georgia

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