DEKALB COUNTY 2050 UNIFIED PLAN

COMPREHENSIVE
LAND USE PLAN

DeKalb County
GEORGIA



Draft as of: 09/28/2022

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CHAPTER 02

ISSUES, OPPORTUNITIES, & GOALS

INTRODUCTION



The DeKalb County 2050 Comprehensive Development Plan is a key part of the DeKalb County 2050 Unified Plan and includes policies and recommendations created to guide decision making related to development and growth within DeKalb County. As stated in the Georgia Department of Community Affairs guidance for Local Comprehensive Planning:

"Comprehensive planning should be conducted in the context of Georgia's strong and vibrant intergovernmental system that clearly recognizes the important role cities and counties play in fostering the state's image as an attractive place to invest, conduct businesses and raise a family. Comprehensive planning enhances coordination at many levels. The highest and best use of comprehensive planning for local governments is to show important relationships between community issues. A local comprehensive plan is a fact-based resource for local constituents that tracks implementation of community-based policies. Furthermore, local comprehensive planning creates an environment of predictability for business and industry, investors, property owners, tax payers and the general public. In addition, the plan helps local governments to recognize and then implement important economic development and revitalization initiatives. For these reasons, the state finds that well-planned communities are better prepared to attract new growth in a highly competitive global market."

The DeKalb 2050 Comprehensive Plan was developed with extensive outreach to and input from the community, stakeholders, elected and appointed officials and DeKalb County staff. The following sections include:

- Issues, opportunities and goals
- Land use and development policies
- Transportation
- Economic development
- Housing recommendations and policies, as well as other newly identified policy and issue areas that were identified as critical to the future of DeKalb County.

Finally, the Comprehensive Development Plan includes a Report of Accomplishments summarizing accomplishments since the last plan was adopted, a new Community Work Program, that identifies implementation activities, and a Public and Stakeholder Outreach Summary provides an overview of outreach techniques and results from this comprehensive planning process.

ISSUES, OPPORTUNITIES, & GOALS

The Issues and Opportunities in the following pages have been identified as the key areas DeKalb County should focus on over the short-term, or the next five years. The Issues and Opportunities also build upon the list identified in the previously adopted Comprehensive Plan and other recent planning efforts. These critical areas of focus have been used to develop the Community Work Program in **Chapter 8**.

Community Goals and Policies, in addition to the Character Areas and Defining Narrative, set the longer-term strategy for development and growth within DeKalb County. These provide overall policy direction and guidance for elected officials, appointed officials and staff. Issues and Opportunities, as well as the Community Goals and Policies, were developed with input from the Community, stakeholders, elected and appointed officials and DeKalb County staff. Policy areas for which specific issues, opportunities, and goals have been identified include:

- Land Use
- Natural Resources and Sustainability
- Housing
- Economic Development
- Transportation
- Equity
- Arts, Culture, & Historic Resources
- Community Health, Wellness, & Safety
- Coordination and Communication







LAND USE

Issues

- In order to support continued growth and development within the County while protecting existing single-family areas, new and more intense development will be focused within activity centers, nodes, and corridors.
- Many residents feel that some corridors and retail centers have uses that do not meet the needs of nearby residential neighborhoods.
- Some major corridors have a high percentage older retail strip commercial centers that are in decline or underutilized.
- Many neighborhoods lack a sense of place or identity.
- There is a need for adequate transitions and buffers between activity centers and surrounding single-family neighborhoods.
- Some areas are experiencing challenges related to industrial and residential land use conflicts
- There is not enough industrial zoned land to meet market demand.
- Annexations have impacted County land use policy which may require updating to reflect current conditions and needs of the community.



Figure 1: Many older strip-center developments, such as this plaza along Memorial Dr, are declining and in need of redevelopment

Opportunities

- The location of underutilized strip commercial centers will allow for redevelopment along major corridors without intruding into established residential neighborhoods.
- Declining and underutilized strip commercial centers provide an opportunity for redevelopment and mixed use.
- A zoning code update can address development intensity and design concerns.
- The County is undergoing Gateway and Branding implementation of the Memorial Drive Revitalization Plan to identify character in the neighborhood.
- Many activity centers can transition into highly desirable mixed-use and multimodal environments, particularly those with approved Livable Centers Initiative (LCI) studies or Small Area Plans (SAPs).
- Concentrating future development and density within activity centers can help protect existing single-family areas.
- Additional plans and policies for industrial areas can support the growth of employment areas, while protecting existing, stable single-family neighborhoods.
- The increased acceptance and demand for Transit Oriented Development (TOD) supports redevelopment around existing MARTA stations.
- Recent freight area studies have identified improvements and solutions for existing, growing industrial areas.
- Increased development intensity is acceptable in many areas if needed transportation and infrastructure investments are made.

Goals

- **New Development**
  Focus new development and density in existing activity centers, near transit stations, and high-capacity corridors.

- **Commercial Corridors**
  Encourage reinvestment or redevelopment of commercial corridors including the introduction of residential or other new uses to these areas.

- **Single-Family Neighborhoods**
  Continue to protect existing, stable single-family neighborhoods, while identifying locations for appropriate infill development.

- **Density Transitions**
  Manage height and density transitions between densely developing areas and surrounding lower intensity residential neighborhoods.

- **Diverse Housing and Development**
  Encourage more diverse housing and development types to meet the changing needs of residents and communities.

- **Land Use and Economic Policies**
  Coordinate with Decide DeKalb to ensure economic development is informed by land use and development policies and that policies appropriately support economic development efforts.



Figure 2: New townhomes incorporate live/work principles at a neighborhood scale



Figure 3: Apartments incorporated into a walkable retail development adds new housing options to the neighborhood

NATURAL RESOURCES AND SUSTAINABILITY

Issues

- The amount of remaining, undeveloped land and natural greenspace within the County is decreasing.
- The county needs to preserve open space and its critical environmental areas.
- Some neighborhoods desire more small and local park/greenspace options.
- Adequate maintenance of County parks and greenspace is a concern for many residents and stakeholders.
- Residents in some parts of the county have raised concerns over stormwater runoff and sewer capacity problems as more intense developments have increased around their neighborhoods.
- Non-point source pollution and stormwater runoff are major concerns.
- For many years, the County's water and sewer capacity have been unknown, creating uncertainty around current and future development needs.
- While the County has policies and programs related to sustainability, there is no unified vision or strategy.

Opportunities

- DeKalb County has a greenspace program that, coupled with private development and other stakeholders, could protect some of the County's remaining undeveloped greenspace.
- The county is dedicated to using Best Management Practices (BMP) to reduce the impact of stormwater runoff and non-point source pollution.
- The County has recently developed a plan and a strategy for dealing with previous uncertainty around water and sewer availability.
- The County currently is designated as a bronze level ARC Green Community.
- Development that combines land conservation with clustered development provides an opportunity to encourage growth while preserving the limited remaining greenspace.



Figure 5: Keswick Park in Chamblee is connected to a community trail system and accessible from nearby development



Figure 4: Median breaks allow stormwater to drain while reducing water volicity



Figure 6: Westside Park in Atlanta is an example of strategic infrastrcuture investment, serving as both a recreational facility and an emergency water reservoir for the community

Goals

- **Preservation**
  Encourage the preservation of the County's limited remaining open space, farmland, natural and critical environmental areas.

- **Environmental Sensitivity**
  Protect environmentally sensitive areas including wetlands, floodplains, water supply watersheds and stream corridors.

- **Develop more Neighborhood Parks**
  Increase the number of parks within neighborhoods that are easily accessible to nearby residents.

- **Acquisition of Open Space**
  Continue coordination with Recreation, Parks & Cultural Affairs to facilitate open-space acquisition and expansion

- **Sustainable Zoning**
  Utilize zoning tools and techniques that preserve open space, natural resources and the environment, and address resiliency.

- **Private Partnerships**
  Partner with nongovernmental organizations to acquire and protect land.

- **Sustainable and Conservation Development**
  Promote development that incorporates sustainable practices and conserves critical environmental areas.

- **Stormwater Management**
  Encourage techniques to reduce storm water runoff and other drainage issues as part of development activities.

- **Education**
  Educate the development community and the public on strategies and solutions for addressing water and sewer capacity concerns within the County.

- **Vision**
  Develop a unified vision and strategy for sustainability related initiatives within DeKalb County.

HOUSING

Issues

- The location of affordable housing is often away from major amenities, employment centers and high-income neighborhoods.
- Many subdivisions built over the last 30 years are in need of increased upkeep, maintenance or rehabilitation.
- The existing housing stock may not be meeting the demands of the current market, or current and future residents.
- DeKalb is in need of additional market rate housing.
- With increased infill development, there is added development pressure near existing, stable single-family neighborhoods.

Opportunities

- DeKalb has proximity to downtown Atlanta and many growing in-town neighborhoods.
- FAR and housing types are increasing within some new developments allowing for more housing options.
- New and diverse housing types will help the County meet market demands and support continued growth.
- Areas of existing, naturally occurring affordable housing present a unique opportunity to preserve affordability within the County.
- Clearly stated policies on transitions and buffers between areas of higher and lower intensity can provide guidelines that address concerns and set better expectations.



Figure 7: Affordable Housing should be high quality, and located throughout the county



Figure 8: Zero-lot line housing can increase FAR and units closer to development nodes, increasing the housing supply



Figure 9: Older homes in established neighborhoods offer more affordable quality housing options for residents, compareed to new construction

Goals

- **Housing Variety and Choice**
  Focus new development and intensity in existing activity centers, near transit stations, and high-capacity corridors.

- **Workforce Housing**
  Encourage reinvestment or redevelopment of commercial corridors including the introduction of residential or other new uses to these areas.

- **Senior and Independent Living**
  Continue to protect existing, stable single-family neighborhoods, while identifying locations for appropriate infill development.

- **Mixed Use Developments**
  Manage height and density transitions between densely developing areas and surrounding lower density residential neighborhoods.

- **Multi-Family Housing**
  Encourage more diverse housing and development types to meet the changing needs of residents and communities.

- **Housing Strategy**
  Coordinate with Decide DeKalb to ensure economic development is informed by land use and development policies and that policies appropriately support economic development efforts.

- **Fair Housing**
  During the rezoning process, prevent the occurrence of discrimination in housing on the basis of age, race, religion, gender, or national origin.

- **Code Compliance**
  Improve the enforcement of building codes and standards to improve housing conditions within aging multifamily housing developments.

ECONOMIC DEVELOPMENT

Issues

- There is public concern that more innovative economic development needs to take place.
- Some parts of central and south DeKalb lack adequate retail and employment options.
- DeKalb's economic growth has been uneven and primarily in north DeKalb and parts of central DeKalb.
- Incorporations and annexations have impacted unincorporated DeKalb's tax base and service delivery.
- There are limited locations in the County for industrial development or expansion

Opportunities

- Due to its proximity to Hartsfield-Jackson Atlanta International Airport, interstates and major freight corridors, Southwest
- DeKalb has logistics and distribution opportunities. The DeKalb Development Authority (Decide DeKalb) is a key partner in implementing economic development activity.
- DeKalb is home to several strong, nationally recognized medical, educational and research institutions.
- The increased acceptance and demand for Transit Oriented Development (TOD) has increased redevelopment opportunities around existing MARTA stations.
- The film industry continues to expand in Georgia and DeKalb County.

Goals

The goals listed are from the Strategic Economic Development Plan (SEDP) and are most relevant to the comprehensive plan.

- **Coordinate Regulatory Processes**
  Match land use regulations to economic development vision, and continue to build a more predictable and consistent review and approval processes
- **Support Existing Businesses**
  Engage and support more existing businesses, and use Incentives to support existing industry clusters and prime locations to create new ones
- **Foster Business Development**
  Create a supportive environment to foster start-up businesses
- **Target Industries**
  Create specific incentives for target industries, and implement a proactive target industry recruitment effort. Increase efforts to develop international business opportunities
- **Invest in Infrastructure**
  Continue implementing existing infrastructure strategies
- **Create Development Plans**
  Formalize economic development concepts for each employment center, and clearly define implementation roles for all parties



Figure 10: DeKalb-Peachtree Airport is a major economic asset for the county

BROADBAND

Issues

- Not enough people in south portion of DeKalb County know about broadband capabilities in their neighborhood.

Opportunities

- DeKalb provides broadband service to well over 90% of it's citizens. The county will work to market the service on the county website.

Goals

- **Broadband and Activity Centers**
  Market Broadband coverage in Activity Centers to attract redevelopment partners and startup businesses.

- **Broadband Marketing**
  Over 98% of DeKalb County has broadband access. And nearly 70% of DeKalb County has high speed broadband access. These factors should be used to attract investment from business, education, and healthcare sectors.

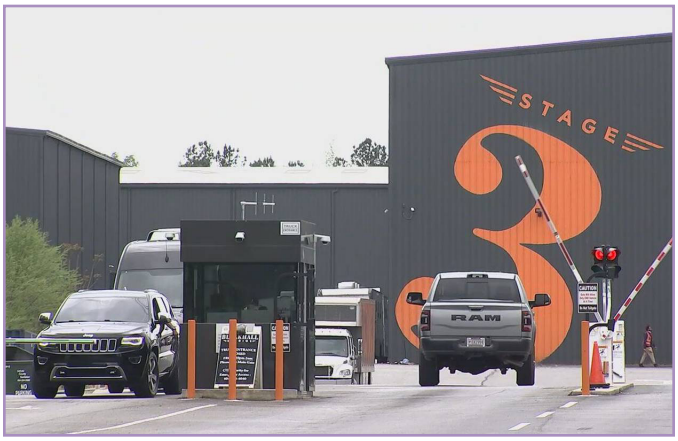


Figure 11: Blackhall Film studios is part of the burdgeoning Atlanta Film industry, which has become a major employment generator



Figure 12: Emory University is globally reknown and important education asset

TRANSPORTATION

Issues

- Traffic congestion and commute times, especially around high growth areas, could impact future development and zoning decisions.
- Some areas of higher residential or employment density are not adequately served by public transportation.
- Pedestrian and/or bike connectivity is lacking, along major corridors, between new developments, neighborhoods, retail centers, parks and institutions and attractions.
- Many neighborhoods are dealing with cut-through traffic with limited tools to address the issue beyond speed bumps.
- Some areas of the County have dilapidated roadways and other infrastructure in need of repair
- While the County has several rail stations and higher frequency bus routes, additional transit investments are needed to support existing development and future growth.
- While the County has a transit master plan, decisions need to be made on which scenario should be pursued and funding needs to be identified.
- There is no unified vision or strategy for trail or greenway development within DeKalb County.

Opportunities

- DeKalb has significantly increased the amount of parks and its trail network around and between existing neighborhoods.
- DeKalb's existing trails and greenways provide key connections and improve quality of life
- The County now has SPLOST which can support expanded transportation investments and maintenance.
- The County now has a transit master plan with four possible transit scenarios.



Figure 13: Indian Creek Station is the terminal station on MARTA's East-West heavy rail line, and an anchor for the Indian Creek Regional Activity Center

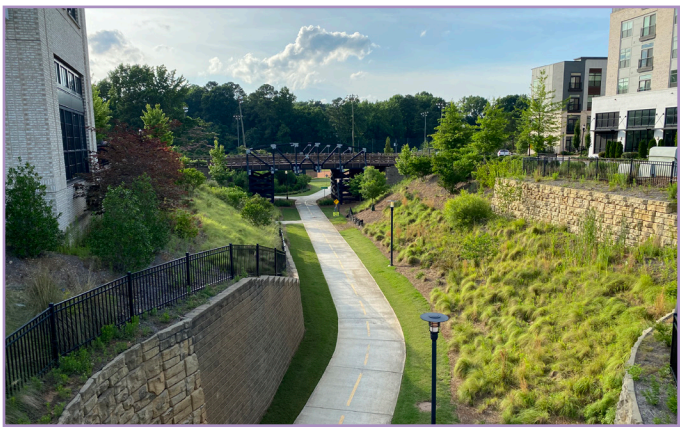


Figure 14: A comprehensive plan to connect trails thoughout the county could increase mobility and provide alternative transportation options for county residents

Goals

- **Provide Transportation Options through Connectivity Across Modes**
  Improve travel for all users by increasing connections across roadway, transit, bicycle, and pedestrian modes.

- **Promote Equity**
  Prioritize improvements that increase transportation access to all parts of the County, especially communities where lack of transportation options creates substantial barriers.

- **Improve Safety**
  Provide for safe travel by users across all modes of transportation.

- **Enable Healthy Communities and Improve Quality of Life**
  Leverage transportation infrastructure to encourage an active lifestyle and overall improved quality of life.

- **Respect/Improve DeKalb County's Character**
  Implement transportation projects that improve mobility while taking into consideration local community context.

- **Increase Access to Jobs and Education**
  Prioritize transportation investments that allow workers and students to more easily access these key destinations.

- **Better Accommodate the Movement of Goods**
  Implement transportation projects that improve freight in the County either by truck or by rail.

- **Improve Maintenance**
  Ensure the long-term care for existing infrastructure including paving roads and repairing bridges and signal systems.

- **Increase Funding for Improvements**
  Pursue new local revenue sources that will allow the County to implement additional transportation projects.

- **Encourage Economic Development**
  Leverage transportation projects that help to encourage revitalization and new development throughout the County.

- **Practice Fiscal Responsibility in Transportation Investments**
  Prioritize transportation projects that can be implemented in a reasonable timeframe and provide a strong return on investment.

EQUITY

Issues

- Poverty rates have increased in certain sections of central and south DeKalb County.
- The senior population is expected to continue to increase and require more housing and service options.
- Gentrification continues to displace seniors and low-income residents.
- There is a perception that many within the immigrant and refugee communities in DeKalb do not feel included or connected to decision making or the broader community.

Opportunities

- The cost of living is relatively low in many parts of the county compared to the entire region.
- DeKalb's diverse population and cultural diversity allow for a wide range of social, cultural, and economic opportunities.
- The County is one of the most diverse communities in Metro Atlanta, the Southeast, and the Country, which provides the County with an international and multicultural character and offerings.

Goals

- **Aging Population**
  Support the aging population by creating more opportunities for residents to age in place through the addition of senior housing and coordinated services and programs.
- **Immigrant and refugee Community Inclusion**
  Establish a committee or working group focused on communicating with and including immigrant and refugee communities in planning and decision making in their community.
- **Poverty**
  Work with community-based organizations and non-profits to address issues around poverty, educational attainment, and other issues facing disadvantaged communities.
- **Low Broadband Coverage Areas**
  The Georgia Broadband Deployment Initiative has identified low or no coverage areas within the county. DeKalb County will develop partnerships to address these areas.
- **Broadband Service Areas**
  Identify Unserved Locations within Service Areas and target them through collaboration with governments, educational/institutional entities, and private sector partners.

ARTS, CULTURE, & HISTORIC RESOURCES

Issues

- There are many historic register eligible sites that need to be evaluated for historic designation and protection.
- The County lacks a unified vision on arts and culture support, investment, and planning
- Many residents travel outside DeKalb County for arts and cultural offerings.

Opportunities

- There are tools in place to preserve the County's historic districts.
- DeKalb County includes many unique arts and cultural experiences and organizations, many of which are not widely known within or outside the County.
- The expanding film industry can support local artists and arts organizations.

Goals

- **Historic Preservation**
  Preserve and protect the historic character of the County including historically, culturally or architecturally significant sites.
- **Development**
  Maintain the character of historic areas while accommodating new residential development.
- **Analysis**
  Complete a County-wide Historic Resource Survey
- **Historical Sites**
  Identify additional historically significant sites and institute "formal protection" through the adoption of local historic designation and ordinances.
- **Zoning**
  Establish new and enforce ordinances to protect historic areas.
- **Open Space and Agricultural Preservation**
  Encourage the preservation of the few remaining rural areas, forested areas, and agricultural structures or sites within the County.
- **Cultural Events**
  Establish programs and events that celebrate the unique cultures found in DeKalb. Identify community organizations to partner with on these programs or events.
- **Arts Support**
  Develop a strategy to better coordinate arts related initiatives and support local artists and arts organizations within DeKalb.

COMMUNITY HEALTH, WELLNESS, & SAFETY

Issues

- Many areas still lack access to greenspace, greenways, healthy food options, etc.
- Some areas of the County have real or perceived safety issues.
- Many dilapidated commercial areas need stronger enforcement of building codes and standards,
- Illegal dumping has become an issue in some areas of the County, especially areas with high vacancy and disinvestment.

Opportunities

- DeKalb's existing parks and trails offer opportunities for recreation and active living.
- The County offers many health and wellness programs that could reach more residents with additional coordination and marketing.



Figure 15: DeKalb's Mobile Wellness Clinic helps address health issues in underserved communities

Goals

- **Food Access**
  Work with public, private and non-profit partners to address challenges related to access to healthy foods within some areas of DeKalb.
- **Quality of Life**
  Improve quality of life by increasing the number of sidewalks and trails that connect homes to regional trail networks, nearby businesses, schools, parks and other community services and amenities.
- **Active Living**
  Create communities designed to encourage active living and healthy lifestyles
- **Crime and Safety**
  Work across departments, with public safety partners and local community organizations to address safety issues including adequate pedestrian facilities and lighting, cut-through and speeding in residential areas, and within areas of high crime.
- **Code Enforcement**
  Enforce existing building codes and other ordinances to address safety issues related to dilapidated or abandoned structures and illegal dumping,

COORDINATION & COMMUNICATION

Issues

- Historically there has been a lack of communication between DeKalb County Government and the DeKalb School District.
- Communication between DeKalb County and its municipalities could be improved.
- New incorporations and annexations have impacted DeKalb County's service delivery, as well as planning and economic development efforts.
- There is a perceived lack of communication between DeKalb County and County residents and stakeholders.

Opportunities

- Land use, economic development, transportation and bicycle and pedestrian planning could be improved with increased coordination between DeKalb County and its municipalities.
- Increased coordination between DeKalb County and its municipalities, specifically in areas of recent or future annexations would benefit residents of all DeKalb communities.
- Creating regular and sustained methods of communication with residents and stakeholders will build community involvement, community support and ultimately implementation.
- Former DeKalb County school sites present a unique opportunity for public and private investment.
- Increased coordination around existing DeKalb County schools may provide unique solutions to community, transportation, or safety issues.

Goals

- **City-County Coordination**
  Encourage better communication and coordination between County and City staff around issues related to land use, transportation, and other relevant issues.
- **Joint Planning**
  Consider joint planning initiatives with municipalities to adequately plan for and coordinate land use, development, transportation and other relevant initiatives.
- **School-County Coordination**
  Encourage better communication and coordination between County and DeKalb County School District (DCSD) staff around issues related to land use and transportation near schools and other DCSD owned land.
- **Education**
  Identify opportunities or programs to educate County residents and stakeholders on planning and development related priorities and issues and current demographic, market or development trends on an ongoing basis.
- **Outreach and Involvement**
  Identify opportunities and events to involve the general public in current planning initiative.

TRANSPORTATION NEXUS

The central goal of the DeKalb 2050 Unified Plan is to combine the County's transportation and land use visions into a single unified, actionable plan. Transportation and land use elements have direct and intrinsically interlinked relationships with each other.

The Transportation Nexus (center of page) explores those interlinked relationships in detail. A product of substantial public and community engagement, the Transportation Nexus was developed to convey top line issues that the project team gathered through the engagement and technical analysis processes, mapping them to better understand the themes and connections between them.

Based on these efforts, the project team uncovered a total of seven top line issues pertinent to DeKalb County's transportation and land use future:

Housing: Providing enough quality affordable housing and a variety of housing options to meet demands and needs of DeKalb County residents to slow down rapid increases of housing prices

Activity Centers: Establishing and maintaining dynamic activity centers throughout the County tailored to residents' needs and promoting higher population and/or jobs densities in these areas

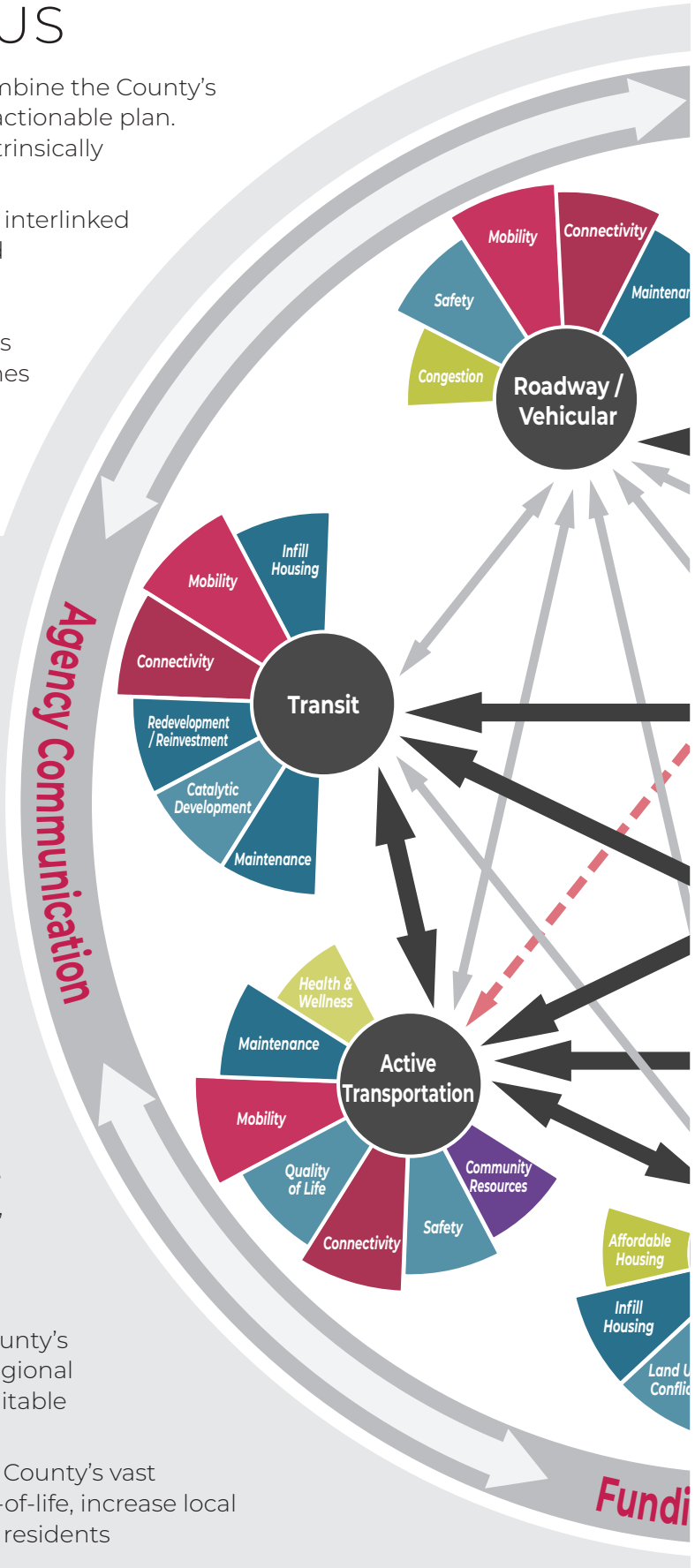
Economic Development: Promoting and incentivizing new population and job opportunities and celebrating the County's diversity as an asset

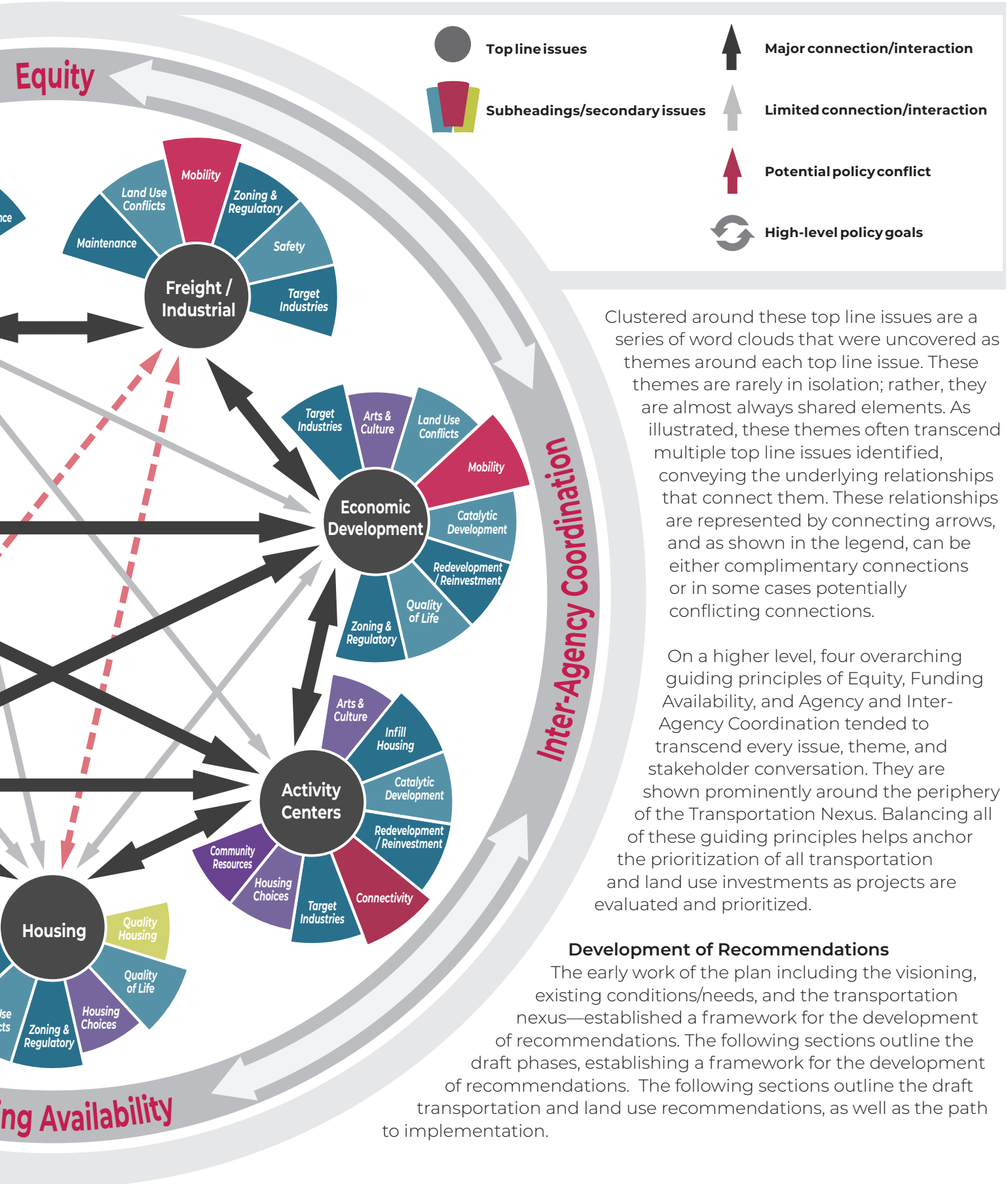
Freight/Industrial: Focusing on the County's well-established freight and industrial sector and continuing to encourage further development opportunities for jobs and skillsets it can generate

Roadway/Vehicular: Investing in improvements to the County's vast roadway network to mitigate congestion, contribute to efficiencies in the movement of both people and goods, achieve a state-of-good-repair, and enhance safety and mobility

Transit: Leveraging, expanding, and enhancing the County's existing transit network in strategic ways to increase regional mobility, connect residents to jobs, and provide an equitable balance of transportation options

Active Transportation: Enhancing and expanding the County's vast sidewalk and bicycle infrastructure to enhance quality-of-life, increase local connectivity, and promote the well-being of all County residents





Clustered around these top line issues are a series of word clouds that were uncovered as themes around each top line issue. These themes are rarely in isolation; rather, they are almost always shared elements. As illustrated, these themes often transcend multiple top line issues identified, conveying the underlying relationships that connect them. These relationships are represented by connecting arrows, and as shown in the legend, can be either complimentary connections or in some cases potentially conflicting connections.

On a higher level, four overarching guiding principles of Equity, Funding Availability, and Agency and Inter-Agency Coordination tended to transcend every issue, theme, and stakeholder conversation. They are shown prominently around the periphery of the Transportation Nexus. Balancing all of these guiding principles helps anchor the prioritization of all transportation and land use investments as projects are evaluated and prioritized.

Development of Recommendations

The early work of the plan including the visioning, existing conditions/needs, and the transportation nexus—established a framework for the development of recommendations. The following sections outline the draft phases, establishing a framework for the development of recommendations. The following sections outline the draft transportation and land use recommendations, as well as the path to implementation.

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CHAPTER 03

LAND USE

FUTURE LAND USE & DEVELOPMENT

A community's land use patterns both guide and reflect its character and sense of place - what kinds of homes, businesses, institutions, amenities, and natural environments the community has, the forms they take, and where they are located and should be.

The Future Land Use Plan is intended to provide direction for development patterns across the County, and to inform decision making related to timing, phasing, and magnitude of infrastructure investments. These decisions determine the types of places the County's residents can live, the types of jobs that are attracted, and what types of services and amenities are available. They also shape land use patterns and connectivity across the County, which influences how people interact with each other, how they travel to accomplish their daily activities, and their transportation choices and priorities.

This chapter lays the foundation for land use policies and decision making in DeKalb County between today and 2050, and will guide the development of physical infrastructure to accommodate anticipated growth.



Future Land Use Plan Key Concepts

DeKalb County's Future Land Use Plan is predicated on several key concepts. These include:

- **Character Areas -** provide high-level guidance on development character for the County; each Character Area also has it's own sub-principles that guide land-use decisions within the character area's boundaries.
- **Activity Centers** are a special kind of character area, and serve as one of the lynch-pins of DeKalb County's Land Use strategy, which are intended to serve as hubs of higher intensity and more clustered uses, providing focal points for the community that serve as employment and service destinations.
- **Guiding Principles** - a set of overarching principles that inform decision making and intent across the County.

Character Areas

DeKalb is a large and diverse County, with varied conditions, character, and land uses across the County. This comprehensive plan is predicated on the concept of character areas, which frame the general use of land envisioned for the neighborhoods and communities across DeKalb. These character areas are intended to describe the overall character, quality, intensity of use, and design of certain area. They identify predominant land uses, as well as supporting uses allowed within each character area.

Character Areas do not directly dictate zoning and design requirements on individual parcels, but rather provide general guidance. This provides flexibility in the zoning and development process and allows the market to shape the location of supporting land uses while providing local communities with protection from potential incompatibilities between adjacent developments. This type of flexibility provides the Future Land Use Plan with the ability needed to respond to changes in community needs, a growing population, and an evolving market.

Activity Centers

Activity Centers are a special type of character area, intended to serve as concentrated nodes of development and activity throughout the County. There are three types; Regional Center, Town Center, and Neighborhood Center, depending on the levels of development intensity and activity and whether the area is intended to serve local neighborhoods or the larger region.

Guiding Principles

The Guiding Principles are a set of overarching themes that provide guidance and direction for development across DeKalb County. They are aspirational in nature, and serve as a foundation for the County to achieve the vision established by Future Land use Plan. These principles apply in all character areas across the County, and shape the more detailed principles that are outlined in each character area, such as Activity Centers or Traditional neighborhoods.



Activity Centers, Nodes, and Corridors

In order to support continued growth and development within the County while protecting existing single-family areas, new and more intense development will be focused within activity centers, nodes, and corridors.



Protect Existing Single-Family Neighborhoods

Preserve and enhance the integrity and quality of existing residential neighborhoods through appropriate transitions, buffers, and infill



Development Intensity

Focus new and higher intensity development in existing developed areas, particularly in locations with existing services, facilities, and infrastructure with capacity to support additional development.



Density Bonuses

Provide density bonuses for projects that provide community benefits, such as affordable workforce and senior housing components, pedestrian and bicycle connectivity improvements, or functional green space, and if they do not negatively impact or affect surrounding single-family neighborhoods.



Housing Options

Provide a variety of housing options for County residents at all stages of life. Denser and more innovative housing options should be focused in or near activity centers, nodes, and corridors



Environment & Sustainability

Development should prioritize sustainability and the preservation of DeKalb County's dwindling natural spaces and undeveloped areas and be focused in areas where it will have the least negative impacts to the natural environment.



Multimodal Development

Reduce Vehicle Miles Traveled by promoting new development and redevelopment at or near activity centers, developing quality bicycle and pedestrian facilities, and providing better transit access



Cultural Diversity

Promote activities to highlight historic and cultural assets in the community and provide opportunities for community interaction.



Healthy Neighborhoods

Promote healthy living in neighborhoods by incorporating a pedestrian environment that encourages socialization, walking, biking and connectivity. Update or implement the recommendations of the Master Active Living Plans (MALPs).



Transit Oriented Development

Promote and provide incentives for transit-oriented development near existing rail stations. Identify locations for additional development near planned premium transit stations.



Tree & Greenspace Preservation

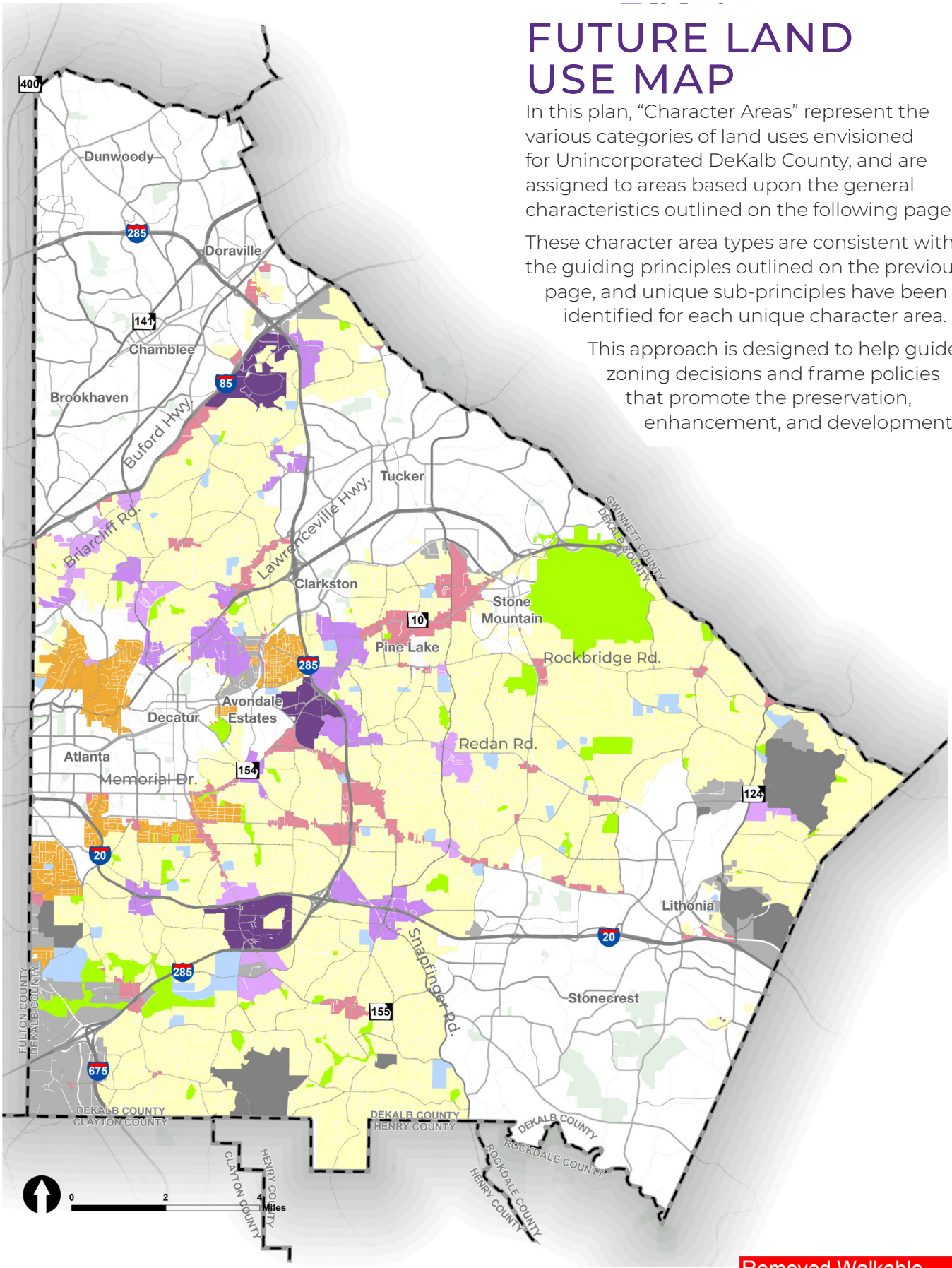
Establish tree preservation and landscaping standards. Prioritize the preservation of existing tree canopy and undeveloped areas.

FUTURE LAND USE MAP

In this plan, “Character Areas” represent the various categories of land uses envisioned for Unincorporated DeKalb County, and are assigned to areas based upon the general characteristics outlined on the following page.

These character area types are consistent with the guiding principles outlined on the previous page, and unique sub-principles have been identified for each unique character area.

This approach is designed to help guide zoning decisions and frame policies that promote the preservation, enhancement, and development of



Removed Walkable Neighborhood Designation



REGIONAL CENTER

Density (du/ac)
75 & Over; *No Max*

Preferred Uses
Townhomes / Condominiums / Apartments / Retail & Commercial / Office / Civic / Entertainment & Cultural / Parks & Recreation / Health Care / Institutional/ Technology Centers

Permitted Zoning
MR-1, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5, OI, OIT, C-1, C-2



TOWN CENTER

Density (du/ac)
Up to 60 *(75 with approved SAP)**

Preferred Uses
Townhomes / Condominiums / Apartments / Retail & Commercial / Office / Civic / Entertainment & Cultural / Parks & Recreation / Health Care / Institutional / Technology Centers

Permitted Zoning
RSM, MR-1, MR-2, HR-1, HR-2, MU-1, MU-2, MU-3, MU-4, MU-5, OI, OIT, C-1, C-2, MALP



NEIGHBORHOOD CENTER

Density (du/ac)
Up to 40 *(50 with approved SAP)** *(Briarcliff-Clairmont SAP - up to 70)*

Preferred Uses
Townhomes / Condominiums / Apartments / Retail and Commercial / Office / Civic / Parks & Recreation / Institutional

Permitted Zoning
R-60, RSM, MR-1, MR-2, MU-1, MU-2, MU-3, NS, OI, OIT, C-1



COMMERCIAL REDEVELOPMENT CORRIDOR

Density (du/ac)
Up to 30 *(40 with approved SAP)**

Preferred Uses
Townhomes / Condominiums / Apartments/ Retail and Commercial / Office Mixed Use / Institutional

Permitted Zoning
MU-1, MU-2, MU-3, MR-1, RSM, C-1, C-2, OI, OD, OIT

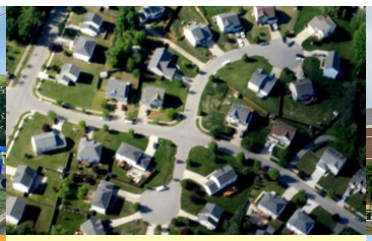


TRADITIONAL NEIGHBORHOODS

Density (du/ac)
Up to 12

Preferred Uses
Traditional Single-Family Homes / Townhomes / Cottages / ADU's / Apartments / Assisted Living/ Neighborhood Retail / Schools / Institutional/Conservation Villages and Hamlets

Permitted Zoning
R-60, RNC, MU-1, MU-2, MR-1, C-1, OI, OIT, NS, RSM



SUBURBAN

Density (du/ac)
Up to 8

Preferred Uses
Single-Family Detached / Townhomes / Clustered Residential / Conservation Villages and Hamlets / Neighborhood Retail / Schools / Libraries / Assisted Living/ Parks and Recreation / Health Care / Civic/ Cottages

Permitted Zoning
MU-1, C-1, OI, NS, RE, RLG, R-100, R-85,



INSTITUTIONAL

Density (du/ac)
N/A

Preferred Uses
Schools / Religious Facilities / Healthcare Facilities / Civic/ Institutional Uses / Libraries / Jails/ Prisons / Government Facilities

Permitted Zoning
R-100, R-85, R-75, R-60, RSM, MR-1, MR-2, MU-1, MU-2, MU-3, OI, OIT

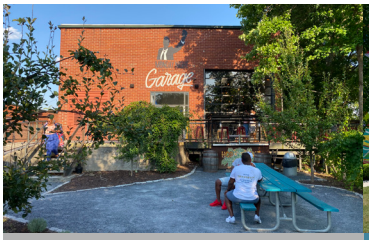


INDUSTRIAL

Density (du/ac)
N/A

Preferred Uses
Manufacturing / Warehouse Distribution / Wholesale-Trade / Automotive / Entertainment

Permitted Zoning
OD, C-2, M and M-2



LIGHT INDUSTRIAL

Density (du/ac)
Up to 120 (live-work units)

Preferred Uses
Warehouse Distribution / Wholesale-Trade / Automotive / Entertainment

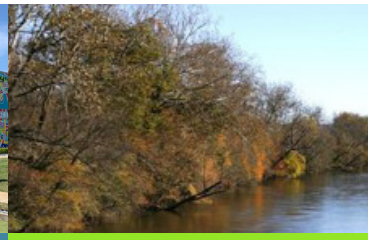
Permitted Zoning
OD, C-2, M-1, OI, M-2



EMPLOYMENT CENTERS

Based on the DeKalb Strategic Economic Development Plan, of areas located within unincorporated DeKalb County. Other areas have been identified in select DeKalb Municipalities.

Kensington MARTA Station, South DeKalb Cluster, Boulder crest Cluster, Medline/Scottdale North Druid Hills / Briarcliff, Emory, CDC



CONSERVATION OPEN SPACE

Density (du/ac)
N/A

Preferred Uses
Passive Parks / Nature Trails / Floodplains / Wetlands / Watersheds / Golf Courses / Athletic Fields / Amphitheaters

Permitted Zoning
All zoning designations

ACTIVITY CENTERS

The foundation of DeKalb County's Future Land Use Plan is to focus more intense development within Activity Centers. This approach is intended to protect existing neighborhoods from incompatible land uses, while allowing for continued growth and investment within the County. This plan identifies three distinct Activity Center Types: Regional Center, Town Center, and Neighborhood Center.



Small Area Plans

One of the primary tools to guide development within Activity Centers is through the use of Small Area Plans (SAPs). These plans allow policy makers and the community to guide development, policies, and investments at a much finer level of detail than can be provided in the overall comprehensive plan.

SAP's address specific land use issues where needed and support general development policies with detailed design guidelines. They can also control the transitions of land uses between an Activity Center and surrounding land uses, protecting surrounding uses, such as single family development, from negative impacts created by land uses within the area.

For areas where there is an approved SAP, completed and adopted within the last 10 years, density and height regulations as defined in the SAP override any underlying Future Land Use regulations whose maximums may be more limiting, including Activity Center definitions.

Development Core

Activity Centers should focus the most intense development near the "core" or geographic center of the area, and around major intersections and transit stations. Development should be more clustered and walkable in nature, with a mix of commercial, office, and residential uses. Other design or community elements may include a more connected street grid, multimodal transportation options such as wide sidewalks and bike lanes, and an enhanced level of urban amenities such as improved streetscapes, small parks, or plazas.

Transitions

Development intensity should transition between the activity center's core and the edges/periphery. Smaller scale development, such as residential and low rise professional services may serve as a transition zone between the core and adjacent neighborhoods outside the activity center. Staggered building heights, setbacks, buffers, and greenspaces can serve as effective tools to mitigate compatibility issues.

Infrastructure

Activity Centers can take advantage of limited public dollars by focusing infrastructure needs and investments in smaller geographic areas. Focusing infill in both existing and emerging activity centers can reduce both initial investments and long term maintenance costs for the County, particularly when infrastructure can be combined with community amenities, such as the integration of stormwater infrastructure with usable community greenspace.

Neighborhood Center

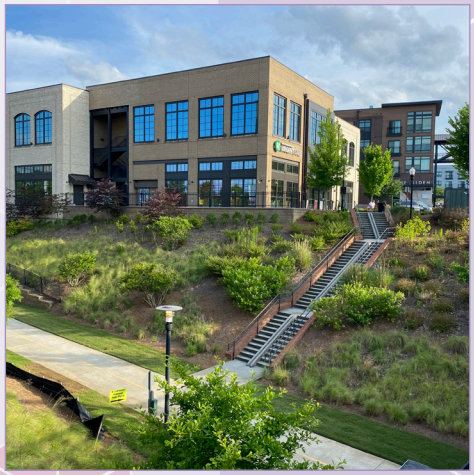






Town Center







Regional Center

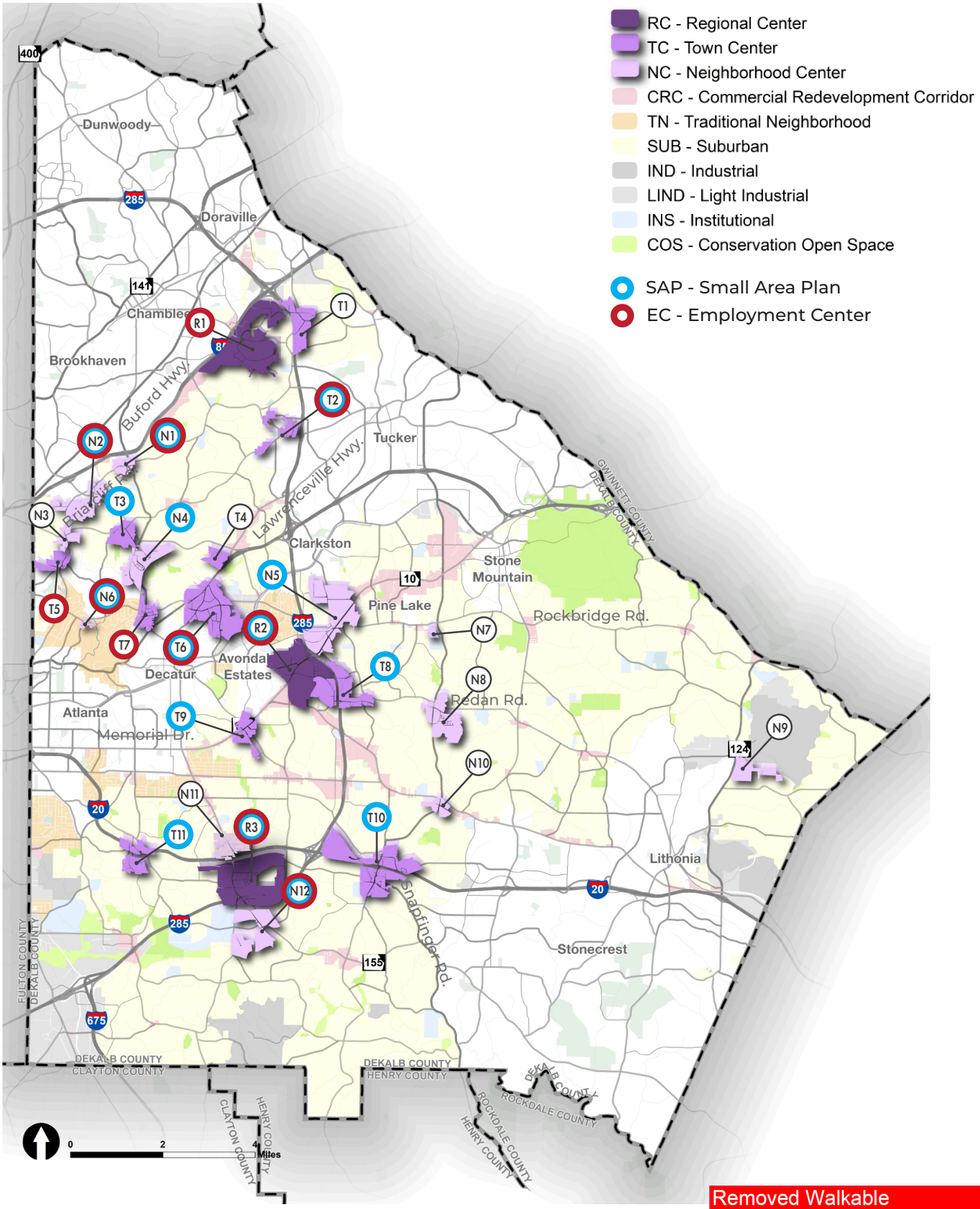






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Activity Center Location Map



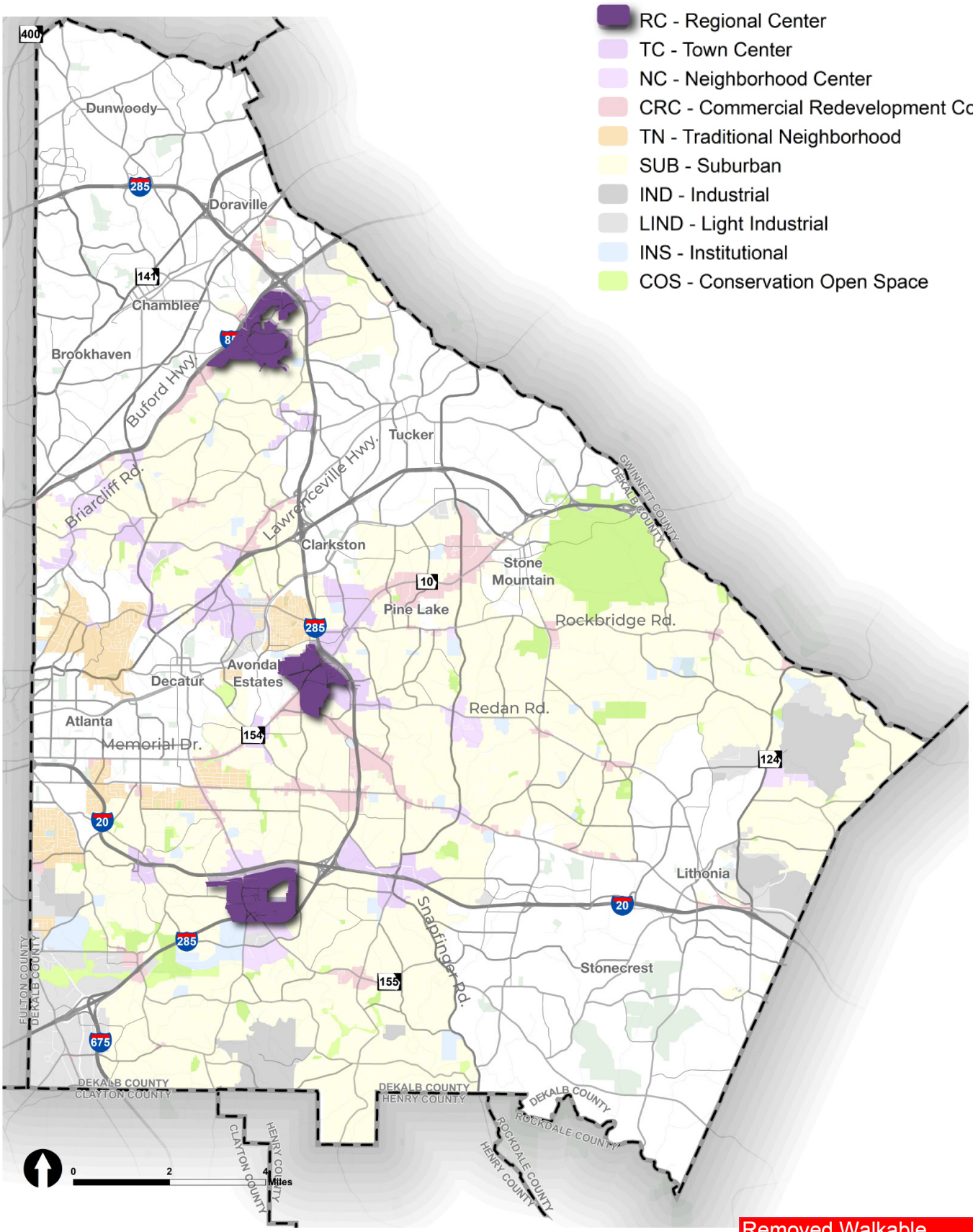
Removed Walkable Neighborhood Designation

REGIONAL CENTERS			
Map ID	**Name**	**Small Area Plans**	**Employment Center**
R-1	Presidential Parkway	None	I-85/I-285 Cluster
R-2	Kensington MARTA Station	Kensington MARTA Station LCI and Supplemental LCI	Kensington
R-3	South DeKalb Mall	Flat Shoals and Candler Rd LCI	South DeKalb Center

TOWN CENTERS			
Map ID	**Name**	**Small Area Plans**	**Employment Center**
T-1	I-285 & Chamblee Tucker Rd	None	None
T-2	Northlake Mall	Northlake LCI	Northlake
T-3	Toco Hills	North Druid Hills LCI	None
T-4	North DeKalb Mall	None	None
T-5	Sage Hill	None	Emory/CDC
T-6	N. Decatur & Scott Blvd	Medline LCI	Medline/Scottsdale
T-7	North Decatur at Clairmont	None	Emory/CDC
T-8	Redan Rd & Indian Creek Dr	Master Active Living Plan	None
T-9	Memorial Dr and Columbia Dr	Master Active Living Plan	None
T-10	I-20 and Wesley Chapel Rd	Wesley Chapel LCI and MARTA I-20 TOD Plan	None
T-11	I-20 and Gresham Rd	Master Active Living Plan	None

NEIGHBORHOOD CENTERS			
Map ID	**Name**	**Small Area Plans**	**Employment Center**
N-1	Briarcliff & Clairmont	Briarcliff -Clairmont SAP	Druid Hills/Briarcliff
N-2	Briarcliff & N Druid Hills	North Druid Hills LCI	Druid Hills/Briarcliff
N-3	LaVista Rd & Briarcliff Rd	None	None
N-4	North Druid Hills Rd and Clairmont/Mason Mill	North Druid Hills LCI	None
N-5	GSU/Georgia Piedmont	Memorial Drive Plan	None
N-6	Emory Village	Emory Village LCI	Emory/CDC
N-7	Hairston & Rockbridge	None	None
N-8	Redan & Hairston Rd	None	None
N-9	Swift Creek	None	None
N-10	Covington Hwy & Hairston Rd	None	None
N-11	Kelly Lake	None	None
N-12	Flat Shoals Pkwy & Clifton Rd	Candler-Flat Shoals LCI	South DeKalb Cluster

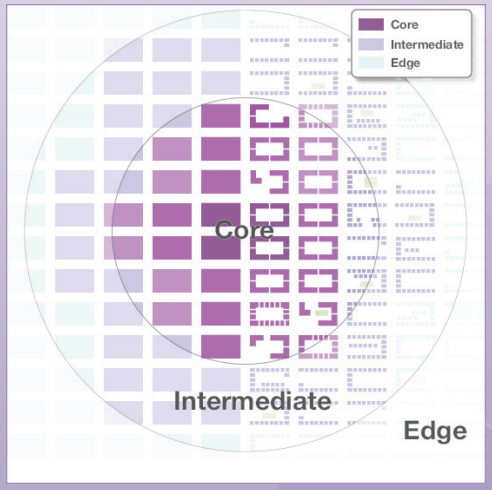
REGIONAL CENTER

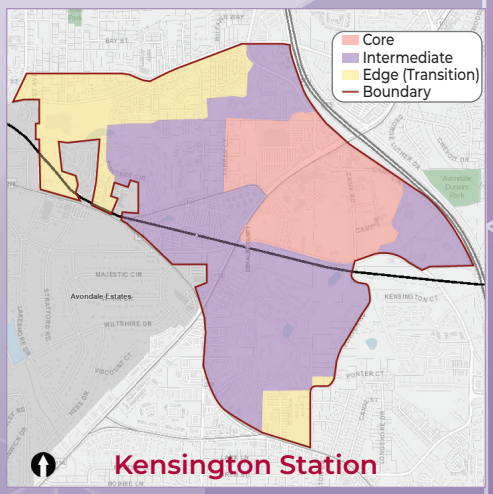


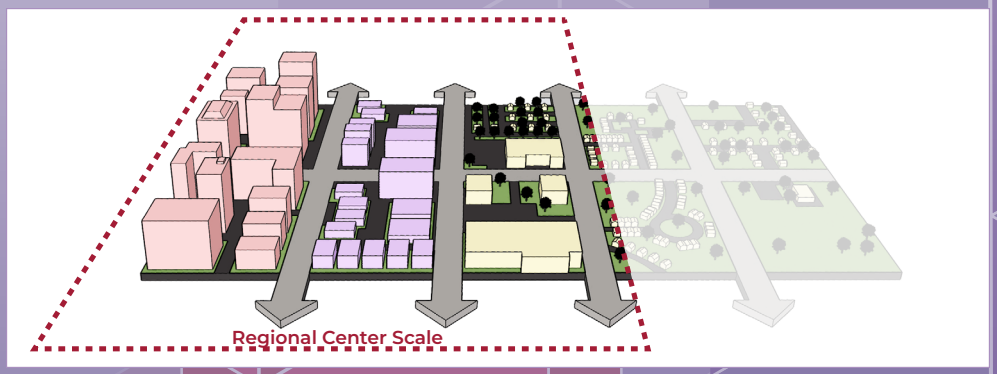
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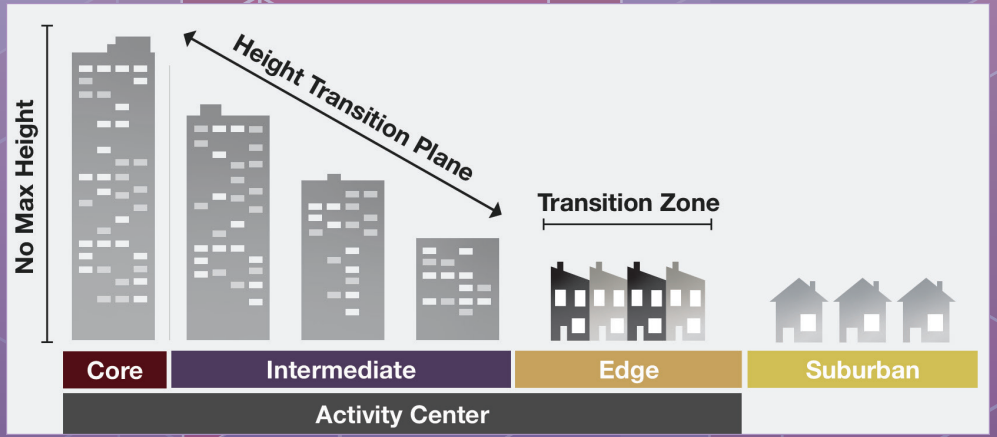
Description

The intent of the Regional Activity Center is to promote the concentration of intensity, development and regional serving activities in a centralized location that allows for a variety of uses, reduces dependency on automobile travel, and promotes walkability and increased transit usage. These areas include the highest intensity residential, commercial, office, and higher-education facilities allowed within DeKalb County and serve as regional destinations for employment, shopping, and services. These areas are characterized by high accessibility via the interstates and major roadways, transit, and trails. The areas also have on-site parking, high floor-area-ratios, large tracts of land, and campus or unified development.









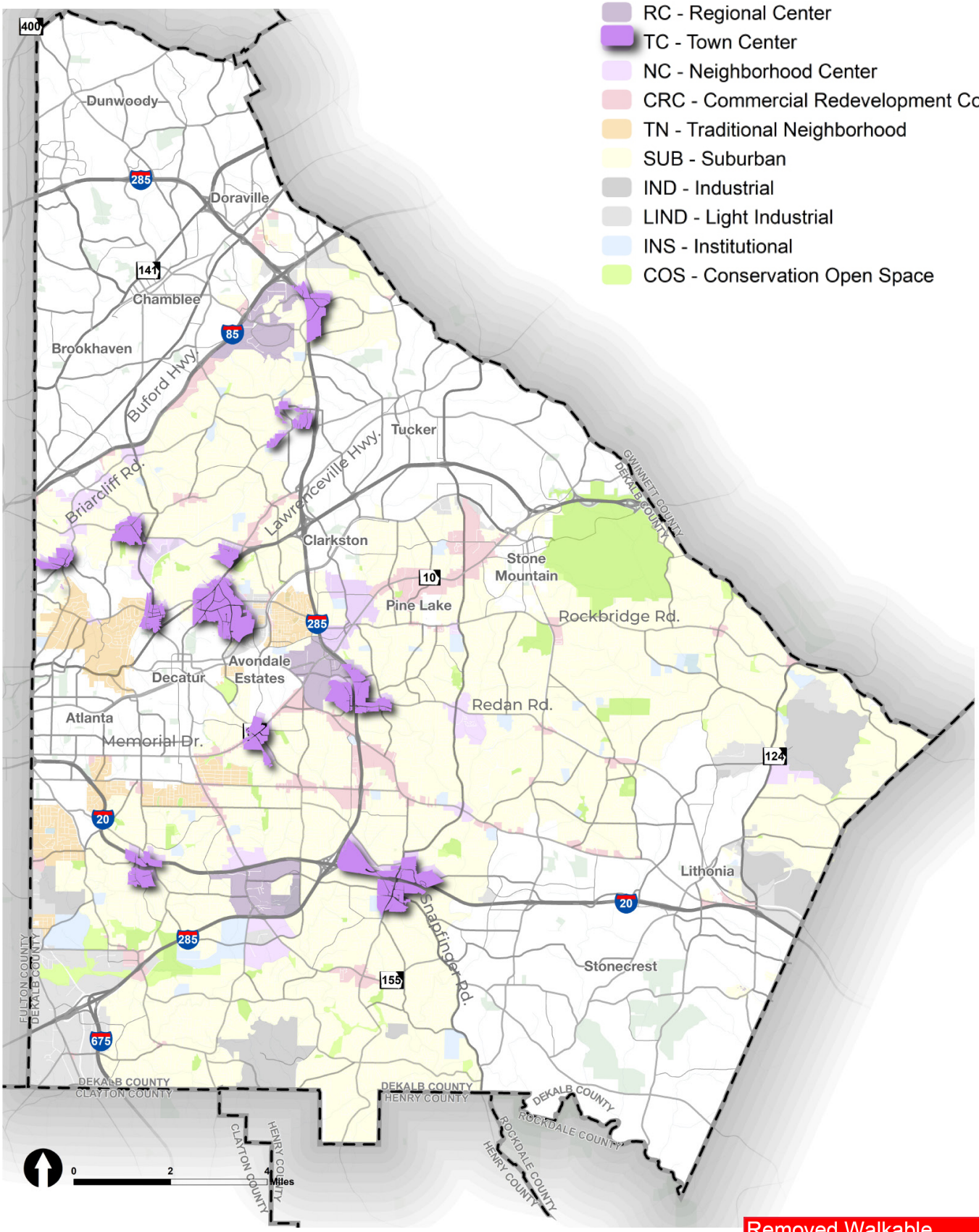
Regional Center

Encourage density of residential in mixed-use projects at 75 dwelling units or greater and with the most intense development located towards the commercial and/or office core of the Regional Center. Properties located along the outer edges of the Regional Center should be sensitive to the building height and density of adjacent single family residential.

Height Transition

The most intense development types and tallest buildings should be concentrated in the core of the activity center, gradually transitioning to less intense uses and lower building heights as one moves further from the core. The edge of the activity center should serve as a transition zone, buffering more intense uses in the core from adjacent single-family neighborhoods and other uses outside the Activity Center's boundaries.

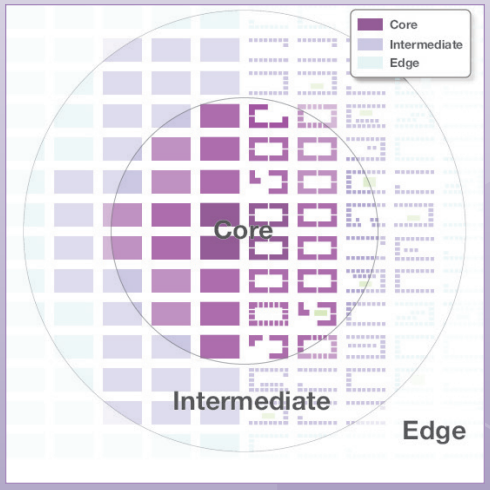
TOWN CENTER

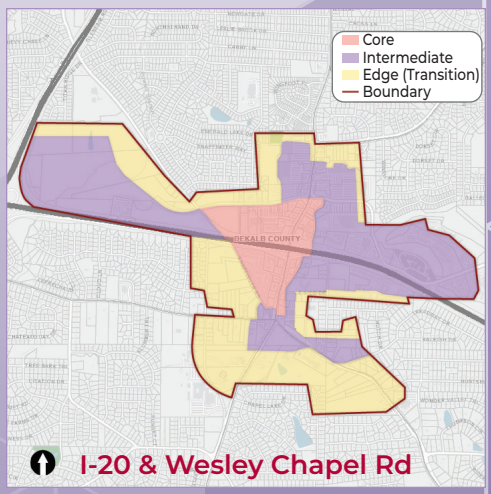


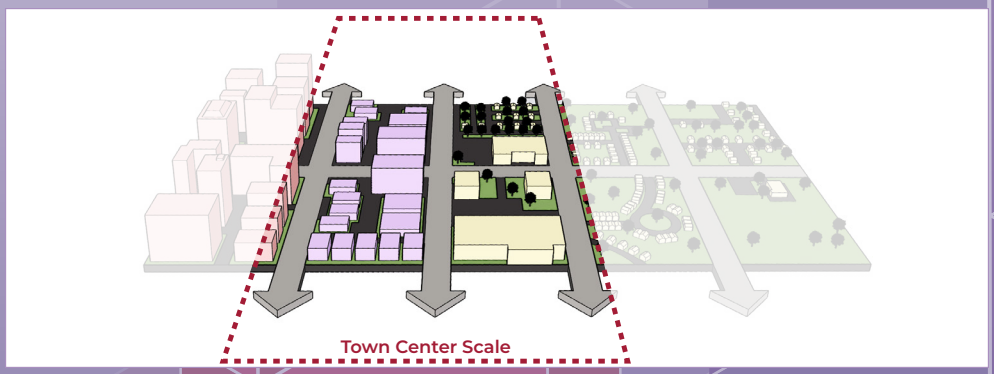
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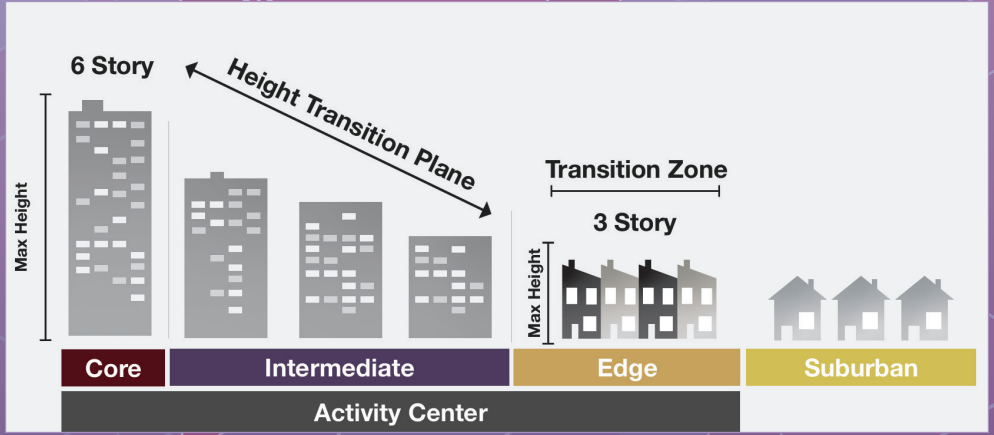
Description

The intent of the Town Center is to promote the concentration of higher intensity residential and commercial uses, which serve several communities surrounding the center, in order to reduce automobile travel, promote walkability and increased transit usage. The areas act as a focal point for several neighborhoods with moderate densities and a variety of activities such as retail, commercial, professional office, housing, and public open space that are all easily accessible by pedestrians. Town Centers are typically smaller in size and scale than Regional Centers and have a character similar to Neighborhood Centers, but at a larger scale. Additional density beyond the identified baseline may be allowed if there is an adopted small area plan for the activity center that is no more than 10 years old. At a minimum, the small area plan should include a process to engage nearby residents and stakeholders, identify where core, intermediate, and edge areas are located and include additional detail on the location of heights and densities that will allow for appropriate transitions to any adjacent, stable, single-family neighborhoods.









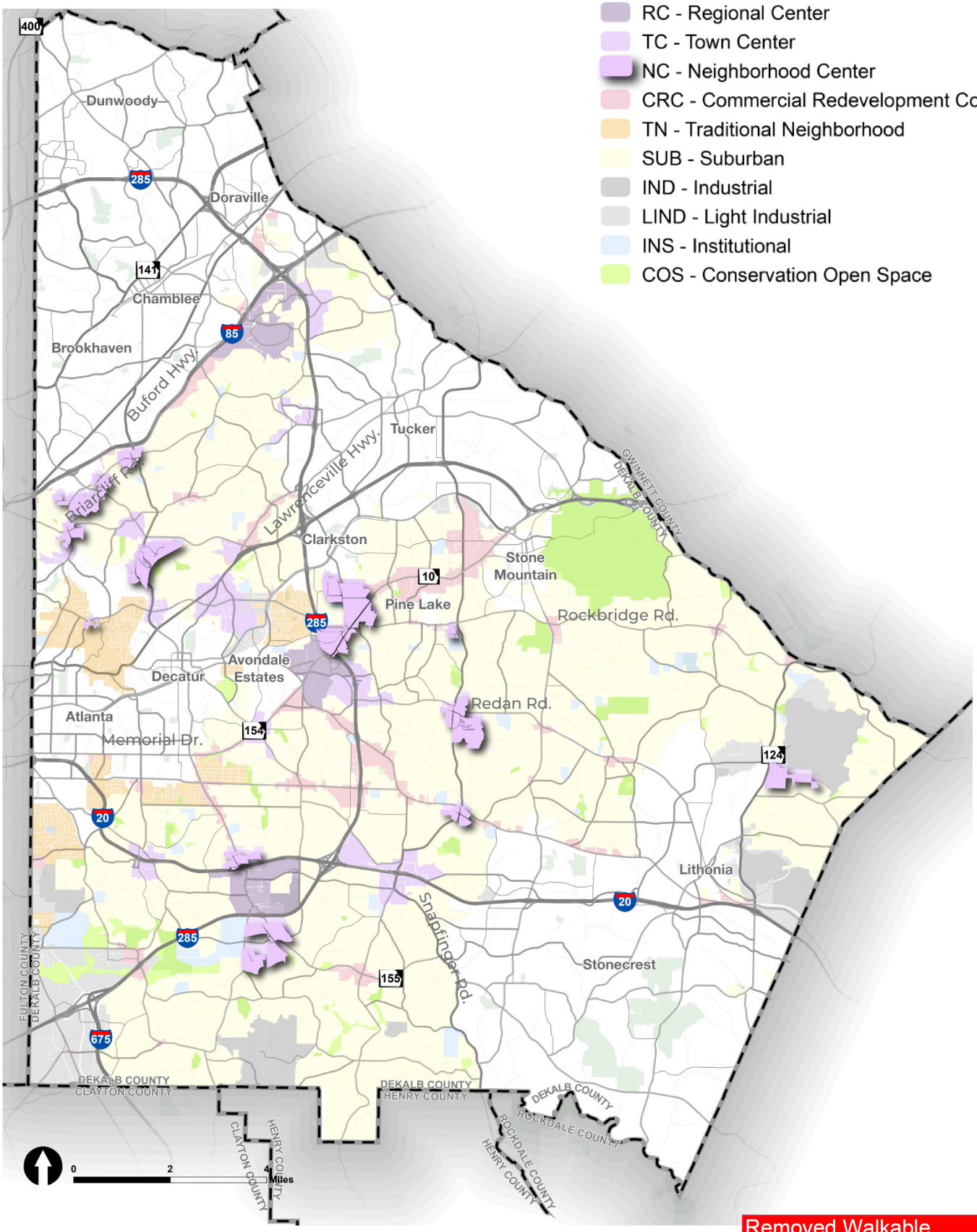
Town Center

Encourage density of residential in mixed-use projects, not to exceed 60 dwelling units per acre (except in locations with an approved SAP providing other guidance) and with the most intense development located towards the commercial and/or office core of the Town Center. Properties located along the outer edges of the Town Center shall be sensitive to the building height and density of adjacent single-family residential

Height Transition

The most intense development types and tallest buildings should be concentrated in the core of the activity center, gradually transitioning to less intense uses and lower building heights as one moves further from the core. The edge of the activity center should serve as a transition zone, buffering more intense uses in the core from adjacent single-family neighborhoods and other uses outside the Activity Center's boundaries.

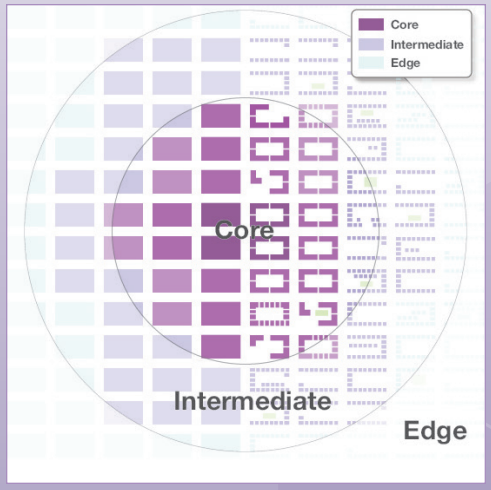
NEIGHBORHOOD CENTER

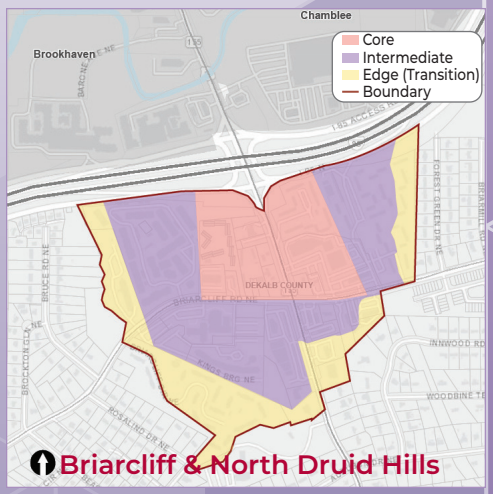


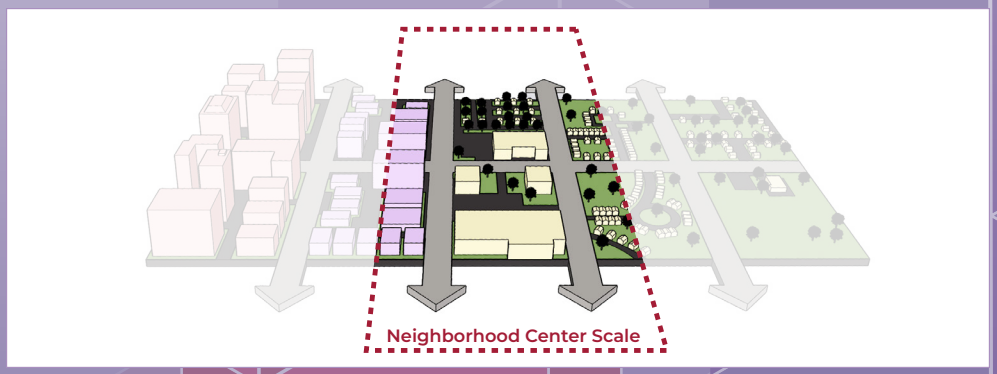
Removed Walkable Neighborhood Designation

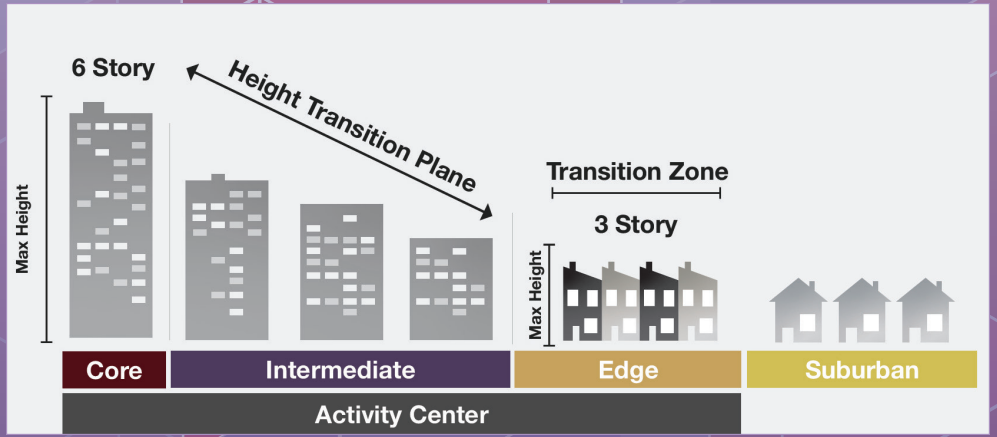
Description

The intent of the Neighborhood Center Character Area is to promote a concentration of clustered residential and commercial uses that serve the goods and service needs of a few surrounding, local neighborhoods. These areas and their uses shall complement the smaller scale character of nearby neighborhoods while reducing automobile travel and promote walkability and increased transit usage. These areas act as a neighborhood focal point with a concentration of activities including retail, neighborhood commercial, professional office, moderate-density housing, and public open space that are all easily accessible by pedestrians. Neighborhood Centers are often the smallest Activity Centers in terms of size and scale. Additional density beyond the identified baseline may be allowed if there is an adopted small area plan for the activity center that is no more than 10 years old. At a minimum, the small area plan should include a process to engage nearby residents and stakeholders, identify where core, intermediate, and edge areas are located and include additional detail on the location of heights and densities that will allow for appropriate transitions to any adjacent, stable, single-family neighborhoods.









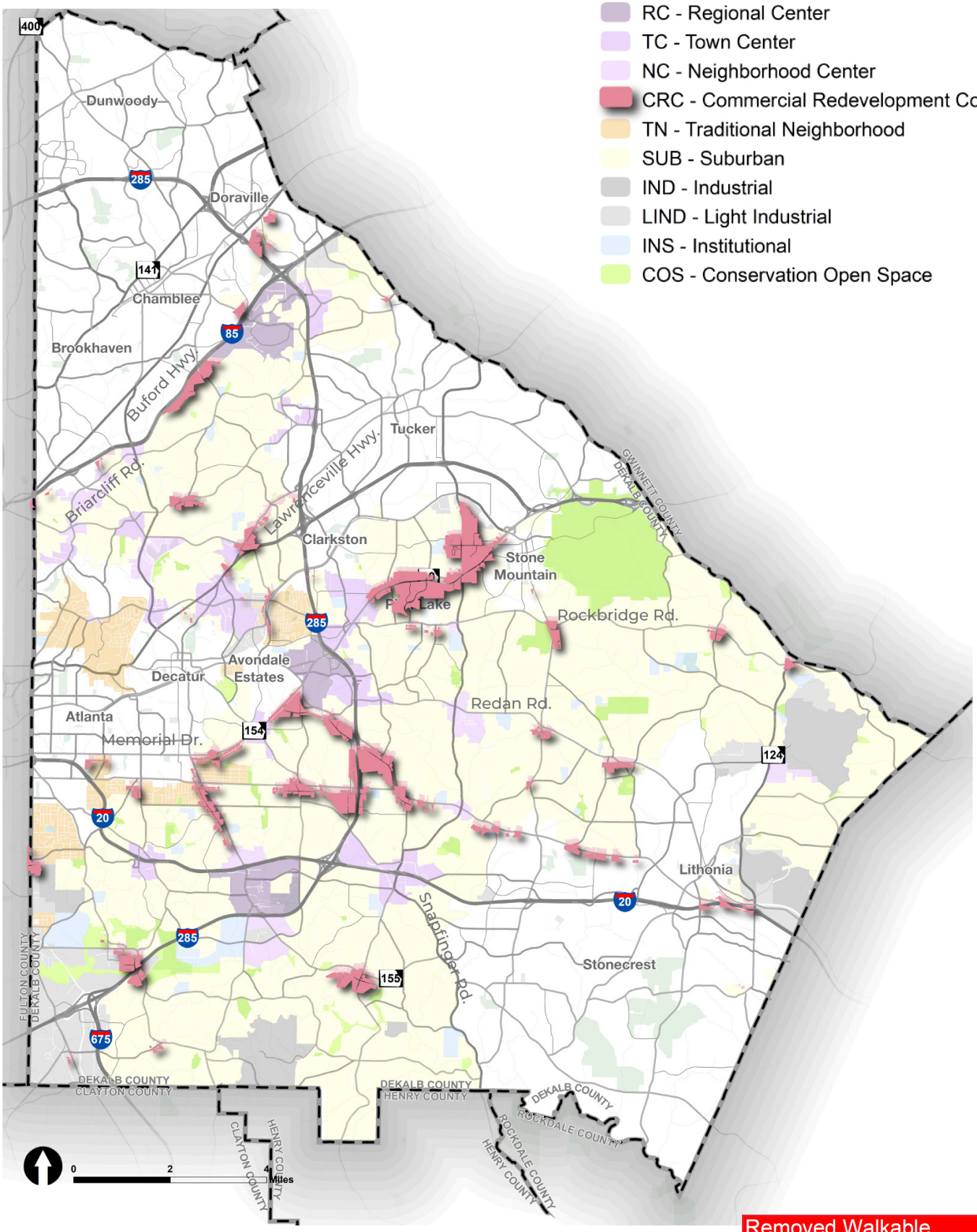
Neighborhood Center

Encourage compact residential in mixed-use projects, not to exceed 40 dwelling units per acre, (except in locations with an approved SAP providing other guidance). Concentrate the most intense commercial and/or office development around a focal point at the core of the neighborhood center. Properties located along the outer edges of the Neighborhood Center shall be sensitive to the building height and density of adjacent single family residential.

Height Transition

The most intense development types and tallest buildings should be concentrated in the core of the activity center, gradually transitioning to less intense uses and lower building heights as one moves further from the core. The edge of the activity center should serve as a transition zone, buffering more intense uses in the core from adjacent single-family neighborhoods and other uses outside the Activity Center's boundaries.

COMMERCIAL REDEVELOPMENT CORRIDOR



Removed Walkable Neighborhood Designation

Identifying Features

- Townhomes
- Condominiums
- Apartments
- Retail and Commercial
- Office Mixed Use
- Institutional

Description

This Character Area is intended to improve the function and aesthetic appeal of commercial corridors in the County and promote the redevelopment of commercial corridors in decline. Today, these areas predominantly consist of strip-style shopping centers, and are often characterized by high levels of vehicular traffic, surface parking, large parcel sizes, and a general lack of pedestrian and bicycle connectivity. Because development is oriented along a corridor rather than a larger development core, floor-area-ratios should be moderate, with a maximum density of 30 dwelling units per acre and a maximum height of 3 stories.







Land Use Compatibility

Transition zones and height planes should focus the most intense development away from adjacent lower density development. When adjacent to single-family areas, development should complement those uses in height and density.

Buffers

Require the incorporation of enhanced vegetated buffers between non-residential uses and adjacent single-family areas.

Development

Where appropriate, new development should be built closer to the street, on underutilized parking lots, and create new internal streets and smaller blocks. Create compact, walkable, mixed-use districts to reduce automobile dependency for short trips and increase access to basic services.

Streetscapes & The Public Realm

Improve the pedestrian environment and community character with consistent sidewalks, signage, lighting, landscaping, billboard controls, and other design features where possible.

Multimodal Connectivity

Provide safe and attractive facilities for pedestrians and bicyclists, including sidewalks, multi-use paths, cycle tracks, bike lanes and bicycle parking, that link community amenities and transit.

Parking and Access

Create access management standards, encourage shared parking, and locate parking to the rear or side of buildings, screened from view

Existing Residential

Some locations also include naturally occurring affordable housing. This housing should be preserved or improved, or replaced at the same level of affordability.

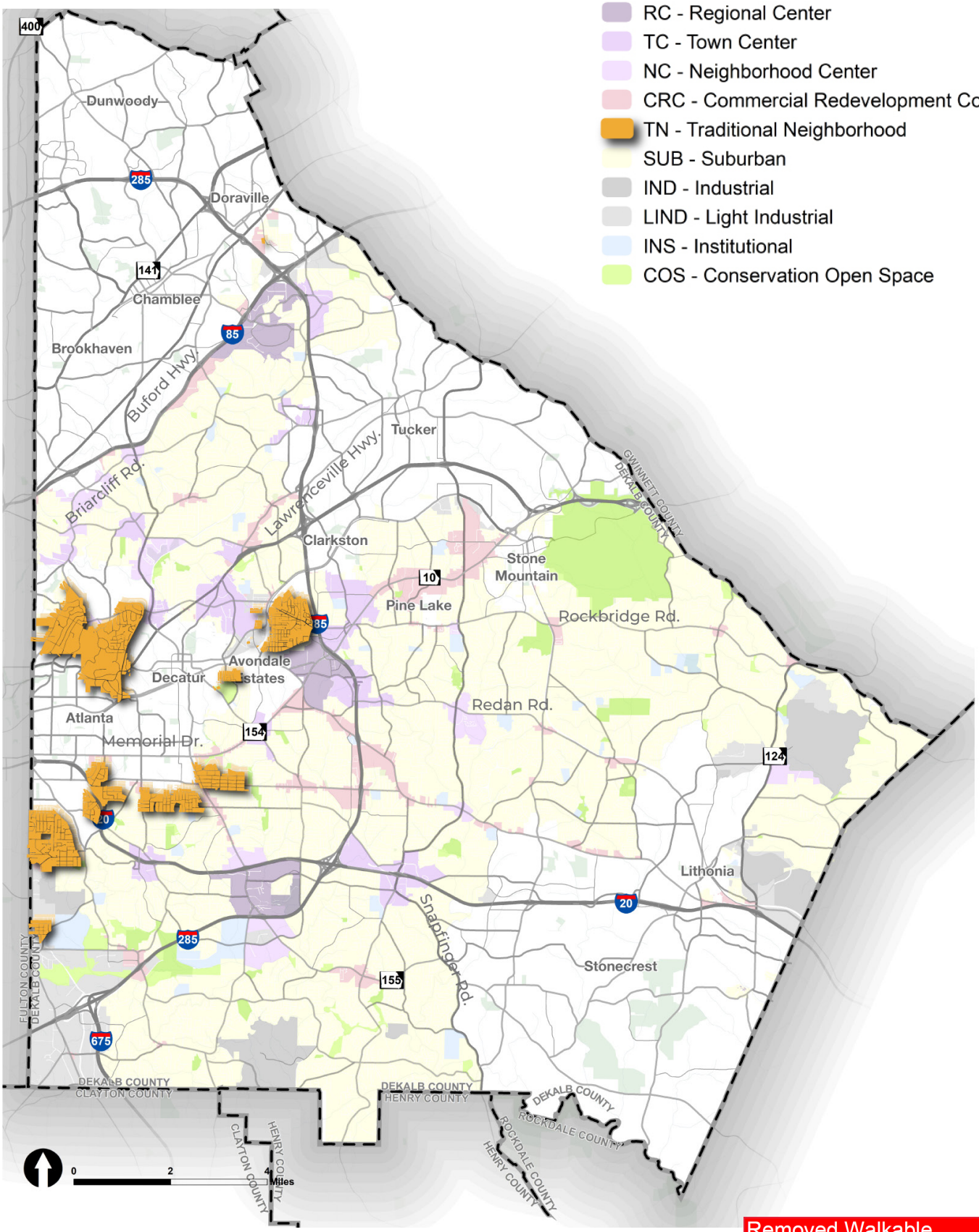
Regulatory Standards

Develop Architectural Standards to upgrade the appearance of existing older commercial buildings with facade improvements.

Small Area Plans

Small Area Plans (SAPs) allow policy makers and the community to guide development, policies, and investments at a much finer level of detail than can be provided in the overall comprehensive plan. For areas with an approved SAP, additional density may be allowed.

TRADITIONAL NEIGHBORHOODS



Removed Walkable Neighborhood Designation

Identifying Features

- Traditional Single Family Homes
- Apartments
- Assisted Living
- Neighborhood Retail
- Institutional
- Townhomes
- Cottages
- Conservation Villages and Hamlets

Description

The intent of the Traditional Neighborhoods Character Area is to preserve the style and appeal of older traditional neighborhood communities. These areas primarily consist of residential areas in older parts of the community that were typically developed prior to WWII. The characteristics include higher pedestrian orientation, sidewalks and more grid-like street patterns. They have on-street parking, small, regular lots, and buildings closer to the front property line. Many of these areas have a predominance of alleys and neighborhood-scale commercial scattered throughout.







Land Use Compatibility

Permit cottage court developments, accessory housing units, new well-designed, small-scale infill multi-family residences and other innovative housing types to increase housing choice, income diversity, and limited neighborhood density.

Buffers

In areas adjacent to Activity Centers, require the transition from higher to lower densities to occur within Activity Center

Development

Create community and neighborhood focal points through the use of existing commercial areas or public parks, or by locating new parks or public squares, schools, community centers, or well-designed small commercial centers at suitable locations within walking distance of residences. Create compact, walkable, mixed-use districts to reduce automobile dependency for short trips and increase access to basic services.

Streetscapes & The Public Realm

Create an enhanced sense-of-place by using design principles that promote good streetscapes and a strong public realm.

Multimodal Connectivity

Enhance connectivity by providing pedestrian and bicycle infrastructure, high levels of street connectivity, multiple site access points, and connections between adjacent subdivisions, properties, and retail/commercial development.

Parking and Access

Where appropriate, require new streets to connect to adjacent street networks or developments and minimize or prohibit cul-de-sacs.

Regulatory Standards

Encourage compatible architecture styles that maintain or compliment neighborhood character and enforce residential infill development regulations in to preserve and stabilize existing neighborhoods

~~Additional Density~~

~~Additional density up to a total of 16 units per acre may be allowed if certain qualifying conditions are met, which can include:~~

~~Location Conditions~~

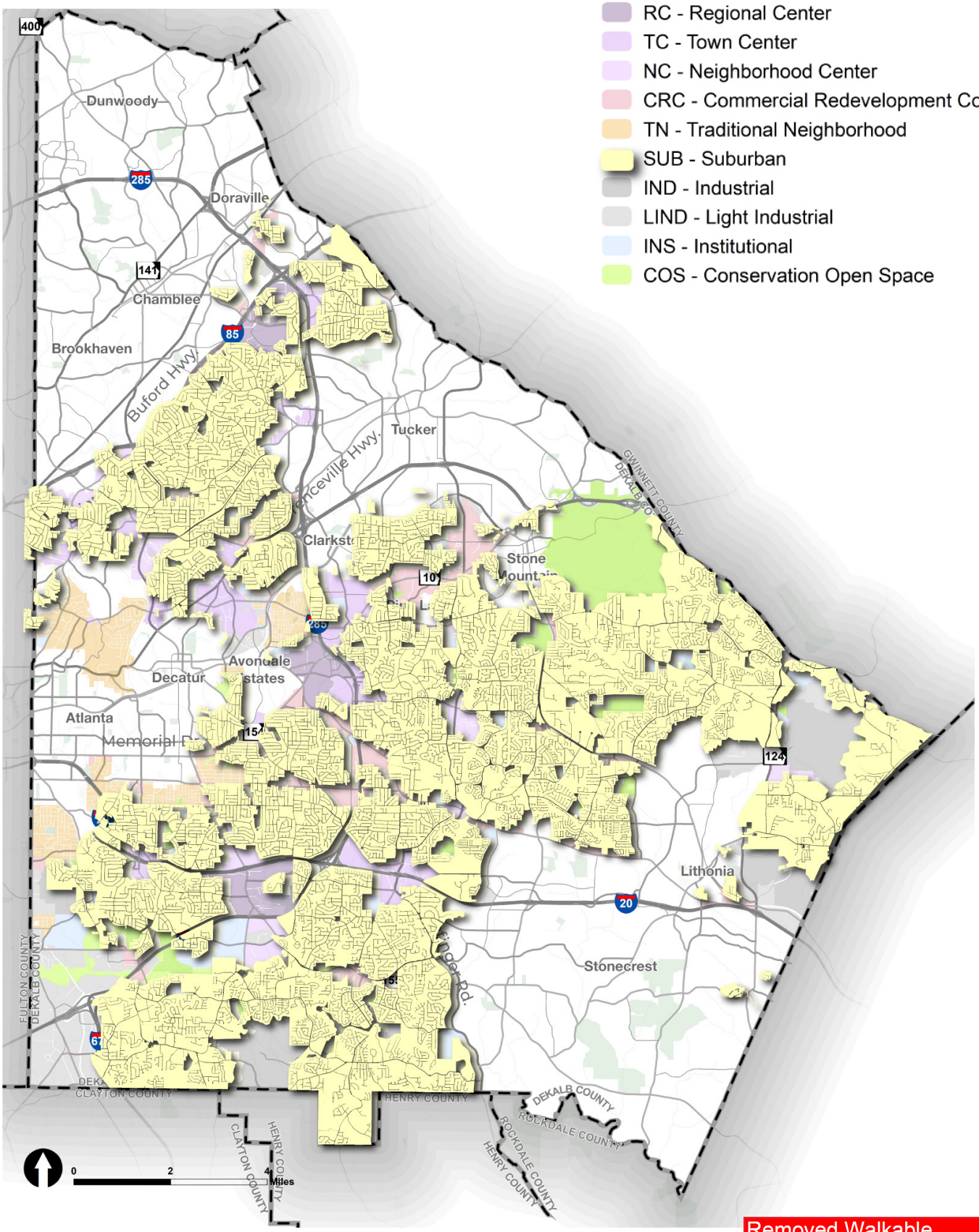
- ~~Along major corridors or arterials~~
- ~~Within 1/4 mile of an existing transit station or served directly by transit~~
- ~~Located near existing sidewalk network or trail~~

~~Development Conditions~~

- ~~Connectivity to existing or planned trails and sidewalk networks~~
- ~~Potential inclusion of workforce housing as identified in county housing studies~~
- ~~Improved transit amenities in coordination with transit provide~~

Removed following spread of Walkable Neighborhood Character Area

SUBURBAN



Removed Walkable Neighborhood Designation

Identifying Features

- Detached Single-Family
- Townhomes
- Retail
- Institutional
- Assisted Living Facilities
- Parks and Related
- Health Care
- Civic
- Cottages
- Conservation Villages and Hamlets

Description

The intent of the Suburban Character Area is to recognize those areas of the county that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those developed (built out) and those under development pressures. These areas are characterized by low pedestrian orientation, limited transit access, scattered civic buildings and curvilinear street patterns. Future development should provide better pedestrian and community connectivity and be designed in a way that preserves and enhances existing greenspace. The proposed density for areas of this type is up to 8 dwelling units per acre.







Land Use Compatibility

Permit small scale infill such as cottage court development, accessory housing units, small-scale infill and other innovative housing types to increase housing choice and income diversity without significantly altering established neighborhood development patterns.

Buffers

In areas adjacent to Activity Centers, require the transition from higher to lower densities to occur within Activity Center

Development

Create community and neighborhood focal points through the use of existing commercial areas or public parks, or by locating new parks or public squares, schools, community centers, or well-designed small commercial centers at suitable locations within walking distance of residences.

Mixed-Use and Non-Residential

Allow limited non-residential development, such small mixed-use developments outside of existing, stable single-family neighborhoods, particularly in locations with high levels of pedestrian connectivity, to meet the needs of surrounding residents.

Streetscapes & The Public Realm

Create an enhanced sense-of-place by using design principles that promote good streetscapes and a strong public realm.

Multimodal Connectivity

Enhance connectivity by providing pedestrian and bicycle infrastructure, high levels of street connectivity, multiple site access points, and connections between adjacent subdivisions, properties, and retail/commercial development.

Parking and Access

Where appropriate, require new streets to connect to adjacent street networks or developments and minimize or prohibit cul-de-sacs.

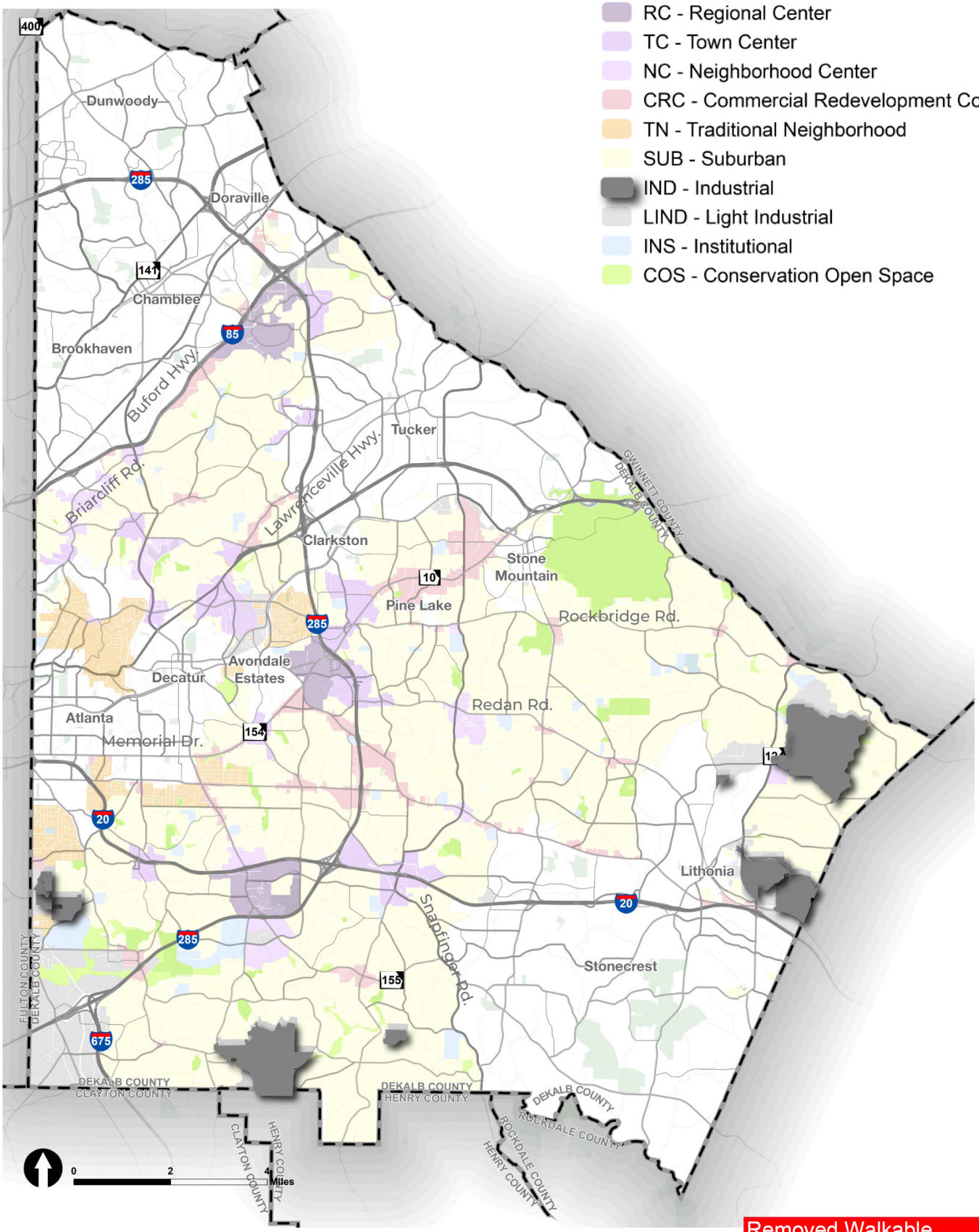
Regulatory Standards

Encourage compatible architecture styles that maintain or compliment neighborhood character and enforce residential infill development regulations in to preserve and stabilize existing neighborhoods.

Conservation Areas

New development should be designed to preserve existing undeveloped greenspace, especially in areas identified on the “Additional Areas for Consideration” map. Potential development strategies include clustered development, conservation communities, or conservation villages and hamlets.

INDUSTRIAL



Removed Walkable Neighborhood Designation

Identifying Features

- Manufacturing
- Warehouse Distribution
- Wholesale-Trade
- Automotive
- Entertainment

Description

The intent of the Industrial Character Area is to identify areas that are appropriate for more intense industrial and industrial related uses. The location of these uses shall be such as to protect residential and commercial areas from potential disturbances generated by industrial land uses. These areas consist of land used in higher intensity manufacturing, assembly, processing activities where noise, vibration and air pollution or other nuisance characteristics are not contained on-site.







Land Use Compatibility

Protect existing and undeveloped land zoned as industrial from intrusion by conflicting land uses. Limit conflict between Industrial and other uses by preventing the encroachment of industrial uses into established residential areas outside of identified industrial areas, and prohibiting the introduction of new residential development within industrial areas.

Buffers

Incorporate landscaping, vegetated buffers and other site design elements to soften or shield views of buildings and parking lots and mitigate potential impacts from industrial areas.

Infrastructure

Provide appropriate infrastructure support for industrial development in designated industrial areas, and retrofit existing or planned industrial areas with adequate water, sewer, stormwater, and transportation infrastructure for all component uses at build-out

Development

Locate industrial centers in areas with good access to interstates, truck routes, and direct industrial development to existing industrial districts, especially sites with limited negative environmental impacts.

Streetscapes & The Public Realm

Improve safety and community character by providing consistent lighting and landscaping, particularly street trees, along public right-of-way

Parking and Access

Provide access controls and management standards in compliance with the DeKalb County Transportation Plan. Designate truck routes to reduce noise, pollutants and traffic congestion in residential areas.

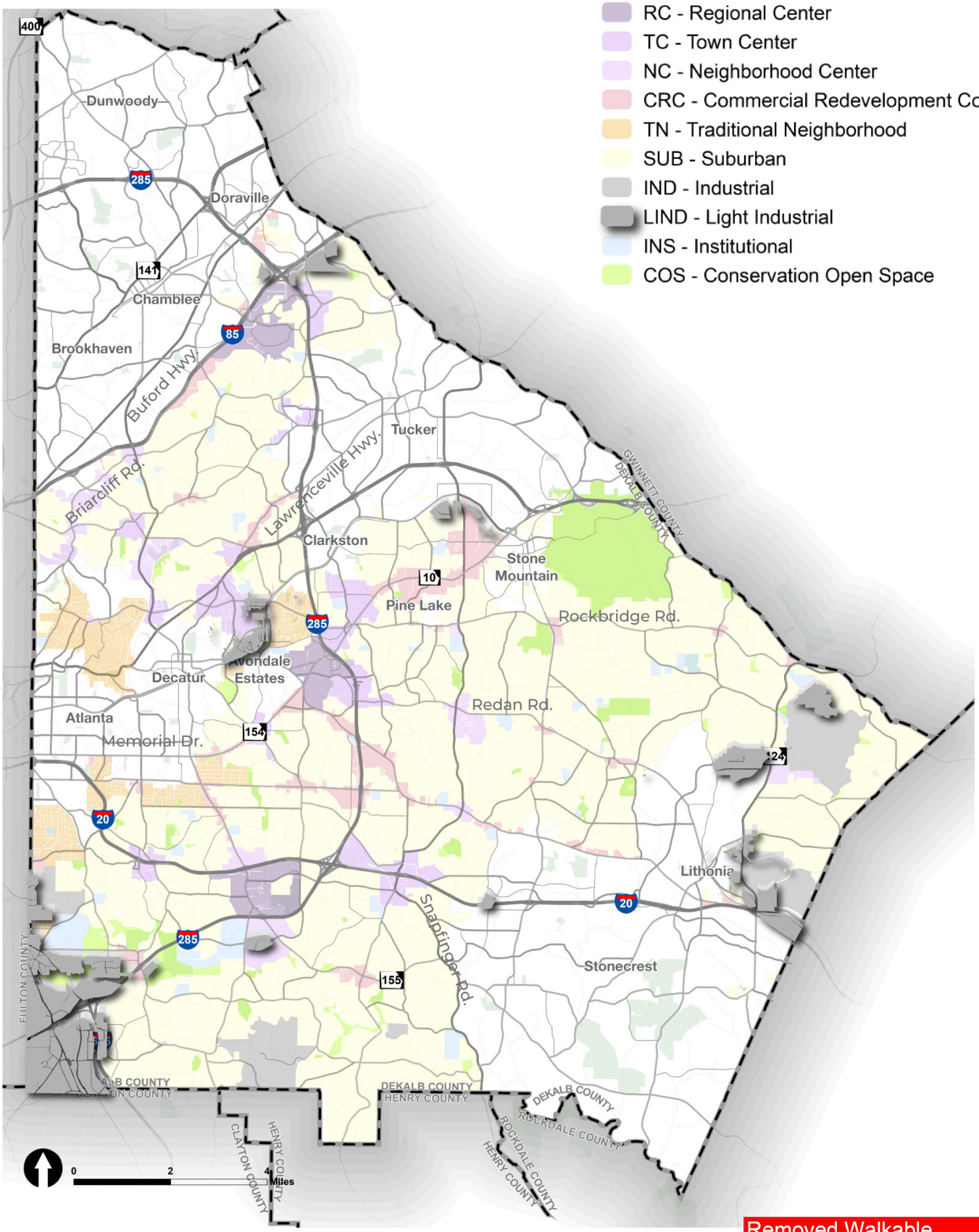
Small Area Plans (SAPS)

Conduct small area plans and freight cluster studies to better define industrial areas and address transitions and traffic impacts.

Regulatory Standards

Designate specific areas for industrial development through the use of zoning and other land use tools. Create and implement zoning and development regulations for industrial uses.

LIGHT INDUSTRIAL



Removed Walkable Neighborhood Designation

Identifying Features

- Warehouse Distribution
- Wholesale-Trade
- Automotive
- Entertainment

Description

The intent of the Light Industrial Character Area is identity areas appropriate for industrial type uses. The location of these areas shall preserve the appeal and appearance of residential and commercial areas from the prospective intrusion of light industrial land uses. These areas consist of areas used in low intensity manufacturing, including wholesale trade, and distribution activities that do not generate excessive noise, vibration, air pollution or other nuisance characteristics.







Land Use Compatibility

Allow light industrial uses such as breweries, maker space, set design and fabrication and other similar uses in commercial areas, and encourage Light Industrial development where it can serve as a buffer between Industrial areas and commercial or residential areas.

Buffers

Incorporate landscaping, vegetated buffers and other site design elements to soften or shield views of buildings and parking lots and mitigate potential impacts from industrial areas.

Infrastructure

Provide appropriate infrastructure support for industrial development in designated industrial areas, and retrofit existing or planned industrial areas with adequate water, sewer, stormwater, and transportation infrastructure for all component uses at build-out

Development

Locate industrial centers in areas with good access to interstates, truck routes, and direct industrial development to existing industrial districts, especially sites with limited negative environmental impacts.

Mixed-Use and Non-Residential

Allow for the integration of appropriate light industrial uses, such as breweries, maker spaces, or live/work, into new mixed use and re-purposed development

Streetscapes & The Public Realm

Improve safety and community character by providing consistent lighting and landscaping, particularly street trees, along public right-of-way

Parking and Access

Provide access controls and management standards in compliance with the DeKalb County Transportation Plan. Designate truck routes to reduce noise, pollutants and traffic congestion in residential areas.

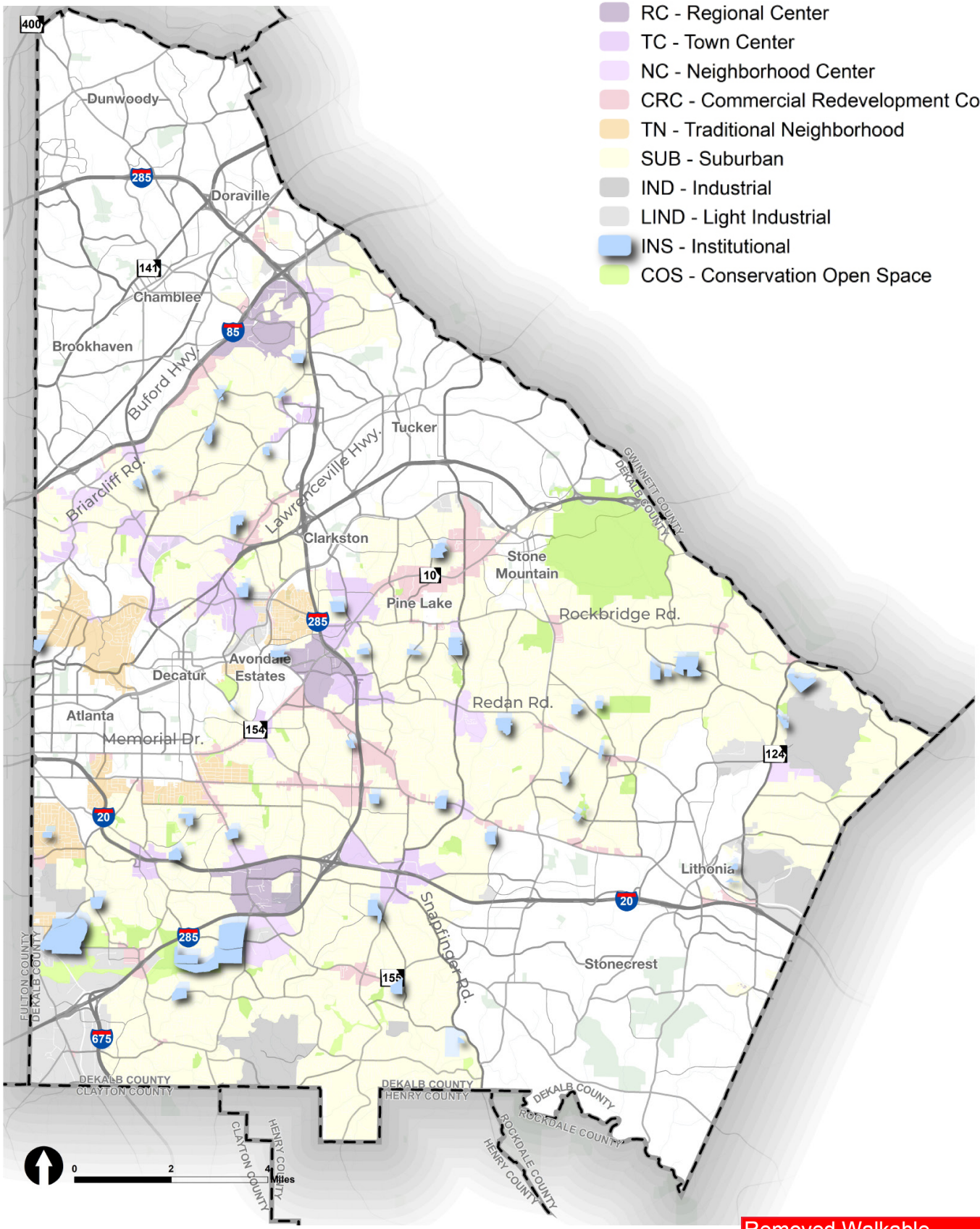
Small Area Plans (SAPS)

Conduct small area plans and freight cluster studies to better define industrial areas and address transitions and traffic impacts.

Regulatory Standards

Designate specific areas for industrial development through the use of zoning and other land use tools. Create and implement zoning and development regulations for industrial uses.

INSTITUTIONAL



Removed Walkable Neighborhood Designation

Identifying Features

- Universities, schools
- Public Facilities
- Government Offices
- Libraries
- Courthouses

Description

The intent of the Institutional Character Area is to designate specific areas that provide institutional services. These areas consist of large areas used for religious, civic, educational and governmental purposes. Those smaller areas with similar purposes have been integrated into the rural, suburban and traditional neighborhood character areas as secondary uses and are considered residential support uses.







Land Use Compatibility

Ensure that institutional developments include appropriate transitions to nearby lower density residential areas.

Infrastructure

Locate new institutional developments in areas with direct access to existing infrastructure

Development

Provide opportunities for the development of institutional uses within the County.

Mixed-Use and Non-Residential

Integrate institutional uses into compact, mixed-use districts where possible to integrate with the surrounding community, increase access, and reduce automobile dependency for short trips.

Streetscapes & The Public Realm

Ensure that institutional investments contribute to the public realm by incorporating good placemaking and streetscaping elements, such as public spaces, street furniture, and multimodal accessibility to adjacent areas and transit facilities.

Multimodal Connectivity

Provide transportation alternatives to reduce automobile dependency including access to biking, pedestrian, and transit infrastructure.

Parking and Access

Create and implement driveway controls and access management standards.

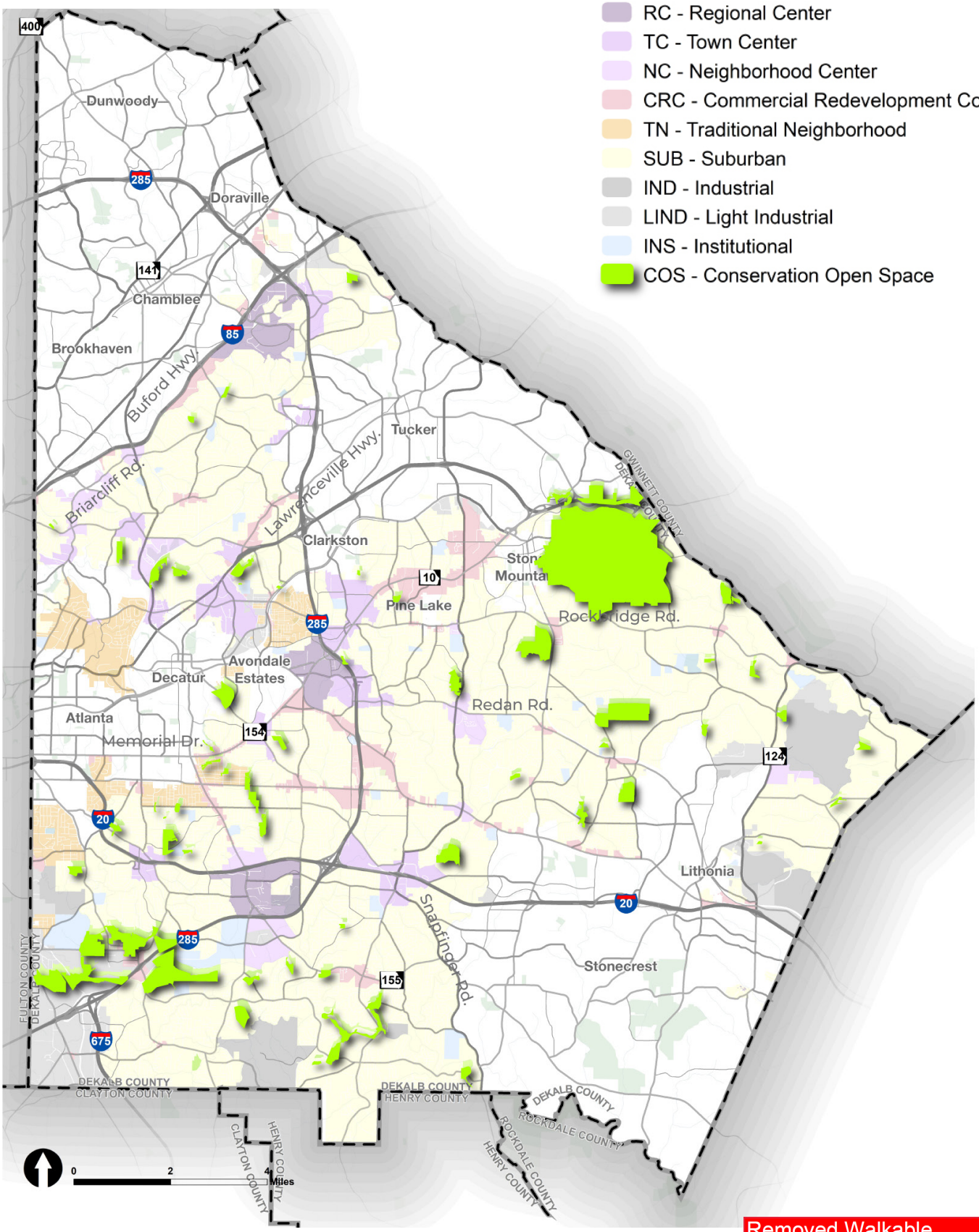
Public Greenspaces & Parks

Consider integrating and combining public open spaces with institutional uses, such as public plazas in front of public buildings

Partnerships

Coordinate and combine institutional uses where possible to promote partnerships between agencies and institutions

CONSERVATION OPEN SPACE



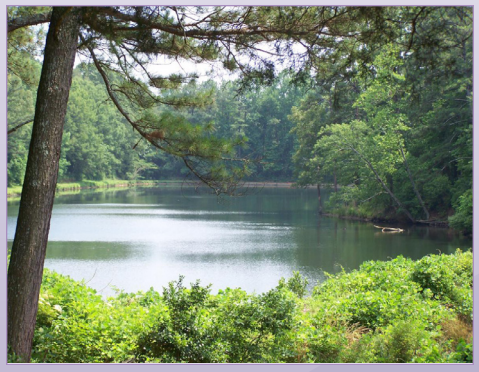
Removed Walkable Neighborhood Designation

Identifying Features

- Passive Parks
- Nature Trails
- Floodplains
- Wetlands
- Watersheds
- Golf Courses
- Athletic Fields
- Amphitheaters

Description

The intent of the Conservation and Open Space Character Area is to preserve areas in the county with significant natural and ecological features, as well as environmentally sensitive recreational facilities for public enjoyment. These areas consist of un-developed natural lands, environmentally sensitive and conservation areas that are not suitable for development. It also includes land used for active recreational purposes that provide for a wide range of activities with some land designated for cultural and historic preservation.







Land Use Compatibility

Design, implement and enforce land use and zoning tools that preserve conservation lands, green space, and water resources. Limit land uses within and near established preservation areas to compatible activities.

Buffers

Consider using conservation areas and open spaces as buffers between incompatible land uses, such as industrial and residential areas

Infrastructure

Inventory the amount and quality of remaining, undeveloped green spaces within the County. Identify areas such as unused or excess right-of-way and redevelopment areas to be used for greenspace. Consider using greenspace as passive infrastructure, such using parks to store stormwater overflow

Development

Require that usable, functional greenspace and open space is set aside for all major developments. Promote the development of communities that feature greenspace and neighborhood parks. Identify strategic greenspace acquisition and utilize innovative partnerships or financing tools for conservation and greenspace preservation.

Streetscapes & The Public Realm

Provide wayfinding/markers and signage along trail routes, as well as appropriate pedestrian and bicycle infrastructure, such as lighting, benches, and bike racks.

Multimodal Connectivity

Increase the amount, quality, connectivity and accessibility of greenspace. This may include areas with trails and greenways or natural areas only. Create a network of safe and pleasant trails and greenways.

Public Greenspaces & Parks

Promote conservation and greenspace areas as passive use and recreation destinations, and preserve open space, natural and critical environmental areas throughout the County.

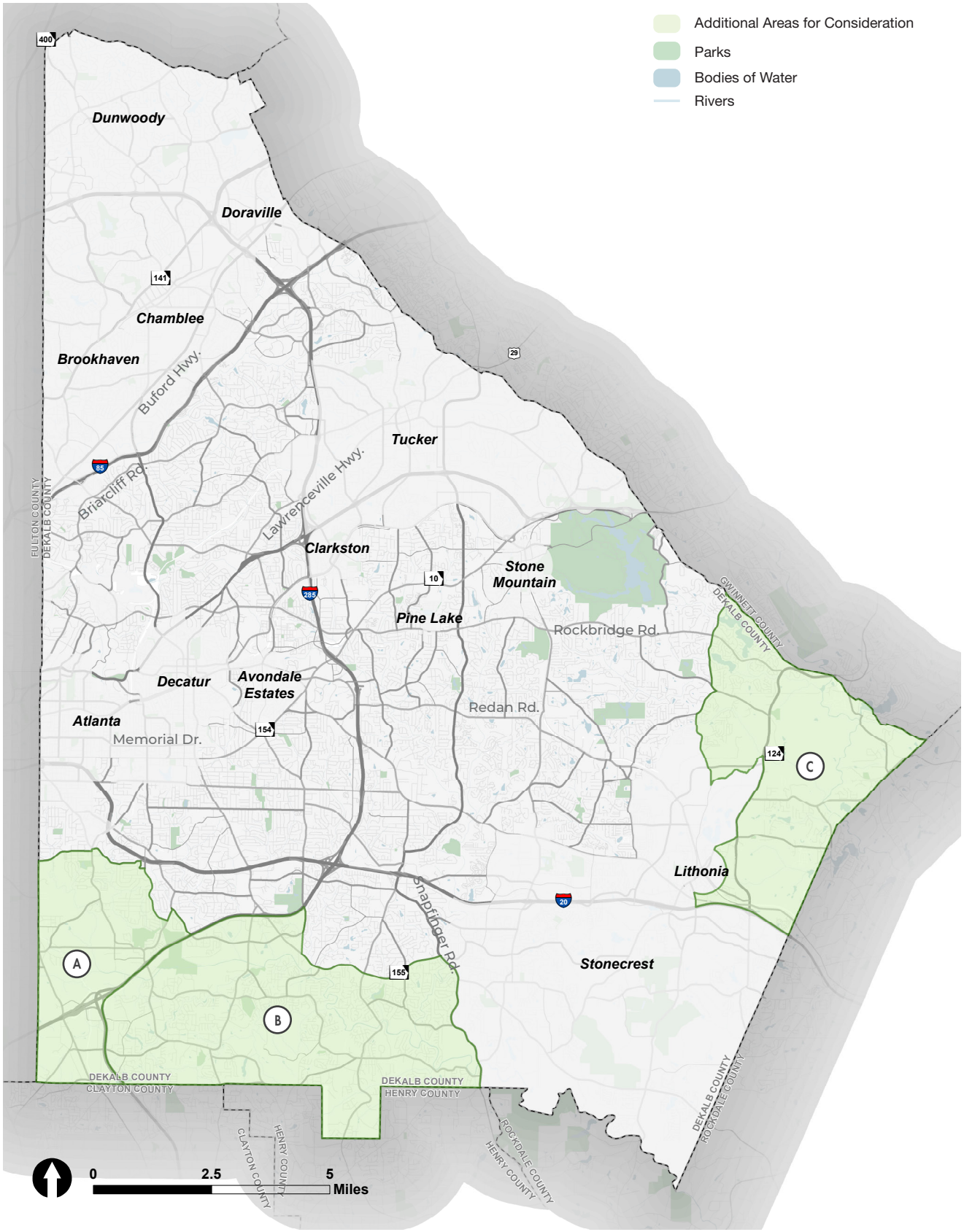
Regulatory Standards

Utilize environmental statutes to protect conservation and green space areas, and protect environmentally sensitive areas including wetlands, floodplains, water supply watersheds, and other water sources.

Partnerships

Coordinate with nongovernmental agencies such as foundations, land trusts, land banks, and other entities to acquire and protect land, and provide a framework for community and voluntary groups to participate in green space acquisition and management. Adopt/Implement the Comprehensive Transportation Plan pedestrian greenway projects, and coordinate environmental protection programs and statutes with the appropriate agencies.

ADDITIONAL AREAS FOR CONSIDERATION



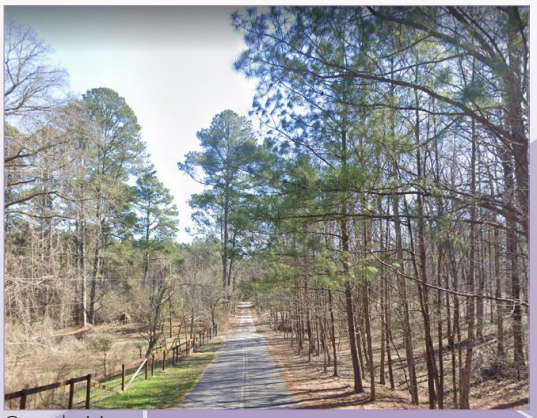
Additional Areas for Consideration

DeKalb County is fortunate to have numerous areas with unique natural features. Most notable are Stone Mountain, Arabia Mountain and the natural outcroppings in the Lithonia area. However, DeKalb also has many natural features less known such as the South River, Nancy Creek, Snapfinger Creek, Peachtree Creek and a significant tree canopy. Development proposals in these areas should consider the natural features to ensure that there is a balance between the environment and economic development. The Additional Areas for Consideration map identifies areas within which the County should evaluate development proposals for consistency with all environmental, tree protection, stormwater run-off, and water quality related policies to ensure that steps are taken to allow development in an eco-friendly manner. These areas include the South River Forest and corridor both inside and outside Interstate 285, labeled A and B, and the Eastern Conservation Area, labeled C.

The South River Forest area presents several opportunities to develop in a smart and sustainable way, promote economic development, and work to restore, enhance or preserve natural areas along the South River. This area has already experienced development, including residential, commercial, industrial and public facilities. There have been several recent development proposals and planning efforts that highlight the opportunity for a coordinated approach.

The Eastern Conservation Area is in the extreme eastern area of DeKalb County and is one of the last areas within DeKalb County with large parcels of undeveloped land. This area presents a unique opportunity for the County to evaluate the preservation of the remaining, dwindling greenspace, some of which includes former agriculture and farmland. The area also includes industrial uses and quarries, thus careful consideration and coordination is needed in this area. One strategy that may be explored includes encouraging conservation community development or clustered development, to allow for the conservation of undeveloped areas. This approach aims to set aside some of the land as greenspace while allowing development to be clustered.

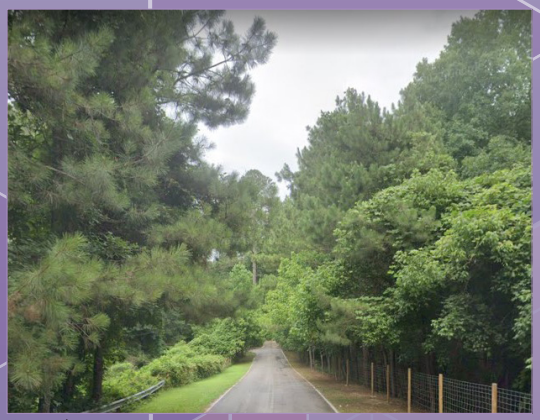
The DeKalb Village Conservation Community Strategy, included in the appendix of this document provides additional guidance on conservation village and hamlet development.



Google Maps



Rails to Trails Conservancy



Google Maps



Google Maps

LAND USE QUICK REFERENCE GUIDE

CHARACTER AREAS AND PERMITTED ZONING DISTRICTS

ZONING DISTRICTS

Regional Center	Town Center	Neighborhood Center	Commercial Redevelopment Corridor	Traditional Neighborhood	Suburban	Industrial	Light Industrial	Institutional
MR-1	RSM	R-60	RSM	R-60	RE	M	M	R-100
MR-2	MR-1	RSM	MR-1	RNC	RLG	M-2	M-2	R-85
HR-1	MR-2	MR-1	MR-2	RSM	R-100	OD	OD	R-75
HR-2	HR-1	MR-2	MU-1	MR-1	R-85	C-2	C-2	R-60
HR-3	HR-2	MU-1	MU-2	MU-1	R-75		OI	RSM
MU-1	MU-1	MU-2	MU-3	MU-2	R-60			MR-1
MU-2	MU-2	MU-3	NS	NS	RNC			MR-2
MU-3	MU-3	NS	C-1	C-1	MHP			MU-1
MU-4	MU-4	C-1	C-2	OIT	RSM			MU-2
MU-5	MU-5	OI	OI		MU-1			MU-3
OI	OI	OIT	OD		NS			OI
OIT	OIT		OIT		C1			OIT
C-1	C-1				OIT			
C-2	C-2				OI			

DEKALB COUNTY LAND USE MAP CHANGES, 2007 -2022

Initial Designation	New Designation													Amendments From
	COS	RR	SUB	TN	NC	TC	RC	OP	LIND	IND	CRC	HC	INS	
Conservation / Open Space (COS)			1											1
Rural Residential (RR)														
Suburban (SUB)				1	3	8			1	1	8		2	24
Traditional Neighborhood (TN)						1								1
Neighborhood Center (NC)						1								
Town Center (TC)														
Regional Center (RC)														
Office Park (OP)						1								1
Light Industrial (LI)								1						1
Industrial (IND)														
Commercial Redevelopment Corridor (CRC)			2											2
Highway Corridor (HC)									1					1
Institutional (INS)					1									1
Amendments To	-	-	3	1	4	11	-	1	2	1	8	-	2	34

Removed Walkable Neighborhood Column

CHAPTER 04

POLICY SPOTLIGHTS

POLICY SPOTLIGHT

ARTS & CULTURE



Key Takeaways

- Designate arts and culture staff
- Create arts and culture organization
- Develop arts and culture master plan
- Additional investment in disadvantaged areas

FRAMING THE ISSUE

Arts and culture are celebrated and exhibited in numerous areas throughout DeKalb County. The County is home to a diverse collection of organizations, festivals, and institutions, including the Porter Sanford III Performing Arts & Community Center, Callanwolde Foundation, Fernbank Museum of Natural History, Fernbank Museum of Science, the DeKalb Symphony Orchestra, Essential Theatre, Dance 101, Decatur Book Festival, Michael C. Carlos Museum, We Love BuHi, and the Instituto de Mexico. Additionally, located in DeKalb are three K-12 public schools offering an arts-based curriculum, DeKalb Elementary School of the Arts, DeKalb School of the Arts, and the Museum School, and prestigious higher education institutions such as Emory University and Oglethorpe University offering a focus or concentration in arts and culture studies as well as venues.

As a place of deep history, there are 56 districts, buildings, or sites in the County on the National Register of Historic Places (NRHP) representing a diversity of architectural and historical resources. These historical resources provide valuable opportunities to uphold past events and accomplishments that contribute to DeKalb's unique cultural environment today.

Although the County itself does not have an Arts and Culture Plan in place, several cities in DeKalb have developed Arts and Culture and/or public art master plans of their own. This includes Avondale Estates, Brookhaven, Chamblee, Clarkston, Decatur, Doraville, Dunwoody, Pine Lake and Tucker.

Focus Areas

Based on discussions with key arts and culture stakeholders, the following focus areas have been identified.

- Facilities – There is a lack of a range of event space, limited artist working space, and limited museum and gallery space for permanent and temporary displays.
- Support - DeKalb County does not have an organization, department, or staff focused on arts, beyond the DeKalb Entertainment Commission, which is focused on supporting film production.
- Planning - Stakeholders noted the need for Arts and Culture planning to be elevated and treated like other priorities like parks, trails, or sidewalks.
- Equity - While there are significant concentrations of arts and cultural venues in central west DeKalb, there is a need for more venues in other parts of the County.

Examples from the Region

Fulton County

In 1979, the Fulton County Board of Commissioners established a 15-member Fulton County Arts Council. The Council works with the Fulton County Department of Arts & Culture to assist the Commission in the development of public policy support for the arts industry, makes recommendations to the Commission on funding the arts, and oversees the development and implementation of programs. A five-year Fulton County Cultural Action Plan (2021-2026) was recently adopted to shape the strategic direction of arts planning and programming in the County.

Gwinnett County

ArtWorks! is Gwinnett's unifying arts organization led by a five-member Board of Directors and a nineteen-member community board (named the "Board of Doers"), which is made up of arts, corporate, and public sector representatives. Gwinnett is currently developing a creative economy master plan for the County. This master plan will help provide vision, goals, priorities, and strategic direction for the arts in Gwinnett, with a strong focus on fostering and supporting creative economic sectors.

Clayton County

Arts Clayton is a non-profit that focuses on public-private partnerships to enrich lives in Clayton County through the arts. Since its inception, Arts Clayton has focused on three areas of service which remain the goals of its mission today: support arts education for students in schools at all levels, provide venues and exhibit opportunities for Georgia artists, and promote the arts in community development as a means of strengthening the economic vitality and improving the quality of life.

RECOMMENDATIONS

The following recommendations represent potential opportunities for DeKalb County to consider in supporting Arts and Culture. These recommendations have emerged through existing conditions analysis, peer example review, and stakeholder and public involvement:

Organizational Structure

Staffing

Designate a point person within DeKalb County Government to assist with arts and culture related coordination such as permitting, creating a central database and event calendar; and assisting with cross-promotion of organizations and events.

Arts Council

Create an arts council to advise the Board of Commissioners on arts-related policy and investments.

Arts Organization

Create a public-private Arts and Culture umbrella organization to implement the Arts and Culture initiatives and offer small grants to DeKalb County based artists and organizations.

Studies and Plans

Strategic Planning

Develop an Arts and Culture Master Plan to set a vision and strategically plan for future initiatives.

Housing

Perform an assessment to determine affordable housing stock for artists as well as affordable workspace. Based on the findings of the assessment.

Transportation:

Include access to arts and culture destinations in multi-modal transportation planning to ensure a variety of alternative and safe avenues for access to these destinations from all parts of the County.

Historic Preservation

Conduct a Countywide historic resource inventory to identify National Register of Historic Places (NRHP) eligible sites, pursue NRHP designation, and adopt local policies to protect these resources.

Equity

In disadvantaged communities or areas with limited resources, pursue opportunities to add arts and cultural facilities, and/or provide incentives for developers to incorporate artist space in their projects.

Leverage the cultural diversity of the County to hold unique events such as night markets, lantern festivals and cultural food truck festivals to enhance, educate, and celebrate local culture.

POLICY SPOTLIGHT

BROADBAND



Table 1 and **Figure 4** are a comparative look at broadband access by speed in the Atlanta Metropolitan Area counties. The Atlanta Metropolitan Area is the most densely populated region in the state and is home to many of the state's largest employer's headquarters.

The state of Georgia anticipates continued growth and will continue to attract employers and invest in infrastructure and institutions that aid in the development of start-up businesses. This will include expanding higher speed Broadband.

FRAMING THE ISSUE

Georgia Senate Bill 402 was enacted in 2018. And from the enactment of this legislation the Georgia Broadband Deployment Initiative (GBDI) was formed. The GDBI coordinates with five (5) state agencies: Georgia Department of Community Affairs, Georgia Department of Transportation, Georgia Department of Economic Development, Georgia Technology Authority, and the State Properties Commission. Additionally, the GBDI also works with a Stakeholders Advisory Council comprised of private sector telecom and cable companies, utility cooperative representatives, and local government officials. The ultimate objective of this effort is serving unserved Georgians.

A primary focus of the State Broadband Plan is to identify, evaluate and recommend options which can be implemented by governments and providers.

Georgia

According to BroadbandNow, a consumer advocacy website that compiles broadband access data and pricing, Georgia ranks 12th nationally in broadband access.

- **94.1%** of Georgians have access to wired broadband 25 mbps or higher.
- **90.8%** of Georgians have access to wired broadband 100 mbps or higher
- **40.8%** of Georgians have access to 1 gigabit broadband

DeKalb County

According to Broadband Now' numbers, DeKalb County's access percentages are as follows:

- **99.4%** have access to broadband 25 mbps or higher.
- **99.4%** have access to broadband 100 mbps or higher.
- **69.3%** have access to 1 gigabit broadband.

Percentage of Citizens with Access to Broadband			
Speeds			
	25+ Mbps	100+ Mbps	1 GbitRoute 186
Georgia	94.1	90.8	40.8
DeKalb	99.4	99.4	69.3
Fulton	98.8	98.6	54
Gwinnett	99.5	99.5	68.7
Clayton	99.5	99.3	39.2
Henry	99.9	99.9	42.6
Rockdale	99.3	99.3	22.4

Table 1 – Percentage of Citizens with Access to broadband

BROADBAND COVERAGE BY SPEED IN GEORGIA

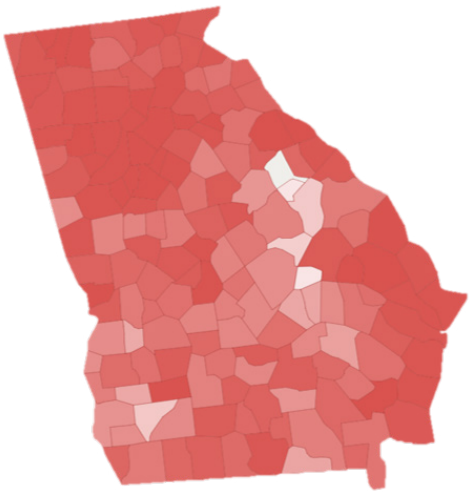


Figure 1: 25+ Mbps

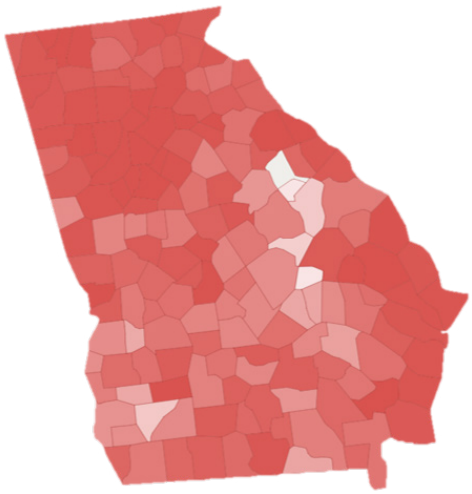


Figure 2: 100+ Mbps

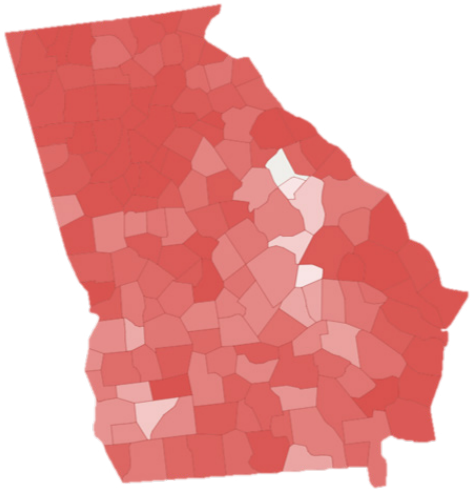


Figure 3: 1 Gbit+ Mbps

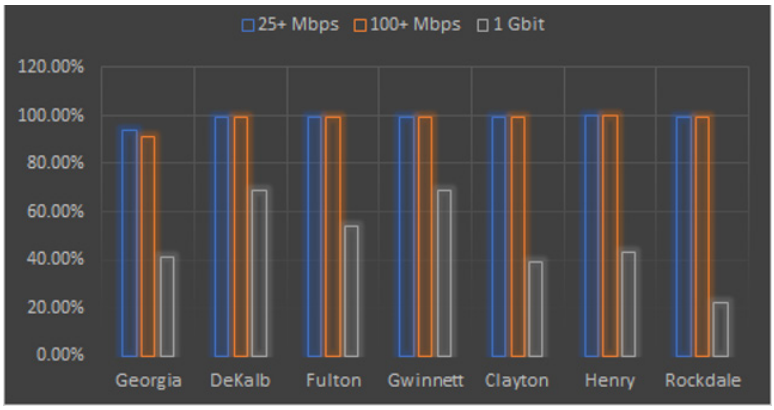


Figure 4: Broadband Access by Percentage

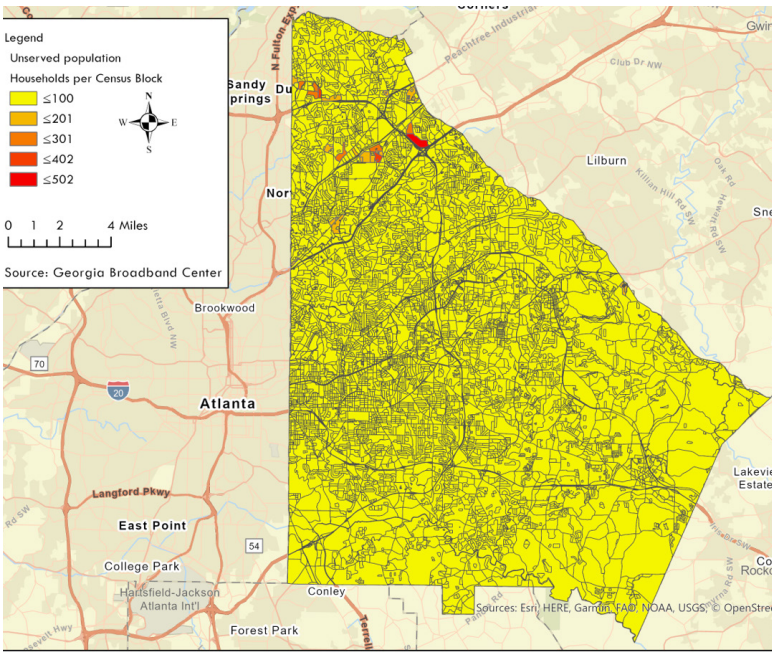


Figure 5: DeKalb County Underserved Census Blocks

The Georgia Broadband Deployment Initiative has used the Census Block Level to identify Broadband service levels. The analysis of service levels in DeKalb County has identified 8,182 Census Blocks that are designated Unserved Locations.

Because Broadband has become essential to business, education, healthcare, agriculture, and overall quality of life, DeKalb County will continue to work to see the 8,182 Census Blocks currently designated as Unserved Locations, significantly reduced, if not eliminated.

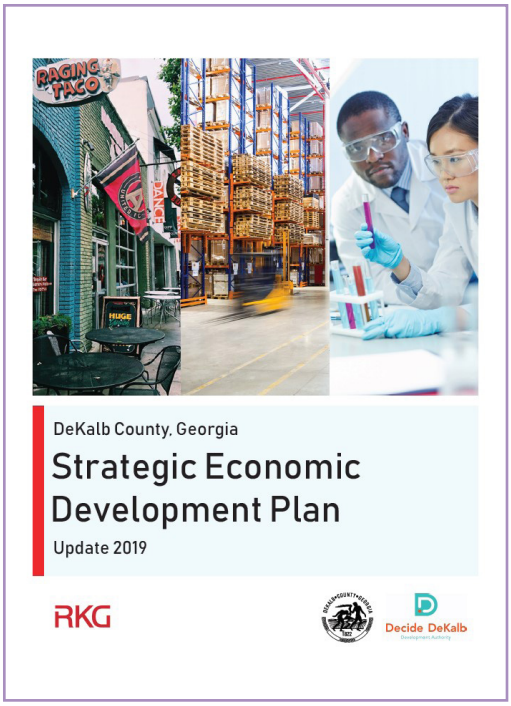
To achieve this, DeKalb County Government will need to coordinate with city governments within DeKalb County, DeKalb County School System, DeKalb County Board of Health, Decide DeKalb Development Authority, and state and regional partners to strengthen and expand this vital service.

DeKalb County Underserved Census Blocks

Served & Unserved Areas in Georgia on a fixed, terrestrial broadband definitoin of 25 Mbps down and 3 Mbps up and where the broadband service is available to all consumers (residential and business). A Census Block is unserved if 20% or greater locations do not have access to the broadband definition.

POLICY SPOTLIGHT

ECONOMIC DEVELOPMENT



Key Takeaways

- Healthcare and Life Sciences
- Corporate Operations and Business Services
- Advanced Manufacturing
- Logistics and Distribution

FRAMING THE ISSUE

In 2014, DeKalb County oversaw the creation of a Strategic Economic Development Plan which provided an overview of DeKalb County's business climate, economic development strengths and weaknesses, and a strategy for achieving economic development goals. One of the key recommendations of that report was the creation of Decide DeKalb.

In 2019, Decide DeKalb commissioned a five-year update to this report to provide a fresh look at the current business climate of DeKalb County. The update was intended to deliver an updated analysis of economic development activity in the county, to establish a revised set of goals for economic development, to identify target industries, and to create a list of action items that the County government can take to meet the economic development challenges that DeKalb County faces.

Socioeconomic Analysis

DeKalb County is one of the most diverse counties in Georgia, with a significant increase in Hispanic/Latino residents over the last five years. This represents one of the biggest economic development assets the county has. Despite this, overall population growth has slowed compared to neighboring counties, with a growth rate of only 4.6 percent from 2010 to 2016. During this same period, Fulton County experienced a growth rate of 8.3 percent and Gwinnett County experienced a growth rate of 8.6 percent.

The current employment outlook across the county has room for improvement. In general, jobs do not match the level of education across the county. Many residents hold a bachelor's degree, commuting out of the county to work at higher-paying jobs, while less-educated workers commute into the county to fill lower-paying jobs. Wages in the county have risen at the same rate as Metro Atlanta as a whole, but at 2.5 percent the median household income continues to lag behind the statewide average growth rate of 3.4 percent. Additionally, job creation has been slow, with DeKalb's job growth less than half that of surrounding counties.

Real Estate Market Analysis

Like the rest of Metro Atlanta, housing prices and rents have increased in DeKalb. Despite this increase, the county remains a relatively affordable option for residents who want to live close to central Atlanta. However, new housing has been created at a slower pace in DeKalb County than the rest of Metro Atlanta. Protection of this valuable asset will require the creation of new mixed-use development and a variety of housing options.

Examples of multi-family and office development can be seen clustered near Perimeter Mall and many of the county's MARTA stations. These clusters act as anchors for new mixed-

use development and serve as a blueprint for further transit-oriented development in the county. Furthermore, despite its proximity to central Atlanta, DeKalb remains a largely low-density, suburban-style community. This means that infill development offers the best opportunity for new development.

Much of the industrial inventory in DeKalb is aging, which limits the ability to grow the lucrative manufacturing, distribution, and logistics industries. These industries currently make up a large sector in DeKalb County's economy. However, new inventory will be needed to continue to attract higher-paying advanced manufacturing jobs, as well as jobs in the rapidly growing distribution industry.

Target Industry Analysis

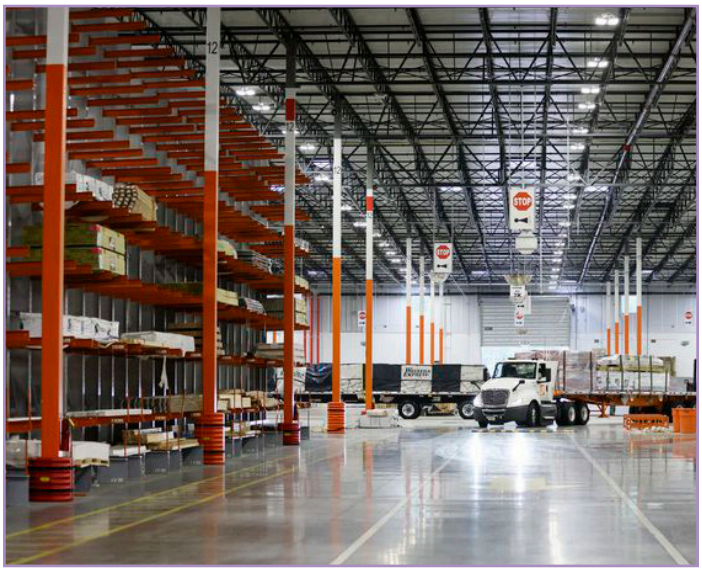
DeKalb County excels at many of the factors that attract businesses, including access to major highways, availability of skilled labor, and a high quality of life. Additionally, the county's relatively low cost of real estate while remaining close to central Atlanta is a significant asset.

Based on the county's strengths, weaknesses, and economic trends, the SEDP identified four target industries:

- Healthcare and Life Sciences
- Corporate Operations and Business Services
- Advanced Manufacturing
- Logistics and Distribution

These represent the anchor industries at which the county has a comparative advantage over other locations. These four industries should be the primary focus of economic development efforts.

Additionally, the SEDP identified Film and Entertainment Production as an "emerging industry" that DeKalb County may wish to cultivate by providing more resources.



Source: Decide DeKalb

RECOMMENDATIONS

The five-year update to the Strategic Economic Development Plan provides an excellent blueprint for economic development efforts in DeKalb County. The County should first review the plan to determine which components are still relevant, which may need to be updated based on the Unified Plan and recent market changes. In addition to the items presented in the report, the County should encourage better coordination between the Department of Planning & Sustainability and Decide DeKalb, specifically on land use policies, activity centers, priority areas and employment centers. Industrial development as well as targeted economic development in disadvantaged areas and areas of disinvestment are additional priority areas of coordination. Finally, it is imperative that the County continue its partnership with Decide DeKalb to provide the best opportunity to implement these recommended actions and position DeKalb County for sustained economic development well into the future.

DEKALB CHAMBER
Access. Influence. Leadership.

DeKalb WORK SOURCE GEORGIA
ConnectingTalent with Opportunity

Decide DeKalb
Development Authority

POLICY SPOTLIGHT

HEALTH & WELLNESS



Key Takeaways

- Numerous organizations operate and provide resources throughout the county
- Various communities in DeKalb face barriers to health education and program delivery
- Develop a health resource map and esignate a County Helath and Wellness point- person to coordinate planning and resources

FRAMING THE ISSUE

The DeKalb Board of Public Health sponsors many health and wellness related programs including those focused on access to healthy foods and active living, and many in collaboration with other organizations. This includes a mobile farmers market, Fresh On Dek, partnerships with faith-based organizations to provide access to facilities for physical activity for residents; Park Prescription Day with different activities within DeKalb County parks, and mobile vaccination sites. Additionally, the Board of Health provides preventative health initiatives; car seat safety initiatives, pedestrian safety campaign; mental health community support and education; and substance abuse counseling.

Over the last decade, a number of active living plans were developed by DeKalb County and the DeKalb County Board of Health in an effort to support better health outcomes for DeKalb residents and reduce the risk of chronic diseases such as diabetes, high blood pressure, cardiovascular disease, and other health related issues. Plans were created for areas such as Belvedere, Covington Highway, Gresham Road, Indian Creek MARTA Station, Medline LCI area and Panola Road/Salem Road. The plans included recommendations promoting accessibility to fresh food, pedestrian connections, cycling infrastructure, civic space, parks, and trails to support physical activity.

There are many organizations that operate within DeKalb County working to improve the health and wellness of citizens. Roots Down is partnering with the DeKalb County Library system on the Edible Libraries campaign to grow gardens starting at six libraries as an initial pilot program in addition to productive urban landscaping at a few area schools. Concrete Jungle, a local non-profit, provides foraging, farming, and support for food access by transforming overlooked and underutilized fruit trees and land into a healthy source for communities in need.

Other organizations such as the United Way provide programs such as the Strong Learners Panel in DeKalb, a business roundtable on early learning and the MORE Program focusing on infant and maternal health. Emory also takes a strong lead on providing health information to the public by utilizing social media influencers and community partners to communicate accurate information; organization of a South DeKalb Health Summit, in collaboration with DeKalb Board of Health; and partnering with DeKalb County government on vaccine events. The Center for Pan Asian Community Services, Inc. (CPACS) offers access to food; health and vaccine fairs; COVID-19, HIV, and Tuberculosis (TB) testing; annual physicals; Affordable Care Act (ACA) enrollment; the Victim Service Program, a safe shelter for women and children of the immigrant community; alcoholism prevention for young adults; and transportation assistance to employers outside the County.

Focus Areas

Based on discussions with key health and wellness stakeholders, the following potential focus areas have been identified.

- **Children's Health** - The Child Well-Being Index and associated map are tools developed to assess the health of a community. Of the 500,000 children in the metro Atlanta region on the low end of the index, approximately ¼ reside in DeKalb County.
- **Education and Communications** - Health literacy is the ability to obtain, read, understand, and use healthcare information to make appropriate health decisions and follow instructions for treatment. Some communities have barriers to health education and program delivery including language and technology.
- **Partnerships** - Often health and wellness organizations are unaware what other providers are offering in the community, and the burden is on the individual client to research. There is a need for a structure to link individuals to the resources, and organizations to other organizations working in DeKalb.
- **Equity** - Key focus areas identified related to equity include the decreasing inventory of affordable housing, especially near job centers, reliable transportation to and from jobs or services, especially for communities in south DeKalb, and the availability of or access to fresh food in some areas of the County.

Examples from the Region

The following examples highlight two successful organizations and initiatives that support citizens' Health and Wellness.

Gwinnett County

The Gwinnett Coalition of Health and Human Services is a robust collaboration of private, public, and non-profit groups and is the lead organization for Gwinnett County community development. The Coalition hosts programs like Healthcare Roundtables, Resilient Gwinnett, Gwinnett Cares and Gwinnett Veteran Resource Center.

City of Atlanta

The non-profit, Open Hand Atlanta, has been in operation since 1988, and is one of the most collaborative nonprofit organizations in the United States working with over 100 public and private partners. Its mission is to eliminate disability and untimely death due to nutrition-sensitive chronic disease and it works towards this mission through "Food is Medicine" and evidence-based education programs.

RECOMMENDATIONS

The following recommendations represent potential opportunities for the County to consider in supporting Health and Wellness. These recommendations have emerged through existing conditions analysis, peer example review, and stakeholder and public involvement:

Organizational Structure

- Designate a Health and Wellness point person within DeKalb County Government to assist with dissemination of health and wellness related information and coordination.
- Participate in public-private Health and Wellness focused programs & organizations to leverage funding and collaborate on public education and marketing.
- Host a Health and Wellness focused roundtable with community partners to promote information sharing, coalition building, and development of a structured network of resources.
- Establish a Child Care and Early Education Initiative to provide scholarships for high quality childcare and early education for low- and middle-income families.

Planning and Programming

Housing

Perform an assessment to determine affordable housing stock in DeKalb County and consider health and wellness resources and demographics.

Transportation

Include access to parks, trails and recreational facilities in multi-modal transportation planning.

Develop a Local Road Safety Plan to foster better health outcomes on roadways in disadvantaged communities and where accident rates are higher.

Strategic Planning

Develop a Health and Wellness Resource Map and Guide to inventory available facilities for active living such as parks, trails, and recreation centers and organizations that provide health and wellness services and programming.

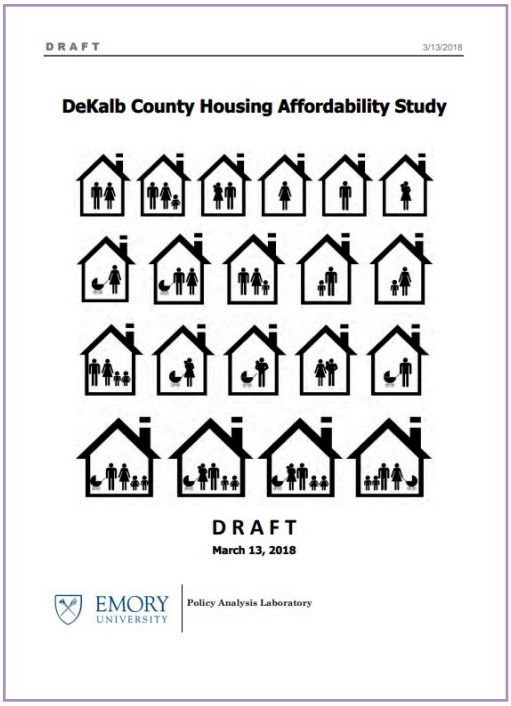
Equity

Prioritize adding or renovating amenities such as parks, recreation centers, sidewalks, and trails in underserved areas of the County.

Co-host health fairs and other events in underserved areas promoting active living. Potential partners includes "Streets Alive!," PATH Foundation, CPACS, and Friends of Refugees.

POLICY SPOTLIGHT

HOUSING



Key Takeaways

- DeKalb County Should Take a Leadership Role on Affodable Housing
- Provide a strategic vision and direction for affordable housing
- Mobilize additional resources for affordable housing in deKalb County

FRAMING THE ISSUE

The following is a summary of some of the key housing issues facing DeKalb.These were identified in both data collection and community outreach.

Historically, construction activity has focused on single-family detached and larger multi-family structures. These patterns do not match the needs of households in DeKalb, including lower-maintenance ownership options and lower-density rentals that may be more suited to families. The lack of varying housing types results in individuals staying in homes they do not prefer or need, entering homes that do not fit their stage of life or lifestyle or looking for housing outside of DeKalb. A greater variety of housing products should provide options for households' needs at every stage of life.

Older and aging housing stock

Half of the county's housing stock is estimated to be over 40 years old, and 23% was built during the post-war boom years of the 1950s and 1960s. While most of this housing stock is structurally sound, larger ticket maintenance items are a concern. A large number of the smaller homes built in the 50s and 60s are also renter- occupied. These units are often referred to as naturally occurring affordable housing. Continual reinvestment in this stock of housing will be important as well as maintaining the affordability of these units.

Demand for middle-income housing

Over the past two decades, much of the new construction market has focused on units that are affordable to households making less than 80% of the area median income (AMI) or over 120% of AMI. The need for these units continues, but the gap for the middle-income ranges has only grown. Capital or incentives for these projects are often harder to find and returns on investments are lower.

Preservation of existing affordable rentals

Nationally, large numbers of units in the Low-Income Housing Tax Credit (LIHTC) programs have initiated the process to leave the program. At the same time, many locations have experienced a decline in the construction of new LIHTC units. Strategies will need to address the loss of these units either through preservation or construction of new units.

RECOMMENDATIONS

A housing market is a complex and ever-changing landscape of countless variables including economic factors guiding production, rehabilitation, and demand. Social factors also influence housing preferences, as does the willingness of renters and buyers to adapt to new products. This fluidity can seem daunting, but all the more important to establish strategies around DeKalb County's issues. The following section summarizes strategies the County and community partners should consider. This should start with updating the more detailed Housing Study that was completed in 2018 and from that develop a more in-depth strategic housing plan for the county.

Housing Partnership

The County, nor any one local jurisdiction, will be able to address all of the county's housing needs, it will take public-private partnerships. A consolidated and strategic approach to housing partnerships should be established. This should be thought of in the same vein as any other economic development initiative.

Create Housing Champions

There are currently a number of departments, organizations, and agencies working on housing issues, but a unifying voice is missing.

Establish a Housing Officer - This individual should bring together partners and keep the issues around housing at the forefront. This role should not be purely focused on housing for the lowest incomes but should champion the broader needs for both the lowest and moderate-income households.

Establish a Housing Advisory Committee - The Committee should include a mixture of individuals with a wide range of experience within the housing industry. The committee members should also be champions for greater variety and affordability in the market. This may include tackling the NIMBY voices push against new product types.

Track Housing data - The only way to truly understand if progress is being made is to establish and track key metrics. One of the first tasks of the committee should be to identify what metrics should be tracked. Much of this may be based on the data collected in the updated housing study.

Preserve and Expand the Number of Affordable Housing Units

Currently the County has a large stock of affordable housing. This includes both units that a part of specific programs to ensure their affordability and a large stock of older housing units that are naturally affordable.

Preserve Existing Affordable Rental Units

Units built under the Low Income Housing Tax Credit (LIHTC) program are not permanently affordable units and rents are not restricted on these units once their time in the program is complete. Efforts should be made to keep these units affordable.

Preserve Naturally Occurring Affordable Housing - Older units often are naturally more affordable due to the cost of land, building materials, and labor at the time of construction. In extremely active markets, inflation can quickly price many middle- to lower-income households out of the market. Preservation of these units through programs like purchase-rehab-resale programs can preserve affordability.

Workforce Housing Ordinance - The 2018 housing study proposed the development and implementation of a workforce housing ordinance, which is currently under development. These ordinances can be crafted in a number of ways, but ultimately require a number of affordable units or payment-in-lieu to support the development of affordable units at another site.

Secure Gap Financing

While the demand for housing units affordable to households making less than 120% of the Area Median Income (AMI) may be high, the ability of the private market to finance these units is difficult due to the limited profit margins.

Development of a Housing Development or Trust Fund - There are many different ways to organize a local funding pool, including a housing trust fund, lending consortium, or an economic development fund targeted to housing. These funds are the ideal instruments to:

Leverage the Land Bank - The Land Bank can provide an important relief valve in the cost of housing development. The cost of land is traditionally 20% or more of the final sale price of a home and lowering this cost fills a significant gap in the financing of more affordable housing. However, to do this the scope and purpose of the land bank will need to be better defined.

Leverage other Sources - There are a number of other sources and opportunities for funding. One of these being CBDG funds, however, those funds have to focus on lower-income households and do not address the gap in more moderate-income housing.

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POLICY SPOTLIGHT

RETAIL



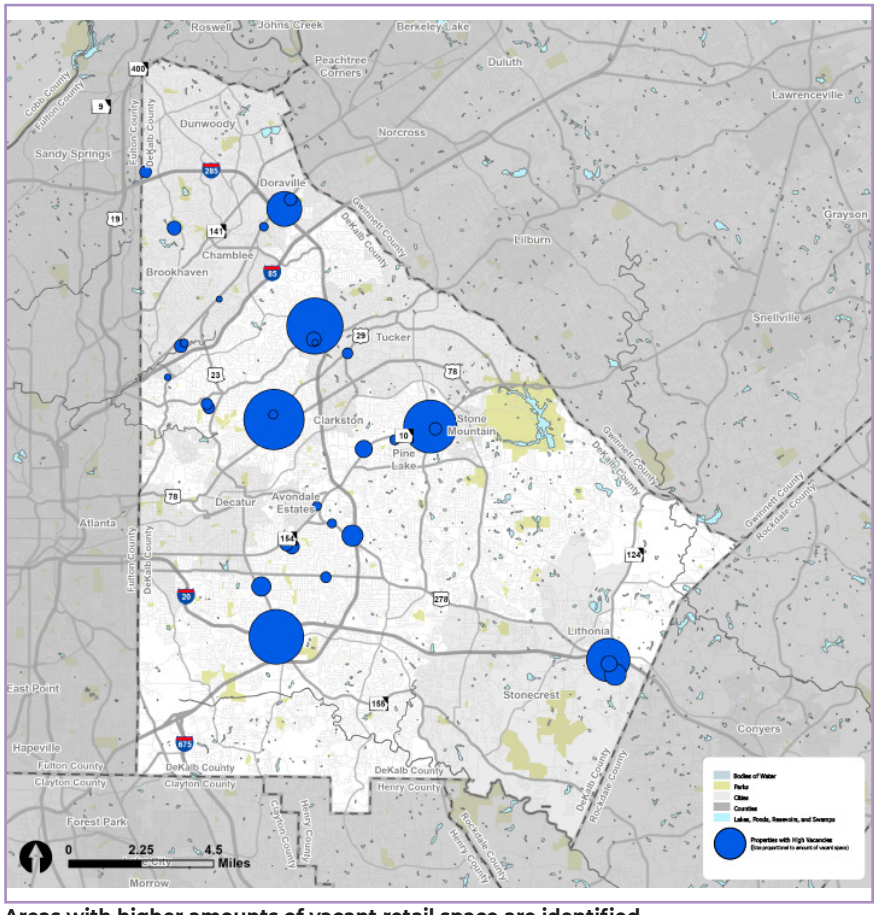
Key Takeaways

- Support mixed-use development and redevelopment around the mall properties
- Consider public private partnerships
- Repurpose parking lots of underutilized shopping centers
- Create an organization focused on Memorial Drive

FRAMING THE ISSUE

The County's retail sector was identified as one of the key issue areas related to future growth and development. Of particular interest are the struggling retail corridors and nodes that commonly have high vacancies and observed disinvestment. Utilizing available retail data, existing retail conditions and trends were analyzed in DeKalb County. From this analysis, the top ten percent of properties that have the largest concentrations of vacant retail space were identified and mapped.

Three primary concentrations of retail space with high vacancy exist within DeKalb County. The first is the existing indoor mall properties across the County, which together account for over 600,000 square feet of vacant retail space. The second concentration is a stretch of vacant retail spaces along Buford Highway, punctuated by 117,000 of available space within a former department store in the City of Doraville. The third concentration is a swath of vacant retail space roughly following Memorial Drive from the Gallery at South DeKalb near Interstate 20, then northwest towards the City of Stone Mountain.



Areas with higher amounts of vacant retail space are identified with larger dots.

Existing Indoor Malls within DeKalb County

DeKalb County is home to several large indoor malls, including:

- Northlake Mall
- North DeKalb Mall
- Mall at Stonecrest
- Gallery at South DeKalb

The loss of retail and high volume of vacant space at each mall is not necessarily a cause for concern regarding local market performance on its own, as this is consistent with a nationwide trend shifting away from traditional indoor malls. Reinvestment or redevelopment plans are already in the works for some of these mall properties. In 2019, Emory University announced plans to lease over 220,000 square feet of space in Northlake Mall as office and administrative space.

North DeKalb Mall was recently sold with an aim to redevelop the property into a mixed-use development. Additionally, some former retail spaces at the Mall at Stonecrest have been repurposed including one anchor location being converted into an entertainment center and aquarium.

The Gallery at South DeKalb may require the most attention of any of the four malls. The property has experienced recent closings of many anchor stores with no plans for new tenants or redevelopment on the horizon, emblematic of a larger trend within the adjacent Memorial Drive corridor. However, the Gallery at South DeKalb was recently sold to a new mall operator with the intention of securing new tenants and reviving the property.

Buford Highway Corridor

Another area with a concentration of high vacancy retail properties is along Buford Highway. This trend warrants further attention, however, the vacancies present along Buford Highway are generally smaller in scale and tend to be limited to individual shops rather than entire shopping centers. Additionally, the area is recognized across the region for its cultural and culinary offerings.

Memorial Drive

The most crucial segment for further action is near the Memorial Drive corridor, stretching from the area around the Gallery at South DeKalb to Stone Mountain. This swath accounts for roughly half of the top ten percent of properties with the highest vacancies in DeKalb County.

Additionally, although the data identified vacant space across the county, it did not clearly indicate underutilized properties that may not currently provide the high volume of retail for which they were designed. Many properties are designed around large anchor stores which are currently unoccupied. As a result, most of the tenants are small businesses that, while successful, do not need the vast amounts of retail space and surface parking that the property includes. Additionally, several spaces are now occupied by DeKalb County government offices. All of these uses provide important services for the community but could perhaps do so in a more efficient use of space. Finally, there are numerous ethnic and international businesses along the corridor that would benefit from an increased focus on celebrating the unique offerings and making the area a regional destination. Many of these issues, as well as opportunities for development along Memorial Drive, were highlighted in the Memorial

Drive Revitalization Corridor Plan in 2019.

RECOMMENDATIONS

Overall, there are several opportunities to address areas of concern within DeKalb County. Some recommended actions include the following:

- Conduct a deeper analysis of the existing retail market, specifically in the three focus areas
- Support mixed-use development and redevelopment, particularly within and around the mall properties
- Update Livable Centers Initiative studies or other small area plans within these focus areas
- Streamline approval and permitting process for redevelopment or investment within these areas
- Repurpose underutilized parking into public spaces, residential or mixed-use development
- Relocate county offices from struggling retail centers to more centralized areas.
- Create an organization focused on Memorial Drive to celebrate and promote the diversity of the corridor, similar to We Love BuHi.
- Reduce the amount of existing retail space through coordination with public and private partners

POLICY SPOTLIGHT

SUSTAINABILITY

The Green Communities Program is a voluntary sustainability certification program that helps local governments reduce their environmental impact through actionable measures. The program fosters a greener, healthier and more livable region by providing a framework for cities and counties on their sustainability journeys. ARC strives to assist local governments in decreasing operational carbon emissions through building portfolio efficiency and clean energy opportunities.

FRAMING THE ISSUE

DeKalb County's pledge to Sustainability begins internally within County operations. Currently, DeKalb County focuses sustainability resources on programs and activities at County facilities. Examples of current County Sustainability programs/ activities at County facilities include:

- ARC Green Communities Program Participation
- Conservation Education Programs
- Community Rain Gardens
- Invasive Species Removal
- Generation of Compressed Natural Gas from County Landfills
- Electric Vehicle Charging Stations
- Office Programs
  - Various recycling programs
  - Reduction of Paper Use
  - Expansion of Digital Investment
- Motion Activated Lights

ARC Green Communities Program

The ARC Green Communities Program is a voluntary sustainability certification program which supports local governments with guidance and activities to enhance sustainability within Metro Atlanta communities. Aspirations for the ARC Green Communities Program include:

- Reduction of energy and water use within government operations, buildings, and fleets.
- Providing curbside recycling to residents and businesses.
- Providing public education and examples of new and emerging sustainability practices.

Initiation of DeKalb Green Committee

DeKalb's commitment to expanding the County's Sustainability programs includes the establishment of a DeKalb Green Committee. Comprised of DeKalb County personnel, this Committee will include County and Department leadership and will be responsible for developing sustainability policies, while also monitoring the implementation of the County's sustainability programs. The Committee would conduct regularly scheduled meetings, conducting meetings on a quarterly basis.

Sustainability Coordinator

In the Department of Planning and Sustainability, DeKalb County has added a full-time staff position of Sustainability Coordinator. This position leads the management and coordination of sustainability programs and activities within DeKalb County, including coordination across County Departments on their sustainability activities, the monitoring of sustainability programs, and reporting of sustainability activities. In addition, the Sustainability Coordinator leads County's tracking and reporting for the ARC Green Communities Program.

RECOMMENDATIONS

Comprehensive Sustainability Plan for the County

The County currently lacks a holistic strategy for sustainability. Development of DeKalb County's first Sustainability Plan would establish a unified vision and goals, examine the current sustainability programs and activities, and identify potential partners. A set of recommendations that address short- and long-term needs for enhancing sustainability with County operations and in the community should be included.

Public Communication and Education Programs

Create a sustainability education program that provides on existing programs and identifies ways for the community to be involved. This would include the communication of upcoming programs scheduled at County facilities, County websites and social media.

Enhanced Reporting of County Sustainability Achievements

Currently, DeKalb County reports the sustainability achievements for County Departments internally, with limited, coordinated communication to the community. The County should assess the development of a Sustainability Dashboard that could County progress and achievements related to sustainability.



Establish Department Sustainability "Leaders"

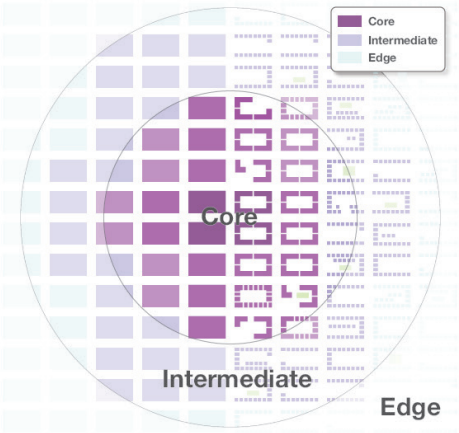
To ensure sustainability is a county-wide effort, leaders should be identified from each County Department. These designated leaders will be the sustainability point of contact for that Department and would be responsible for coordination and reporting of their Department's sustainability activities and progress. These leaders may also serve on the Green Committee.

Maintain ARC Green Communities Certification

The ARC Green Communities program provides a checklist or guidebook for initiating sustainability programs and measuring program progress. The initial participation of the ARC Green Community Program serves the County with initial strategic programs and the foundational tracking of sustainability programs throughout the County. Once the County achieves "recertification" as a Green Community, annual or semi-annual reporting and performance monitoring should be established to maintain certification. The Green Committee may serve as the monitoring and reporting body for this task, providing updates and recommended actions to County leadership and staff.

POLICY SPOTLIGHT

TRANSIT ORIENTED DEVELOPMENT



Key Takeaways

- Encourage the development of station area plans
- Update plans and policies after upcoming transit projects and plans are complete
- Study and gather input on funding and priorities

FRAMING THE ISSUE

Transit-Oriented Development (TOD) typically incorporates a mixture of uses, including residential, retail, and office uses within a compact area. The intention of TODs is to create dense, walkable areas that are supportive of multimodal transportation options, specifically the use of transit and less dedicated parking, in the areas of high-capacity transit stations.

A typical TOD district focuses strategic growth areas near transit, primarily between one-quarter to one-half mile radius from the transit station. The development density of a TOD should intensify closer to the center of the radius.

Equitable Transit-Oriented Development

The establishment of equitable TOD policies enables government agencies to set TOD standards that ensure high-quality development, while mitigating the displacement of current residents and businesses in these areas. New TODs and transit corridors provide opportunities for entrepreneurs and employers by improving accessibility to multiple mobility options in the area and providing a setting for prospects such as locating workforce development and start-up business training.

Existing Stations

Currently, unincorporated DeKalb County is home to two MARTA heavy rail stations, Kensington and Indian Creek. Two previous comprehensive development plans for the Kensington MARTA Station and its surrounding areas were completed in 2002 and 2012. An update plan for the Kensington MARTA Station area was initiated in 2021. A planned study for the Indian Creek MARTA Station area is planned to begin in 2022 and will study TOD opportunities surrounding the station.

DeKalb County Transit Master Plan

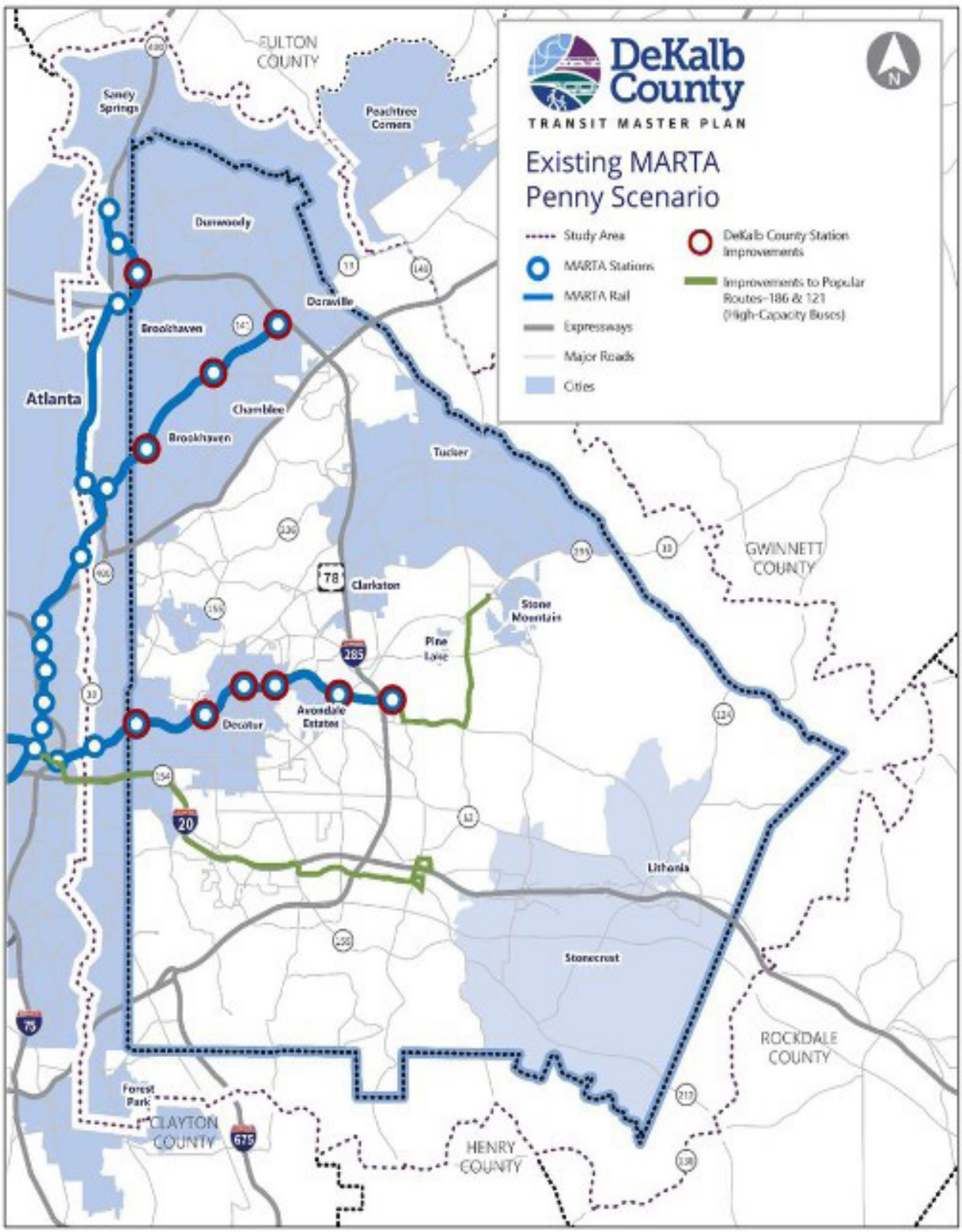
In the DeKalb County Transit Master Plan, four potential funding scenarios were developed to guide the advancement and expansion of high-capacity transit in DeKalb County. These four scenarios included the Existing MARTA Penny Scenario; Half-Penny Scenario; Full-Penny Scenario; and the Previously Adopted Scenario.

Existing MARTA Penny Scenario

The Existing MARTA Penny Scenario assumes a continuation of the one-penny MARTA sales tax with no additional funding. The revenue generated in this scenario would support the maintenance, sustaining capital, and operations of the existing system without any additional transit expansion. The impacted transit corridors in the Existing MARTA Penny Scenario are included in Table 1.

Corridor		Project Limits
High Capacity Buses	I-20 East/Rainbow Drive	Route 186
	Memorial Drive	Route 121

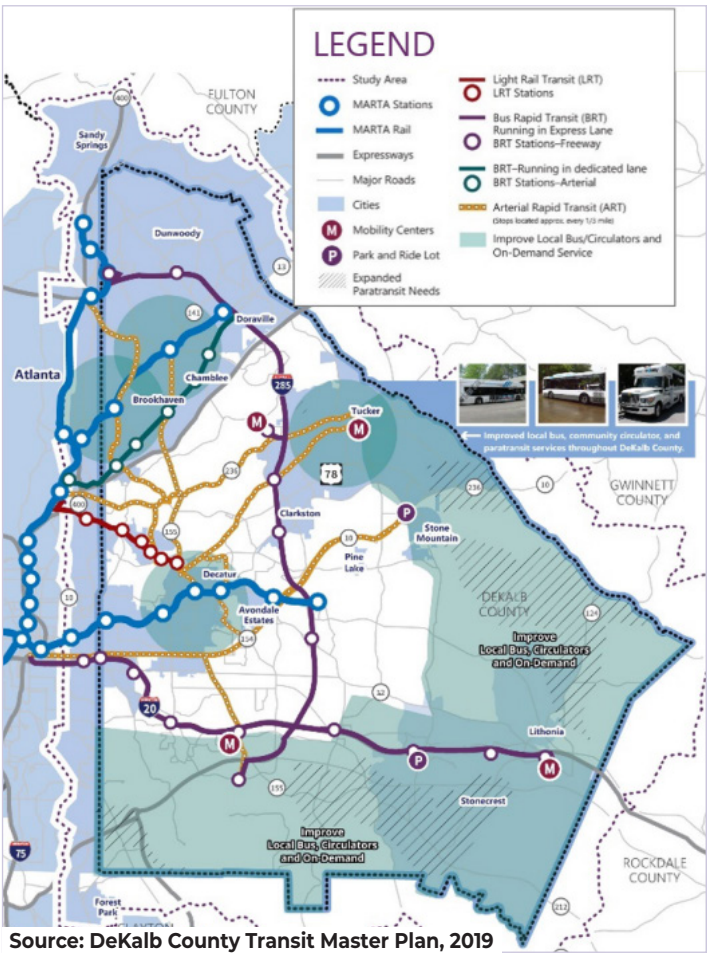
Table 1 – Existing MARTA Penny Scenario – Transit Corridors



Source: DeKalb County Transit Master Plan, 2019

Half-Penny Scenario

The Half-Penny Scenario presumes the extension of the one-penny MARTA tax and includes an additional half-penny sales in DeKalb County for transit under HB 930. The funding generated in this scenario supports maintenance, sustaining capital, and operations of the existing system combined with potential transit system expansion including 15 projects – one Light-Rail Transit (LRT); five Bus Rapid Transit (BRT), including leveraging the planned I-285 managed lanes for the utilization of BRT in DeKalb County and I-20; nine Arterial Rapid Transit (ART), and 139 project miles. The impacted transit corridors in the Half-Penny Scenario are included in Table 2.



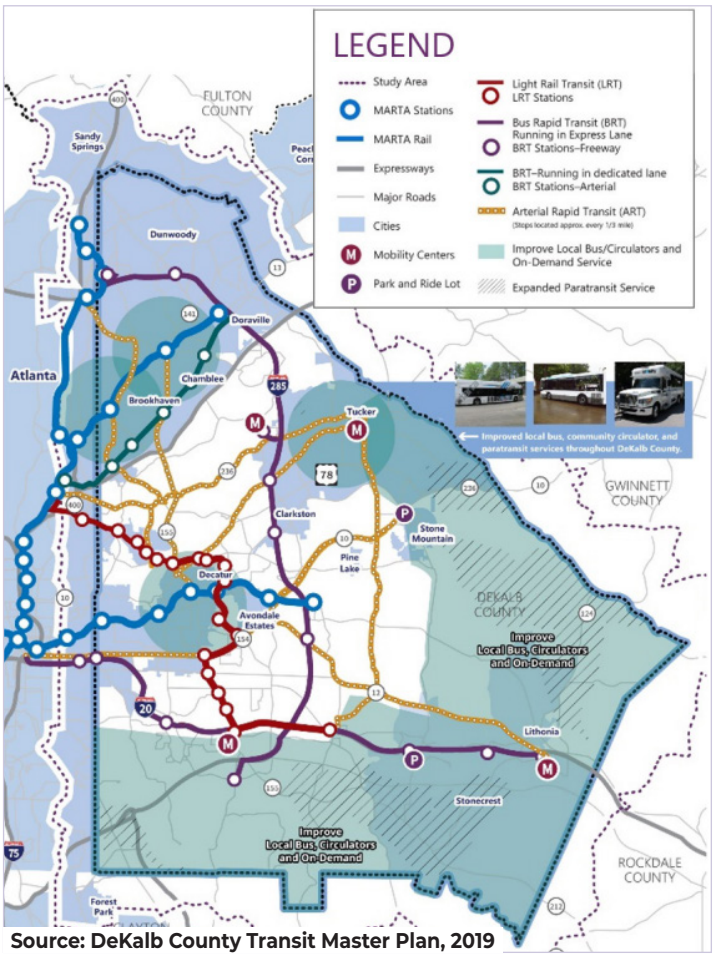
Source: DeKalb County Transit Master Plan, 2019

Corridor		Project Limits
LRT	Clifton Corridor LRT (Segment 1)	Emory/CDC to Clairmont Road at North Decatur Rd
BRT	I-20 East BRT – Segment 1	Downtown Atlanta to Wesley Chapel Road
	I-20 East BRT – Segment 2	Wesley Chapel Road to Stonecrest Mall
	I-285 Top End BRT	Dunwoody Station to Northlake Mall
	I-285 East Wall BRT	Northlake Mall to GSU/Perimeter College
	Buford Highway BRT	Doraville Station to Lindbergh Station
ART	Memorial Drive ART – Segment 1	Five Points to Kensington Station
	Memorial Drive ART – Segment 2	Kensington Station to Goldsmith P&R
	Candler Road ART	Avondale Station to South DeKalb Mall
	Clairmont Road ART	Decatur Station to Chamblee Station
	North Druid Hills ART	Emory/CDC to Brookhaven Station
	Lawrenceville Highway ART	Decatur Station to Downtown Tucker
	LaVista Road ART	Lindbergh Station to Downtown Tucker
	Clifton Corridor ART	Avondale Station to Clairmont Road
		Brookhaven Station to Medical Center Station

Table 2 – Half-Penny Scenario – Transit Corridors

Full-Penny Scenario

The Full-Penny Scenario reflects the extension of the one-penny MARTA tax and the passage of an additional full-penny sales tax in DeKalb County for transit under HB 930. The funding generated in this scenario supports maintenance, sustaining capital, and operations of the existing system along with potential transit system expansion including 17 projects – four Light-Rail Transit (LRT); five Bus Rapid Transit (BRT), including leveraging the planned I-285 managed lanes for the utilization of BRT in DeKalb County; eight Arterial Rapid Transit (ART), and 180 project miles. The impacted transit corridors in the Full-Penny Scenario are included in Table 3.



Source: DeKalb County Transit Master Plan, 2019

Corridor		Project Limits
LRT	Clifton Corridor LRT (Segment 1)	Emory/CDC to Clairmont Road at North Decatur Rd
	Clifton Corridor LRT (Segment 2)	Clairmont Rd at North Decatur Rd to Avondale Station
	Candler Road LRT	Avondale Station to South DeKalb Mall
	LRT to Wesley Chapel Road	South DeKalb Mall to Wesley Chapel Road
BRT	I-20 East BRT – Segment 1	Downtown Atlanta to South DeKalb Mall
	I-20 East BRT – Segment 2	Wesley Chapel Road to Stonecrest Mall
	I-285 Top End BRT	Dunwoody Station to Northlake Mall
	I-285 East Wall BRT	Northlake Mall to GSU/Perimeter College
	Buford Highway BRT	Doraville Station to Lindbergh Station
ART	Memorial Drive ART – Segment 1	Five Points to Kensington Station
	Memorial Drive ART – Segment 2	Kensington Station to Goldsmith P&R
	Clairmont Road ART	Decatur Station to Chamblee Station
	North Druid Hills ART	Emory/CDC to Brookhaven Station
	Lawrenceville Highway ART	Decatur Station to Downtown Tucker
	LaVista Road ART	Lindbergh Station to Downtown Tucker
	Johnson Ferry Road ART	Brookhaven Station to Medical Center Station
	Hairston Road ART	SR 155 (Flat Shoals Parkway) to Downtown Tucker

Table 2 – Full-Penny Scenario – Transit Corridors

Previously Adopted Scenario

The Previously Adopted Scenario implies continuing the one-penny MARTA tax in addition to an unidentified additional funding source that can generate more revenue than that generated by the full-penny sales tax scenario in DeKalb County for transit under HB 930. The funding generated in this scenario supports maintenance, sustaining capital, and operations of the existing system in addition to expanding the transit system with three projects – one Heavy-Rail Transit (HRT); one Light-Rail Transit (LRT); one Bus Rapid Transit (BRT), and 37 project miles. The impacted transit corridors in the Previously Adopted Scenario are included in Table 4.

Funding

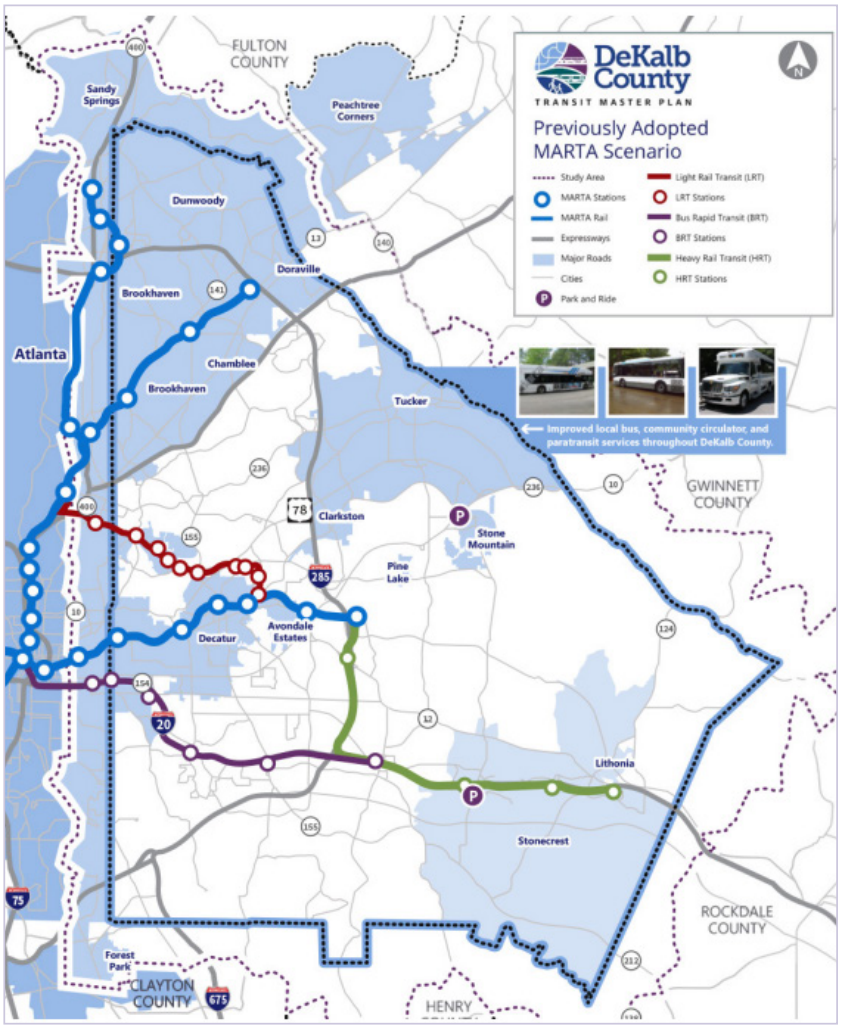
The Existing MARTA Tax is a one-penny sales tax under the MARTA Act levied in DeKalb County. The funding maintains operations of the current system and funds state of good repair and sustaining capital projects.

The HB 930 Sales Tax enables DeKalb County to levee up to a one-penny in the form of an additional sales tax funding for transit over a 30-year period, provided the County remains under the State limit for county sales tax. This funding source would require passage by DeKalb voters. Two funding scenarios were conceived in the DeKalb County Transit Plan utilizing this resource, a half-penny and one-penny sales tax, with a potential to generate $1.85 billion and $3.65 billion in sales tax revenue.

Additional study and engagement are necessary to reduce the number of potential funding and implementation plans and formalize both the funding source and amount. Progress is anticipated in this regard in 2023 as there is potential to place a transit referendum on the general election ballot in 2024, along with several other metro Atlanta counties.

Next Steps

Regardless of the transit plan that is eventually chosen for public review, the County should encourage the development of station area plans and transit-oriented development strategies at all potential high-capacity transit stations. Transit oriented development and the benefits that it provides in terms of concentrations of employment, education, and housing; enhanced accessibility and walkability; and greater equity are appropriate for all forms of high-capacity transit (heavy rail, light rail, and Bus Rapid Transit (BRT)).



Source: DeKalb County Transit Master Plan, 2019

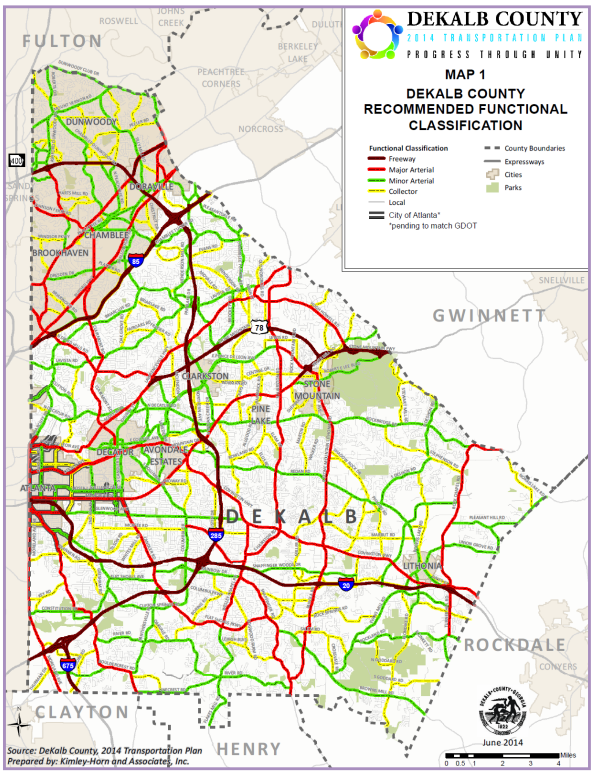
Corridor		Project Limits
HRT	I-20 East HRT Extension	Indian Creek Station to Stonecrest Mall
LRT	Clifton Corridor LRT	Emory/CDC to Avondale Station
BRT	I-20 East BRT in Exclusive ROW	Wesley Chapel Road to Five Points Station

Table 4 – Previously Adopted Scenario – Transit Corridors

CHAPTER 05

COMPREHENSIVE TRANSPORTATION PLAN

COMPREHENSIVE TRANSPORTATION PLAN



2014 CTP Goals

- Improve mobility for all people
- Enhance quality of life
- Improve economic vitality
- Focus on implementation

EXECUTIVE SUMMARY

The DeKalb County 2014 Transportation Plan is about improving the lives of local residents and creating an environment for businesses and institutions to thrive. Competition from across the United States and even from other countries requires the Atlanta region and its counties to provide facilities and opportunities to attract new talent and financial capital. Traffic congestion and a lack of transportation alternatives can no longer be offset by offering low housing costs, a pleasant climate, and a friendly business atmosphere. DeKalb County requires a transportation system that enables its many assets to continue to flourish. To this end, the DeKalb County 2014 Transportation Plan represents a coordinated strategy intended to improve how people, goods, and services move throughout and within the community.

The strategies identified in the Plan will have the desired outcome of improving the quality of life for existing and future residents and offering enhanced economic vitality. The Plan was intentionally designed to emphasize implementation by seeking to align public policy, funding, and partnerships that promote positive influences on the transportation system. To continue to meet the diverse needs of the County, the transportation system must keep evolving. Adopting a prioritized list of projects and policies will enable the County to take action and maintain a transportation system that positions the County to compete economically and offer residents a high quality of life.

A primary component of the County's Transportation Plan is the list of regionally significant projects commonly supported by County representatives. This list of transportation projects can be used to provide input for the regional transportation planning process where additional funding is available. These identified projects should form the basis of future funding requests submitted to the Atlanta Regional Commission (ARC) and the Georgia Department of Transportation (GDOT) during the Transportation Improvement Program (TIP) and Regional Transportation Plan (RTP) update cycles.

The document provides an overview of the planning process, the resulting recommendations, and the necessary actions for ensuring ongoing implementation. Preceding this report is an additional technical document called the Existing Conditions and Needs Assessment Report (published June 2013), which provides a thorough overview of the existing transportation network and provides an assessment of current and future transportation deficiencies.

Because of the strong interest expressed by policy makers, stakeholders, and the public concerning safe and efficient

travel for alternative modes, including for bicyclists, pedestrians, and transit users, a Complete Streets Policy has been developed as a standalone formal policy document included in the Appendix of this Plan. Although this is not a document that should be added to the Code of Ordinances (because it is only intended for guidance), the Complete Streets Policy has been separated distinctly from the Plan text to reflect the emphasis placed on multimodal accessibility.

PROJECT VISION AND GOALS

Vision Statement

The DeKalb County 2014 Transportation Plan is intended to improve mobility for all people, enhance quality of life, facilitate economic vitality, and focus on implementation.

Goal 1: Improve mobility for all people

Goal 2: Enhance quality of life

Goal 3: Improve economic vitality

Goal 4: Focus on implementation

COMPREHENSIVE TRANSPORTATION PLAN UPDATE

The DeKalb County 2050 Comprehensive Transportation Plan is currently being updated. Once complete, it will be adopted as part of the DeKalb 2050 Unified Plan. Initial priority areas for the DeKalb 2050 Comprehensive Transportation Plan have been identified as follows.

- Provide Transportation Options through Connectivity across Modes - Improve travel for all users by increasing connections across roadway, transit, bicycle, and pedestrian modes.
- Promote Equity - Prioritize improvements that increase transportation access to all parts of the County, especially communities where lack of transportation options creates substantial barriers.
- Improve Safety - Provide for safe travel by users across all modes of transportation.
- Enable Healthy Communities and Improve Quality of Life - Leverage transportation infrastructure to encourage an active lifestyle and overall improved quality of life.
- Respect/Improve DeKalb County's Character - Implement transportation projects that improve mobility while taking into consideration local community context.
- Increase Access to Jobs and Education - Prioritize transportation investments that allow workers and students to more easily access these key destinations.
- Better Accommodate the Movement of Goods - Implement transportation projects that improve freight in the County either by truck or by rail.
- Improve Maintenance - Ensure the long-term care for existing infrastructure including paving roads and repairing bridges and signal systems.
- Increase Funding for Improvements - Pursue new local revenue sources that will allow the County to implement additional transportation projects.
- Encourage Economic Development - Leverage transportation projects that help to encourage revitalization and new development throughout the County.
- Practice Fiscal Responsibility in Transportation Investments - Prioritize transportation projects that can be implemented in a reasonable timeframe and provide a strong return on investment.

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CHAPTER 06

SMALL AREA PLANS

DEKALB COUNTY SMALL AREA PLANS (SAPs)

Small Area Plans (SAPs) cover a smaller area than a comprehensive plan, and are intended to address specific land use and development issues at a finer level of detail. These plans support the general vision, policies and goals of the community, but allow for a greater degree of detail in guiding development. They may have their own sets of specific policies to shape development, and can include elements such as design guidelines, standards for transitions in development intensities and uses, additional standards for mixed use, investments in infrastructure, connectivity, and greater opportunities for input and control from local residents and businesses. SAPs can take a variety of forms, such as Livable Center Initiatives (LCIs), Master Active Living Plans (MALPs), Corridor Plans, or TOD plans, and are the primary tool by which the county intends to shape development in Activity Centers and along Commercial Redevelopment Corridors. The County intends to work towards implementing SAPs in all Activity Centers, and those that have been completed to date are as follows:

- **Briarcliff Clairmont Road Plan**
- **Candler Flat Shoals Activity Center**
- **Glenwood Columbia Plan**
- **Kensington Activity Center**
- **MARTA I-20 East TOD Plan**
- **Master Active Living Plans (MALPs)**
- **Memorial Drive Revitalization Corridor Plan**
- **Medline Activity Center**
- **North Druid Hills Activity Center**
- **Northlake-Tucker Activity Center**
- **Wesley Chapel Activity Center**

BRIARCLIFF CLAIRMONT ROAD PLAN (2021)

The Briarcliff- Clairmont Activity Center is a gateway to unincorporated DeKalb County at the intersection of I-85 and Clairmont Road - a major north-south corridor through DeKalb County. The Briarcliff-Clairmont Activity Center is surrounded by growing pockets of activity and redevelopment.

Design Guidelines		
Sub –Area	**Proposed Density**	**Proposed Height**
Core Mixed-Use	70 Units/acre 90 Units/acre with density bonuses	Up to 8 stories
Multi-family Residential	24 units/acre	Up to 4 stories, 6 with bonuses
Residential/ Commercial	24 units/acre	1-3 stories subject to zoning classification
Commercial	N/A	1-3 stories subject to zoning classification

Figure 2 - Table of Subareas Proposed Density and Height



Figure 1 - Briarcliff Clairmont Activity Center and SUbareas



Figure 3 - Potential Development Concept

The overall vision for the Briarcliff-Clairmont Activity Center is for an integrated, walkable community that serves as the neighborhood activity center for the surrounding neighborhoods. This includes higher density, mixed-use development within the core surrounded by appropriately scaled development that steps down in height as it nears existing single-family neighborhoods. Mixed-use and commercial developments should be focused along the frontages of Clairmont Road and Briarcliff Road or interior public spaces or streets, with minimal curb cuts and interparcel connectivity where reasonable. Appropriate transitions, buffers, and transitional height planes should buffer commercial and mixed-use development from existing single-family homes. The revised Briarcliff-Clairmont Road Small Area Plan includes additional detail and guidance from the Comprehensive Plan specific to the area's character and location. The Activity Center is organized into four subareas, each with recommended densities, maximum heights, and related policies as outlined below.

CANDLER ROAD FLAT SHOALS LCI (2007)

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: Encourage diversity of mixed inc ome neighborhoods, employment, and recreational choices. Provide access to a wide range of travel modes, including transit, walking and biking. Develop an outreach process that promotes involvement of all stakeholders. Land Use recommendations from the study are being used as policy guidelines in the comprehensive plan.

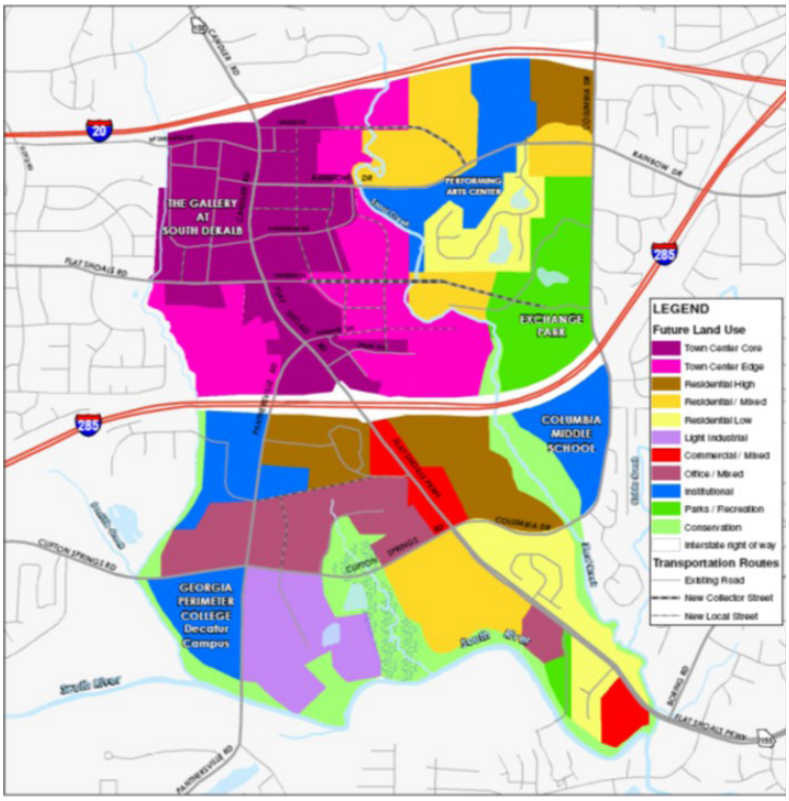


Figure 4 - Future Land Use Map



Figure 5 - Example Development



Figure 6 - Example Development

Candler Road Flat Shoals Parkway LCI Sub-Area Policy Guidelines	
Town Center Core	Use: Compact high density mixed use Density Max: 60 dwelling units/acre Building Heights: 4 -6 Stories 80% Commercial/ Office; 20% Residential
Town Center Edge	Use: Compact high density mixed use Density Max: 45 dwelling units/acre Building Height: 3 -5 Stories 70% Commercial/ Office; 30% Residential
Residential High (Neighborhood Center)	Use: High density consistent w/ zoning Density Max: 24 dwelling units/acre Building Heights: 1 -3 Stories 80% Residential / 20% Open Space
Residential Mixed (Traditional Neighborhood)	Use: Town -homes and Single Family Density Max: 12 dwelling units/acre Building Heights: 1 -2 Stories 20% Commercial/ Office; 80% Residential
Residential Low (Suburban)	Use: Single Family Residential Density Max: 8 dwelling units/acre Building Height: 1 -2 Stories 80% Commercial/ Office; 20% Residential
Light Industrial	Use: Warehouses, Storage, Distribution Density - 60 dwelling units/acre Stories - 4 -6 80% Commercial/ Office; 20% Residential
Commercial Mixed	Use: Compact high density mixed use Density - 60 dwelling units/acre Stories - 4 -6 80% Commercial/ Office; 20% Residential
Office Mixed	Use: Office, medical Density Max - 30 dwelling units/acre Building Height - 1 -2 Stories 70% Commercial/ Office; 30% Residential
Institutional	Use: Civic and educational, large -scale medical and religious.
Parks/Recreational	Use: Parks, athletic fields and recreation centers. No residential or commercial.
Conservation/Open Space	This category identifies streams, buffers, flood plan & other protected, natural features.

Figure 7 - Future Land Use Table

GLENWOOD COLUMBIA PLAN

In partnership with the Atlanta Regional Commission, the DeKalb County Department of Planning & Sustainability has conducted a planning process to identify capital investment and policy changes that can support a more livable, pedestrian friendly environment at the intersection of Glenwood Road and Columbia Drive. This location has been identified as a Commercial Redevelopment Corridor (CRC) in the DeKalb County Comprehensive Plan, indicating a need for improved function and aesthetic appeal. The study area's current state is a result of disinvestment through the 1990s which led to income decline and lack of maintenance.



Figure 9 - Concept Image



Figure 10 - Concept Image



Figure 8 - Potential Future Development

Townhome Residential

As an additional residential offering, Townhomes can be placed on the edges of the study area, providing low intensity development directly abutting single family homes while keeping consistent with walkable development patterns.

1-2 Story Mixed Use

Continuing outwardly, 1- to 2-story mixed-use buildings will create a natural transition zone to what is currently single-family residential in the surrounding neighborhoods. Building programs would continue similarly, only at a smaller scale:

- Ground level Restaurants
- Retail
- Entertainment Options
- 2nd Story Office
- Healthcare
- Condos/Apartments

1-3 Story Mixed Use

Striking a balance between optimal use of land and a physical scale that compliments the community is a challenge within itself. Land use policies in place encourage 1-3 stories in a Neighborhood Center Character Area. This analysis and the accompanying engagement efforts point to encouraging three-story mixed-use at the core of the study area, programming in the following way:

- Ground level Restaurants
- Retail
- Entertainment Options
- 2nd and 3rd Stories Office
- Healthcare
- Condos/Apartments

KENSINGTON LCI & UPDATE (2002, 2003, 2012)

DeKalb County conducted an LCI study for this area and the surrounding area in 2002. The plan has established a long-term vision for the study area by promoting pedestrian-friendly, mixed-use development, enhancing connectivity, ensuring multiple transportation options, and supporting economic growth and a high quality of life.

Since the plan was completed in 2003, some of the action plan items have been completed, such as the Juvenile Justice Center. There are also several action items which turned out to be irrelevant due to changing situations or obstacles that could not be overcome. The purpose of this study is to prepare a comprehensive development plan for the Kensington MARTA Station and the adjacent county-owned property with sufficient specificity and strategies for further implementation of the original LCI plan created in 2002. The redevelopment sites will address both land use and transportation issues to support development that will support a multi-modal environment and optimize utilization at the existing MARTA station.

In 2012, a follow up study was completed for the county-owned land and adjacent parcels. This study identified additional development concepts and public improvements for the area.

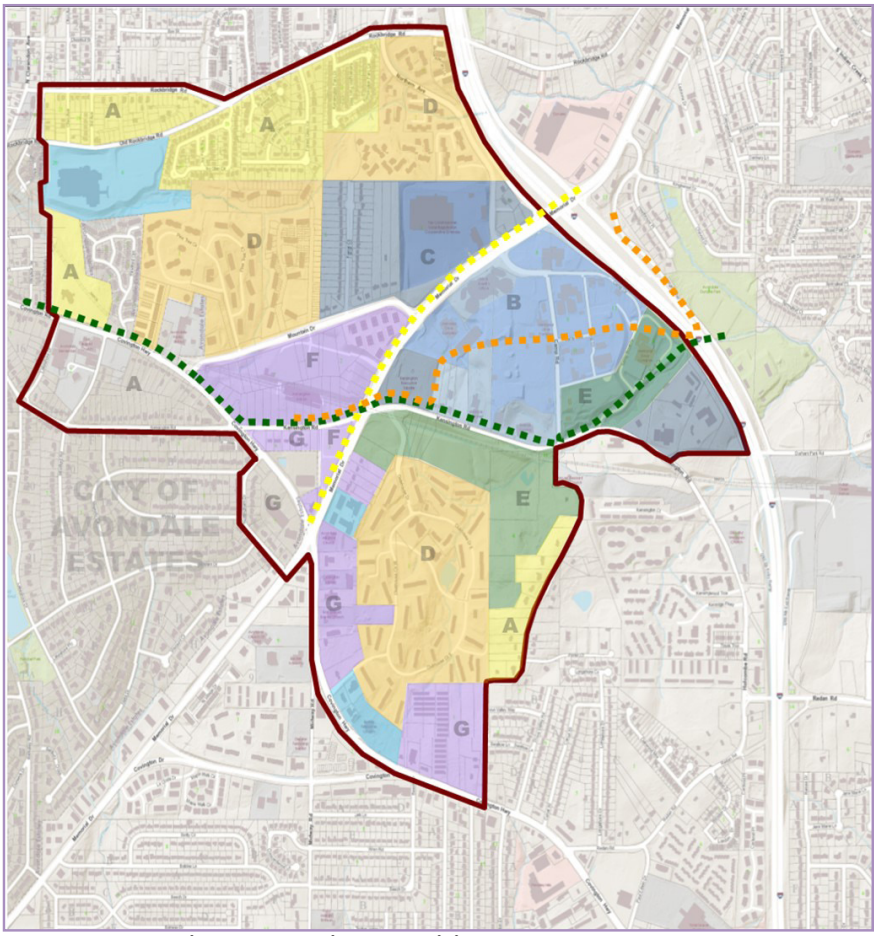


Figure 11 - Kensington Activity Center and Subareas

Sub-Areas (w/Future Land Use Compatibility)	Preferred Uses	Density (dwelling units/acre)	Preferred Building Height
A Single Family Preservation (Suburban)	Single Family Residential, Trails	8	2 Stories Maximum
B. DeKalb County Government Center (Institutional)	Office, Retail, Restaurants, Civic, Amphitheaters	N/A	10 Stories Maximum 5 Stories Minimum
C. Regional Employment Center (Office Professional)	Office, Restaurants, Retail		30 Stories Maximum 10 Stories Minimum
D. Multi-family Redevelopment (Town Center)	Multi-family Residential, Recreation, Parks	60 (core) 45 (Intermediate) 24 (Outer)	3-5 Stories
E. Open Space Enhancements (Conservation/Open Space)	Parks, Trails, Recreation	N/A	N/A
F. Kensington MARTA Station (Regional Center)	Office, Residential mix with Retail & Office Restaurants, Pocket Parks	45	5 Stories
G. Mixed Use Redevelopment (Town Center)	Office, Residential, Retail, Restaurants, Pocket Parks	60 45	Up to 5 Stories

Figure 12 - Subareas Table

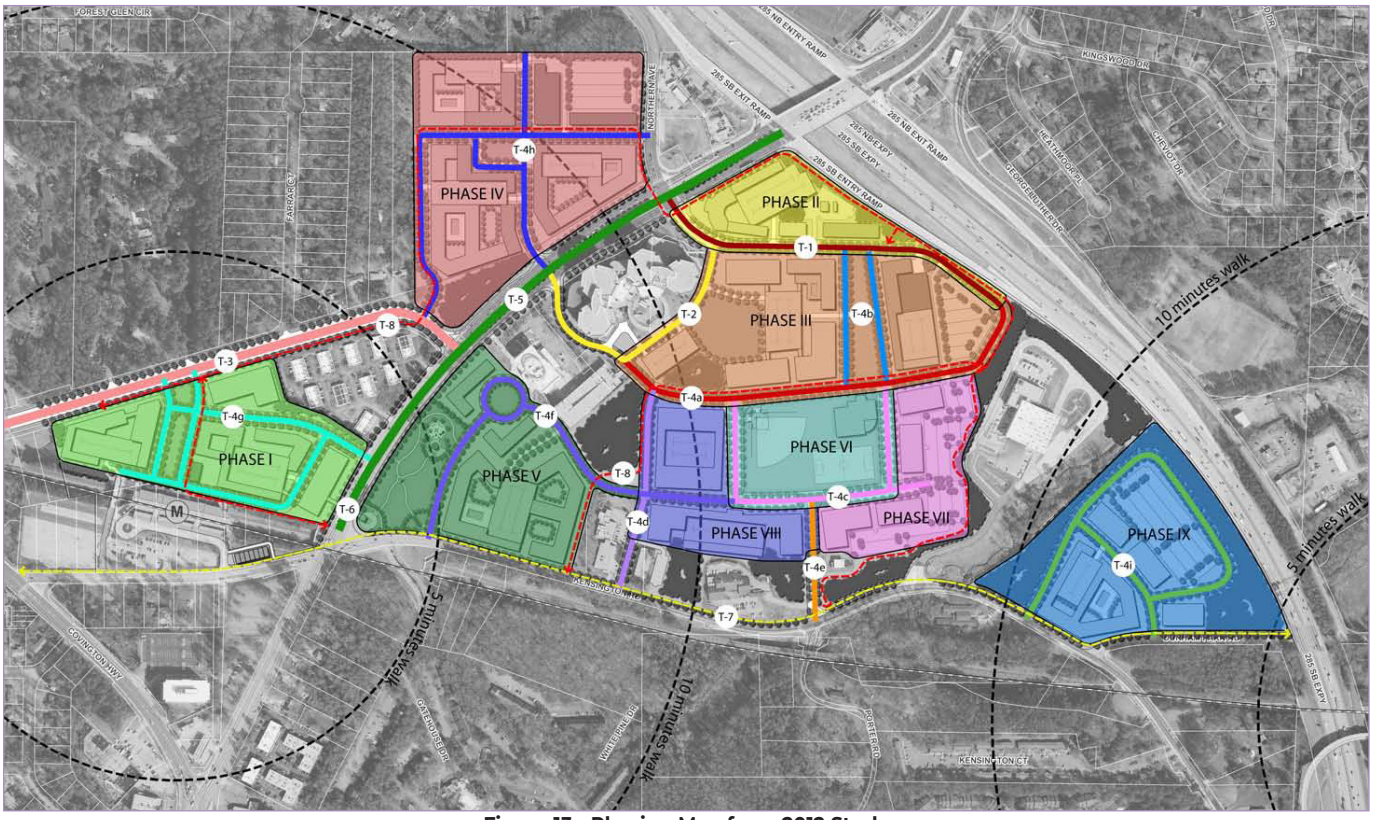


Figure 13 - Phasing Map from 2012 Study

Future Land Use

This activity center functions as a Regional Center character consisting as a focal point for several neighborhoods with a concentration of activities such as general retail, commercial, professional office, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians. **The primary land uses include: townhomes, condominiums, apartments, health care facilities, retail and commercial, office institutional, entertainment and cultural facilities, park and recreational facilities, and public and civic facilities at a density of up to 120 dwelling units per acre.** 1. Preserve single family residential; 2. Consolidate DeKalb County facilities on existing site and establish a Government Center; 3. Develop a regional Employment Center on the Roberds site; 4. Anticipate long-term redevelopment of aging multi-family housing stock; 5. Preserve and expand greenspace; 6. Redevelop the Kensington MARTA Station area as a mixed-use community; and 7. Develop mixed-use along Memorial Drive and Covington Highway to create a 24-hour community.

Transportation and Circulation

1. Create an internal street grid to serve the Government Center;
2. Improve pedestrian and car access from Mountain Drive to and within the proposed employment center;
3. Develop a transit plaza linking the station to Mountain Drive and creating a centralized pedestrian friendly space within the Kensington Station area;
4. Improve transit service through the creation of a Bus Rapid Transit (BRT) system, functioning with a dedicated right of way off Memorial Drive through the proposed government center;
5. Provide signal prioritization improvements for a BRT system on Memorial Drive.
6. Develop a greenway system from Avondale Middle School through the Kensington station to Avondale Dunaire Park.

Kensington LCI Concept Plan

There are numerous recommendations stated in the study, several of which include concept plans. The overall LCI Study Area Concept Plan is a compilation of future land use patterns and transportation and circulation improvements designed to create a more pedestrian-friendly and transit-oriented environment in and around the study area. The plan incorporates seven (7) land use initiatives and six (6) transportation and circulation improvements. There are also several individual concept plans for the study area. These are as follows:

- Government Center Plan
- Employment Center
- Kensington MARTA Station Plan

Figure 14 - 2012 Study Elements

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MARTA I-20 EAST TOD PLAN

The Metropolitan Atlanta Rapid Transit Authority (MARTA), in conjunction with DeKalb County and the City of Atlanta, and in cooperation with the Federal Transit Administration (FTA), initiated the I-20 East Transit Initiative to identify transportation and environmental impacts associated with the development of high-capacity transit service from downtown Atlanta to the Mall at Stonecrest in southeastern DeKalb County. The project is intended to improve east-west mobility and accessibility to jobs and housing by providing a high-capacity transit alternative in the I-20 East Corridor. In addition, the project will provide opportunities for economic development and support revitalization efforts as planning partners in the corridor including the City of Atlanta and DeKalb County prepare for anticipated future growth.

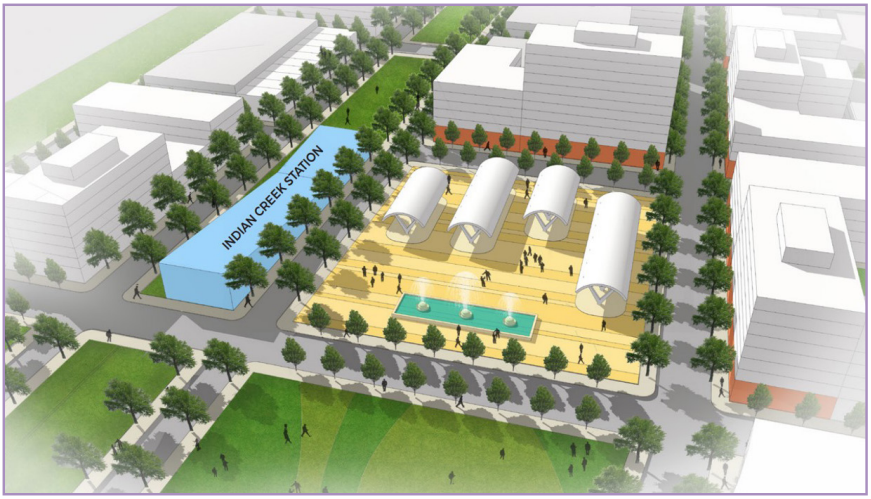


Figure 15 - Indian Creek Station Concept



Figure 16 - Covington Highway Station Concept

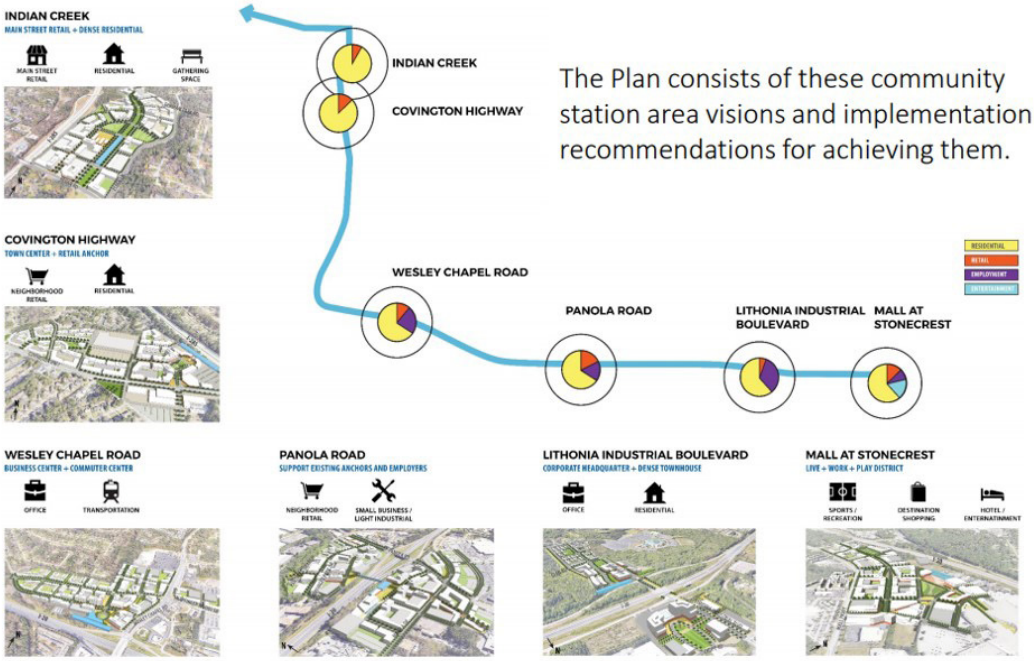


Figure 17



Figure 18 - Panola Road Station Concept



Figure 19 - Additional Panola Road Station Concept

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MASTER ACTIVE LIVING PLANS (MALPS) (2013)

Chronic diseases are among the most common and costly of all health problems in the United States, but they also are among the most preventable.

Lack of physical activity and poor nutrition, two modifiable risk factors for obesity, and tobacco use are responsible for much of the illness, suffering, and death related to chronic diseases.1 To

help address these health issues, the U.S. Department of Health and Human Services (HHS)

created Communities Putting Prevention to Work (CPPW), which is led by the Centers for Disease Control and Prevention (CDC). Through these programs, DeKalb County, Georgia is tackling public health threats throughout its region by creating a Master Active Living Plan (MALP). The integration of physical activity and other healthy behaviors into the daily routines of DeKalb County residents is the focus of this study. By planning communities with a deliberate focus on health, the health and quality-of-life of their residents can be improved. The proposed MALP's are as follows:

- Indian Creek MARTA Station
- Panola Road/Salem Road
- Belvedere Study Area
- Covington Highway Corridor



Figure 20 - Indian Creek MARTA Station Concept



Figure 21 - Covington Highway Concept

MEMORIAL DRIVE REVITALIZATION CORRIDOR PLAN

With a focus on four strategic areas along the corridor, the expressed vision for the corridor encourages redevelopment to start in these areas: 1. Gateway West: A regional center at the I-285 interchange 2. Global City: A community that reflects the diversity of the corridor 3. Hambrick Village: A neighborhood serving commercial node 4. Gateway East: With easy access to Stone Mountain Freeway, this area represents unique opportunities to bring craft-oriented employment to the corridor.



Figure 22 - Future Land Use



Figure 23 - Development Intensity

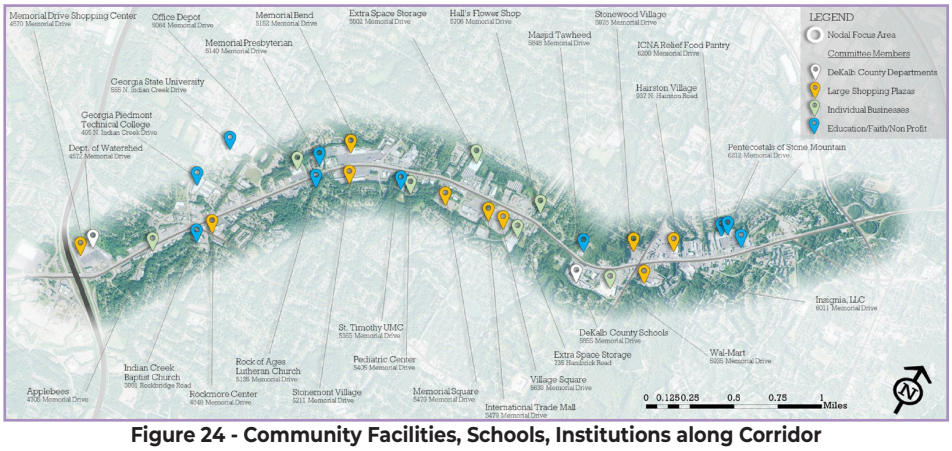


Figure 24 - Community Facilities, Schools, Institutions along Corridor

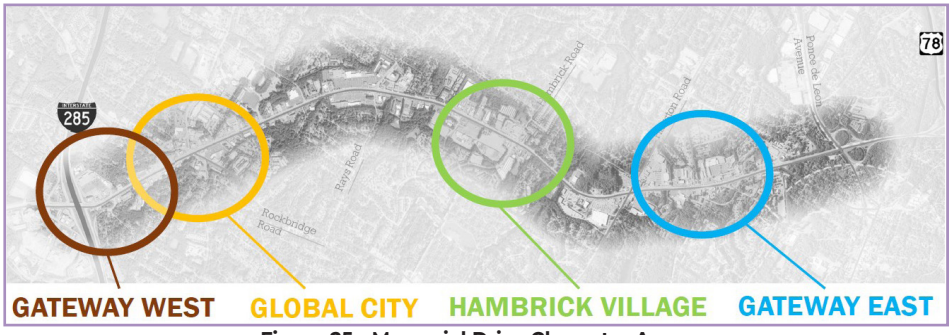


Figure 25 - Memorial Drive Character Areas



Figure 26 - Gateway West Character Area



Figure 27 - Global City Character Area



Figure 28 - Gateway West Concept

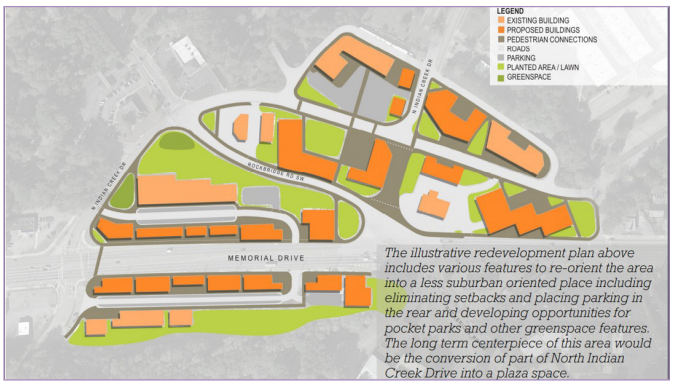


Figure 29 - Global City Concept

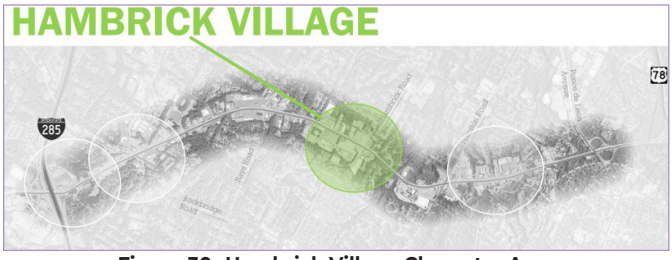


Figure 30 -Hambrick Village Character Area



Figure 31 - Gateway West Character Area

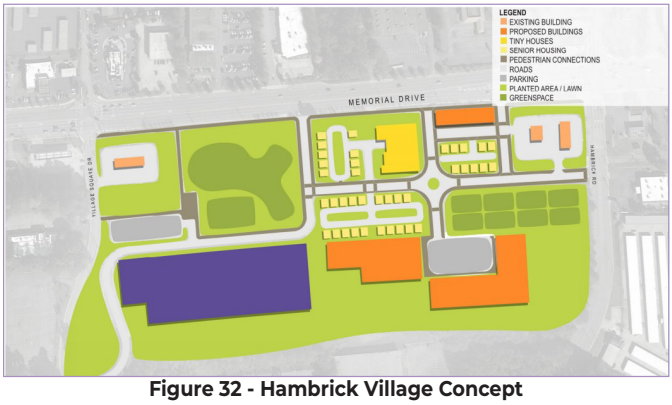


Figure 32 - Hambrick Village Concept

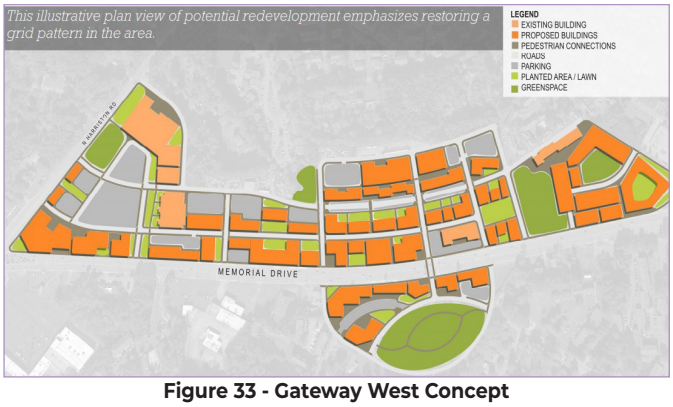


Figure 33 - Gateway West Concept

MEDLINE LCI (2014)

The Medline study area totals 520 acres in unincorporated DeKalb County, framed by four major intersecting corridors: Church Street, Scott Boulevard/ Lawrenceville Highway, North Decatur Road and DeKalb Industrial Way. General boundaries are defined by Jordan Lane to the north, Medlock Road to the west, Remington Lane to the south and DeKalb Industrial Way to the east. The DeKalb Medical Center, Patel Plaza and Suburban Plaza are all popular destinations located within the study area. The study area is approximately two miles north of Downtown ecatur, 10 miles from downtown Atlanta and just 2 miles west of the I-285 interchange. The Medline LCI area is characterized by major regional corridors flanked by commercial and vacant properties. Over 30 acres of the land along these corridors is vacant, greyfield parcels. The corridors provide ease of access for automobiles but are lacking in pedestrian and bicycle infrastructure, making the area unhealthy and difficult to traverse without a car.



Figure 34 - Visionary Master Plan

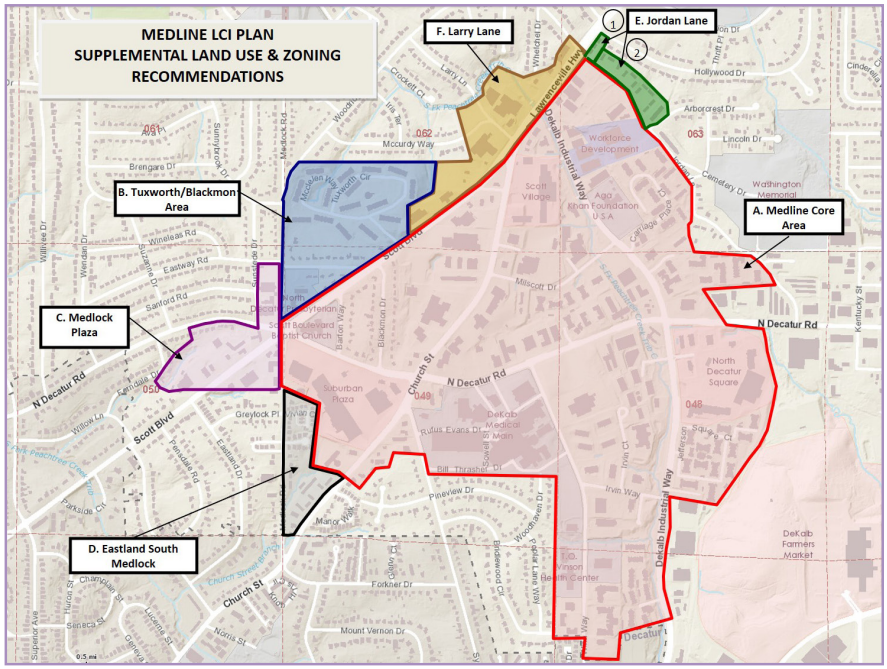


Figure 35 - Character Areas Map



Figure 36 - Example Illustration of Healthy Street Development



Figure 37 - Proposed Location of Medical Technical College



Figure 38 - Proposed Location of Community Garden within Mixed-Use Development



Figure 39 - Proposed Location of a Hindu Temple

NORTH DRUID HILLS LCI & UPDATES (2010, 2021)

The North Druid Hills Livable Centers Initiative (LCI) study was commissioned by DeKalb County and the office of Commissioner Jeff Rader in conjunction with the Atlanta Regional Commission. The Briarcliff Node portion of the overall LCI was updated in 2021. The intent of the study is to improve the quality of life in the North Druid Hills Road Corridor and create a unique identity for the area by linking transportation improvements and land use recommendations. The LCI study was managed by DeKalb County. A Core Team of area stakeholders was formed to provide guidance and input during the course of study. Institutions, land owners, developers, and neighborhood associations with interests in the North Druid Hills LCI study area comprised the membership of the Core Team. In addition to the stakeholder group, public input opportunities including a design workshop, survey, comment forms, and study website were provided throughout the process, with a total of four public meetings held.

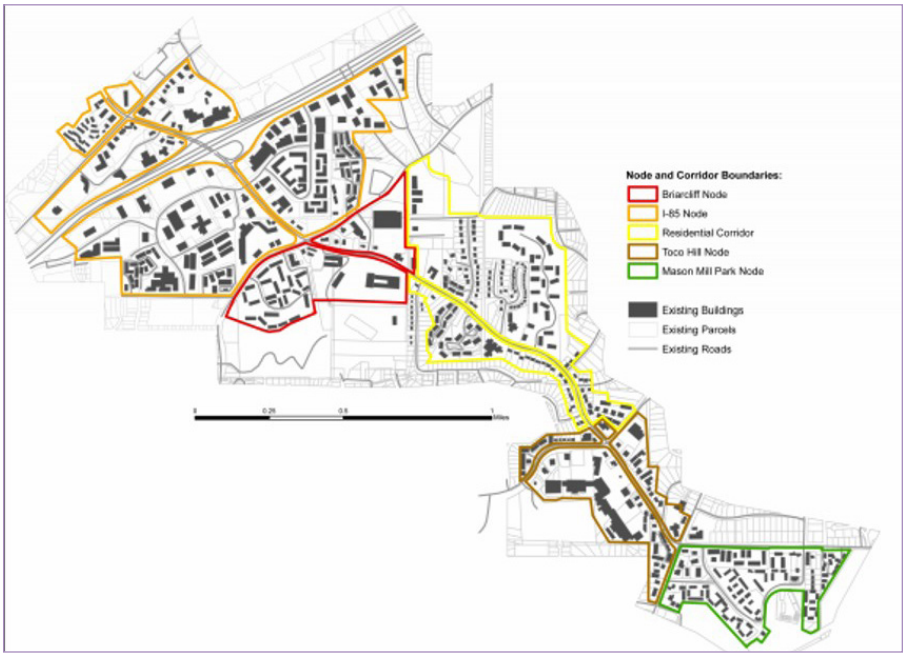


Figure 40 - LCI Study Area Map

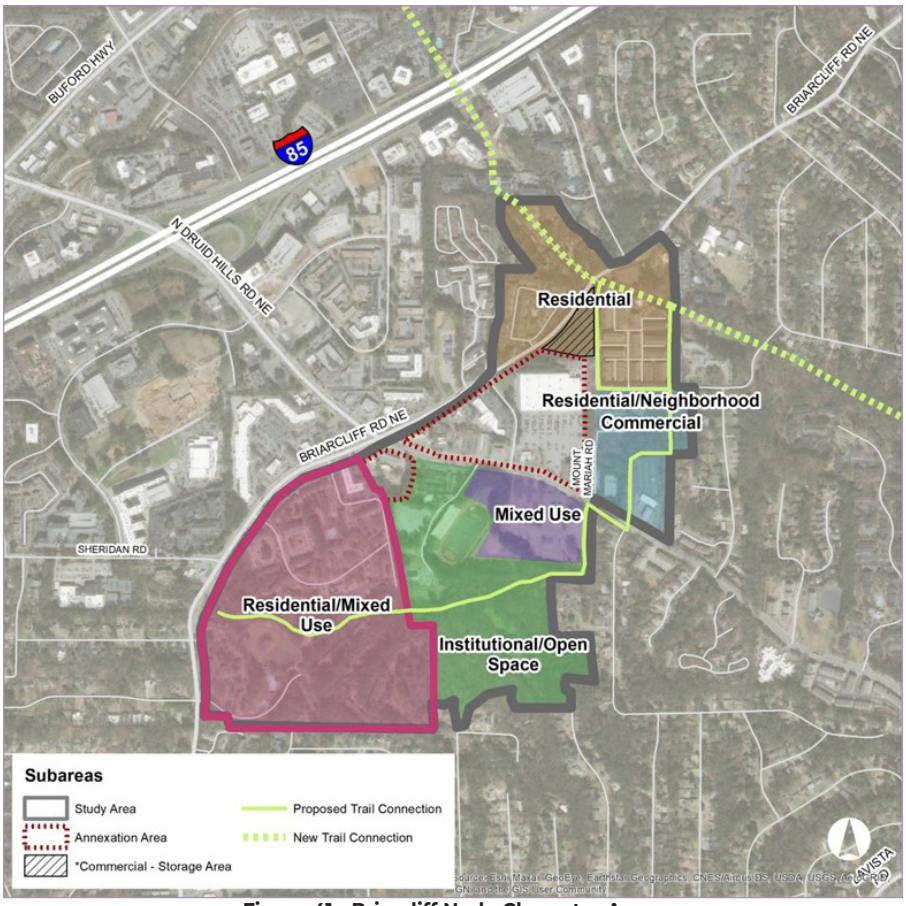


Figure 41 - Briarcliff Node Character Areas



Figure 42: Mason Mill Park Node



Figure 43: Interstate 85 Node



Figure 44: Toco Hill Node



Figure 45: Residential Corridor

WESLEY CHAPEL LCI (2011)

The Wesley Chapel Activity Center derives from the Wesley Chapel Livable Centers Initiative (LCI) Study. The core of the study is the nexus of Interstate 20 and Wesley Chapel Road. Some of the goals of the plan: Encourage diversity of mixed income neighborhoods, employment, and recreational choices. Provide access to a wide range of travel modes, including transit, walking and biking. Develop an outreach process that promotes involvement of all stakeholders. Land Use recommendations from the study are being used as policy guidelines in the comprehensive plan.

I. Lifelong Communities – ensuring that design captures the needs of young, old, and everyone in between by promoting multimodal access, diverse housing options, and desirable community spaces

II. Multimodal Transportation Investments - Provide improvements for vehicle , pedestrian, and other ways of getting around.

III. Green Communities Standards – reducing energy consumption through more efficient building design and land use choices, and pursuing new opportunities for energy production.

IV. Public Private Partnerships – Encourage collaboration between public and private partnerships.

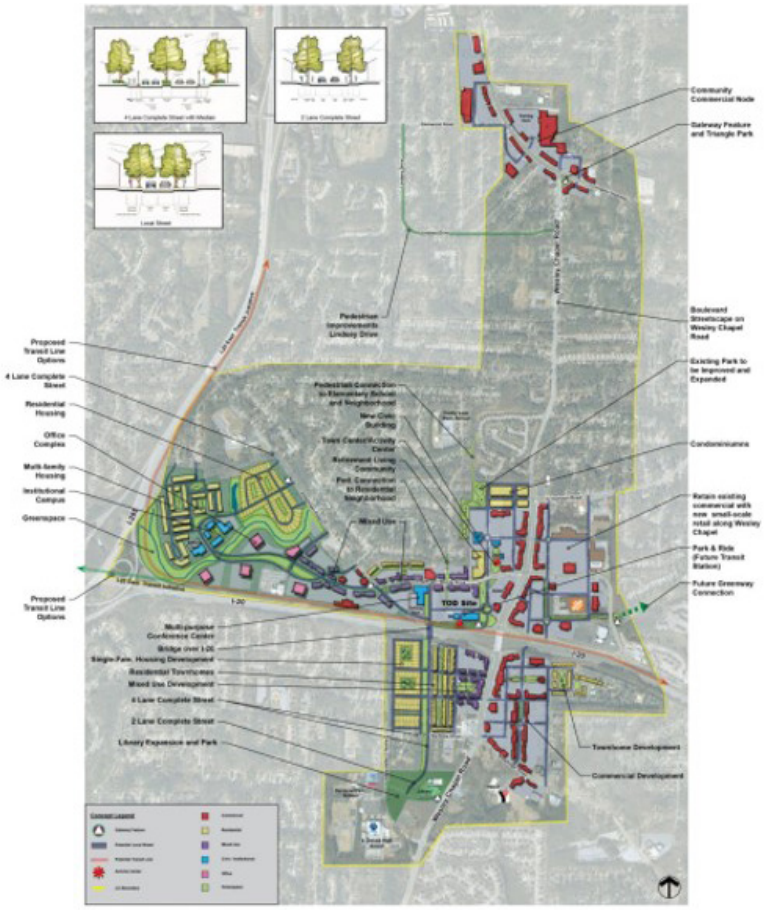


Figure 46 - LCI Master Plan

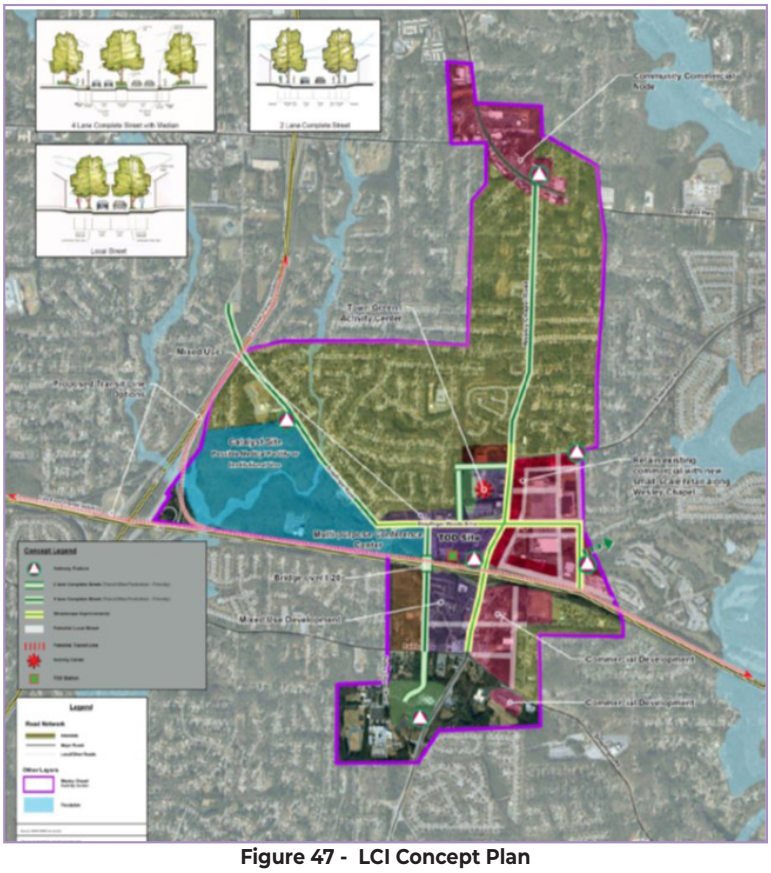


Figure 47 - LCI Concept Plan

CHAPTER 07

REPORT OF ACCOMPLISHMENTS

REPORT OF ACCOMPLISHMENTS - ROADS AND DRAINAGE			
NUMBER	**PROJECT/ACTIVITY**	**STATUS**	**STATUS EXPLANATION**
01	Develop, adopt, and fund an annual curb installation and maintenance plan and schedule for regular maintenance of sidewalks, curbs, and crosswalks. For Historic Districts and sites use materials as recommended by the Historic Preservation Commission.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
02	Prepare a 15-year plan to upgrade, maintain, and repair corrugated metal drainage pipe and catch basins	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
03	Create a 15-year Bridge Renewal Fund to maintain and repair bridges suffering from rust, erosion, lead paint, and age such as those at Flat Shoals near Candler Road and Clifton Church, and the bridge where Montreal Road crosses Stone Mountain Freeway.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
04	Maintain, mill, patch, and resurface county roadways rated above 32.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
05	SPLOST resurfacing plan. Continue road resurfacing using SPLOST funds.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
06	Currently using SPLOST funds to install new sidewalk	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
07	Bridge Maintenance utilizing SPLOST funds. continue existing maintenance plan	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments

REPORT OF ACCOMPLISHMENTS - TRANSPORTATION			
NUMBER	**PROJECT/ACTIVITY**	**STATUS**	**STATUS EXPLANATION**
01	2014 Transportation projects. Three tiers of unincorporated DeKalb County projects were created. Please refer to list of projects in the recommendations report located in the Transportation plan. www.dekalbtransportationplan2014.com	Completed	
02	Develop a study/plan on how to adapt our current and planned transportation system to ensure the resilience of our communities despite changes in our weather due to climate change in the future.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
03	North Druid Hills Bridge Replacement (scoping phase) (CTP PI # 4016)	Underway	
04	SR 42 (Moreland Avenue) Scoping Study. Include a study @ Bailey Road with intersection improvements and signalization. (CTP PI # 6025).	Underway	
05	Covington Trails & Kensington MARTA Station Road Diet Scoping Study (CTP PI # 6031).	Underway	
06	SR 8 (Lawrenceville Highway) Pedestrian and Bicycle Alternatives Study (CTP PI # 2950)	Underway	
07	South River Trail – Phase V – From South River Trail—Phase 1 to Waldrop Road—ROW Phase (CTP PI # 6031) (GDOT 0009029)	Underway	
08	South River Trail – Phase V – Construction Phase (CTP PI # 6031) (GDOT 0009029)	Underway	
09	South River Multiuse Trail – Scoping Phase (CTP PI # 0503A)	Underway	
10	Clifton Corridor Bicycle and Pedestrian Study (CTP PI # 5094)	Underway	
11	As part of the Comprehensive Transportation Plan, establish a sidewalk priority plan for DeKalb County	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments

REPORT OF ACCOMPLISHMENTS - WATERSHED MANAGEMENT			
NUMBER	**PROJECT/ACTIVITY**	**STATUS**	**STATUS EXPLANATION**
01	Water Meter Upgrade and Replacement Program	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
02	Paint and repair tanks at Columbia, Whites Mill and Dunwoody	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
03	Water Replacement, Service Renewals and Cul de Sac Contracts	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
04	CD Program Managers - WIFIA	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
05	CIP Program Managers, Hydraulic Modeling & Master Planning - WIFIA	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
06	Program Managers, Hydraulic Modeling & Master Planning - Non-WIFIA	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
07	CIP Staffing, Rent and Overheads	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
08	Design Services for Contracts where not already included	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
09	CM Services for Contracts where not already included	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
10	Easement Research and Easement Purchase not in Budget	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
11	Scott Blvd Water Replacement Phase II	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments

REPORT OF ACCOMPLISHMENTS - WATERSHED MANAGEMENT			
NUMBER	**PROJECT/ACTIVITY**	**STATUS**	**STATUS EXPLANATION**
12	Scott Blvd. Phase III - 30 in Main Replacement	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
13	Glendale Water - 36 in Main Replacement (remainder)	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
14	Scott Candler Clear Well Redundancy	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
15	Scott Candler Primary Electrical Feed Redundancy	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
16	Scott Candler Studies and SCADA	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
17	Manhole Raising Contract (1 Year Base - 2 Renewals)	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
18	Relocation Roadway Projects - Undefined 2015 - Excl. Briarcliff below	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
19	Emergency Rehab Contracts #2	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
20	CD PASARP Rehab Packages - WIFIA Compliant	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
21	City of Atlanta – RM Clayton/UV System Replacement	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
22	Upgrade of 3 Lower Crooked Creek Stations	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments

REPORT OF ACCOMPLISHMENTS - WATERSHED MANAGEMENT			
NUMBER	**PROJECT/ACTIVITY**	**STATUS**	**STATUS EXPLANATION**
23	City of Atlanta WW Svcs Clean Water Atlanta CIP	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
24	Snapfinger WWTP Expansion Construction PH 2	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
25	Snapfinger WWTP Expansion PH3A ($50M*1.2=$60.0)	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
26	Gwinnett County Redirect ($25MM *1.15 total = $28.75 MM prior to 2024)	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
27	Fire Hydrant Repair Replacement Annual Contracts	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
28	Annuals - WIFIA Compliant	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
29	Avondale Water Main - 30 in Replacement	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
30	Reindeer (top 10)	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
31	Miriam/Ousley	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
32	Donaldson Drive (mid)	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
33	Trunk sewer capacity improvement projects – multiple contracts	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments

REPORT OF ACCOMPLISHMENTS - WATERSHED MANAGEMENT			
NUMBER	**PROJECT/ACTIVITY**	**STATUS**	**STATUS EXPLANATION**
34	Avondale Elevated Storage Tank Replacement	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
35	Claremont Elevated Storage Tank Replacement	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
36	West Tucker Ground Storage Tank and Pump Station	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
37	Whites Mill Ground Storage Tank and Pump Station Replacement	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
38	New 2025 - 60” Transmission Loop - Phase A Design	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
39	New 2025 - Northlake 60-inch Transmission Main - Phase A - Design	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
40	New 2030 - 60” Transmission Loop - Phase B Design	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
41	New 2030 - N. Shallowford 30-inch Transmission Main -Design	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
42	Sewer Tanks - Shoal Creek Confluence	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
43	Sewer Tanks - Snapfinger Creek	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
44	OSARP Rehabilitation projects – design and commence rehab	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments

REPORT OF ACCOMPLISHMENTS - WATERSHED MANAGEMENT			
NUMBER	**PROJECT/ACTIVITY**	**STATUS**	**STATUS EXPLANATION**
45	Valve Location, Exercise, Repair and Replacement Annual Program	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
46	Consent Decree Assessment – various contracts	Underway	
47	Consent Decree Program Management Services	Underway	

REPORT OF ACCOMPLISHMENTS - FIRE AND RESCUE			
NUMBER	**PROJECT/ACTIVITY**	**STATUS**	**STATUS EXPLANATION**
01	Fire Station Replacement Program: several fire stations will have reached beyond their lifespan regarding effectiveness, living standards and structural integrity.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
02	Public Safety Training Center: The training center is limited in space, facilities and equipment to adequately serve the needs of the department.	Underway	
03	Complete the implementation of DeKalb Fire Service's five-year Capital Improvement Program that began June 1996. Station #3, Clarendon Avenue, is scheduled for replacement. Six stations require major renovations/remodeling. Develop and implement a revised plan to include CIP's for fire stations, apparatus and existing facility renovations.	Underway	
04	Determine the need for additional fire stations	Underway	
05	Update and revise Mutual/Automatic Aid agreements with all neighboring jurisdictions.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments

REPORT OF ACCOMPLISHMENTS - COMMUNITY DEVELOPMENT			
NUMBER	**PROJECT/ACTIVITY**	**STATUS**	**STATUS EXPLANATION**
01	Utilize HOME and CDBG funds to develop new affordable single-family housing by partnering with local CHDOs, the DeKalb Housing Authority, or other private developers.	Underway	
02	Utilize NSP funds to purchase and rehabilitee foreclosure homes within targeted neighborhood to stabilize community.	Underway	
03	Utilize CDBG funds to contract with an agency that will undertake emergency repairs, minor home repairs, installation of safety equipment, and heavy property maintenance to 50 elderly heads of households.	Underway	
04	Utilize the CDBG program's Section 108 Loan Program to facilitate major industrial development projects that will create jobs for low- and moderate-income workers.	Underway	
05	Enforce the housing code for apartment structures which are substandard and use the police power to upgrade and comply with the building code.	Underway	
06	Develop resident associations and Neighborhood Watch Programs in apartment complexes and public housing which meet regularly with the police to determine problems and develop solutions.	Underway	
07	Coordinate with the State Dept. of Education, DSS, to ensure there is a plan in place to serve children with disabilities and special needs.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
08	Provide CDBG funds to address the problems of foreclosure/predatory lending.	Underway	

REPORT OF ACCOMPLISHMENTS - COMMUNITY DEVELOPMENT			
NUMBER	**PROJECT/ACTIVITY**	**STATUS**	**STATUS EXPLANATION**
09	Utilize CDBG funds to support youth related summer recreational, self-esteem, enrichment programs and activities to be administered and implemented by the County for approximately 300 County income-eligible youth.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
10	Provide CDBG funds to encourage services for small business micro-enterprise training and entrepreneur development.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
11	Provide CDBG funds for a Small Business Revolving Loan Fund Program to lend funds from $10,000-$35,000 for business in DeKalb County. For every $35,000 in funds loaded (1) fulltime equivalent job must be created.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
12	Produce a comprehensive countywide Housing Plan, with recommended policy guidelines.	Underway	
13	A new Central Senior Center and South Senior Center were recently constructed. CDBG dollars paid for the design and engineering for Fire Station No. 7. SPLOST funds will pay for construction of the new Fire Station No. 7.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
14	Community Development Department has a rolling application process for HOME loans for the development of affordable units, affordable rental units and multifamily housing. Community Development will continue accepting and underwriting applications through 2022.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
15	Community Development provides funds for Community Development Housing Organizations to promote to acquire and rehabilitate single family structures. These rehabilitated single-family structures will then be sold to low- and mod-income eligible families - CDBG.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments

REPORT OF ACCOMPLISHMENTS - COMMUNITY DEVELOPMENT			
NUMBER	**PROJECT/ACTIVITY**	**STATUS**	**STATUS EXPLANATION**
16	Construction of new Tobie Grant Recreation Center.	Completed	
17	Construction of the new East Dekalb Senior and Community Center at Bruce Street.	Not Started	
18	Construction of a Community and Senior Center in District 4 and 7 to fill the gap identified in the Senior Center Feasibility Study.	Not Started	
19	Identify county-owned surplus and/or tax delinquent properties for redevelopment opportunities according to policies set forth in Comprehensive Plan Text. Prior to marketing these properties, provide bi-annual reports to Board of Commissioners during a work session.	Not Started	

REPORT OF ACCOMPLISHMENTS - PLANNING AND SUSTAINABILITY			
NUMBER	**PROJECT/ACTIVITY**	**STATUS**	**STATUS EXPLANATION**
01	Impact Fees – Secure funds to Initiate a study to evaluate the feasibility for Impact Fees in DeKalb County.	Underway	
02	LCI Update - Candler Road LCI	Underway	
03	Land Use Amends – Establish core intensities for all activity center character areas.	Underway	
04	Land Use Amendment—North Druid Hills LCI	Underway	
05	Intergovernmental - DeKalb will coordinate with existing cities on developing amenable annexation plans.	Underway	
06	Departmental Coordination - Establish regular staff-level meetings with the following departments to share data, new plans/policies and new projects: Decide DeKalb, Community Development, Watershed, Transportation/Public Works, and Parks & Recreation	Underway	
07	Land Use Policy / Departmental Coordination - 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.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
08	Land Use Policy / Departmental Coordination - 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.	Underway	

REPORT OF ACCOMPLISHMENTS - PLANNING AND SUSTAINABILITY			
NUMBER	**PROJECT/ACTIVITY**	**STATUS**	**STATUS EXPLANATION**
09	Economic Development / Departmental Coordination - Work with the newly formed Decide DeKalb to explore new programs/policies to redevelop, rehab or re-use declining commercial corridors.	Underway	
10	Land Use Policy/ Departmental Coordination - Work with Decide DeKalb, Community Development and the Multi-family Task Force members to explore new programs/ policies to redevelop or rehab declining/ troubled multi-family developments.	Underway	
11	Environmental Planning - Work towards preparing a Climate Resiliency Plan for the County.	Underway	
12	Demographics Projections - Coordinate with ARC research group in the reassessment of forecasting demographics.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
13	Land Use Policy - Utilize findings from #17 as well as outside research to explore ways to inform county citizens of the need for multi-family housing and propose polices to assure that multi-family developments can have a positive impact within existing neighborhoods.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
14	2050 Unified Plan - Undergo a major update to the comprehensive plan and transportation plans. This project will combine both The Comprehensive Plan and Comprehensive Transportation Plan into one document.	Underway	
15	Glenwood Columbia Plan - The purpose is to prepare a plan that provides education and a toolkit for the business community to build a consensus on how to strengthen economic development in the area.	Completed	
16	DeKalb Green Sustainability Program Description: Program to promote and support habits or activities that ensure the long-term viability and success social, economic, and environmental well-being of DeKalb County.	Underway	

REPORT OF ACCOMPLISHMENTS - PLANNING AND SUSTAINABILITY			
NUMBER	**PROJECT/ACTIVITY**	**STATUS**	**STATUS EXPLANATION**
17	GA Department of Community Affairs Mandate that DeKalb County update the Comprehensive Plan every 5 and 10 years.	Completed	
18	Neighborhood Registry Dashboard and App Description: Create an online source for DeKalb County neighborhoods to see profiles of demographics and current planning and transportation projects in their neighborhood.	Underway / Not Started	
19	DeKalb County Zoning Code Update Description: Update DeKalb County Ordinance, Chapter 27 Zoning	Not Started	
20	Memorial Drive Gateway project	Not Started	
21	Memorial Drive Re-Branding project	Not Started	
22	Sustainability Zoning Audit - Staff will identify improvements needed to unsure that environmental, equity, and economic needs are balanced in our zoning code.	Not Started	
23	Intergovernmental - DeKalb Elected Officials will work with GA legislative representatives (liaisons) to develop policy to regulate the process of annexations and incorporations.	Underway	
24	Develop a strategic pla for Transit-oriented Development in the I-20 East Corridor	Completed	
25	Create a central location to gather contact information on civic groups and for them to get informed.	Completed	
26	Update or Create new MALP	Underway	

REPORT OF ACCOMPLISHMENTS - CODE ENFORCEMENT			
NUMBER	**PROJECT/ACTIVITY**	**STATUS**	**STATUS EXPLANATION**
01	Code Enforcement will take a block-by-block strategic approach in delivering its inspection and enforcement services throughout the county. In addition to normal code enforcement activities, special operation teams will be deployed to conduct sweeps within commercial zones as identified in the Economic Development Strategic Plan. The commercial zone targeted sweeps will occur along commercial corridor and intersections utilizing a multi-departmental approach to blight reduction.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
02	With a focus on prevention, a comprehensive educational strategy is part of the Code Enforcement approach to blight reduction. An effective educational outreach campaign will raise awareness of property maintenance standards. The campaign will include grassroots community outreach, technology access, and community resources.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
03	Code Enforcement will coordinate with the Office of Neighborhood Empowerment to conduct capacity building training within impacted by blight. Capacity building training will help to empower residents to maintain and enhance neighborhoods to sustain a safe and aesthetically attractive environment. Code Enforcement will partner with Keep DeKalb Beautiful to focus cleanup efforts along commercial zones and to create more synergy through partnerships with neighborhood groups, businesses, and not-for-profit agencies.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
04	To qualify for abatement/demolition, properties must be structurally unsound, vacant and unsecured, have high weeds and grass, and/or have open storage of trash and debris. The properties are inspected and adjudicated resulting in a court order allowing the county to abate the nuisance.	Postponed	

REPORT OF ACCOMPLISHMENTS - CODE ENFORCEMENT			
NUMBER	**PROJECT/ACTIVITY**	**STATUS**	**STATUS EXPLANATION**
05	A multi-agency collaborative effort targeting hotels and motels with the highest levels of crime, and health, life safety and building violations. The project includes coordinated sweeps, policy changes, and relocation of extended stay residents.	Underway	
06	Focuses on the exterior of apartment complexes with specialized emphasis on housing conditions and the quality of life of the residents in multi-family dwellings. Coordinated sweeps of apartment complexes in the unincorporated area of DeKalb County are collaborative efforts that often include Code Enforcement, Police, Fire, and the Health Department.	Underway	
07	Continued effort to hold owners of foreclosed and vacant property(s) responsible for maintenance and security of the properties. Property owners are required to register the property with the county, pay a fee of $100 or face fines up to $1000.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments

REPORT OF ACCOMPLISHMENTS - POLICE			
NUMBER	**PROJECT/ACTIVITY**	**STATUS**	**STATUS EXPLANATION**
1	Construct Property Room	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
2	Construct Special Operations facility and hangar	Underway	
3	Build new Training Academy	Underway	
4	Implement Emergency Police Dispatch (EPD) software through International Academies of Emergency Dispatch (IAED): Emergency Police Dispatch (EPD) software through International Academies of Emergency Dispatch (IAED) are protocols that ensure every dispatcher, day in day out, asks consistent questions. For every call, regardless of the situation, the public and first responders in the field can rely on dispatchers gathering and distributing reliable information.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
5	College to Cop Program: This program will provide college students interested in a career in law enforcement an internship with DeKalb County Police as a career option. The program will focus on students ages 18 to 22.	Not Started	
6	Career Exploration Program: This program will provide middle and high school students with an internship with the DeKalb County Police Department to expose them to the culture, values, and traditions of the police profession, along with helping to build better relationships and trust with law enforcement.	Not Started	

REPORT OF ACCOMPLISHMENTS - PARKS AND RECREATION			
NUMBER	**PROJECT/ACTIVITY**	**STATUS**	**STATUS EXPLANATION**
01	Implement the DeKalb Community Greenspace Plan which in part seeks to develop a partnership to acquire and preserve flood plain areas which are suitable for park, recreational, and greenway use.	Underway	
02	Continue to restore open areas of parks along Ponce de Leon in accordance with historic landscape preservation guidelines. Establish parks and open space standards based on equity of access, optimal level of service and cost effectiveness, and a positive and inviting image.	Underway	
03	Refine the county's greenway program, continue to apply for grant(s) from the Georgia Greenspace Trust Fund and complete all necessary steps to qualify for a grant. Ensure that all grants are properly spent in support of the county's greenway program.	Underway	
04	Develop 80 miles of greenways as connections to nature for people (8 miles per year).	Underway	
05	Acquire 200 acres of open space per year to provide for active and passive parks, multi-dimensional recreation facilities, and trails.	Underway	
06	Develop a program to rebuild and maintain the Decatur-Stone Mountain bicycle trail as part of countywide bicycle trail plan. Provide park-like areas as rest and exercise stops	Underway	
07	Implement a Capital Improvements Plan to construct new facilities and rehabilitate existing parks.	Completed	
08	Using creative financing, create four new community parks that provide a balance of active and passive spaces	Underway	
09	Project #1: Rainbow Park Amphitheater– An Amphitheater will be construction at Rainbow park for outdoor concerts	Completed	
10	Project #2: Tobie Grant Recreation Center– A new recreation center will be constructed at Tobie Grant Park	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments

REPORT OF ACCOMPLISHMENTS - PARKS AND RECREATION			
NUMBER	**PROJECT/ACTIVITY**	**STATUS**	**STATUS EXPLANATION**
11	Project #3: Hairston Community Center– A new community center will be constructed at Hairston	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
12	Project #4: NH Scott Pool– Renovation of pool at NH Scott Park	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
13	Project #5: Glen Emerald Park– The lake and dam at Glen Emerald Park will be renovated	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
14	Project #6: Ellenwood Park– Phase I construction of a playground and parking area	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
15	Project #9: Pleasantdale Park– Addition of concession building and renovation of soccer fields	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
16	Project #10: Bransby Park – Phase I for an addition of a greenhouse, community garden, general store and renovations to the pool at the Bransby.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
17	Implement a Capital Improvement Plan to construct new facilities and rehabilitate existing parks	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
18	Project #12: Mystery Valley– Bunker Renovations and clubhouse renovations	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
19	Project #13: Sugar Creek – Bunker Renovations and Bridge Improvements	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
20	Project #14: Little Creek Horse Park Project/ activity – Renovations to the community building	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
21	Project #15: Playground replacements– Outdated playgrounds will be replaced at the following parks: WD Thomson, Shoal Creek I, II, III, Oakcreek, Pleasantdale, Washington, Medlock, Emmie Smith, Emory Grove, Princeton, Cedar, Bruce Street, County Line, and Tobie Grant 2.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments

REPORT OF ACCOMPLISHMENTS - PARKS AND RECREATION			
NUMBER	**PROJECT/ACTIVITY**	**STATUS**	**STATUS EXPLANATION**
22	The 2001 and 2006 Bond Funds have either been spent or allocated for projects. We now have SPLOST funding to rehabilitate Roofs, shelters, athletic fields, golf and tennis, pools and other projects.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
23	Project # 16: Building Improvements/ Renovations– Outdated structures and buildings will be renovated at the following parks: NH Scott, Emmie Smith, Exchange, Lou Walker, Glen Emerald, County Line, Truelove, Emory Grove, Wade Walker, Washington, Exchange, Shoal Creek II, Lithonia, Stoneview, Cedar Park 2.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
24	Project #17: Athletic Field Renovations– Athletic Field renovations will be performed at the following parks: Truelove, Gresham, Exchange, Redan, Shoal Creek I, Midway, Wade Walker, Rock Chapel and Hamilton 2.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
25	Tennis Court Renovations: – Tennis Courts will be replaced or repaired at the following locations: DeKalb Tennis Center, Midway, WD Thomson, County Line, Shoal Creek II, Glen Emerald, and Emory Grove 2	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
26	Lithonia Pool renovations – Renovations to the pool and poolhouse at Lithonia Park 2.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
27	Update and expand a minimum of five special facilities to generate revenue and provide destination parks.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
28	Acquire land for future park and community facility development in accordance with the Parks and Recreation Strategic Plan.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
29	Project #7: DeKalb Tennis Center– Construction of a new tennis facility at Mason Mill Park.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments

REPORT OF ACCOMPLISHMENTS - ECONOMIC DEVELOPMENT			
NUMBER	**PROJECT/ACTIVITY**	**STATUS**	**STATUS EXPLANATION**
01	Develop and maintain close contacts with the network of economic development organizations active in DeKalb County and provide quarterly reports to the Board of Commissioners.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
02	Implement a Capital Improvements Plan to construct new facilities and rehabilitate existing parks	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
03	Continue to strengthen working relationships with the DeKalb Workforce Center and DeKalb Employer Committee to assist with developing strategies that address businesses' employment needs.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
04	Use economic development/real estate groups (DeKalb County Staff, Georgia Industry, Trade & Tourism, Georgia Power, the Chambers of Commerce, Atlanta Gas & Light Company, major commercial and industrial real estate firms, financial institutions, etc.) to improve economic conditions in the county.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
05	Train staff and members of TEAM DEKALB in successful techniques for marketing DeKalb County to new and existing businesses; report this to Board of Commissioners during work session.	Not Applicable/ Discontinued	Decide DeKalb recently completed a Strategic Economic Development Plan which does not contemplate these activities
06	Prepare a feasibility study for the redevelopment and reuse of the Mercer University area according to the Comprehensive Plan text & map.	Completed	Mercer University completed a strategic plan for the property it owns.
07	Convene an annual developer's day session designed to market targeted areas of the County in order to promote business development in commercial, industrial, and underserved retail markets.	Underway	

REPORT OF ACCOMPLISHMENTS - ECONOMIC DEVELOPMENT			
NUMBER	**PROJECT/ACTIVITY**	**STATUS**	**STATUS EXPLANATION**
08	Proposed Economic Development Organization (EDO) is comprised of the DeKalb County CEO, Economic Development Department, DeKalb Chamber of Commerce, Development Authority of DeKalb County and corporate partners. This partnership will recommend an economic development strategic plan to local officials and administrators.	Completed	
09	Develop promotional materials for marketing declining/blighted areas of the county that have strong economic potential but are currently underutilized with unoccupied buildings.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
10	Publish a regular E-Newsletter for citizens and businesses providing informative economic development information.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
11	Exchange economic development marketing information with the DeKalb Chamber of Commerce and the DeKalb Convention & Visitors Bureau.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
12	Participate in Industry Associations for high tech and high wage industries to promote business growth in DeKalb County.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
13	Promote the growth of small business in DeKalb County by providing information to help businesses have access to capital, identify public and private resources, opportunities for networking, so businesses can aid one another.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
14	Market DeKalb County as a preferred business location for international firms to generate private job creation and investment, with special emphasis on China.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments
15	Emphasize business promotion among the higher paying industry groups that can take advantage of DeKalb County labor force and employee accessibility from other counties, such as Transportation, Communications and Utilities; Wholesale Trade; Finance, and Insurance.	Not Applicable/ Discontinued	No longer a priority/ reassigned to other efforts or departments

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CHAPTER 08

COMMUNITY WORK PROGRAM

KEY UPCOMING ACTION ITEMS

The Community Work Program identifies key activities DeKalb County will undertake during the next five years to address the Issues and Opportunities of the 2050 Comprehensive Development Plan. The table below includes a project name or description, the timeframe when the activity will be accomplished, the responsible party or department, estimated cost, and potential funding sources. These activities were identified through input and outreach to the community, stakeholders, elected or appointed officials and DeKalb County staff.

COMMUNITY WORK PROGRAM - PLANNING AND SUSTAINABILITY		
NUMBER	**PROJECT/ACTIVITY**	**RESPONSIBILITY (DEPARTMENT)**
01	Neighborhood Registry Dashboard and App Description: Create an online source for DeKalb County neighborhoods to see profiles of demographics and current planning and transportation projects in their neighborhood.	Planning and Sustainability
02	DeKalb County Zoning Code Update Description: Update DeKalb County Ordinance, Chapter 27 Zoning	Planning and Sustainability
03	Memorial Drive Gateway project	Planning and Sustainability
04	Memorial Drive Re-Branding project	Planning and Sustainability
05	Environmental Planning - Work towards preparing a Climate Resiliency Plan for the County.	Planning and Sustainability
06	Economic Development / Departmental Coordination - Work with the Decide DeKalb to explore new programs/policies to redevelop, rehab or re-use declining commercial corridors.	Planning and Sustainability
07	Land Use Policy/ Departmental Coordination - Work with the Decide DeKalb, Community Development and the Multi-family Task Force members to explore new programs/policies to redevelop or rehab declining/troubled multi-family developments.	Planning and Sustainability

COMMUNITY WORK PROGRAM - PLANNING AND SUSTAINABILITY						
YEARS OF IMPLEMENTATION					ESTIMATED COSTS	FUNDING SOURCE(S)
2023	2024	2025	2026	2027		
X	X	X			Staff Time	DeKalb County
X	X	X	X	X	$300,000	DeKalb County
X	X	X			$50,000	DeKalb County
X	X				Staff Time	DeKalb County
X					Staff Time	DeKalb County
X	X	X	X	X	Staff Time	DeKalb County
X	X	X	X	X	Staff Time	DeKalb County

COMMUNITY WORK PROGRAM - PLANNING AND SUSTAINABILITY		
NUMBER	**PROJECT/ACTIVITY**	**RESPONSIBILITY (DEPARTMENT)**
08	Departmental Coordination - Establish regular staff-level meetings with the following departments to share data, new plans/policies and new projects: Decide DeKalb, Community Development, Watershed, Transportation/Public Works, and Parks & Recreation	Planning and Sustainability
09	Land Use Policy / Departmental Coordination - 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.	Planning and Sustainability
10	Impact Fees – Secure funds to Initiate a study to evaluate the feasibility for Impact Fees in DeKalb County.	Planning and Sustainability
11	LCI Update - Candler Road LCI	Planning and Sustainability
12	Land Use Amendments – Establish core intensities for all activity center character areas.	Planning and Sustainability
14	Intergovernmental - DeKalb Elected Officials will work with GA legislative representatives (liaisons) to develop policy to regulate the process of annexations and incorporations.	Planning and Sustainability
15	Intergovernmental - DeKalb will coordinate with existing cities on developing amenable annexation plans.	Planning and Sustainability
16	Sustainability Zoning Audit - Staff will identify improvements needed to unsure that environmental, equity, and economic needs are balanced in our zoning code.	Planning and Sustainability
17	Creation of Visionary Plans in Select Communities	Planning and Sustainability

COMMUNITY WORK PROGRAM - PLANNING AND SUSTAINABILITY						
YEARS OF IMPLEMENTATION					ESTIMATED COSTS	FUNDING SOURCE(S)
2023	2024	2025	2026	2027		
X	X	X	X	X	Staff Time	DeKalb County
X	X	X	X	X	Staff Time	DeKalb County
X					Staff Time	DeKalb County
	X	X	X		$250,000	ARC LCI, DeKalb County
X	X	X	X		Staff Time	DeKalb County
X	X	X			Staff Time	DeKalb County
X	X	X			Staff Time	DeKalb County
X	X	X			Staff Time	DeKalb County
	X	X	X	X	$100,000 (per study)	ARC LCI, DeKalb County/ DeKalb Board of Health

COMMUNITY WORK PROGRAM - PLANNING AND SUSTAINABILITY		
NUMBER	**PROJECT/ACTIVITY**	**RESPONSIBILITY (DEPARTMENT)**
18	Arts and Culture Master Plan	Planning and Sustainability
20	Achieve ARC Green Communities recertification and maintenance	Planning and Sustainability
21	Historic resource inventory/survey (District, age, style, etc.)	Planning and Sustainability
22	Presidential Parkway/Mercer Study	Planning and Sustainability
23	Update MARTA I-20 east TOD study after LPA is revised	Planning and Sustainability
24	Updated Kensington Station LCI	Planning and Sustainability
25	Consider staff and department recommendations in future budget, department, or staff planning	Planning and Sustainability
26	Consider findings and recommendations of recent convention center feasibility study in relevant studies and small area plans	Planning and Sustainability

COMMUNITY WORK PROGRAM - PLANNING AND SUSTAINABILITY						
YEARS OF IMPLEMENTATION					ESTIMATED COSTS	FUNDING SOURCE(S)
2023	2024	2025	2026	2027		
	X	X	X		$250,000	DeKalb County/ARC
X	X	X	X	X	Staff Time	DeKalb County
	X	X	X		$100,000	DeKalb County/ARC LCI/ARC CDAP
X	X	X			$75,000	ARC LCI/DeKalb County
	X	X	X		$500,000	MARTA/ARC/FTA
		X	X	X	$300,000	ARC LCI/DeKalb County
X	X				Staff Time	DeKalb County
X	X				Staff Time	DeKalb County

COMMUNITY WORK PROGRAM - PLANNING AND SUSTAINABILITY		
NUMBER	**PROJECT/ACTIVITY**	**RESPONSIBILITY (DEPARTMENT)**
27	Update DeKalb County Sign Ordinance	Planning and Sustainability
28	Intergovernmental – Coordinate with the DeKalb County School District on planning for land use, transportation, and other improvements, as well as the construction of new schools or reuse of excess DCSD properties.	Planning and Sustainability
29	At least annually, review and if needed, update the FLUM based on new or updated LCIs, small area plans, Freight Cluster studies or other studies.	Planning and Sustainability
30	Create new zoning district to allow appropriate light industrial uses in Activity Centers and Commercial Redevelopment Corridors. Appropriate uses in this new category may include breweries and makerspaces.	Planning and Sustainability

COMMUNITY WORK PROGRAM - PLANNING AND SUSTAINABILITY						
YEARS OF IMPLEMENTATION					ESTIMATED COSTS	FUNDING SOURCE(S)
2023	2024	2025	2026	2027		
		X	X	X	$75,000	DeKalb County
X	X	X	X	X	Staff Time	DeKalb County
X	X	X	X	X	Staff Time	DeKalb County
	X	X	X		$50,000 / Staff Time	DeKalb County

COMMUNITY WORK PROGRAM - TRANSPORTATION		
NUMBER	**PROJECT/ACTIVITY**	**RESPONSIBILITY (DEPARTMENT)**
01	North Druid Hills Bridge Replacement (scoping phase) (CTP PI # 4016)	Transportation/ Planning
02	SR 42 (Moreland Avenue) Scoping Study. Include a study @ Bailey Road with intersection improvements and signalization. (CTP PI # 6025).	Transportation/ Planning
03	Covington Trails & Kensington MARTA Station Road Diet Scoping Study (CTP PI # 6031).	Transportation/ Planning
04	SR 8 (Lawrenceville Highway) Pedestrian and Bicycle Alternatives Study (CTP PI # 2950)	Transportation/ Planning
05	South River Trail – Phase V – From South River Trail—Phase 1 to Waldrop Road—ROW Phase (CTP PI # 6031) (GDOT 0009029)	Transportation/ Planning
06	South River Trail – Phase V – Construction Phase (CTP PI # 6031) (GDOT 0009029)	Transportation/ Planning
07	South River Multiuse Trail – Scoping Phase (CTP PI # 0503A)	Transportation/ Planning
08	Clifton Corridor Bicycle and Pedestrian Study (CTP PI # 5094)	Transportation/ Planning
09	Countywide Trails Master Plan	Transportation/ Planning

COMMUNITY WORK PROGRAM - TRANSPORTATION						
YEARS OF IMPLEMENTATION					ESTIMATED COSTS	FUNDING SOURCE(S)
2023	2024	2025	2026	2027		
X	X	X	X	X	$4,000,000	Surface Transportation Block Grant program
X	X	X			$200,000	Surface Transportation Block Grant program
X	X				$100,000	Surface Transportation Block Grant program
X	X	X			$150,000	STP Urban Local
X	X	X			$550,000	TAP Urban Local
X	X	X	X	X	$1,400,000	TAP Urban Local
X	X	X	X	X	$65,000	TAP Urban Local
X	X	X	X	X	$125,000	TAP Urban Local
X	X	X			$250,000	DeKalb County/ARC/GDOT

COMMUNITY WORK PROGRAM - WATERSHED MANAGEMENT		
NUMBER	**PROJECT/ACTIVITY**	**RESPONSIBILITY (DEPARTMENT)**
01	Consent Decree Assessment – various contracts	DWM
02	Consent Decree Program Management Services	DWM

COMMUNITY WORK PROGRAM - POLICE		
NUMBER	**PROJECT/ACTIVITY**	**RESPONSIBILITY (DEPARTMENT)**
01	Construct Special Operations facility and hangar	Police Department
02	Build new Training Academy	Police Department
03	College to Cop Program: This program will provide college students interested in a career in law enforcement an internship with DeKalb County Police as a career option. The program will focus on students ages 18 to 22.	Police Department
04	Career Exploration Program: This program will provide middle and high school students with an internship with the DeKalb County Police Department to expose them to the culture, values, and traditions of the police profession, along with helping to build better relationships and trust with law enforcement.	Police Department

COMMUNITY WORK PROGRAM - WATERSHED MANAGEMENT						
YEARS OF IMPLEMENTAION					ESTIMATED COSTS	FUNDING SOURCE(S)
2023	2024	2025	2026	2027		
X					$76,400,000	Multiple sources – bonds and R&E
X	X	X			$9,800,000	Multiple sources – WIFIA, bonds and R&E

COMMUNITY WORK PROGRAM - POLICE						
YEARS OF IMPLEMENTATION					ESTIMATED COSTS	FUNDING SOURCE(S)
2023	2024	2025	2026	2027		
X	X	X			$3,500,000	General /CIP/Forfeiture
X	X	X	X	X	$25,000,000	General /CIP/Forfeiture
X	X	X	X	X	$34,560	Police Budgeted funds
X	X	X	X	X	$1,920	Police Budgeted Funds

COMMUNITY WORK PROGRAM - FIRE AND RESCUE		
NUMBER	**PROJECT/ACTIVITY**	**RESPONSIBILITY (DEPARTMENT)**
01	Public Safety Training Center: The training center is limited in space, facilities and equipment to adequately serve the needs of the department.	Fire Station
02	Complete the implementation of DeKalb Fire Service's five-year Capital Improvement Program that began June 1996. Station #3, Clarendon Avenue, is scheduled for replacement. Six stations require major renovations/remodeling. Develop and implement a revised plan to include CIP's for fire stations, apparatus and existing facility renovations.	Fire Station
03	Determine the need for additional fire stations	Fire Station

COMMUNITY WORK PROGRAM - CODE ENFORCEMENT		
NUMBER	**PROJECT/ACTIVITY**	**RESPONSIBILITY (DEPARTMENT)**
01	A multi-agency collaborative effort targeting hotels and motels with the highest levels of crime, and health, life safety and building violations. The project includes coordinated sweeps, policy changes, and relocation of extended stay residents.	Code Enforcement
02	Focuses on the exterior of apartment complexes with specialized emphasis on housing conditions and the quality of life of the residents in multi-family dwellings. Coordinated sweeps of apartment complexes in the unincorporated area of DeKalb County are collaborative efforts that often include Code Enforcement, Police, Fire, and the Health Department.	Code Enforcement

COMMUNITY WORK PROGRAM - FIRE AND RESCUE						
YEARS OF IMPLEMENTATION					ESTIMATED COSTS	FUNDING SOURCE(S)
2023	2024	2025	2026	2027		
X	X	X	X	X	$150,000,000	SPLOST
X	X	X	X	X	$2,300,000	SPLOST
X	X	X	X		$90,000	SPLOST

COMMUNITY WORK PROGRAM - CODE ENFORCEMENT						
YEARS OF IMPLEMENTATION					ESTIMATED COSTS	FUNDING SOURCE(S)
2023	2024	2025	2026	2027		
X	X	X	X	X	$32,000/yr	General Fund (Tax Revenue)
X	X	X	X		$300,000/yr	General Fund (Tax Revenue)

COMMUNITY WORK PROGRAM - COMMUNITY DEVELOPMENT		
NUMBER	**PROJECT/ACTIVITY**	**RESPONSIBILITY (DEPARTMENT)**
01	Construction of new Tobie Grant Recreation Center.	Community Development
02	Construction of the new East Dekalb Senior and Community Center at Bruce Street.	Community Development
03	Construction of a Community and Senior Center in District 4 and 7 to fill the gap identified in the Senior Center Feasibility Study.	Community Development
04	Identify county-owned surplus and/or tax delinquent properties for redevelopment opportunities according to policies set forth in Comprehensive Plan Text. Prior to marketing these properties, provide bi-annual reports to Board of Commissioners during a work session.	Community Development
05	Utilize the CDBG program's Section 108 Loan Program to facilitate major industrial development projects that will create jobs for low- and moderate-income workers.	Community Development
06	Enforce the housing code for apartment structures which are substandard and use the police power to upgrade and comply with the building code.	Community Development
07	Develop resident associations and Neighborhood Watch Programs in apartment complexes and public housing which meet regularly with the police to determine problems and develop solutions.	Community Development
08	Produce a comprehensive countywide Housing Plan, with recommended policy guidelines.	Community Development

COMMUNITY WORK PROGRAM - COMMUNITY DEVELOPMENT						
YEARS OF IMPLEMENTATION					ESTIMATED COSTS	FUNDING SOURCE(S)
2023	2024	2025	2026	2027		
X					$9,112,043	CDBG General Fund
X					$5,498,994	CDBG General Fund
X					$7,700,000	CDBG Section 108 Loan to be repaid with General Funds
X	X	X	X		$300,000	Home
X	X	X	X		$1,000,000	CDBG Funds
X	X	X			$275,000	NSP Funds
X	X	X			$100,000	CDBG Funds
X	X				Staff	DeKalb County

COMMUNITY WORK PROGRAM - COMMUNITY DEVELOPMENT		
NUMBER	**PROJECT/ACTIVITY**	**RESPONSIBILITY (DEPARTMENT)**
09	Utilize HOME and CDBG funds to develop new affordable single-family housing by partnering with local CHDOs, the DeKalb Housing Authority, or other private developers.	Community Development
10	Utilize NSP funds to purchase and rehabilitee foreclosure homes within targeted neighborhood to stabilize community.	Community Development
11	Utilize CDBG funds to contract with an agency that will undertake emergency repairs, minor home repairs, installation of safety equipment, and heavy property maintenance to 50 elderly heads of households.	Community Development
12	Provide CDBG funds to address the problems of foreclosure/predatory lending.	Community Development

COMMUNITY WORK PROGRAM - ECONOMIC DEVELOPMENT		
NUMBER	**PROJECT/ACTIVITY**	**RESPONSIBILITY (DEPARTMENT)**
01	Promote the growth of small business in DeKalb County by providing information to help businesses have access to capital, identify public and private resources, opportunities for networking, so businesses can aid one another.	Economic Development
02	Convene an annual developer's day session designed to market targeted areas of the County in order to promote business development in commercial, industrial, and underserved retail markets.	Economic Development
03	Update Strategic Economic Development Plan	Decide DeKalb
04	Conduct retail analysis to determine current space and future demand, and identify strategies for attracting retail and services to underserved areas of the County.	Planning and Sustainability Decide DeKalb

COMMUNITY WORK PROGRAM - COMMUNITY DEVELOPMENT						
YEARS OF IMPLEMENTATION					ESTIMATED COSTS	FUNDING SOURCE(S)
2023	2024	2025	2026	2027		
	X	X			$250,000	HOME and CDBG Funds
	X	X			$250,000	NSP Funds
	X	X	X		$300,000	CDBG Funds
	X	X	X		$200,000	CDBG Funds

COMMUNITY WORK PROGRAM - ECONOMIC DEVELOPMENT						
YEARS OF IMPLEMENTATION					ESTIMATED COSTS	FUNDING SOURCE(S)
2023	2024	2025	2026	2027		
X	X	X	X		$15,000	Annual Budget
X	X	X	X	X	$10,000	Annual Budget
	X	X	X	X	$150,000	Decide DeKalb/EDA
	X	X			$65,000	Annual Budget/Decide DeKalb

COMMUNITY WORK PROGRAM - PARKS AND RECREATION		
NUMBER	**PROJECT/ACTIVITY**	**RESPONSIBILITY (DEPARTMENT)**
01	Implement the DeKalb Community Greenspace Plan which in part seeks to develop a partnership to acquire and preserve flood plain areas which are suitable for park, recreational, and greenway use.	Parks and Recreation
02	Continue to restore open areas of parks along Ponce de Leon in accordance with historic landscape preservation guidelines. Establish parks and open space standards based on equity of access, optimal level of service and cost effectiveness, and a positive and inviting image.	Parks and Recreation
03	Refine the county's greenway program, continue to apply for grant(s) from the Georgia Greenspace Trust Fund and complete all necessary steps to qualify for a grant. Ensure that all grants are properly spent in support of the county's greenway program.	Parks and Recreation
04	Develop 80 miles of greenways as connections to nature for people (8 miles per year).	Parks and Recreation
05	Acquire 200 acres of open space per year to provide for active and passive parks, multi-dimensional recreation facilities, and trails.	Parks and Recreation
06	Develop a program to rebuild and maintain the Decatur-Stone Mountain bicycle trail as part of countywide bicycle trail plan. Provide park-like areas as rest and exercise stops	Parks and Recreation
07	Using creative financing, create four new community parks that provide a balance of active and passive spaces.	Parks and Recreation

COMMUNITY WORK PROGRAM - PARKS AND RECREATION						
YEARS OF IMPLEMENTATION					ESTIMATED COSTS	FUNDING SOURCE(S)
2023	2024	2025	2026	2027		
X	X	X			1,000,000	SPLOST
X	X	X	X		2,500,000	SPLOST
X	X	X	X	X	1,500,000	SPLOST
X	X	X	X	X	500,000	SPLOST
X	X	X	X	X	6,900,000	SPLOST
X	X	X	X	X	1,000,000	SPLOST
X	X	X	X		7,800,000	Park Bond

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CHAPTER 09

STAKEHOLDER & PUBLIC OUTREACH

STAKEHOLDER AND PUBLIC OUTREACH OVERVIEW

Rooted in robust and meaningful engagement, the DeKalb 2050 Unified speaks for the broad spectrum of stakeholders who live, work, and play in the County. For this process and the County's decision-making framework to be successful, it was critical that every part of DeKalb's diverse community is heard. To this end, the key objectives to educate, consult and collaborate with the community were established to ensure meaningful involvement of all stakeholders:

- Educate and involve the general public throughout the process.
- Public outreach tools were utilized to educate, listen to, and learn from the public throughout the planning process. The goal was to ensure that all stakeholders interested in and affected by the plan have an opportunity to be educated, ask questions, and provide input.
- Consult with staff, representatives, and agency partners to gather a broad range of ideas. This process relies upon the knowledge and experience of key municipal staff and agency partners serving the community. Individuals were recognized who interacted with and plan for DeKalb's stakeholders were a key source of information and insight throughout the process.
- Collaborate with stakeholders for issue identification and the creation of solutions. This process provided an opportunity for DeKalb's stakeholders to voice their needs, desires and opinions. Coordination with residents, business owners, and other members of the community provided invaluable perspective to the process that lead to solutions-based planning and implementation strategies.

These objectives guided the development of the outreach program and selection and timing of outreach activities. The timeline in Figure 1, highlights the opportunities for engagement planned throughout all phases of the project.

PROJECT TIMELINE

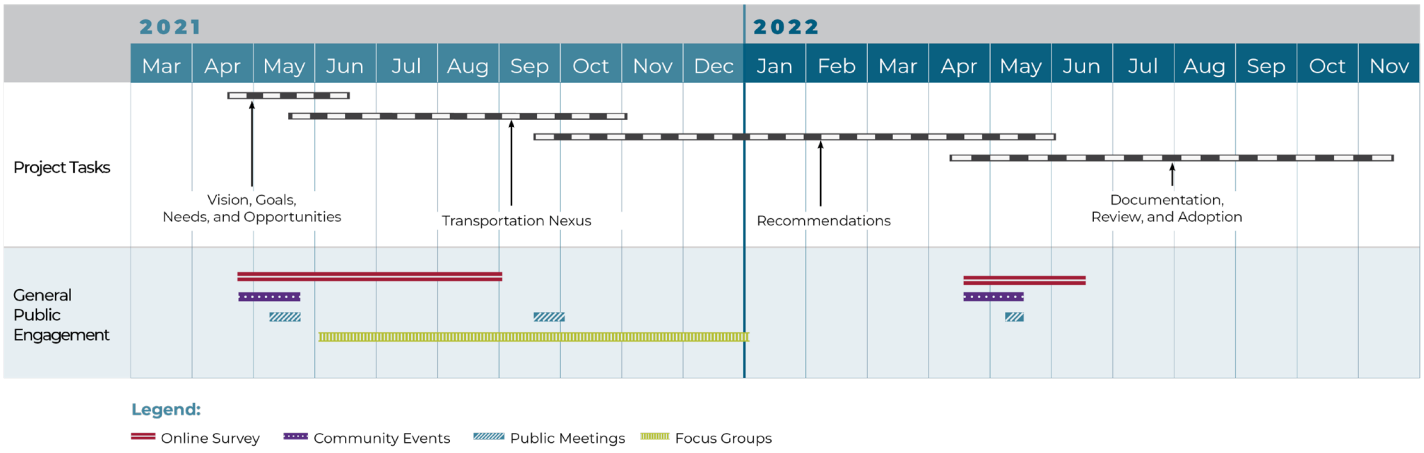


Figure 1

The Vision, Goals, Needs, and Opportunities Phase focuses on understanding the future community vision and sets the direction and tone for the remainder of the study. It also includes a robust understanding of current conditions and needs both today and in the future. The Transportation Nexus Phase builds upon the existing conditions and needs assessment to bring the transportation and land use elements together. The Recommendations Phase commences once needs have been determined. At that point, possible project and policy recommendations can be identified. The recommendations then are prioritized after evaluation against a set of metrics built on the goals from early in the plan. During the final phase, Documentations, Review, and Adoption, the final reports will be provided to the CEO and Board of Commissioners for review and adoption.

OUTREACH STRATEGIES

A combination of digital and in-person engagement tools were employed for Phase I and Phase II outreach. This allowed for broad engagement among targeted groups and the general public and promoted inclusion. Additionally, as restrictions related to COVID-19 have set limitations on public gatherings, creative and innovative public engagement strategies as alternatives to in-person meetings were a necessity

TARGETED STAKEHOLDER OUTREACH

Targeted stakeholder outreach allows for focused discussions to occur among entities with common interests and backgrounds. Four types of stakeholder groups were engaged during Phase I and Phase II: Standing Committees/Leadership, Transportation and Land Use Committees, Stakeholder Group Meetings, and Focus Groups.

Collectively, these groups are guiding the planning process by actively engaging at key points, championing the Unified Plan in the community by identifying and advertising public involvement opportunities and attending meetings and events; and reviewing documents and providing feedback on recommendations.

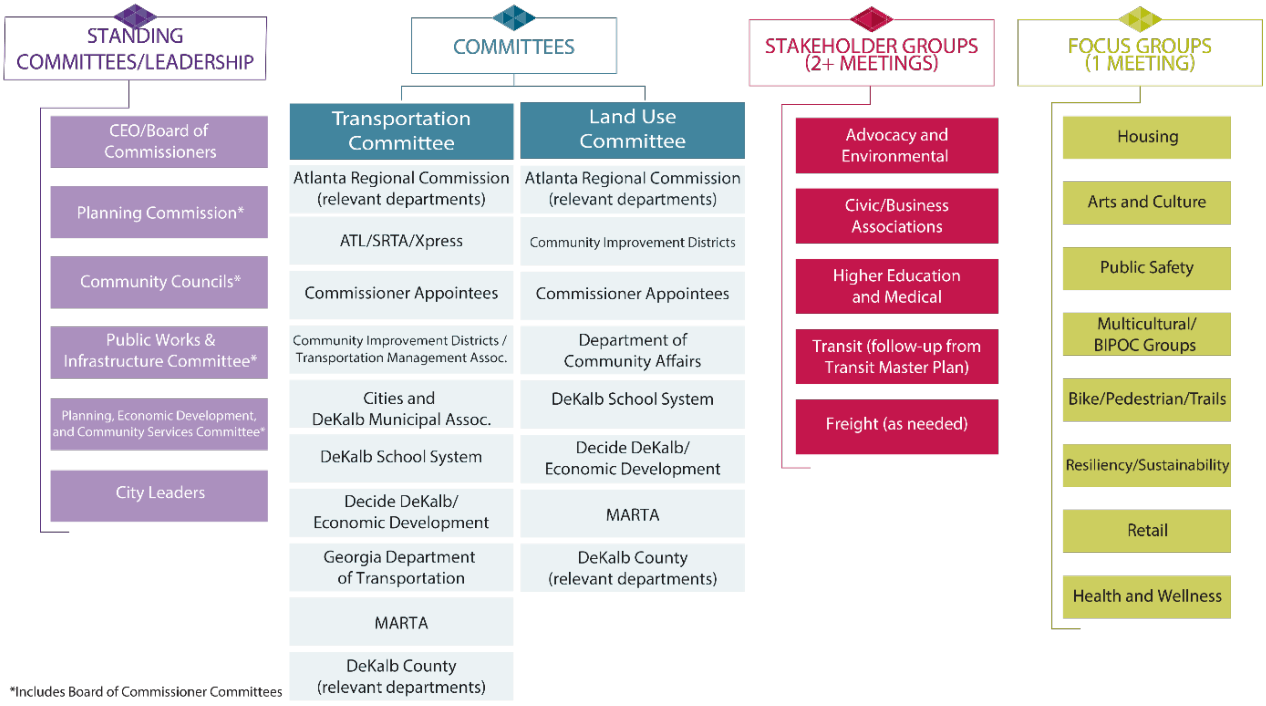


Figure 2

County Leadership

Involving elected officials and community leadership is critical to the development and implementation of the Unified Plan's recommendations. These stakeholders were engaged multiple times during Phase I and Phase II outreach.

Transportation and Land Use Committees (Stakeholder Committee)

Separate Transportation and Land Use committees have been established to focus on the two primary parts of the Unified Plan. Joint meetings with breakouts for each primary topic area were held in May 2021 and May 2022.

Stakeholder Group Meetings

These topically focused meetings include discussions among key stakeholder groups. During Phase I and Phase II discussions were hosted with the Advocacy & Environmental, Civic & Business Association, and Higher Ed & Medical stakeholder groups.

Focus Groups

Focus groups provided an opportunity for the planning team to meet with a small group of community members to talk about a specific topic area in more detail. These small, personalized engagement opportunities also assisted in reaching traditionally underrepresented populations. A total of eight focus group categories were targeted. During Phase I, sessions were hosted with the Bike/Ped, Development Community, Housing/Housing Affordability, Black Leaders, and NAACP Focus Groups. During Phase II, sessions were hosted with the Multicultural/BIPOC Groups, Public Safety, Health and Wellness, Arts/Culture, and Sustainability groups.

GENERAL PUBLIC OUTREACH

In addition to meetings with targeted groups, general public outreach was conducted during both Phase I and II. The combination of in-person, socially distanced events and virtual meetings provided a wide array of opportunities to engage with the public.

Intercepts

Intercepts are casual, pop-up style engagements that meet stakeholders where they are – at parks, riding transit, or shopping to name a few. In Phase I, seven (7) intercepts were staged in May and June 2021 throughout the County at Arabia Mountain, The Mall at Stonecrest, the Dunwoody Farmers Market at Brook Run Park, Doraville MARTA Transit Station, Indian Creek MARTA Transit Station, Kensington MARTA Transit Station, and the District 3 Fitness Day at Exchange Park. In Phase II, five (5) intercepts were staged in May 2022 at Tucker Days on Main Street Tucker, Good Neighbor Day at DeKalb Peachtree Airport, Gresham Park Baseball at Gresham Park, Wade Walker Park, and The Mall at Stonecrest.

Public Meetings

Public meetings provide an opportunity for more in depth engagement and additional time for the public to offer feedback. A series of three (3) virtual public meetings were held in May 2021 to officially kick off the Unified Plan, followed by five (5) virtual community charrettes held in September 2021 to gather input on potential development and transportation priorities for specific areas within the County. Three (3) virtual public meetings were held in May 2022 to gather input on draft recommendations. Meetings were webinar style in nature and began with a presentation about the project overview, schedule, ongoing engagement, and the relevant land use or transportation update for each particular meeting. There were live polling opportunities and attendees were encouraged to use the chat function to direct questions to the panelists. The remainder of the time was used for virtual breakout rooms or open discussion with an opportunity to converse with meeting facilitators about Land Use or Transportation. Lastly, there were two (2) required Public Hearings. The first public hearing took place during Board of Commissioners meeting, held on April 27, 2021, via via Zoom and was available for live stream on DCTV's webpage and DCTVChannel23.TV. The

second public hearing was held during the Board of Commissioners meeting held on July 12, 2022. The third public hearing was held during the Board of Commissioners meeting held on August 09, 2022. The fourth public hearing was held during the Board of Commissioners meeting held on September 13, 2022.

Online Survey

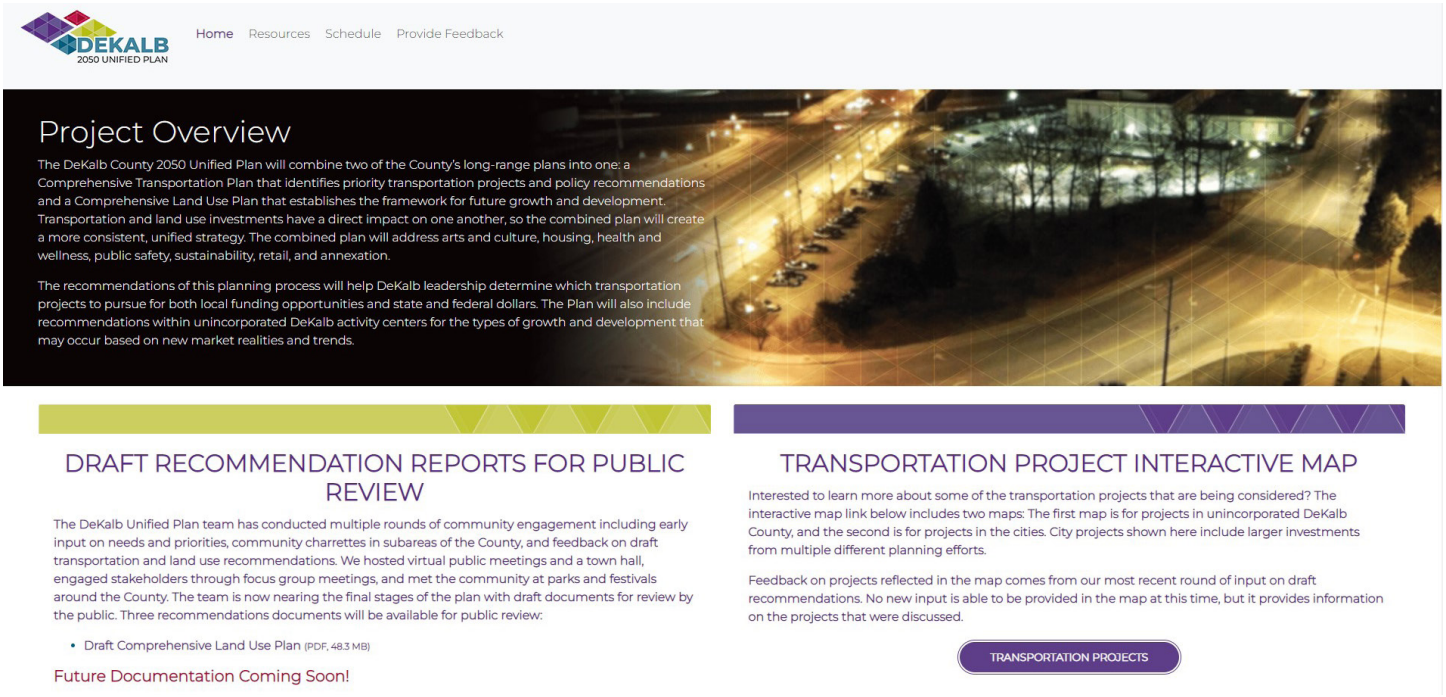
Online surveys provide opportunities for people to engage and provide feedback from the comfort of their home and on their own schedule. Two online surveys were launched in May of 2021 and 2022 and distributed to study area stakeholders via intercept events, virtual meetings, County Commissioner and DeKalb Relay newsletter email campaigns, and social media. A total of 1217 survey responses were received.

Website and Social Media

Online engagement provides a convenient way to engage with the public and to share information. The project website included project information, updates, and key engagement opportunities in addition to reports, meeting materials, and related links. DeKalb County Twitter and Facebook platforms were also leveraged to reach local residents and stakeholders. Content focused on increasing website traffic, promoting the virtual public meetings, and encouraging participation in the online surveys.

Collateral

Project promotion began at the onset of the planning process with the development of an informational factsheet. The document discussed what is encompassed in a Unified Plan, why DeKalb is creating one, the planning horizon and timeline, and how the public can remain involved. The factsheet was made available in English, Spanish, Chinese, Korean, Nepali, Burmese, and Hindi.



Project Website Home Page

PHASE I: OUTREACH

Input received during Phase I engagement informed future phases of work including the Transportation Nexus which will bring the transportation and land use elements together and Recommendations. Table 1, ordered by date, summarizes all of the engagement that occurred in Phase I. Additional public hearings were held in August and September.

Outreach Technique	Date	Event Location	Audience Reached
Transportation & Land Use Committee	5/5/2021	Virtual	Local, regional and state planning partners; economic development organizations; Commissioner appointees.
Intercept Surveys	5/8/2021 5/21/2021 5/22/2021 5/26/2021 6/2/2021 6/2/2021 6/12/2021	Arabia Mountain National Heritage Area The Mall at Stonecrest; Dunwoody Farmer's Market Doraville MARTA Transit Station Indian Creek MARTA Transit Station Kensington MARTA Transit Station District 3 Fitness Day at Exchange Park	All interested members of the public and stakeholders.
County-wide Public Meetings	5/17/2021 5/19/2021 5/20/2021	Virtual	All interested members of the public and stakeholders.
Stakeholder Meetings	6/29/2021 7/19/2021 7/20/2021 7/29/2021 8/17/2021	Virtual	Advocacy & Environmental Stakeholders Group Civic & Business Association Higher Ed & Medical Association Community Council Public Safety
Focus Groups	7/12/2021 8/5/2021 8/11/2021 8/25/2021 9/08/2021	Virtual	NAACP Black Leaders in DeKalb Bicycle/Pedestrian Housing Developer
Community Charrettes	9/16/2021 9/16/2021 9/23/2021 9/27/2021 9/28/2021	Virtual	All interested members of the public and stakeholders.
Public Hearings	4/27/2021	Virtual	All interested members of the public and commisioners

Table 1

PHASE II: OUTREACH

Input received during Phase II engagement informed the findings and recommendations phases of work, including policy recommendations, future land use revisions, and priority transportation projects. Table 2, ordered by date, summarizes all of the engagement that occurred in Phase II.

Outreach Technique	Date	Event Location	Audience Reached
Stakeholder Meetings	9/30/21 10/28/21 4/26/2022 4/27/2022 4/27/2022 08/05/2022 08/08/2022 08/09/2022 08/10/2022 08/16/2022 08/17/2022 09/01/2022	Virtual	MARTA MMIP GDOT Community Council ED/Medical Civic and Business
Focus Groups	11/9/2021 11/10/2021 11/13/2021 11/13/2021 1/27/2022 12/8/2021 12/14/2021 12/16/2021 1/27/2022 2/16/2022	Virtual	Multicultural/BIPOC Groups Korean Focus Group Meeting Bhutanese Focus Group Meeting African Diaspora Community Focus Group Meeting Burmese Focus Group Meeting Hispanic Focus Group Meeting Public Safety Health and Wellness Arts/Culture Sustainability
Transportation & Land Use Committee	4/20/2022	Virtual	Local, regional and state planning partners; economic development organizations; Commissioner appointees.
Community Intercepts	5/7/2022 5/14/2022 5/15/2022 5/21/2022 5/22/2022	Tucker Days at Main Street Tucker; Good Neighbor Day at DeKalb Peachtree Airport; Gresham Park Baseball at Gresham Park; The Mall at Stonecrest	All interested members of the public and stakeholders.
County-wide Virtual Public Meetings	5/11/2022 5/12/2022 5/14/2022	Virtual	All interested members of the public and stakeholders.
Public Hearings	07/12/2022 08/9/2022 09/13/2022	Virtual	All interested members of the public and stakeholders.

Table 2

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APPENDIX A

DOCUMENTATION OF COMMUNITY INVOLVEMENT ACTIVITIES

Public Hearing #1 – April 27, 2021

DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Agenda - Final

Board of Commissioners

Commissioner Steve Bradshaw, Presiding Officer, District 4
Comm. Lorraine Cochran-Johnson, Deputy Presiding Officer, District 7

Commissioner Robert Patrick, District 1
Commissioner Jeff Rader, District 2
Commissioner Larry Johnson, District 3
Commissioner Steve Bradshaw, District 4
Commissioner Mereda Davis Johnson, District 5
Commissioner Edward "Ted" Terry , Super District 6
Commissioner Lorraine Cochran-Johnson, Super District 7

Tuesday, April 27, 2021 | **9:00 AM** | **Manuel J. Maloof Auditorium**

This meeting will be conducted via teleconference (Zoom). Simultaneous public access to the meeting will be available (1) via live stream on DCTV's webpage, and (2) on DCTVChannel23.TV. Public Comment may be submitted by sending an email no longer than one page to PublicComment@dekalbcountyga.gov which must be received between 9:00 a.m. and 10:00 a.m. on the day of the meeting. Only those emails received during the allotted time may be read aloud and broadcast. Emails received outside of the allotted time will be included in the Public Comments record for the next meeting after the receipt of those emails. The body of your email must include your first and last name, followed by your address. By submitting an email at any time for public comment, you agree to have your name, address, and email broadcast on the teleconference (Zoom) and entered in the record/minutes. Abusive, profane or derogatory language will not be permitted. The Public Comment segment will not exceed 30 minutes and individual emails will be read by the Clerk for no more than 3 minutes each. The County reserves the right, at the County's sole discretion, to (1) add your email to the record/minutes without reading any of it into the broadcast or (2) add your email to the record/minutes and read all or a portion of your email into the broadcast

A. INSPIRATIONAL

Dr. Jamal Harrison Bryant, Pastor
New Birth Missionary Baptist Church

PLEDGE OF ALLEGIANCE

Commissioner Mereda Davis Johnson
District 5

2021-2446 Commission District(s): All Districts (County-wide)
Public Hearing to accept the public process for the 2050 Unified Plan.

(4/20/21 Committee of the Whole: accepted to BOC agenda - Public Hearing)

2021-2520 Commission District(s): All
Small Box Discount Store Moratorium Extension

(4/20/21 Committee of the Whole: accepted to BOC agenda - Public Hearing)

E. APPEALS

NONE

F. APPOINTMENTS

Chief Executive Office

2021-2443 Commission District(s): All
Appoint the CEO's nominee, Clara Burks, to the DeKalb County Recreation, Parks and Cultural Affairs Citizen Advisory Board.

(4/6/21 Committee of the Whole: accepted to BOC agenda - Appointment)

(4/13/21 PECS-Planning, Economic Development & Community Services Committee: recommended for approval to the Board of Commissioners)

(4/13/21 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

ITEMS FOR RECORDING IN THE MINUTES

Board of Commissioners - District 2

2021-2483 Commission District(s): District 2
Recording the Appointment of Jim Smith to the District 2 Community Council

(4/20/21 Committee of the Whole: accepted to BOC agenda - Appointment)

Public Hearing #2 – July 12, 2022

DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Agenda

Board of Commissioners

Comm. Robert Patrick, Presiding Officer, District 1
Comm. Mereda Davis Johnson, Deputy Presiding Officer, District 5

Commissioner Robert Patrick, District 1
Commissioner Jeff Rader, District 2
Commissioner Larry Johnson, District 3
Commissioner Steve Bradshaw, District 4
Commissioner Mereda Davis Johnson, District 5
Commissioner Edward "Ted" Terry, Super District 6
Commissioner Lorraine Cochran-Johnson, Super District 7

Tuesday, July 12, 2022 | **9:00 AM** | **Manuel J. Maloof Auditorium**

This meeting will be conducted via teleconference (Zoom). Simultaneous public access to the meeting will be available (1) via live stream on DCTV's webpage, and (2) on DCTVChannel23.TV. Public Comment may be submitted by sending an email no longer than one page to PublicComment@dekalbcountyga.gov which must be received between 9:00 a.m. and 10:00 a.m. on the day of the meeting. Only those emails received during the allotted time may be read aloud and broadcast. Emails received outside of the allotted time will be included in the Public Comments record for the next meeting after the receipt of those emails. The body of your email must include your first and last name, followed by your address. By submitting an email at any time for public comment, you agree to have your name, address, and email broadcast on the teleconference (Zoom) and entered in the record/minutes. Abusive, profane or derogatory language will not be permitted. The Public Comment segment will not exceed 30 minutes and individual emails will be read by the Clerk for no more than 3 minutes each. The County reserves the right, at the County's sole discretion, to (1) add your email to the record/minutes without reading any of it into the broadcast or (2) add your email to the record/minutes and read all or a portion of your email into the broadcast.

A. INSPIRATIONAL

Chaplain Micah Lemon
DeKalb County Fire Rescue

PLEDGE OF ALLEGIANCE

Commissioner Larry Johnson
District 3

F. APPOINTMENTS

Board of Commissioners

2022-1111 Commission District(s): All Commission Districts
Appointment to the Oversight Committee of the Office of the Independent Internal Audit - [[[CANDIDATE]]].

(1/18/22 Committee of the Whole: accepted to BOC agenda - Appointment)

(1/25/22 Board of Commissioners: tabled)

(1/25/22 Board of Commissioners: taken off table)

(1/25/22 Board of Commissioners: deferred for 30 days to the Board of Commissioners)

(2/22/22 Board of Commissioners: deferred 60 days to the Board of Commissioners)

(4/26/22 Board of Commissioners: deferred for 45 days to the Board of Commissioners)

(6/14/22 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

(6/28/22 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

Ethics Board

2022-1695 Commission District(s): All
Appointment of the new Ethics Officer Elisa Murphy

(6/7/22 OPS-County Operations Committee: deferred to the Board of Commissioners)

(6/7/22 Committee of the Whole: Accepted to the BOC agenda - Appointment to the OPS-County Operations Committee)

(6/14/22 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

(6/28/22 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

G. CONSENT AGENDA

Public Hearing #1 Notice Advertisement – April 27, 2021

Board of Commissioners Meeting Date – Tuesday, ++April 27, 2021 10:00 AM++

This meeting will be held via Zoom and simultaneous broadcast available via live stream on DCTV's webpage, and on DCTVChannel23.TV.

Join from PC, Mac, Linux, iOS or Android: https://dekalbcountyga.zoom.us/j/7753778046

Or Telephone:

USA 8882709936 (US Toll Free)

Conference code: 217687

Meeting participant's or caller's phone numbers may be displayed to the public viewing or participating in the online meeting.

Citizens may also email documents for inclusion into the official record by submitting such materials by 9:00 am on the date of the public hearing.

Email the DeKalb County Board of Commissioners at PublicHearing@dekalbcountyga.gov

File ID# 2021-2446

Application of the Director of Planning & Sustainability to hold a public hearing for the DeKalb County 2050 Unified Plan Update, to initiate the public process and development of the plan.

Public Hearing #3 – August 09, 2022

DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Agenda - Final

Board of Commissioners

Comm. Robert Patrick, Presiding Officer, District 1
Comm. Mereda Davis Johnson, Deputy Presiding Officer, District 5

Commissioner Robert Patrick, District 1
Commissioner Jeff Rader, District 2
Commissioner Larry Johnson, District 3
Commissioner Steve Bradshaw, District 4
Commissioner Mereda Davis Johnson, District 5
Commissioner Edward "Ted" Terry, Super District 6
Commissioner Lorraine Cochran-Johnson, Super District 7

Tuesday, August 9, 2022 **9:00 AM** **Manuel J. Maloof Auditorium**

This meeting will be conducted via teleconference (Zoom). Simultaneous public access to the meeting will be available (1) via live stream on DCTV's webpage, and (2) on DCTVChannel23.TV. Public Comment may be submitted by sending an email no longer than one page to PublicComment@dekalbcountyga.gov which must be received between 9:00 a.m. and 10:00 a.m. on the day of the meeting. Only those emails received during the allotted time may be read aloud and broadcast. Emails received outside of the allotted time will be included in the Public Comments record for the next meeting after the receipt of those emails. The body of your email must include your first and last name, followed by your address. By submitting an email at any time for public comment, you agree to have your name, address, and email broadcast on the teleconference (Zoom) and entered in the record/minutes. Abusive, profane or derogatory language will not be permitted. The Public Comment segment will not exceed 30 minutes and individual emails will be read by the Clerk for no more than 3 minutes each. The County reserves the right, at the County's sole discretion, to (1) add your email to the record/minutes without reading any of it into the broadcast or (2) add your email to the record/minutes and read all or a portion of your email into the broadcast.

A. INSPIRATIONAL

Pastor Troy Bush
Rehoboth Baptist Church

PLEDGE OF ALLEGIANCE

Commissioner Mereda Davis Johnson
District 5

Planning & Sustainability

2022-1179 Commission District(s): Commission District 03 Super District 06
Application of Clark Property and Porch & Square for a Land Use Plan amendment for properties at 1058 and 1078 Moreland Avenue from TN (Traditional Neighborhood) to CRC (Commercial Redevelopment Corridor), at 1078 Moreland Avenue.

(3/3/22 Planning Commission: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(3/24/22 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(7/12/22 Planning Commission: approval per staff recommendation to the Board of Commissioners - Zoning Meeting)

(7/28/22 Board of Commissioners - Zoning Meeting: deferred to the next meeting to the Board of Commissioners)

2022-1731 Commission District(s): Commission District 03 Super District 06
Application of Clark Property and Porch & Square to rezone from RSM (Small Lot Residential Mix) (conditional) to MR-2 (Medium Density Residential-2) at 1058 and 1078 Moreland Avenue.

(7/12/22 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

(7/28/22 Board of Commissioners - Zoning Meeting: deferred to the next meeting to the Board of Commissioners)

E. APPEALS

NONE

F. APPOINTMENTS

Chief Executive Office

2022-1939 Commission District(s): All
Appointment to the DeKalb County Historic Preservation Commission - Dr. Pamela Scully

(7/19/22 Committee of the Whole: Accepted to the BOC agenda - Appointment to the PECS-Planning, Economic Development & Community Services Committee)

Public Hearing #4 – September 13, 2022

DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Agenda

Board of Commissioners

Comm. Robert Patrick, Presiding Officer, District 1
Comm. Mereda Davis Johnson, Deputy Presiding Officer, District 5

Commissioner Robert Patrick, District 1
Commissioner Jeff Rader, District 2
Commissioner Larry Johnson, District 3
Commissioner Steve Bradshaw, District 4
Commissioner Mereda Davis Johnson, District 5
Commissioner Edward "Ted" Terry, Super District 6
Commissioner Lorraine Cochran-Johnson, Super District 7

Tuesday, July 12, 2022 **9:00 AM** **Manuel J. Maloof Auditorium**

This meeting will be conducted via teleconference (Zoom). Simultaneous public access to the meeting will be available (1) via live stream on DCTV's webpage, and (2) on DCTVChannel23.TV. Public Comment may be submitted by sending an email no longer than one page to PublicComment@dekalbcountyga.gov which must be received between 9:00 a.m. and 10:00 a.m. on the day of the meeting. Only those emails received during the allotted time may be read aloud and broadcast. Emails received outside of the allotted time will be included in the Public Comments record for the next meeting after the receipt of those emails. The body of your email must include your first and last name, followed by your address. By submitting an email at any time for public comment, you agree to have your name, address, and email broadcast on the teleconference (Zoom) and entered in the record/minutes. Abusive, profane or derogatory language will not be permitted. The Public Comment segment will not exceed 30 minutes and individual emails will be read by the Clerk for no more than 3 minutes each. The County reserves the right, at the County's sole discretion, to (1) add your email to the record/minutes without reading any of it into the broadcast or (2) add your email to the record/minutes and read all or a portion of your email into the broadcast.

A. INSPIRATIONAL

Chaplain Micah Lemon
DeKalb County Fire Rescue

PLEDGE OF ALLEGIANCE

Commissioner Larry Johnson
District 3

(8/2/22 Committee of the Whole: accepted to BOC agenda - Public Hearing)

(8/9/22 Board of Commissioners: deferred for 30 days to the Board of Commissioners)

E. APPEALS

NONE

F. APPOINTMENTS

Chief Executive Office

2022-2088 Commission District(s): All
Appointment of Cynthia Dunn to the DeKalb County Public Library Board of Trustees

(9/6/22 Committee of the Whole: Accepted to the BOC agenda - Appointment to the PECS-Planning, Economic Development & Community Services Committee)

2022-2129 Commission District(s): All
Appointment of Bettye Davis to the DeKalb County Public Library Board of Trustees

(9/6/22 Committee of the Whole: Accepted to the BOC agenda - Appointment to the PECS-Planning, Economic Development & Community Services Committee)

ITEMS FOR RECORDING IN THE MINUTES

Board of Commissioners - District 1

2022-2020 Commission District(s): District 1
Recording of the Appointment of Will Childs to the Airport Advisory Board

(8/2/22 Committee of the Whole: accepted to BOC agenda - Appointment)

(8/9/22 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

(8/23/22 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

Public Hearing #3 Notice Advertisement – August 09, 2022

Legal Notice

7/13/2022

Notice is hereby given that the DeKalb County Board of Commissioners will hold an online public hearing for the following application(s)on the following date:

Board of Commissioners Meeting Date – Tuesday, August 9, 2022 at 10:00 AM

This meeting will be held via Zoom and simultaneous broadcast available via live stream on DCTV's webpage, and on DCTVChannel23.TV.

Join from PC, Mac, Linux, iOS or Android: https://dekalbcountyga.zoom.us/j/7753778046

Or Telephone: USA 8882709936 (US Toll Free)
Conference code: 217687

Meeting participant's or caller's phone numbers may be displayed to the public viewing or participating in the online meeting. Citizens may also email documents for inclusion into the official record by submitting such materials by 9:00 am on the date of the public hearing.

Email the DeKalb County Board of Commissioners at PublicHearing@dekalbcountyga.gov

Z-22-1245331 2021-3522 Commission District 04 Super District 07
18-039-03-027, 18-039-03-029, 18-039-03-038, 18-039-03-039, 18-039-03-040,
18-039-03-041, 18-039-03-044, 18-039-03-110, 18-039-03-112
4994 ROCKBRIDGE RD, STONE MOUNTAIN, GA 30083

Application of Kyle Williams to rezone properties from R-100 (Residential Medium Lot) to R-60 (Residential Small Lot-60) District to allow the construction of single family detached residences. The property is located on the north side of Rockbridge Road, the east terminus of Pepperwood Drive, and the east terminus of Hickory Hills drive, approximately 595 feet west of Sheppard Road at 4946, 4960, 4962, 4964, 4972, 4994, 4998, 5046 Rockbridge Road and 4953 Pepperwood Drive in Stone Mountain, Georgia. The property has approximately 978 feet of frontage along Rockbridge Road, 140 feet of frontage along Pepperwood Drive, and 60 feet of frontage along Hickory Hills Drive and contains 40 acres.

File ID# 2022-1821 All Districts

Application of the Director of Planning & Sustainability to consider approving a resolution to authorize the transmittal of the 2050 Comprehensive Plan Update to the Georgia Department of Community Affairs and the Atlanta Regional Commission as required by state law.

PLEASE RUN THIS AD ONE (1) TIME, NO LATER THAN THURSDAY, JULY 21, 2022.

Transportation and Land Use Committee (Stakeholder Committee) Meeting – May 5, 2021

Microsoft Teams Meeting Report - Attendees		
Full Name	User Action	Timestamp
+1 404-292-9465	Joined before	5/5/2021, 2:28:31 PM
Austin Shelton	Joined before	5/5/2021, 2:28:31 PM
Hines, C. Hunter	Joined before	5/5/2021, 2:28:31 PM
Jen Price	Joined before	5/5/2021, 2:28:31 PM
Joannes, Chris	Joined before	5/5/2021, 2:28:31 PM
Lawrence Kaiser	Joined before	5/5/2021, 2:28:31 PM
Mayor Jonathan Elmore, A	Joined before	5/5/2021, 2:28:31 PM
Pastore, Cristina	Joined before	5/5/2021, 2:28:31 PM
Shawanna Qawiy	Joined before	5/5/2021, 2:28:31 PM
Tuley, Jon	Joined	5/5/2021, 2:28:31 PM
Geierman, Joseph L.	Joined	5/5/2021, 2:28:38 PM
Rachel Staley	Joined	5/5/2021, 2:28:47 PM
Michael Hightower	Joined	5/5/2021, 2:28:48 PM
Smith, Sylvia	Joined	5/5/2021, 2:28:54 PM
Lynn Deutsch (Guest)	Joined	5/5/2021, 2:29:04 PM
Sunny Anderson	Joined	5/5/2021, 2:29:50 PM
Cain Williamson	Joined	5/5/2021, 2:29:53 PM
Meyer, Eric A.	Joined	5/5/2021, 2:29:57 PM
Brewer, Brian N.	Joined	5/5/2021, 2:30:10 PM
McLoyd, Johnathan G	Joined	5/5/2021, 2:30:30 PM
Pelton, David	Joined	5/5/2021, 2:30:37 PM
Bosman, Eric	Joined	5/5/2021, 2:30:43 PM
Braun, Jonathan	Joined	5/5/2021, 2:31:06 PM
Corrao, Laurel B.	Joined	5/5/2021, 2:31:13 PM
Stephens, Preston L.	Joined	5/5/2021, 2:31:14 PM
Davis Fox (Guest)	Joined	5/5/2021, 2:31:26 PM
David Haynes	Joined	5/5/2021, 2:31:27 PM
Stigler, Osaze	Joined	5/5/2021, 2:31:27 PM
Webster, Jonathan	Joined	5/5/2021, 2:31:34 PM
Alison Clark (Guest)	Joined	5/5/2021, 2:31:41 PM
Daniel Studdard	Joined	5/5/2021, 2:31:51 PM
Mitchell, Winston	Joined	5/5/2021, 2:31:53 PM
Aileen Daney	Joined	5/5/2021, 2:32:00 PM
Hudson, Cedric	Joined	5/5/2021, 2:33:17 PM
Chuck Ellis (Guest)	Joined	5/5/2021, 2:34:00 PM
Peart, Shelley	Joined	5/5/2021, 2:34:05 PM
Keeter, Patrece	Joined	5/5/2021, 2:34:09 PM
Diez, Laura E.	Joined	5/5/2021, 2:34:40 PM
Brooks, Alesia D.	Joined	5/5/2021, 2:34:56 PM
Alhadeff, Heather	Joined	5/5/2021, 2:35:09 PM
Hobbs, James	Joined	5/5/2021, 2:35:15 PM
Samyukth Shenbaga	Joined	5/5/2021, 2:35:26 PM
David Haynes	Joined	5/5/2021, 2:35:58 PM
Faith Allen	Joined	5/5/2021, 2:36:50 PM
Patti Garrett (Guest)	Joined	5/5/2021, 2:37:29 PM
Mayor John Ernst (Guest)	Joined	5/5/2021, 2:37:42 PM
Lemke, Richard (Rick) W.	Joined	5/5/2021, 2:38:20 PM
Davis, G. Leah	Joined	5/5/2021, 2:41:10 PM
Sidney Douse	Joined	5/5/2021, 2:43:52 PM
Williams, Donald	Joined	5/5/2021, 2:48:29 PM
Dorian DeBarr	Joined	5/5/2021, 2:50:52 PM
Cox,Billy J..	Joined	5/5/2021, 2:51:46 PM
McCoy, Demetrius	Joined	5/5/2021, 3:00:11 PM
Barnes, Korey	Joined	5/5/2021, 3:05:19 PM
RWallace (Guest)	Joined	5/5/2021, 3:13:08 PM
Larry Kaiser (Guest)	Joined	5/5/2021, 3:45:18 PM
Rachel Staley	Joined	5/5/2021, 4:01:06 PM
SaVaughn Irons	Joined	5/5/2021, 4:01:10 PM

DeKalb County
Transportation and Land Use Committee
May 5, 2021

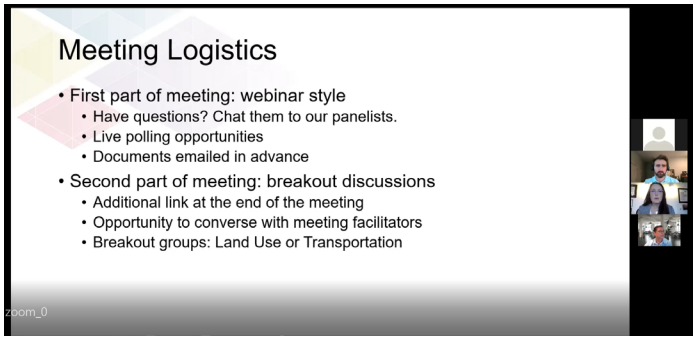
DeKalb County GEORGIA

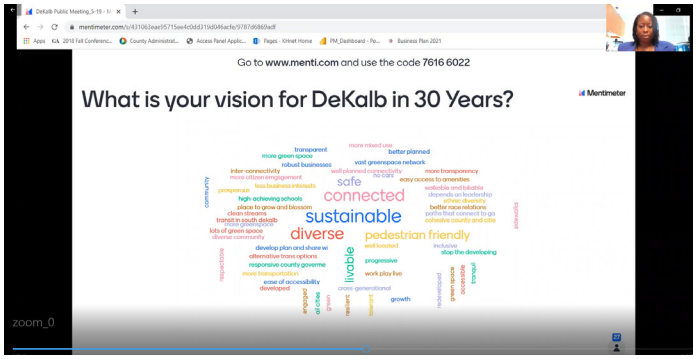
ATLANTA REGIONAL COMMISSION

DEKALB
2050 UNIFIED PLAN

Countywide Virtual Public Meetings (3) – May 17-20, 2021







Attendee Report											
Report Generated:	5/21/2021 13:33										
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered	# Cancelled	Unique Viewers	Total Users	Max Concurrent Views			
DeKalb Unified Plan Virtual Meeting 3	985 9832 4483	5/17/2021 17:29	111	28	0	27	58	25			
Host Details											
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Country/Region Name					
Yes	Cole Smith (Cole.Smith@kimley-horn.com)	Cole.Smith@kimley-horn.com	5/17/2021 17:29	5/17/2021 19:20	111	United States					
Panelist Details											
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Country/Region Name					
Yes	Michelle Alexander	malexander@tcfatl.com	5/17/2021 17:42	5/17/2021 19:06	84	United States					
Yes	Ed Caddell	ed.caddell@oyamoreconsulting.net	5/17/2021 17:51	5/17/2021 19:06	75	United States					
Yes	Michael Hightower	mhightower@tcfatl.com	5/17/2021 17:40	5/17/2021 19:14	95	United States					
Yes	Chris Joannes	chris.joannes@kimley-horn.com	5/17/2021 17:31	5/17/2021 19:06	96	United States					
Yes	Robert J. Patrick	rjpatrick@dekalbcountyga.gov	5/17/2021 17:30	5/17/2021 19:08	98	United States					
Yes	Eric Bosman	eric.bosman@kimley-horn.com	5/17/2021 17:50	5/17/2021 19:07	78	United States					
Yes	Jonathan Webster	jswebster@vhb.com	5/17/2021 17:45	5/17/2021 19:08	83	United States					
Yes	Winston Mitchell	winston.mitchell@kimley-horn.com	5/17/2021 17:31	5/17/2021 19:07	96	United States					
Yes	Laurel Corrao	lbcorrao@dekalbcountyga.gov	5/17/2021 17:30	5/17/2021 19:07	97	United States					
Yes	Jeff Rader	jrader@dekalbcountyga.gov	5/17/2021 17:30	5/17/2021 19:06	96	United States					
Yes	Tracy McClure	tmcclure@tcfatl.com	5/17/2021 17:30	5/17/2021 19:09	99	United States					
Yes	Tracy McClure	tmcclure@tcfatl.com	5/17/2021 19:09	5/17/2021 19:11	3	United States					
Yes	Tracy McClure	tmcclure@tcfatl.com	5/17/2021 19:11	5/17/2021 19:12	1	United States					
Yes	Tracy McClure	tmcclure@tcfatl.com	5/17/2021 19:12	5/17/2021 19:12	1	United States					
Yes	Tracy McClure	tmcclure@tcfatl.com	5/17/2021 19:12	5/17/2021 19:13	1	United States					
Yes	Brian Brewer	BNBrewer@dekalbcountyga.gov	5/17/2021 17:32	5/17/2021 19:06	95	United States					
Yes	Cristina Pastore	cristina.pastore@kimley-horn.com	5/17/2021 17:32	5/17/2021 19:06	95	United States					
Yes	Sylvia Smith	sasmith@dekalbcountyga.gov	5/17/2021 17:30	5/17/2021 19:09	99	United States					
Yes	Andrew Baker	aabaker@dekalbcountyga.gov	5/17/2021 17:31	5/17/2021 19:07	96	United States					
Yes	Tu Nguyen (Tu.Nguyen@kimley-horn.com)	Tu.Nguyen@kimley-horn.com	5/17/2021 17:32	5/17/2021 18:59	87	United States					
Yes	Rashard Wise	rtwise@dekalbcountyga.gov	5/17/2021 17:31	5/17/2021 18:06	35	United States					
Yes	Rashard Wise	rtwise@dekalbcountyga.gov	5/17/2021 18:06	5/17/2021 19:06	61	United States					
Yes	Cedric Hudson	chudson@dekalbcountyga.gov	5/17/2021 17:34	5/17/2021 19:08	94	United States					
Yes	Cedric Hudson	chudson@dekalbcountyga.gov	5/17/2021 19:12	5/17/2021 19:15	3	United States					
Yes	Jon Tuley	jon.tuley@kimley-horn.com	5/17/2021 17:35	5/17/2021 19:06	92	United States					
Yes	Jon Tuley	jon.tuley@kimley-horn.com	5/17/2021 19:07	5/17/2021 19:08	2	United States					
Yes	Rachel Staley	rstaley@tcfatl.com	5/17/2021 17:36	5/17/2021 19:07	91	United States					
Attendee Details											
Attended	User Name (Original Name)	First Name	Last Name	Email	Registration Time	Approval Status	Join Time	Leave Time	Time in Session (minu	Country/Region Na	Team/
Yes	Betsy Eggers	Betsy	Eggers	betsy@peachtreecreek.org	5/17/2021 18:08	approved	5/17/2021 18:08	5/17/2021 19:05	58	United States	
Yes	christian	christian		christian_ortega@mac.com	5/17/2021 18:10	approved	5/17/2021 18:10	5/17/2021 18:54	44	United States	
Yes	Corey Thomas	Corey	Thomas	hoakingsmill@gmail.com	5/17/2021 18:03	approved	5/17/2021 18:03	5/17/2021 19:06	64	United States	
Yes	Courtney George	Courtney	George	cgeorge@andpi.org	5/17/2021 17:19	approved	5/17/2021 17:59	5/17/2021 19:06	67	United States	
Yes	Davis Fox	Davis	Fox	davis7fox@gmail.com	5/17/2021 18:09	approved	5/17/2021 18:09	5/17/2021 19:00	51	United States	
Yes	Dorian DeBarr	Dorian	DeBarr	ddebarr@decidedekalb.com	5/17/2021 18:31	approved	5/17/2021 18:31	5/17/2021 19:05	35	United States	
Yes	Eric	Eric		er.barden1@gmail.com	5/17/2021 18:07	approved	5/17/2021 18:07	5/17/2021 19:06	60	United States	
Yes	Eric	Eric		er.barden1@gmail.com			5/17/2021 19:06	5/17/2021 19:06	1	United States	
Yes	ERIC MEYER	ERIC	MEYER	eameyer@dekalbcountyga.gov	5/17/2021 18:00	approved	5/17/2021 18:00	5/17/2021 19:06	67	United States	Team
Yes	Eric Scott	Eric	Scott	eric.scott@oneatlas.com	5/17/2021 17:58	approved	5/17/2021 17:59	5/17/2021 19:05	67	United States	
Yes	Gary Sparrow	Gary	Sparrow	garysparrow81@gmail.com	5/17/2021 18:01	approved	5/17/2021 18:01	5/17/2021 19:05	65	United States	
Yes	Health Education Advocacy and Learning? Inc	Health	Education Advocacy and Learning, Inc.	howard@healcollaborative.org	5/17/2021 18:46	approved	5/17/2021 18:46	5/17/2021 19:06	20	United States	
Yes	Joe Hughes	Joe	Hughes	dekalb65yrplan@skydoo.net	5/17/2021 17:01	approved	5/17/2021 17:59	5/17/2021 19:06	67	United States	
No	Joe Hughes	Joe	Hughes	dekalb65yearplan@skydoo.net	5/17/2021 17:51	approved	--	--	--		
Yes	Joseph Santoro	Joseph	Santoro	js@councilforqualitygrowth.org	5/17/2021 18:03	approved	5/17/2021 18:03	5/17/2021 18:04	1	United States	
Yes	Joseph Santoro	Joseph	Santoro	js@councilforqualitygrowth.org			5/17/2021 19:16	5/17/2021 19:18	2	United States	
Yes	Karla EACA LUZ	Karla	EACA LUZ	karla.causey@gmail.com	5/17/2021 17:48	approved	5/17/2021 17:59	5/17/2021 19:06	68	United States	
Yes	Lance Lance.Hammonds@metrobrokers.com	Lance	Lance.Hammonds@metrobrokers.com	lance.hammonds64@gmail.com	5/17/2021 18:07	approved	5/17/2021 18:07	5/17/2021 19:20	74	United States	
Yes	Leslie	Leslie		bishopl@kidsheart.com	5/17/2021 17:59	approved	5/17/2021 17:59	5/17/2021 18:59	60	United States	
Yes	Linda Luther	Linda	Luther	summerbeachdays@hotmail.com	5/17/2021 13:03	approved	5/17/2021 17:59	5/17/2021 19:20	81	United States	
Yes	Marilyn	Marilyn		marilyngee14@att.net	5/17/2021 18:13	approved	5/17/2021 18:13	5/17/2021 18:19	7	United States	
Yes	Marilyn	Marilyn		marilyngee14@att.net			5/17/2021 18:18	5/17/2021 19:08	50	United States	
Yes	Matt Leatherman	Matt	Leatherman	grammymix@gmail.com	5/17/2021 18:25	approved	5/17/2021 18:25	5/17/2021 18:31	6	United States	
Yes	Regenia Roberts	Regenia	Roberts	regeniaroberts@bellsouth.net	5/17/2021 18:01	approved	5/17/2021 18:01	5/17/2021 19:07	66	United States	
Yes	Rigel Cable	Rigel	Cable	rigel@rigelconsulting.co	5/17/2021 17:57	approved	5/17/2021 17:59	5/17/2021 19:06	67	United States	
Yes	RM	RM		rmadison1972@yahoo.com	5/17/2021 18:08	approved	5/17/2021 18:08	5/17/2021 19:06	59	United States	
Yes	Rod Frierson	Rod	Frierson	hhcamail@yahoo.com	5/17/2021 18:01	approved	5/17/2021 18:01	5/17/2021 19:09	69	United States	
Yes	susanneking	susanneking		sueking203@gmail.com	5/17/2021 17:51	approved	5/17/2021 17:59	5/17/2021 19:05	67	United States	
Yes	Victoria Webb	Victoria	Webb	vic@furiousdreams.com	5/17/2021 18:02	approved	5/17/2021 18:02	5/17/2021 19:05	64	United States	
Yes	William M. Toliver	William	M. Toliver	wmtoliver@comcast.net	5/17/2021 18:15	approved	5/17/2021 18:15	5/17/2021 19:06	51	United States	
Yes	Yvette	Yvette		ypayo@dekalbcountyga.gov	5/17/2021 18:25	approved	5/17/2021 18:25	5/17/2021 19:14	58	United States	Team

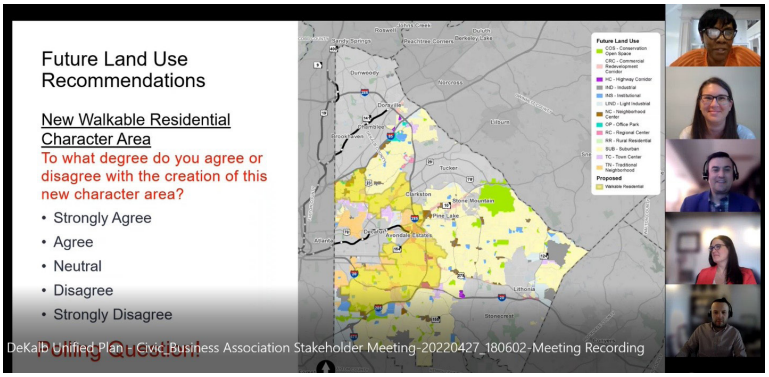
Countywide Virtual Public Meetings (3) – May 17-20, 2021

Attendee Report											
Report Generated:	5/21/2021 13:02										
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered		# Cancelled	Unique Viewers	Total Users	Max Concurrent Views		
DeKalb Unified Plan Virtual Meeting	944 2482 5135	5/20/2021 17:25	188	27		0	26	55	26		
Host Details											
Attended	User Name (Original Name)	Email	Join Time	Leave Time		Time in Session (minutes)	Country/Region Name				
Yes	Cole Smith (Cole.Smith@kimley-horn.com)	Cole.Smith@kimley-horn.com	5/20/2021 17:25	5/20/2021 19:13		108	United States				
Panelist Details											
Attended	User Name (Original Name)	Email	Join Time	Leave Time		Time in Session (minutes)	Country/Region Name				
Yes	G. Leah Davis	GLDavis@dekalbcountyga.gov	5/20/2021 17:30	5/20/2021 18:54		84	United States				
Yes	Larry Johnson	larryjohnson@dekalbcountyga.gov	5/20/2021 18:03	5/20/2021 18:07		4	United States				
Yes	Andrew Baker	aabaker@dekalbcountyga.gov	5/20/2021 17:59	5/20/2021 19:04		65	United States				
Yes	Sylvia Smith	sasmith@dekalbcountyga.gov	5/20/2021 17:38	5/20/2021 19:07		98	United States				
Yes	Rachel Staley	rstaley@tcfatl.com	5/20/2021 17:35	5/20/2021 19:07		93	United States				
Yes	Winston Mitchell (winston.mitchell@kimley-horn.com	winston.mitchell@kimley-horn.com	5/20/2021 17:31	5/20/2021 19:07		96	United States				
Yes	Michael Hightower	mhightower@tcfatl.com	5/20/2021 17:55	5/20/2021 19:13		78	United States				
Yes	Cedric Hudson	chudson@dekalbcountyga.gov	5/20/2021 17:35	5/20/2021 19:07		92	United States				
Yes	Kristine Hansen-Dederick	hansen-dederick@sycamoreconsulting.n	5/20/2021 17:46	5/20/2021 19:08		82	United States				
Yes	Tracy McClure	tmcclure@tcfatl.com	5/20/2021 17:39	5/20/2021 18:01		22	United States				
Yes	Tracy McClure	tmcclure@tcfatl.com	5/20/2021 18:02	5/20/2021 19:07		66	United States				
Yes	Michelle Alexander	malexander@tcfatl.com	5/20/2021 17:34	5/20/2021 19:08		95	United States				
Yes	Tu Nguyen	Tu.Nguyen@kimley-horn.com	5/20/2021 17:32	5/20/2021 19:04		92	United States				
Yes	Chris Joannes	chris.joannes@kimley-horn.com	5/20/2021 17:31	5/20/2021 19:07		97	United States				
Yes	Brian Brewer	BNBrewer@dekalbcountyga.gov	5/20/2021 17:36	5/20/2021 19:08		93	United States				
Yes	RASHAD WISE	rtwise@dekalbcountyga.gov	5/20/2021 17:31	5/20/2021 19:08		98	United States				
Yes	Eric Bosman	eric.bosman@kimley-horn.com	5/20/2021 17:35	5/20/2021 19:07		92	United States				
Yes	Cristina Pastore	cristina.pastore@kimley-horn.com	5/20/2021 17:38	5/20/2021 19:07		90	United States				
Yes	Grady Smith	GSmith@VHB.com	5/20/2021 17:37	5/20/2021 19:07		91	United States				
Attendee Details											
Attended	User Name (Original Name)	First Name	Last Name	Email	Registration Time	Approval Status	Join Time	Leave Time	Time in	Country/Region Name	Team/Pub
Yes	Adele Clements	Adele	Clements	mademe@emory.edu	5/20/2021 17:56	approved	5/20/2021 17:59	5/20/2021 17:59	1	United States	
Yes	Adele Clements	Adele	Clements	mademe@emory.edu			5/20/2021 17:59	5/20/2021 19:09	70	United States	
Yes	Bernice Tutt	Bernice	Tutt	bernicetutt@comcast.net	5/20/2021 18:16	approved	5/20/2021 18:16	5/20/2021 19:07	51	United States	
Yes	Bruce MacGregor	Bruce	MacGregor	brucemac@earthlink.net	5/20/2021 18:27	approved	5/20/2021 18:27	5/20/2021 19:07	41	United States	
Yes	Chris Hester	Chris	Hester	chrishester@caringworksinc.or	5/20/2021 17:58	approved	5/20/2021 17:59	5/20/2021 19:08	70	United States	
No	Corey Thomas	Corey	Thomas	hoakingsmill@gmail.com	5/19/2021 14:48	approved	--	--	--		
Yes	CS	CS		csandees103@gmail.com	5/20/2021 17:56	approved	5/20/2021 18:00	5/20/2021 18:36	37	United States	
Yes	D. Louis Gruver# Jr	D.	Louis Gruver, Jr	d.louisgruverjr@yahoo.com	5/20/2021 18:13	approved	5/20/2021 18:13	5/20/2021 19:07	55	United States	
Yes	Dawn Rivera	Dawn	Rivera	eaca.drivera@gmail.com	5/20/2021 17:59	approved	5/20/2021 17:59	5/20/2021 19:08	69	United States	
Yes	Donna Priest-Brown	Donna	Priest-Brown	dpriestbrown@bellsouth.net	5/20/2021 17:59	approved	5/20/2021 17:59	5/20/2021 19:03	64	United States	
Yes	Erin Brooks	Erin	Brooks	erinlouisebrooks@gmail.com	5/20/2021 17:58	approved	5/20/2021 17:59	5/20/2021 19:04	65	United States	
Yes	Femi	Femi		femi49@gmail.com	5/20/2021 17:54	approved	5/20/2021 18:05	5/20/2021 19:08	63	United States	
Yes	Howard Miner	Howard	Miner	javaseal2635@gmail.com	5/20/2021 18:34	approved	5/20/2021 18:34	5/20/2021 19:08	34	United States	
Yes	Jaesan Bell	Jaesan	Bell	jbell@dekalbcountyga.gov	5/20/2021 18:41	approved	5/20/2021 18:41	5/20/2021 18:51	11	United States	
Yes	Kaelin Priger	Kaelin	Priger	kaelin.priger@gmail.com	5/20/2021 18:00	approved	5/20/2021 18:00	5/20/2021 19:02	62	United States	
Yes	LASHUN ATWATERS	LASHUN	ATWATERS	latwaters@dekalbcountyga.gov	5/20/2021 17:57	approved	5/20/2021 17:59	5/20/2021 19:11	72	United States	Team
Yes	Lila givens	Lila	givens	lila.givens@gmail.com	5/20/2021 18:01	approved	5/20/2021 18:01	5/20/2021 18:29	28	United States	
Yes	Lila givens	Lila	givens	lila.givens@gmail.com			5/20/2021 18:29	5/20/2021 18:30	2	United States	
Yes	Lila givens	Lila	givens	lila.givens@gmail.com			5/20/2021 18:30	5/20/2021 18:59	30	United States	
Yes	LINDA SHARP	LINDA	SHARP	l1959@att.net	5/20/2021 17:54	approved	5/20/2021 17:59	5/20/2021 18:46	47	United States	
Yes	maria fernandez	maria	(she/her)	maria.fernandez@ymail.com			5/20/2021 18:42	5/20/2021 19:07	25	United States	
Yes	maria fernandez	maria	(she/her)	maria.fernandez@ymail.com	5/20/2021 17:49	approved	5/20/2021 18:05	5/20/2021 18:11	7	United States	
Yes	maria fernandez	maria	(she/her)	maria.fernandez@ymail.com			5/20/2021 18:12	5/20/2021 18:25	14	United States	
Yes	maria fernandez	maria	(she/her)	maria.fernandez@ymail.com			5/20/2021 18:26	5/20/2021 18:40	15	United States	
Yes	maria fernandez	maria	(she/her)	maria.fernandez@ymail.com			5/20/2021 18:40	5/20/2021 18:42	3	United States	
Yes	Rhys S	Rhys	S	rlsaraceni@yahoo.com	5/20/2021 17:56	approved	5/20/2021 17:59	5/20/2021 19:07	68	United States	
Yes	Rosemary Hunter Armour	Rosemary	Hunter Armour	rharmour@dekalbcountyga.gov	5/20/2021 18:09	approved	5/20/2021 18:09	5/20/2021 19:06	57	United States	Team
Yes	sabior	Sabior		sabior@earthlink.net	5/20/2021 17:55	approved	5/20/2021 18:01	5/20/2021 18:21	21	United States	
Yes	Sabior	Sabior		sabior@earthlink.net			5/20/2021 18:21	5/20/2021 19:08	48	United States	
Yes	Sarah K. Spencer	Sarah	K. Spencer	president@waca.net			5/20/2021 18:08	5/20/2021 19:08	59	United States	
Yes	Scott Reid	Scott	Reid	scott.m.reid@gmail.com		approved	5/20/2021 18:05	5/20/2021 19:07	62	United States	
Yes	Shannon Ridley	Shannon	Ridley	shandrid@gmail.com		approved	5/20/2021 18:02	5/20/2021 19:07	66	United States	
Yes	Susan	Susan	Fraysse	sfra@bellsouth.net	5/20/2021 17:42	approved	5/20/2021 17:59	5/20/2021 18:04	5	United States	
Yes	Susan Fraysse	Susan	Fraysse	sfra@bellsouth.net			5/20/2021 18:01	5/20/2021 19:07	67	United States	
Yes	Wayne Powell	Wayne	Powell	pdk-powell@comcast.net	5/20/2021 17:57	approved	5/20/2021 17:59	5/20/2021 19:07	69	United States	
Yes	Yvonne Curtis	Yvonne	Curtis	ydgga@bellsouth.net	5/20/2021 18:02	approved	5/20/2021 18:02	5/20/2021 19:13	71	United States	

Attendee Report											
Report Generated:	5/21/2021 13:03										
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered		# Cancelled	Unique Viewers	Total Users	Max Concurrent Views		
DeKalb Unified Plan Virtual Meeting	941 7696 3261	5/19/2021 13:59	194	58		0	48	88	0		
Host Details											
Attended	User Name (Original Name)	Email	Join Time	Leave Time		Time in Session (minutes)	Country/Region Name				
Yes	Cole Smith (Cole.Smith@kimley-horn.com	Cole.Smith@kimley-horn.com	5/19/2021 13:59	5/19/2021 15:42		104	United States				
Panelist Details											
Attended	User Name (Original Name)	Email	Join Time	Leave Time		Time in Session (minutes)	Country/Region Name				
Yes	Ted Terry	eeterry@dekalbcountyga.gov	5/19/2021 14:56	5/19/2021 15:34		39	United States				
Yes	Ed Caddell	ed.caddell@sycamoreconsulting.n	5/19/2021 14:25	5/19/2021 15:34		69	United States				
Yes	Tracy McClure	tmcclure@tcfatl.com	5/19/2021 14:03	5/19/2021 15:33		91	United States				
Yes	Cedric Hudson	chudson@dekalbcountyga.gov	5/19/2021 14:08	5/19/2021 15:33		86	United States				
Yes	Andrew Baker	aabaker@dekalbcountyga.gov	5/19/2021 14:18	5/19/2021 15:06		56	United States				
Yes	Cristina Pastore	cristina.pastore@kimley-horn.com	5/19/2021 14:05	5/19/2021 15:34		90	United States				
Yes	Grady Smith	GSmith@VHB.com	5/19/2021 14:33	5/19/2021 15:34		62	United States				
Yes	MELORA FURMAN	mfurman@dekalbcountyga.gov	5/19/2021 13:59	5/19/2021 15:34		95	United States				
Yes	Jon Tuley	jon.tuley@kimley-horn.com	5/19/2021 14:01	5/19/2021 15:34		93	United States				
Yes	Eric Bosman	eric.bosman@kimley-horn.com	5/19/2021 14:17	5/19/2021 15:34		57	United States				
Yes	Sylvia Smith	sasmith@dekalbcountyga.gov	5/19/2021 14:01	5/19/2021 15:34		93	United States				
Yes	Rachel Staley	rstaley@tcfatl.com	5/19/2021 14:03	5/19/2021 14:27		25	United States				
Yes	Rachel Staley	rstaley@tcfatl.com	5/19/2021 14:28	5/19/2021 15:34		67	United States				
Yes	Winston Mitchell	winston.mitchell@kimley-horn.com	5/19/2021 14:01	5/19/2021 15:34		93	United States				
Yes	Patreon Keeter	pgkeeter@co.dekalb.ga.us	5/19/2021 14:18	5/19/2021 15:35		86	United States				
Yes	Patreon Keeter	pgkeeter@co.dekalb.ga.us	5/19/2021 15:35	5/19/2021 15:35		1	United States				
Yes	Patreon Keeter	pgkeeter@co.dekalb.ga.us	5/19/2021 15:35	5/19/2021 15:37		3	United States				
Yes	Laurel Corrao	lbcorrao@dekalbcountyga.gov	5/19/2021 13:59	5/19/2021 14:26		27	United States				
Yes	Laurel Corrao	lbcorrao@dekalbcountyga.gov	5/19/2021 14:27	5/19/2021 15:34		67	United States				
Yes	Michael Hightower	mhightower@tcfatl.com	5/19/2021 14:18	5/19/2021 15:35		78	United States				
Yes	michelle alexander	malexander@tcfatl.com	5/19/2021 14:49	5/19/2021 14:26		18	United States				
Yes	michelle alexander	malexander@tcfatl.com	5/19/2021 14:27	5/19/2021 15:36		70	United States				
Yes	Tu Nguyen	Tu.Nguyen@kimley-horn.com	5/19/2021 14:00	5/19/2021 15:29		89	United States				
Yes	Chris Joannes	chris.joannes@kimley-horn.com	5/19/2021 14:01	5/19/2021 15:34		93	United States				
Yes	Brian Brewer	BNBrewer@dekalbcountyga.gov	5/19/2021 13:59	5/19/2021 15:34		95	United States				
Yes	Rashad Wise	rtwise@dekalbcountyga.gov	5/19/2021 14:03	5/19/2021 15:34		91	United States				
Attendee Details											
Attended	User Name (Original Name)	First Name	Last Name	Email	Registration Time	Approval Status	Join Time	Leave Time	Time in	Country/Region Na	Team/Pu
Yes	Aileen	Aileen		aileen.delatorre@decatur.ga.com	5/19/2021 14:32	approved	5/19/2021 14:32	5/19/2021 15:34	62	United States	
Yes	ALESIA BROOKS	ALESIA	BROOKS	aalbrooks@dekalbcountyga.gov	5/19/2021 14:52	approved	5/19/2021 14:52	5/19/2021 15:37	46	United States	Team
Yes	ALIA JOHNSON	ALIA	JOHNSON	aajohnson@dekalbcountyga.gov	5/19/2021 14:36	approved	5/19/2021 14:32	5/19/2021 15:34	62	United States	Team
Yes	Amy Haase	Amy	Haase	ahaase@mlgusa.com	5/19/2021 14:35	approved	5/19/2021 14:36	5/19/2021 15:48	65	United States	
Yes	BAUER, ME	BAUER, ME		bauer_me@Mercer.edu	5/19/2021 14:34	approved	5/19/2021 14:34	5/19/2021 15:25	62	United States	
Yes	Becky Burnett	Becky	Burnett	rnbrn78@gmail.com	5/19/2021 14:29	approved	5/19/2021 14:29	5/19/2021 15:05	34	United States	
Yes	Beryl Berggoist	Beryl	Berggoist	visavisusa@yahoo.com	5/19/2021 14:35	approved	5/19/2021 14:35	5/19/2021 15:48	66	United States	
Yes	Betty Blondeau	Betty	Blondeau	bettyblondeau05@gmail.com	5/19/2021 13:58	approved	5/19/2021 14:32	5/19/2021 15:34	62	United States	
Yes	Carol Hayes	Carol	Hayes	carolhayescsmn@gmail.com	5/19/2021 14:38	approved	5/19/2021 14:33	5/19/2021 15:34	62	United States	
Yes	Corey Thomas	Corey	Thomas	hoakingsmill@gmail.com	5/19/2021 14:49	approved	5/19/2021 14:49	5/19/2021 15:42	54	United States	
Yes	Costa Panos	Costa	Panos	costapanos@yahoo.com	5/19/2021 15:38	approved	5/19/2021 15:38	5/19/2021 15:54	17	United States	
Yes	cuip	cuip		cpcuip@att.net	5/19/2021 14:39	approved	5/19/2021 14:39	5/19/2021 15:33	55	United States	
Yes	D. Louis Gruver# Jr	D.	Louis Gruver, Jr	d.louisgruverjr@yahoo.com	5/19/2021 13:38	approved	5/19/2021 14:32	5/19/2021 14:56	24	United States	
Yes	D. Louis Gruver# Jr	D.	Louis Gruver, Jr	d.louisgruverjr@yahoo.com			5/19/2021 15:25	5/19/2021 15:34	9	United States	
Yes	DARNELL FULLUM	DARNELL	FULLUM	ddfullum@dekalbcountyga.gov	5/19/2021 14:38	approved	5/19/2021 14:32	5/19/2021 15:33	61	United States	Team
Yes	Darryl Clark	Darryl	Clark	darryl.clark@edgerunity.com	5/19/2021 14:25	approved	5/19/2021 14:35	5/19/2021 15:34	60	United States	
Yes	Daryn Scott-Harper	Daryn	Scott-Harper	dsharper1756@gmail.com	5/19/2021 14:33	approved	5/19/2021 14:33	5/19/2021 15:33	61	United States	
Yes	David Haynes	David	Haynes	dhaynes@atlantaregional.org	5/19/2021 14:45	approved	5/19/2021 14:45	5/19/2021 15:33	49	United States	Team
Yes	DEMETRIUS MCCOY	DEMETRIUS	MCCOY	dmccoy@dekalbcountyga.gov	5/19/2021 14:52	approved	5/19/2021 14:52	5/19/2021 15:34	43	United States	Team
Yes	Don Broussard	Don	Broussard	townplanAtlanta@aol.com	5/19/2021 14:34	approved	5/19/2021 14:34	5/19/2021 15:32	58	United States	
Yes	Ella Davis	Ella	Davis	darnellella@bellsouth.net	5/19/2021 14:33	approved	5/19/2021 14:33	5/19/2021 15:36	64	United States	
Yes	Emory Monberger	Emory	Monberger	emory@mwarchitectsgroup.com	5/19/2021 14:22	approved	5/19/2021 14:32	5/19/2021 15:33	61	United States	
Yes	Etz DeCaro	Etz	DeCaro	81patstriddecaro@gmail.com	5/19/2021 14:33	approved	5/19/2021 14:33	5/19/2021 15:34	62	United States	
Yes	Etz DeCaro	Etz	DeCaro	81patstriddecaro@gmail.com			5/19/2021 15:34	5/19/2021 15:35	1	United States	
Yes	Etz DeCaro	Etz	DeCaro	81patstriddecaro@gmail.com			5/19/2021 15:35	5/19/2021 15:37	2	United States	
Yes	Frank Sapp	Frank	Sapp	frank.sapp@gmail.com	5/19/2021 14:32	approved	5/19/2021 14:33	5/19/2021 15:35	62	United States	
Yes	Gail Whatley	Gail	Whatley	gailwhatley1@gmail.com	5/19/2021 14:34	approved	5/19/2021 14:34	5/19/2021 14:55	22	United States	
Yes	Jack Kittle	Jack	Kittle	jlkittle@bellsouth.net	5/19/2021 14:32	approved	5/19/2021 14:32	5/19/2021 15:34	62	United States	
Yes	Jaesan Bell	Jaesan	Bell	jbell@dekalbcountyga.gov	5/19/2021 14:18	approved	5/19/2021 14:47	5/19/2021 15:07	21	United States	Team
Yes	Jan Costello	Jan	Costello	jancostello@gmail.com	5/19/2021 14:33	approved	5/19/2021 14:32	5/19/2021 15:35	63	United States	
Yes	jDutro	jDutro		jdutro@mindspring.com	5/19/2021 14:28	approved	5/19/2021 14:32	5/19/2021 15:34	62	United States	
Yes	Joshua.Pringle@kimley-horn.com	Joshua.Pringle	@kimley-horn.com	joshua.pringle@kimley-horn.com	5/19/2021 14:31	approved	5/19/2021 14:32	5/19/2021 14:33	2	United States	Team
Yes	John	John		dancejohn@gmail.com	5/19/2021 15:08	approved	5/19/2021 15:08	5/19/2021 15:34	26	United States	
Yes	Jonathan Braun	Jonathan	Braun	Jonathan.Braun@kimley-horn.com	5/17/2021 18:15	approved	5/19/2021 14:32	5/19/2021 14:33	1	United States	Team
Yes	Justin Critz	Justin	Critz	jcritz@hotmail.com	5/19/2021 14:31	approved	5/19/2021 14:33	5/19/2021 15:34	62	United States	
Yes	Karla EAGA DIAZ	Karla	EAGA DIAZ	karla.causey@gmail.com	5/19/2021 14:29	approved	5/19/2021 14:39	5/19/2021 15:42	64	United States	
Yes	Lauren Kiefer	Lauren	Kiefer	lkiefer456@gmail.com	5/19/2021 14:29	approved	5/19/2021 14:32	5/19/2021 15:04	32	United States	
Yes	Lauren Kiefer	Lauren	Kiefer	lkiefer456@gmail.com			5/19/2021 15:06	5/19/2021 15:34	28	United States	
Yes	Mary Hinkel	Mary	Hinkel	maryhinkel@comcast.net			5/19/2021 14:21	5/19/2021 15:34	62	United States	
Yes	Michael Alatalo	Michael	Alatalo	malatalo@yahoo.com	5/19/2021 14:17	approved	5/19/2021 14:33	5/19/2021 15:34	62	United States	
Yes	Mike Schuler	Mike	Schuler	mdschuler@gmail.com	5/19/2021 14:34	approved	5/19/2021 14:34	5/19/2021 15:36	62	United States	
No	Mikey J	Mikey	J	jmikeyjohnson@gmail.com	5/19/2021 14:27	approved	--	--	--		
No	PATRICE KEETER	PATRICE	KEETER	pgkeeter@dekalbcountyga.gov	5/19/2021 13:55	approved	--	--	--		Team
Yes	Paul@Decatur,GA	Paul,	Decatur, GA	pbzarzecz@gmail.com	5/19/2021 14:28	approved	5/19/2021 14:33	5/19/2021 15:34	62	United States	
Yes	Rhea Johnson	Rhea	Johnson	rjohnson03@comcast.net	5/19/2021 14:39	approved	5/19/2021 14:39	5/19/2021 15:38	51	United States	
Yes	rosemaryhicks	rosemaryhicks		rosel3@bellsouth.net	5/19/2021 14:26	approved	5/19/2021 14:32	5/19/2021 15:34	62	United States	
Yes	Sami Freiji	Sami	Freiji	samimez@bellsouth.net	5/19/2021 14:38	approved	5/19/2021 14:38	5/19/2021 15:34	56	United States	
Yes	Sarah Brechin	Sarah	Brechin	sarah.brechin@spacs.org	5/19/2021 14:23	approved	5/19/2021 14:33	5/19/2021 15:12	40	United States	
Yes	Shana Miles	Shana	Miles	imiles1218@gmail.com	5/19/2021 14:28	approved	5/19/2021 14:32	5/19/2021 15:34	62	United States	
Yes	Stephanie M.	Stephanie	M.	flyingshmidge@mac.com	5/19/2021 14:28	approved	5/19/2021 14:35	5/19/2021 15:34	59	United States	
Yes	Stephanie Parker	Stephanie	Parker	s_d_parker@yahoo.com	5/19/2021 14:53	approved	5/19/2021 14:53	5/19/2021 15:34	41	United States	
Yes	Ted Daniel	Ted	Daniel	tedanie@mindspring.com	5/19/2021 14:24	approved	5/19/2021 14:32	5/19/2021 14:52	21	United States	
Yes	Ted Rhinehart	Ted	Rhinehart	ted_rhinehart@yahoo.com	5/19/2021 14:17	approved	5/19/2021 14:37	5/19/2021 15:33	57	United States	
Yes	Wayne Powell	Wayne	Powell	pdk-powell@comcast.net	5/19/2021 14:36	approved	5/19/2021 14:36	5/19/2021 15:35	60	United States	
Yes	Wayne Powell	Wayne	Powell	pdk-powell@comcast.net			5/19/2021 15:35	5/19/2021 15:37	2	United States	

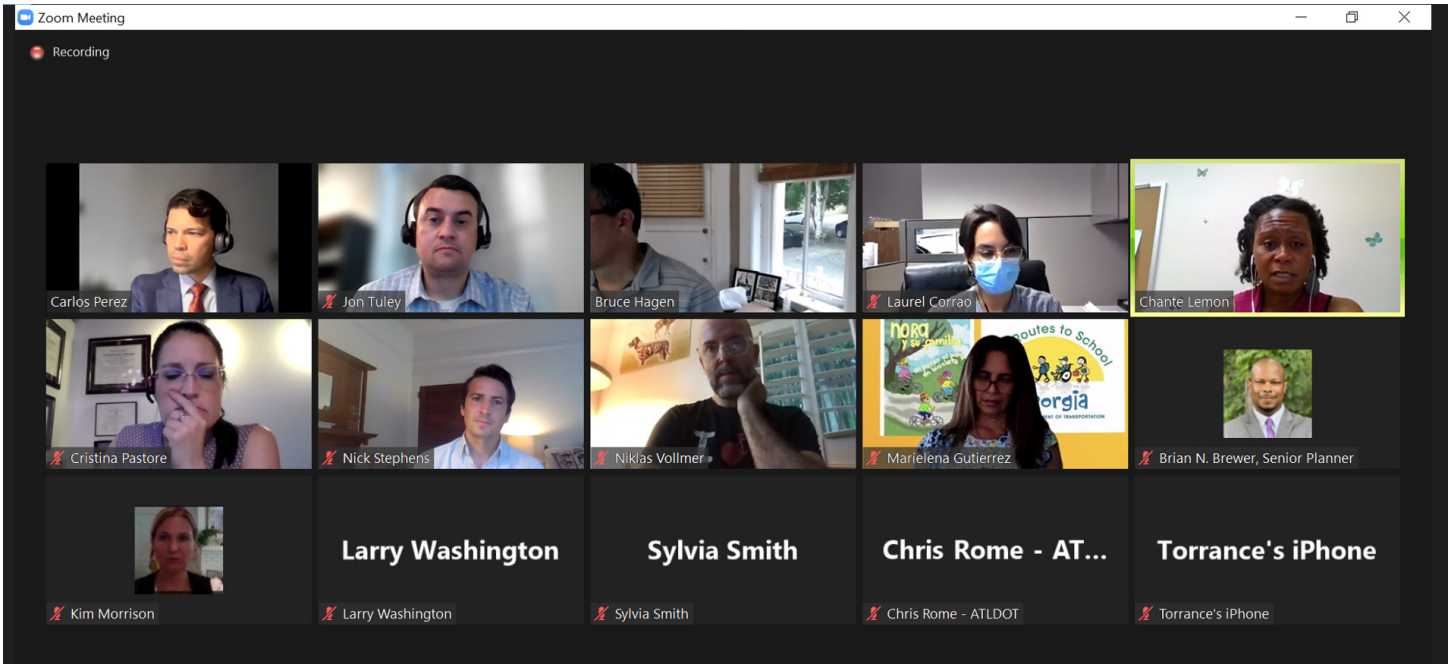
Stakeholder and Focus Group Meetings – June 29-September 8, 2021

CIVIC & BUSINESS ASSOCIATION

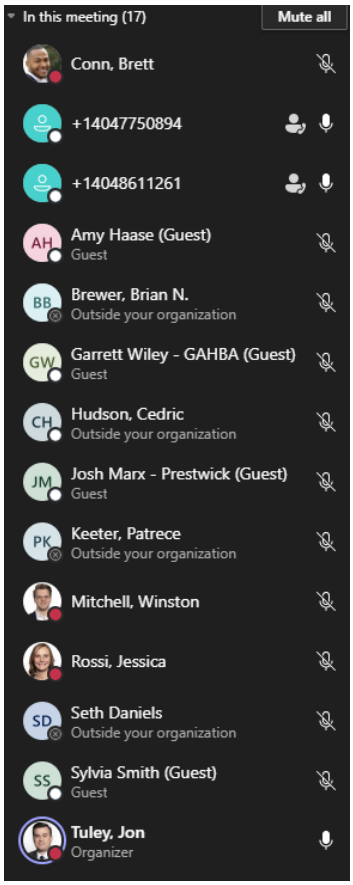


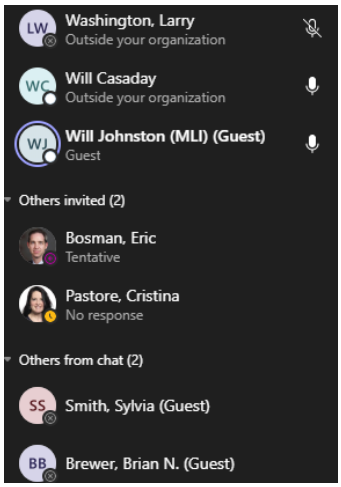
Meeting Summary	
Total Number of Participants	38
Meeting Start Time	7/20/2021, 5:20:03 PM
Meeting End Time	7/20/2021, 7:32:29 PM
Full Name	Join Time
Keeter, Patreece	7/20/2021, 5:20:03 PM
Pastore, Cristina	7/20/2021, 5:20:12 PM
Conn, Brett (Intern)	7/20/2021, 5:24:15 PM
Brewer, Brian N.	7/20/2021, 5:25:49 PM
Tuley, Jon	7/20/2021, 5:26:13 PM
Sunny Anderson	7/20/2021, 5:28:59 PM
Honey Van De Kreke (Guest)	7/20/2021, 5:29:30 PM
Pearson, Daine X	7/20/2021, 5:29:40 PM
Shelbia Jackson	7/20/2021, 5:29:53 PM
Randi Mason	7/20/2021, 5:29:54 PM
Eric Schwartz	7/20/2021, 5:30:03 PM
Malaika (Guest)	7/20/2021, 5:30:07 PM
Smith, Sylvia	7/20/2021, 5:30:20 PM
Kelly Stocks EABA	7/20/2021, 5:30:21 PM
Lawrence Kaiser	7/20/2021, 5:30:21 PM
Christopher Sanders (Guest)	7/20/2021, 5:30:29 PM
Jennifer Ohme (Guest)	7/20/2021, 5:30:31 PM
Van Biesel - DHCA (Guest)	7/20/2021, 5:30:50 PM
Shavonne Reed	7/20/2021, 5:30:53 PM
Victoria Webb (Guest)	7/20/2021, 5:30:54 PM
Ted Rhinehart	7/20/2021, 5:31:07 PM
Braun, Jonathan	7/20/2021, 5:31:11 PM
Embry Hills Civic Assoc-Vicki Hood (Guest)	7/20/2021, 5:31:12 PM
Jana Johnson (Guest)	7/20/2021, 5:31:19 PM
Jennifer Ohme (Guest)	7/20/2021, 5:31:47 PM
Matthew Lee	7/20/2021, 5:32:16 PM
Frankie Atwater (Guest) DeKalb Chamber of Commerce	7/20/2021, 5:32:17 PM
14043074272	7/20/2021, 5:33:45 PM
Angela Threadgill	7/20/2021, 5:37:13 PM
Mike St Louis (Guest)	7/20/2021, 5:37:30 PM
Victoria Webb (Guest)	7/20/2021, 5:37:33 PM
14044846248	7/20/2021, 5:38:47 PM
Embry Hills Civic Assoc-Vicki Hood (Guest)	7/20/2021, 5:40:31 PM
Jen Hagler	7/20/2021, 5:43:57 PM
Baker, Andrew	7/20/2021, 5:45:33 PM
Terry, Ted	7/20/2021, 5:45:39 PM
Terry, Ted	7/20/2021, 6:02:36 PM
Washington, Larry	7/20/2021, 5:48:18 PM
Michael St. Louis	7/20/2021, 5:54:14 PM

Bicycle/Pedestrian Focus Group



Developer Round Table Attendees





African Diaspora Focus Group Meeting

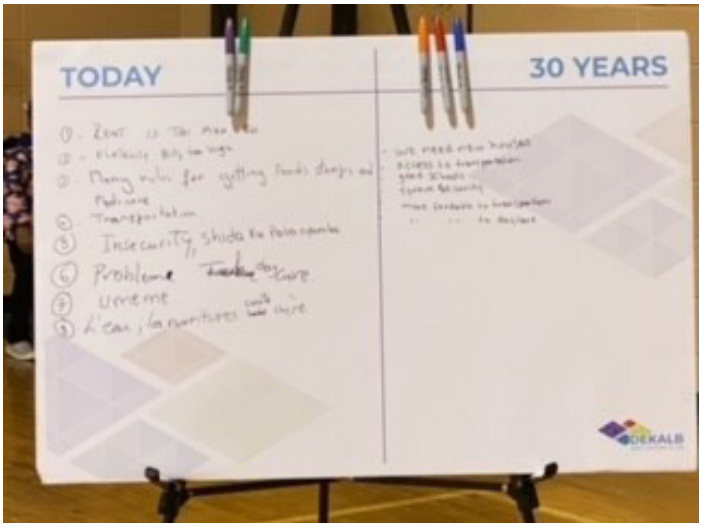








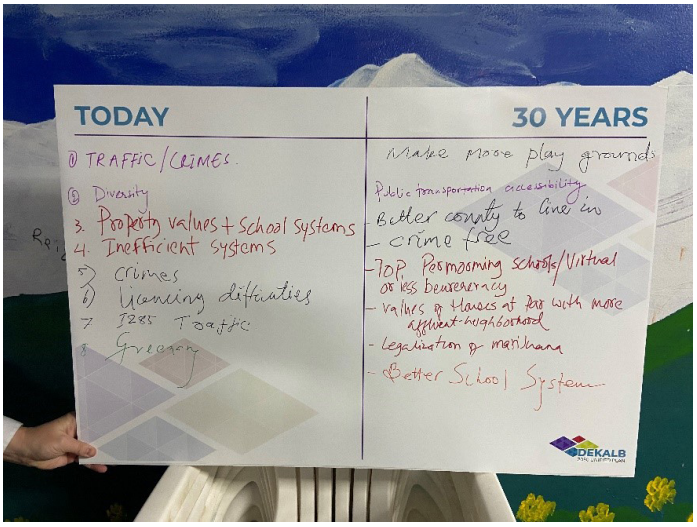




Bhutanese Community Focus Group Meeting







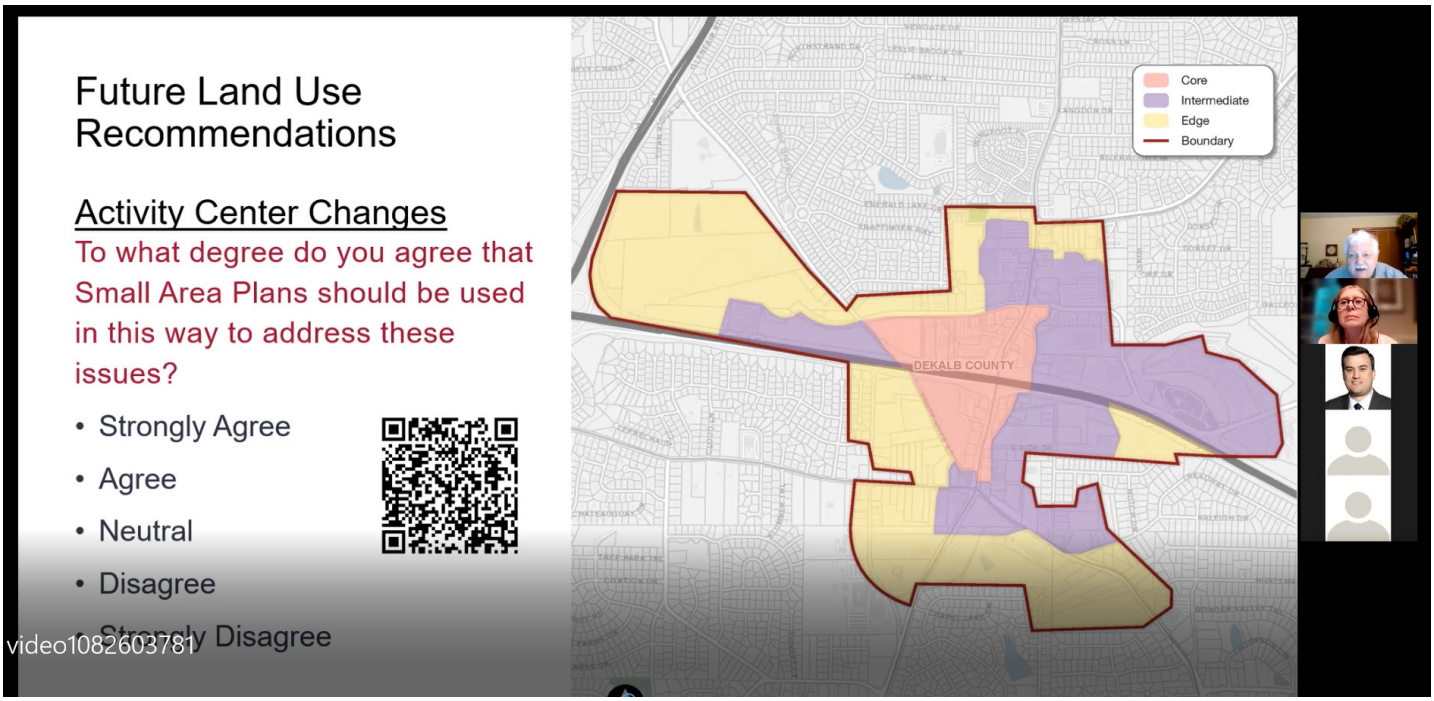
Burmese Community Focus Group Meeting



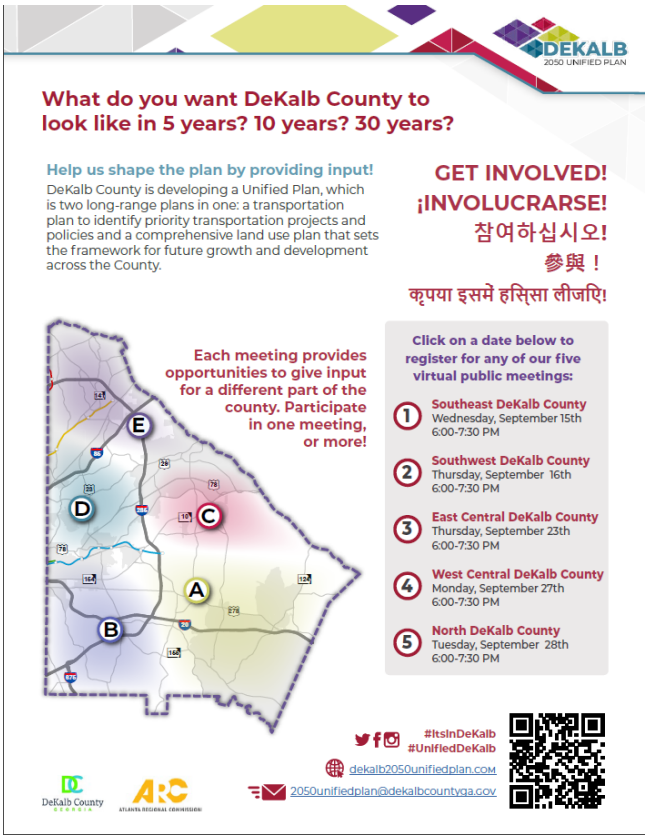
Korean Community Focus Group Meeting

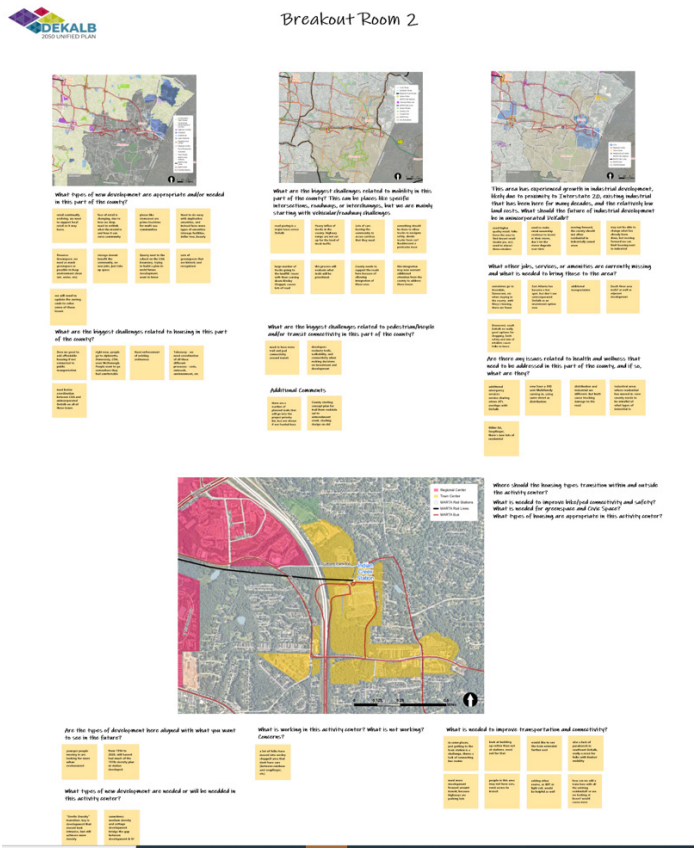


Community Council Meeting



Community Charrettes – September 15-28, 2021





Community Charrettes – September 15-28, 2021

Zoom Meeting Report	
Name (Original Name)	Join Time
Jon Tuley	9/15/2021 17:53
Luis Taboada	9/15/2021 17:53
Cristina Pastore	9/15/2021 17:53
Grady Smith	9/15/2021 17:53
Sylvia Smith	9/15/2021 17:53
Brian Brewer	9/15/2021 17:53
Brett Conn	9/15/2021 17:53
Laurel Corrao	9/15/2021 17:53
JULIANA PIERRE	9/15/2021 17:53
Eric Bosman	9/15/2021 17:53
Winston Mitchell	9/15/2021 17:53
Q&A (Brett Conn - KH) (Brett Conn)	9/15/2021 17:53
Larry Washington	9/15/2021 17:53
Cristina Pastore	9/15/2021 17:53
Eric Bosman	9/15/2021 17:53
Jen Price	9/15/2021 17:53
Luis Taboada	9/15/2021 17:53
Winston Mitchell	9/15/2021 17:53
Sylvia Smith	9/15/2021 17:53
Katrina Highsmith	9/15/2021 17:53
Michael Hightower	9/15/2021 17:54
Karla Causey	9/15/2021 17:54
Patrece Keeter	9/15/2021 17:54
Osaze Stigler	9/15/2021 17:54
Mereda Johnson	9/15/2021 17:54
Andrew Baker	9/15/2021 17:54
Patrece Keeter	9/15/2021 17:55
Michael Hightower	9/15/2021 17:55
Mereda Johnson	9/15/2021 17:55
Osaze Stigler	9/15/2021 17:55
Katrina Highsmith	9/15/2021 17:55
Jen Price	9/15/2021 17:55
Grady Smith	9/15/2021 17:55
Laurel Corrao	9/15/2021 17:55
Larry Washington	9/15/2021 17:55
Andrew Baker	9/15/2021 17:55
Brian Brewer	9/15/2021 17:55
Amy Haase	9/15/2021 17:55
Adam Ivory	9/15/2021 17:55
Kelly Jordan	9/15/2021 17:56
Patrece Keeter	9/15/2021 17:56
Patrece Keeter	9/15/2021 17:57
Amy Haase	9/15/2021 17:57
Adam Ivory	9/15/2021 17:57
Marcus Hodge	9/15/2021 17:58
Patrece Keeter	9/15/2021 17:59
Alison Clark	9/15/2021 17:59
Patrece Keeter	9/15/2021 17:59
Dennis Quinn	9/15/2021 18:00
jen hagler	9/15/2021 18:01
C Hudson	9/15/2021 18:03
C Hudson	9/15/2021 18:04
Karla Lightfoot Causey EACA (Karla Causey)	9/15/2021 18:05
Dennis Quinn	9/15/2021 18:05
Kelly Jordan	9/15/2021 18:05
jen hagler	9/15/2021 18:05
Marcus Hodge	9/15/2021 18:05
JULIANA PIERRE	9/15/2021 18:05
Carolyn Jones	9/15/2021 18:08
Carolyn Jones	9/15/2021 18:08
Sidney Douse III	9/15/2021 18:09
Sidney Douse III	9/15/2021 18:09
Pat Culp	9/15/2021 18:12
16786349067	9/15/2021 18:12
Pat Culp	9/15/2021 18:12
Grady Smith	9/15/2021 18:14
Grady Smith	9/15/2021 18:14
Scott Welker	9/15/2021 18:16
Marc Bolden	9/15/2021 18:16
Marc Bolden	9/15/2021 18:16
Scott Welker	9/15/2021 18:16
Scott Welker	9/15/2021 18:22
Scott Welker	9/15/2021 18:59
Scott Welker	9/15/2021 19:12
Scott Welker	9/15/2021 19:12
James Colvin	9/15/2021 19:17
James Colvin	9/15/2021 19:17
Andrew Baker	9/15/2021 19:18
Andrew Baker	9/15/2021 19:19
Patrece Keeter	9/15/2021 19:19

Community Charrette 2 – 6:00 PM September 16, 2021

DeKalb County District 3 – Southwest DeKalb

Attendees (23): Edward Caddell, Deborah Wilson, Dorothy Kirby, Eric Schwartz, Harry Holley Sr., Jacqueline Humphrey, Joscelyn O'Neil, Karla Causey, LaShun Atwaters, Lawrence Kaiser, Lemuel Horton, Marcus Dorsey, Michael Alatalo, Pat Culp, Rosemary Hicks, Ayaz Ali, Brittney Newton, Christopher Sanders, Sybil Bolivar, Toya Washington, Wayne Powell, Zandro Zaragoza, Unknown #

County Staff (6): Larry Johnson (Commissioner), Sylvia Smith, Brian Brewer, Larry Washington, Laurel Corrao, Patrece Keeter

KH Staff (6): Winston Mitchell, Jon Tuley, Cristina Pastore, Eric Bosman, Brett Conn, Osaze Stigler

Additional Consultants (5): Amy Haase, Jonathan Webster, Katrina Highsmith, Michael Hightower, Rachel Staley, Nick Stephens,

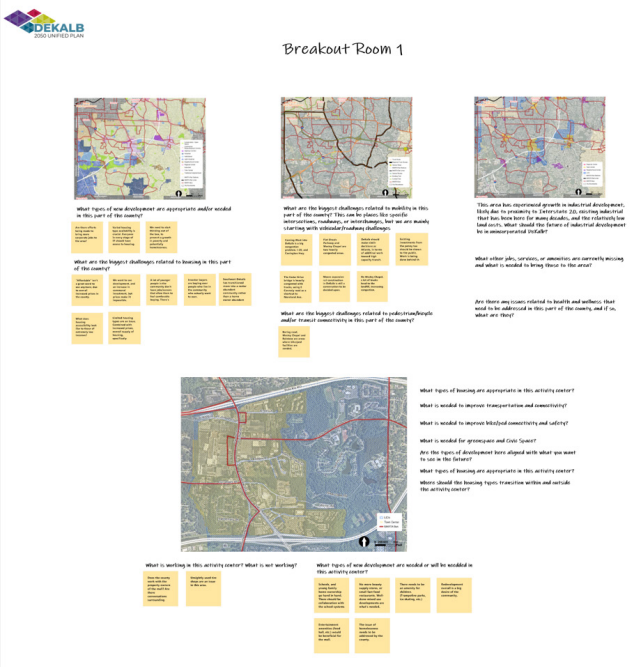
Breakout Group Discussions

After the presentation, attendees were placed into smaller breakout groups to maximize the collection of input received from the community. Each group was asked about the issues and opportunities pertaining to Land Use and Development, Transportation, and Economic and Community development in the area. The questions asked included:

- What types of new development are appropriate and/or needed in this part of the county?
- What are the biggest challenges related to mobility in this part of the county?
- What are the biggest challenges related to pedestrian/bicycle and/or transit connectivity in this part of the county?
- What should the future of industrial development be in unincorporated DeKalb?
- What other jobs, services, or amenities are currently missing and what is needed to bring those to the area?
- Are there any issues related to health and wellness that need to be addressed in this part of the county, and if so, what are they?

There were also questions asked pertaining to the district activity center as follows:

- What types of housing are appropriate in this activity center?
- What is needed to improve transportation and connectivity?
- Are the types of development here aligned with what you want to see in the future?
- What is needed for greenspace and Civic Space?
- Where should the housing types transition within and outside the activity center?
- What is working in this activity center? What is not working?
- What types of new development are needed or will be needed in this activity center?
- What is needed to improve bike/ped connectivity and safety?



Community Charrettes – September 15-28, 2021

Community Charrette 3 – 6:00 PM September 23, 2021

DeKalb County District 4 – East Central DeKalb

Attendees (13): Carlotta Rozzi, Chandra Blanks, Ella Gray, Jana Johnson, Joe Jean Borowski, Joe Arrington, Lance Hammonds, Larry Coles, Sonya Bradley, Ted Rhinehart, Alesia Brooks, Carlos Perez, Kristine Hansen-Dederick,

County Staff (5): Brian Brewer, Sylvia Smith, Laurel Corrao, Patrece Keeter, Larry Washington

KH Staff (6): Jon Tuley, Cristina Pastore, Eric Bosman, Osaze Stigler, Brett Conn, Winston Mitchell

Additional Consultants (5): Katrina Highsmith, Rachel Staley, Adam Ivory, Jonathan Webster, Jen Price

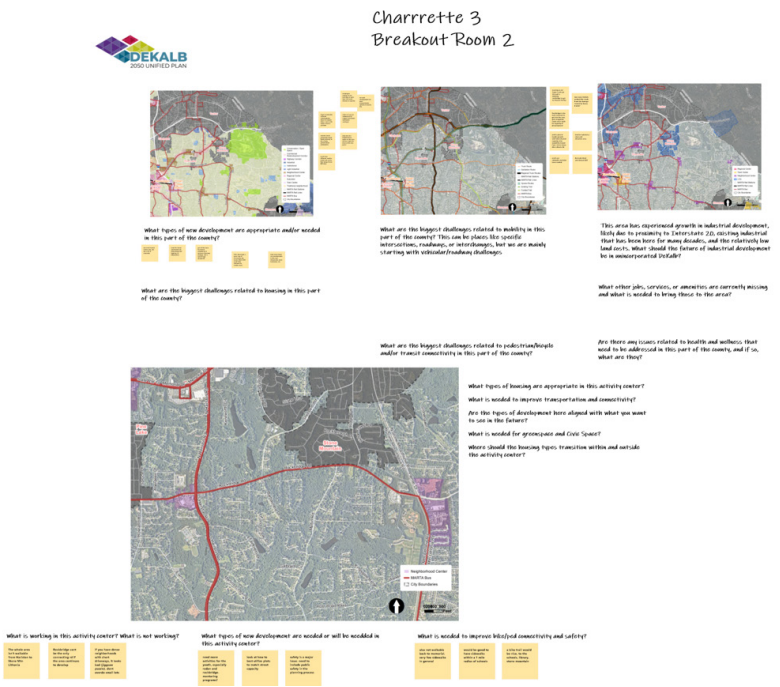
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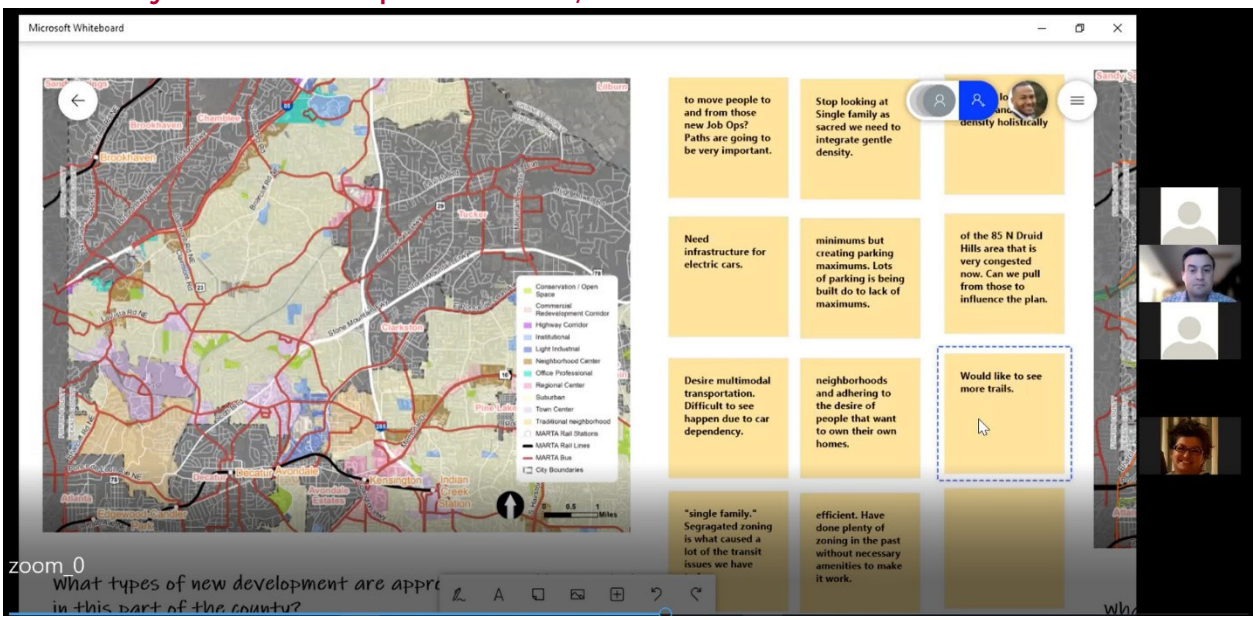
- What types of new development are appropriate and/or needed in this part of the county?
- What are the biggest challenges related to mobility in this part of the county?
- What are the biggest challenges related to pedestrian/bicycle and/or transit connectivity in this part of the county?
- What should the future of industrial development be in unincorporated DeKalb?
- What other jobs, services, or amenities are currently missing and what is needed to bring those to the area?
- Are there any issues related to health and wellness that need to be addressed in this part of the county, and if so, what are they?

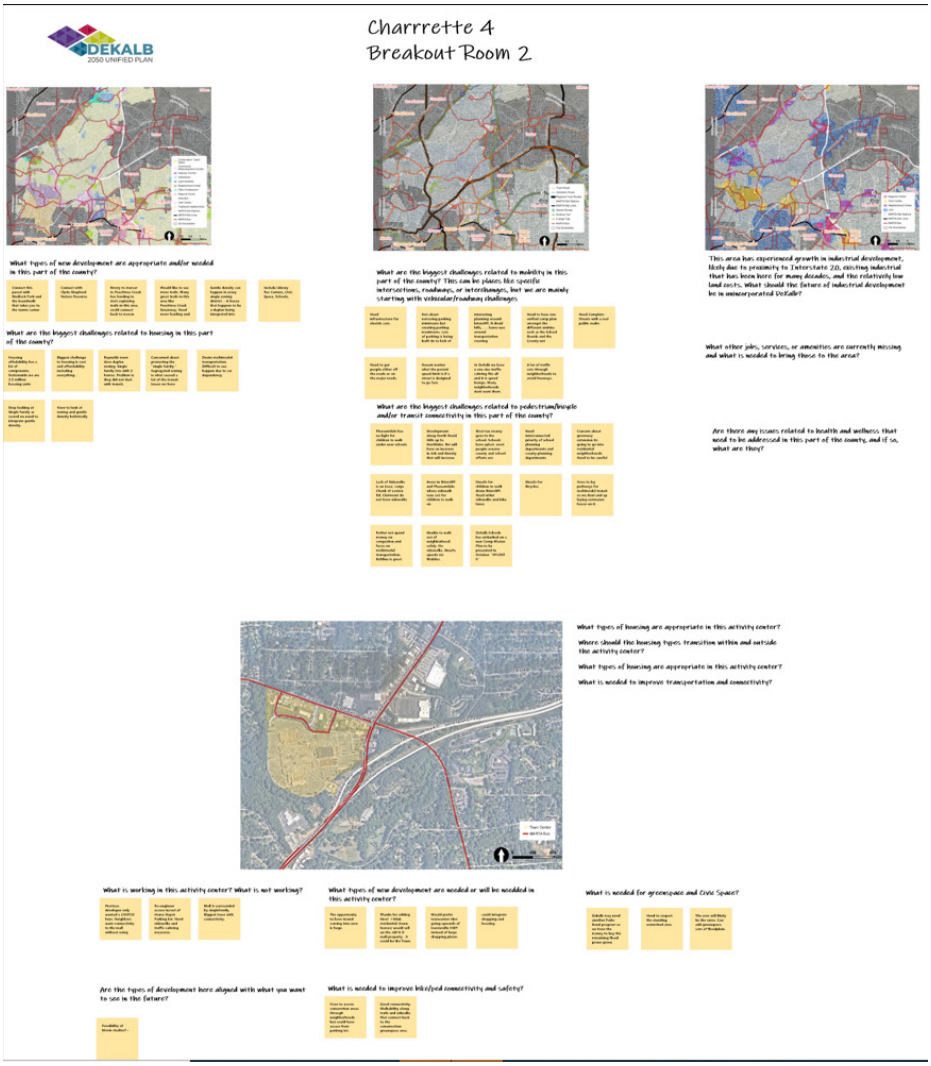
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- What types of new development are needed or will be needed in this activity center?
- What is needed to improve bike/ped connectivity and safety?



Community Charrettes – September 15-28, 2021



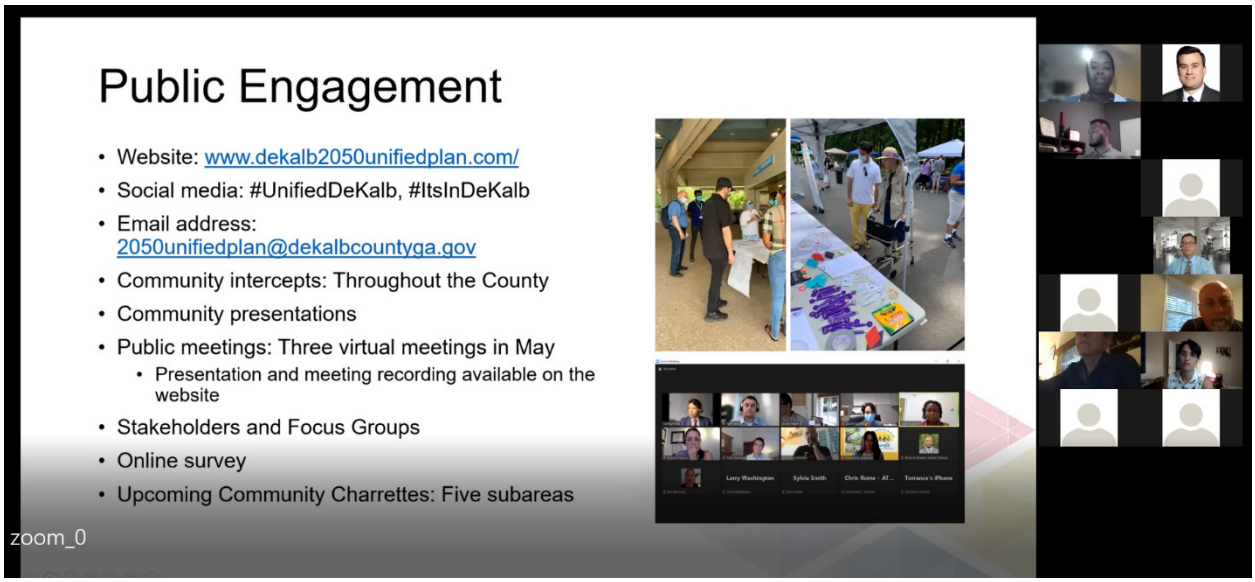


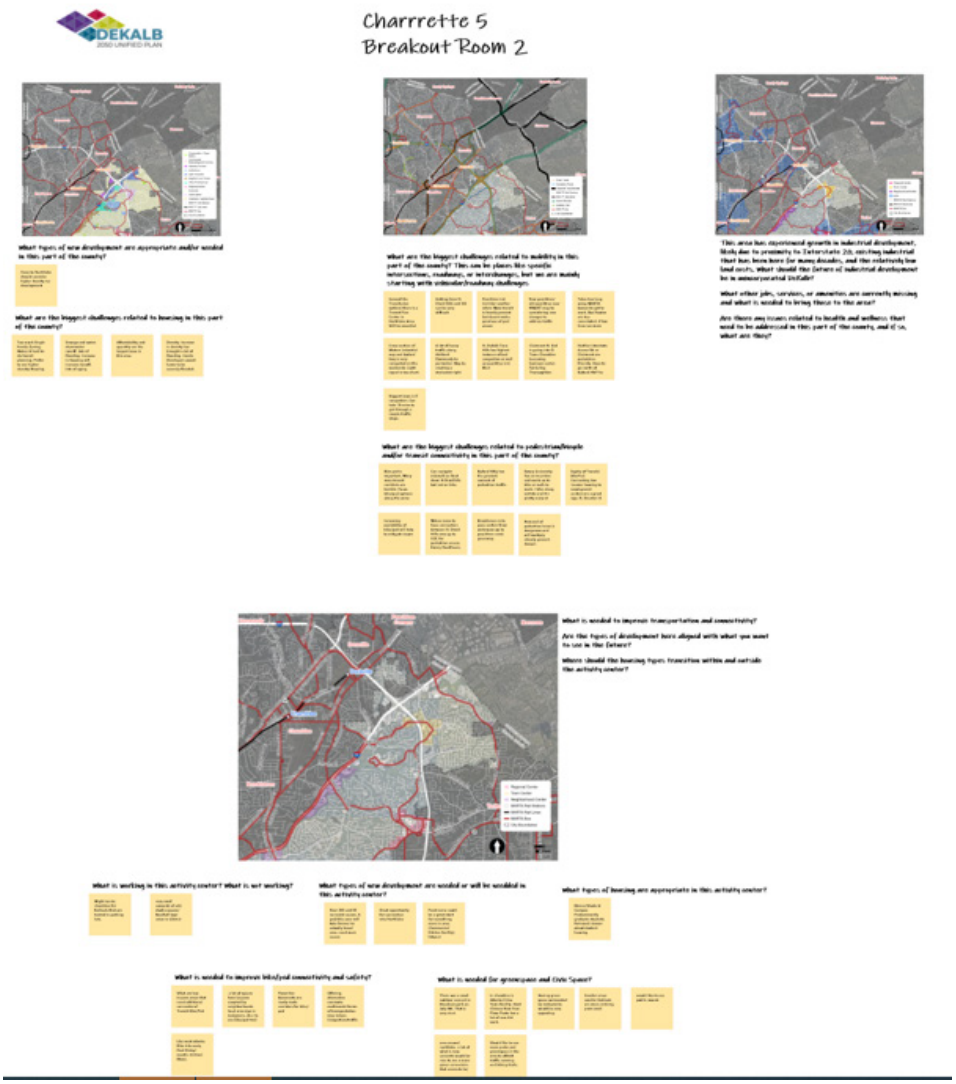
Community Charrettes – September 15-28, 2021

Zoom Meeting Report	
Name (Original Name)	Join Time
Jon Tuley	9/27/2021 17:42
Winston Mitchell	9/27/2021 17:42
Brett Conn	9/27/2021 17:43
Adam Ivory	9/27/2021 17:43
Andrew Baker	9/27/2021 17:43
Luis Taboada	9/27/2021 17:43
Sylvia Smith	9/27/2021 17:44
14046809148	9/27/2021 17:44
Patrece Keeter	9/27/2021 17:44
Cristina Pastore	9/27/2021 17:44
Laurel Corrao	9/27/2021 17:46
Rachel Staley	9/27/2021 17:47
Jonathan Webster	9/27/2021 17:47
Brian Brewer	9/27/2021 17:50
Sara Fountain	9/27/2021 17:51
Katrina Highsmith	9/27/2021 17:54
Osaze Stigler	9/27/2021 17:55
Barbara Vargas	9/27/2021 17:55
Nick Stephens	9/27/2021 17:56
Ted Daniel	9/27/2021 17:58
VICTOR WILLS	9/27/2021 17:58
Carolyn Law	9/27/2021 17:59
Mary Hinkel	9/27/2021 17:59
Eric Meyer	9/27/2021 18:00
Clarice Belcher	9/27/2021 18:00
Adam Manchester	9/27/2021 18:00
James Burge	9/27/2021 18:01
Jack Kittle	9/27/2021 18:01
Aileen de la Torre	9/27/2021 18:01
Jenny Lee	9/27/2021 18:02
Victoria Webb	9/27/2021 18:02
Gunter Sharp	9/27/2021 18:03
Bob Brewer	9/27/2021 18:03
Kathie Gannon	9/27/2021 18:03
Bernice Washington	9/27/2021 18:04
Eric Bosman	9/27/2021 18:05
Richard Alembik	9/27/2021 18:05
Gail Harris	9/27/2021 18:06
Eric B	9/27/2021 18:07
Cedric Hudson	9/27/2021 18:07
Costa Panos	9/27/2021 18:07
JEFF RADER	9/27/2021 18:08
jen hagler	9/27/2021 18:08
Larry Washington	9/27/2021 18:13
Kelly Jordan	9/27/2021 18:15
Terry Brantley	9/27/2021 18:17
Michael Heaphy	9/27/2021 18:18
12516890513	9/27/2021 18:21
Maurice White	9/27/2021 18:22
Joe Arrington	9/27/2021 18:29
Ed Caddell	9/27/2021 18:38
Q&A - Brett Conn (KH)	9/27/2021 18:38
Chris Hester	9/27/2021 18:54
Debbie Miller	9/27/2021 19:09

Zoom Meeting Report	
Name (Original Name)	Join Time
Aileen de la Torre	9/28/2021 18:02
Andrew Baker	9/28/2021 17:58
Brett Conn	9/28/2021 17:46
Brian Brewer	9/28/2021 17:44
Carlos Perez	9/28/2021 17:44
Chris Handley	9/28/2021 18:45
Chris Hester	9/28/2021 17:57
CHudson	9/28/2021 18:36
Cindy Dennis	9/28/2021 18:00
Costa Panos	9/28/2021 18:10
Cristina Pastore	9/28/2021 17:52
Doris Mukangu	9/28/2021 18:05
Edgard Lequerique	9/28/2021 18:08
Edward Caddell	9/28/2021 17:57
Eric Bosman	9/28/2021 17:48
James Mahony	9/28/2021 18:07
Jeffri Epps	9/28/2021 17:43
jen hagler	9/28/2021 18:02
John Ford	9/28/2021 17:54
Jon Tuley	9/28/2021 17:42
Jonathan Webster	9/28/2021 17:48
Katrina Highsmith	9/28/2021 17:53
Larry Washington	9/28/2021 17:59
Laurel Corrao	9/28/2021 17:43
Lauren Kiefer	9/28/2021 18:04
Martha Gross	9/28/2021 17:59
Michael Boyce	9/28/2021 17:57
Michael Godin	9/28/2021 18:31
Michael Hightower	9/28/2021 18:03
Nick Stephens	9/28/2021 17:52
OJI ONWUDEGU	9/28/2021 18:06
Osaze Stigler	9/28/2021 17:51
Patrece Keeter	9/28/2021 17:54
Q&A - Brett Conn (KH)	9/28/2021 18:30
Rachel Staley	9/28/2021 17:50
Rhys Saraceni	9/28/2021 17:59
Robert Patrick	9/28/2021 17:47
Serina Shyu	9/28/2021 18:01
Susan Fraysse	9/28/2021 18:03
Sylvia Smith	9/28/2021 17:47
Van Biesel	9/28/2021 18:01
Vinona Lei	9/28/2021 18:57
Winston Mitchell	9/28/2021 17:47

Community Charrettes – September 15-28, 2021





Transportation and Land Use Committee (Stakeholder Committee) Meeting – April 20, 2022

Draft Recommendations
Transportation and Land Use Committee Meeting
April 20, 2022

DeKalb County GEORGIA

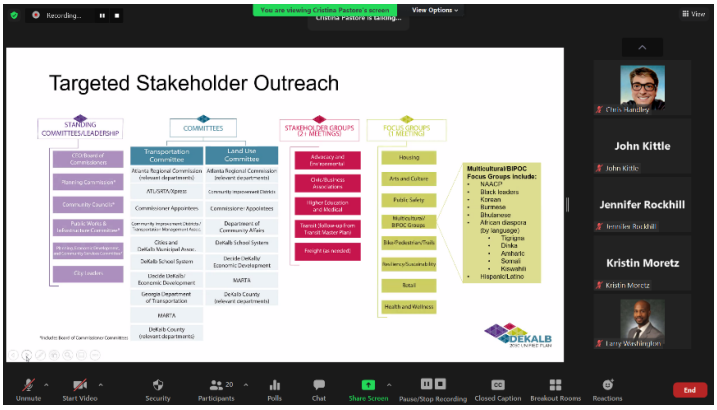
ATLANTA REGIONAL COMMISSION

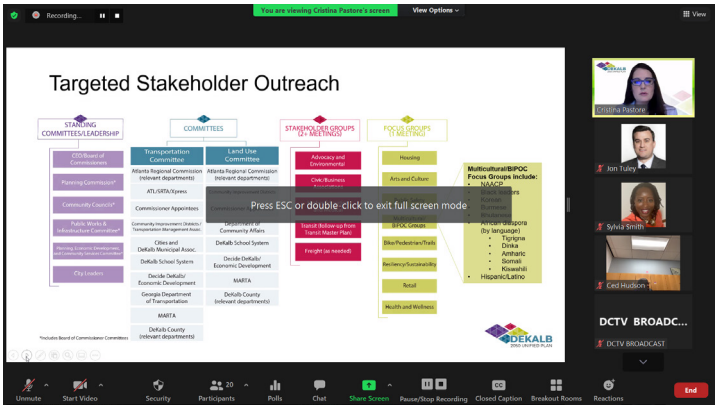
DEKALB 2050 UNIFIED PLAN

1. Summary	
Attended participants	60
Start time	4/20/22, 1:22:11 PM
End time	4/20/22, 4:02:18 PM
Meeting duration	2h 40m 8s
Average attendance time	1h 15m 15s
2. Participants	
Name	First join
Lewis, Jerry A.	4/20/22, 1:24:35 PM
Marcel Jackson	4/20/22, 1:25:20 PM
Mitchell, Winston	4/20/22, 1:25:38 PM
John Gurbal	4/20/22, 1:25:43 PM
Bosman, Eric	4/20/22, 1:26:24 PM
Brewer, Brian N.	4/20/22, 1:26:28 PM
Lawrence Kaiser	4/20/22, 1:26:33 PM
Tom Roberts	4/20/22, 1:26:53 PM
Byron Rushing	4/20/22, 1:27:06 PM
Cara Scharer	4/20/22, 1:27:48 PM
Pastore, Cristina	4/20/22, 1:27:55 PM
Hudson, Cedric	4/20/22, 1:28:02 PM
Cain Williamson	4/20/22, 1:28:06 PM
Aileen Daney	4/20/22, 1:28:18 PM
Keeter, Patrece	4/20/22, 1:28:31 PM
David Junger	4/20/22, 1:28:39 PM
Conn, Brett	4/20/22, 1:28:51 PM
Andrew Long	4/20/22, 1:29:10 PM
Micah Seibel	4/20/22, 1:29:11 PM
Washington, Larry	4/20/22, 1:30:04 PM
Smith, Sylvia	4/20/22, 1:30:08 PM
Matthew Lee	4/20/22, 1:30:16 PM
Weiss, Megan J	4/20/22, 1:30:20 PM
Ken Hildebrandt	4/20/22, 1:30:26 PM
Taboada, Luis	4/20/22, 1:30:28 PM
Forte, Monique B.	4/20/22, 1:30:30 PM
Sidney Douse	4/20/22, 1:30:31 PM
Hayes, David E.	4/20/22, 1:30:31 PM
Daniel Studdard	4/20/22, 1:30:39 PM
Davis, G. Leah	4/20/22, 1:31:14 PM
Kristin Moretz	4/20/22, 1:31:16 PM
Ryan Sellers	4/20/22, 1:31:28 PM
Christopher Sanders (Guest)	4/20/22, 1:31:35 PM
Katie Perumbeti	4/20/22, 1:31:57 PM
Patti Garrett (Guest)	4/20/22, 1:32:13 PM
Floyd, Greg	4/20/22, 1:32:27 PM
Hari Karikaran	4/20/22, 1:32:48 PM
Choi, Jessica	4/20/22, 1:33:01 PM
Alison Clark	4/20/22, 1:33:07 PM
Johnson, Anna A	4/20/22, 1:33:20 PM
Richard McLeod	4/20/22, 1:34:04 PM
Davis Fox (Guest)	4/20/22, 1:34:13 PM
Ellis, Chuck	4/20/22, 1:34:39 PM
Dorian DeBarr	4/20/22, 1:35:21 PM
Angela Threadgill	4/20/22, 1:36:04 PM
Morgan, Jason	4/20/22, 1:37:35 PM
Michael Smith	4/20/22, 1:37:59 PM
Aileen de la Torre	4/20/22, 1:40:06 PM
Mayor John Ernst (Guest)	4/20/22, 1:41:54 PM
Evans, Mario A.	4/20/22, 1:42:16 PM
Alison Clark (Guest)	4/20/22, 1:42:17 PM
Barnes, Korey	4/20/22, 1:42:33 PM
Pelton, David	4/20/22, 1:42:35 PM
Linda Abaray	4/20/22, 1:44:28 PM
Alison Clark (Guest)	4/20/22, 1:48:04 PM
Emory (Guest)	4/20/22, 1:52:41 PM
Marquitrice Mangham	4/20/22, 1:53:52 PM
Michelle Beesten-Alexander	4/20/22, 2:00:03 PM
Alison Clark	4/20/22, 2:05:37 PM
McCoy, Demetrius	4/20/22, 2:21:01 PM

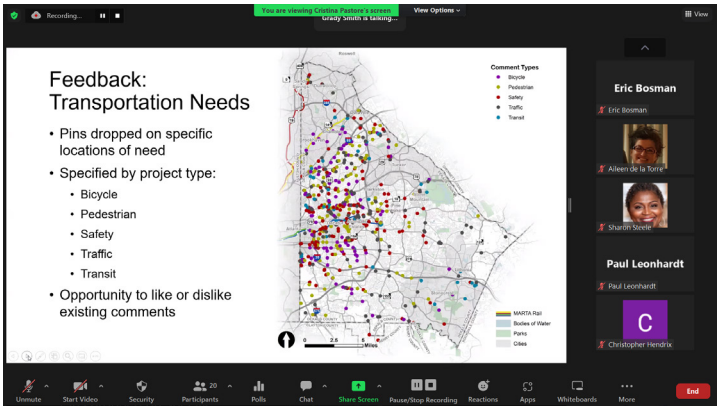
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Brewer, Brian N.	4/20/22, 1:26:28 PM
Lawrence Kaiser	4/20/22, 1:26:33 PM
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Byron Rushing	4/20/22, 1:27:06 PM
Cara Scharer	4/20/22, 1:27:48 PM
Pastore, Cristina	4/20/22, 1:27:55 PM
Hudson, Cedric	4/20/22, 1:28:02 PM
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Aileen Daney	4/20/22, 1:28:18 PM
Keeter, Patrece	4/20/22, 1:28:31 PM
David Junger	4/20/22, 1:28:39 PM
Conn, Brett	4/20/22, 1:28:51 PM
Andrew Long	4/20/22, 1:29:10 PM
Micah Seibel	4/20/22, 1:29:11 PM
Washington, Larry	4/20/22, 1:30:04 PM
Smith, Sylvia	4/20/22, 1:30:08 PM
Matthew Lee	4/20/22, 1:30:16 PM
Weiss, Megan J	4/20/22, 1:30:20 PM
Ken Hildebrandt	4/20/22, 1:30:26 PM
Taboada, Luis	4/20/22, 1:30:28 PM
Forte, Monique B.	4/20/22, 1:30:30 PM
Sidney Douse	4/20/22, 1:30:31 PM
Hayes, David E.	4/20/22, 1:30:31 PM
Daniel Studdard	4/20/22, 1:30:39 PM
Davis, G. Leah	4/20/22, 1:31:14 PM
Kristin Moretz	4/20/22, 1:31:16 PM
Ryan Sellers	4/20/22, 1:31:28 PM
Christopher Sanders (Guest)	4/20/22, 1:31:35 PM
Katie Perumbeti	4/20/22, 1:31:57 PM
Patti Garrett (Guest)	4/20/22, 1:32:13 PM
Floyd, Greg	4/20/22, 1:32:27 PM
Hari Karikaran	4/20/22, 1:32:48 PM
Choi, Jessica	4/20/22, 1:33:01 PM
Alison Clark	4/20/22, 1:33:07 PM
Johnson, Anna A	4/20/22, 1:33:20 PM
Richard McLeod	4/20/22, 1:34:04 PM
Davis Fox (Guest)	4/20/22, 1:34:13 PM
Ellis, Chuck	4/20/22, 1:34:39 PM
Dorian DeBarr	4/20/22, 1:35:21 PM
Angela Threadgill	4/20/22, 1:36:04 PM
Morgan, Jason	4/20/22, 1:37:35 PM
Michael Smith	4/20/22, 1:37:59 PM
Aileen de la Torre	4/20/22, 1:40:06 PM
Mayor John Ernst (Guest)	4/20/22, 1:41:54 PM
Evans, Mario A.	4/20/22, 1:42:16 PM
Alison Clark (Guest)	4/20/22, 1:42:17 PM
Barnes, Korey	4/20/22, 1:42:33 PM
Pelton, David	4/20/22, 1:42:35 PM
Linda Abaray	4/20/22, 1:44:28 PM
Alison Clark (Guest)	4/20/22, 1:48:04 PM
Emory (Guest)	4/20/22, 1:52:41 PM
Marquitrice Mangham	4/20/22, 1:53:52 PM
Michelle Beesten-Alexander	4/20/22, 2:00:03 PM
Alison Clark	4/20/22, 2:05:37 PM
McCoy, Demetrius	4/20/22, 2:21:01 PM

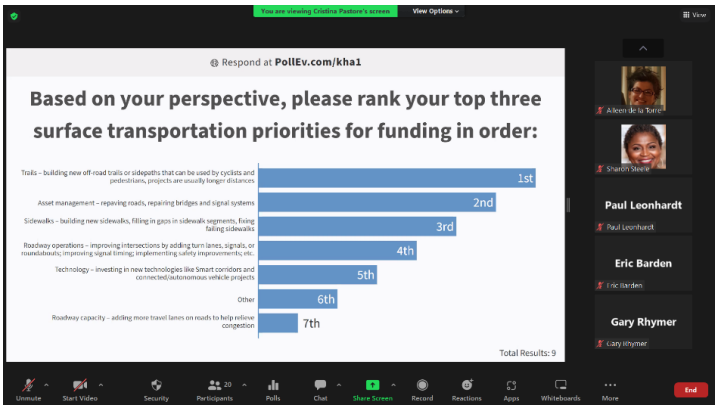
Countywide Virtual Public Meetings – May 11-14, 2022



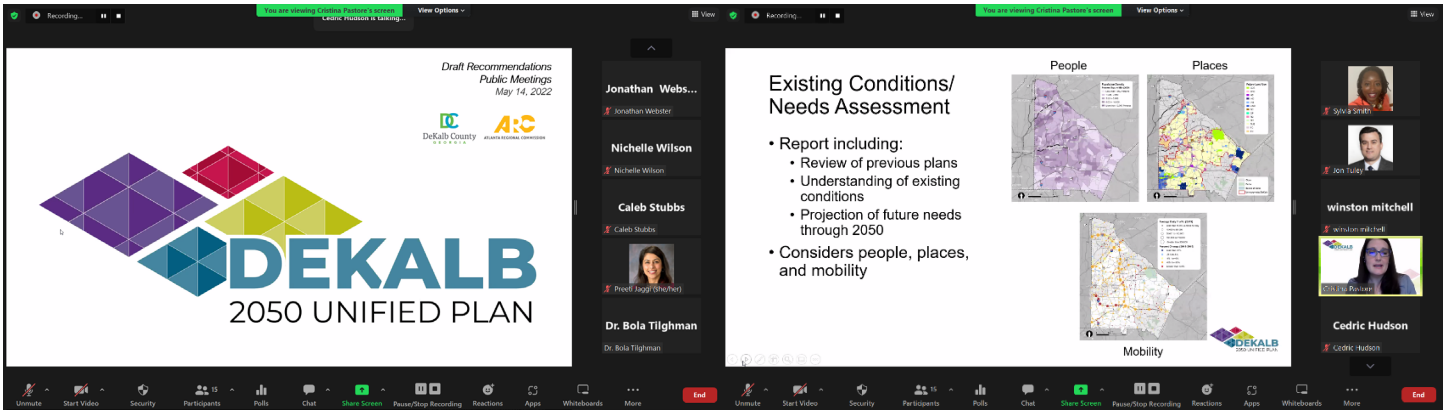


Zoom Meeting Report	
Name (Original Name)	Join Time
Angelita Streeter	5/11/2022 12:31
Brett Conn	5/11/2022 12:31
Brian Brewer	5/11/2022 12:28
Carey Maike Caudle-Rozhavsky	5/11/2022 13:26
Ced Hudson	5/11/2022 12:50
Chris Handley	5/11/2022 12:59
Cristina Pastore	5/11/2022 12:34
DCTV BROADCAST (Mekel Blackwell)	5/11/2022 12:35
Eric Schieb	5/11/2022 12:57
Janea Dix	5/11/2022 13:17
Jennifer Rockhill	5/11/2022 13:00
Jessica Choi	5/11/2022 12:43
John Kittle	5/11/2022 12:58
Jon Tuley	5/11/2022 12:27
Jonathan Webster	5/11/2022 12:40
Kristin Moretz	5/11/2022 12:58
Kristine Hansen-Dederick	5/11/2022 12:33
Larry Washington	5/11/2022 12:27
Luis Taboada	5/11/2022 12:34
Mekel Blackwell	5/11/2022 12:34
Patrece Keeter	5/11/2022 12:33
Q&A_Winston (winston mitchell)	5/11/2022 12:35
Sylvia Smith	5/11/2022 12:36
winston mitchell	5/11/2022 12:34
Zandro Zaragoza	5/11/2022 13:35





Countywide Virtual Public Meetings – May 11-14, 2022

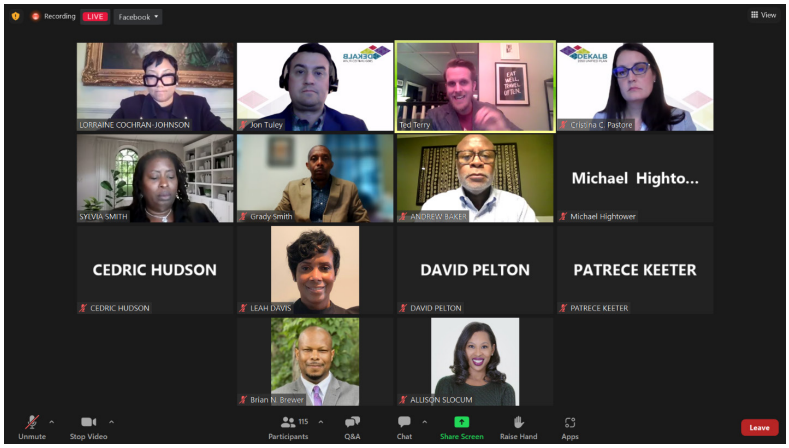


Zoom Meeting Report	
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Aileen de la Torre	5/12/2022 18:00
Brian Brewer	5/12/2022 17:29
Brittany Brison	5/12/2022 17:33
Cedric Hudson	5/12/2022 17:36
Chameka Small	5/12/2022 18:06
Christopher Hendrix	5/12/2022 18:00
Cristina Pastore	5/12/2022 17:33
DCTV (william rembert)	5/12/2022 17:44
Eric Barden	5/12/2022 18:32
Eric Bosman	5/12/2022 17:51
Gary Rhymer	5/12/2022 18:51
Grady Smith	5/12/2022 17:32
Jon Tuley	5/12/2022 17:25
Luis Taboada	5/12/2022 17:36
Patrece Keeter	5/12/2022 17:32
Paul Leonhardt	5/12/2022 18:02
Q&A - Winston (winston mitchell)	5/12/2022 17:48
Sandy Johnson	5/12/2022 17:31
Sharon Grant	5/12/2022 17:57
Sharon Steele	5/12/2022 18:02
Shelby Hall	5/12/2022 18:01
Sylvia Smith	5/12/2022 17:29
william rembert	5/12/2022 17:31
winston mitchell	5/12/2022 17:30

Zoom Meeting Report	
Name (Original Name)	Join Time
Andrew BAker	5/14/2022 10:32
Brian Brewer	5/14/2022 10:29
Caleb Stubbs	5/14/2022 10:52
Cedric Hudson	5/14/2022 10:33
Cristina Pastore	5/14/2022 10:34
Dr. Bola Tilghman	5/14/2022 10:57
Eric Bosman	5/14/2022 10:45
John Doxey	5/14/2022 11:47
Jon Tuley	5/14/2022 10:28
Jonathan Webster	5/14/2022 10:39
Katrina Highsmith	5/14/2022 10:44
Lance Hammonds	5/14/2022 11:11
Luis Taboada	5/14/2022 10:34
Michael Hightower	5/14/2022 10:52
Nichelle Wilson	5/14/2022 10:40
Patrece Keeter	5/14/2022 10:33
Preeti Jaggi	5/14/2022 11:01
Q&A Winston (winston mitchell)	5/14/2022 10:37
Rep Viola Davis (Viola Davis)	5/14/2022 11:50
Sylvia Smith	5/14/2022 10:35
T. Tony Osinaiya	5/14/2022 11:26
winston mitchell	5/14/2022 10:36
Zandro Zaragoza	5/14/2022 11:24

Super District Virtual Town Hall – June 1, 2022





Draft Recommendations
Super District Town Hall
June 1, 2022

DeKalb County GEORGIA
ATLANTA REGIONAL COMMISSION

DEKALB
2050 UNIFIED PLAN

DeKalb 2050 Unified Plan - Survey Round 1

DEKALB 2050 UNIFIED PLAN

Public Engagement Survey

DeKalb Today and Tomorrow

Your DeKalb County Today

Consider the DeKalb County that you see today. What is a word or short phrase to describe it?

0/50

Your DeKalb County in the Future

Consider your vision for DeKalb County in the next 30 years. What is a word or short phrase to describe it?

0/50

Issues and Opportunities Activity

Regarding land use elements, the Unified Plan has identified nine overarching **issues and opportunities** for DeKalb County. For more info on the Issues and Opportunities in DeKalb, **click here.**

Rank Issues and Opportunites

Please rank the top three DeKalb County issues and opportunities that are most important to you.

Move items here.

- Intergovernmental Coordination +
- Natural Resources and Sustainability +
- Arts, Culture, and Historic Resources +
- Land Use Development Patterns +
- Equity +
- Housing +
- Economic Development +
- Transportation +
- Community Health, Wellness, and Safety +

Other Issues and Opportunities

Did we miss an Issue or Opportunity? Please type it in the box below.

The Unified Plan has identified 11 priorities specifically about **transportation** in DeKalb County. For more info on the Transportation Priorities, **click here.**

Rank Transportation Priorities

Please rank the top three DeKalb County transportation priorities that are most important to you.

Move items here.

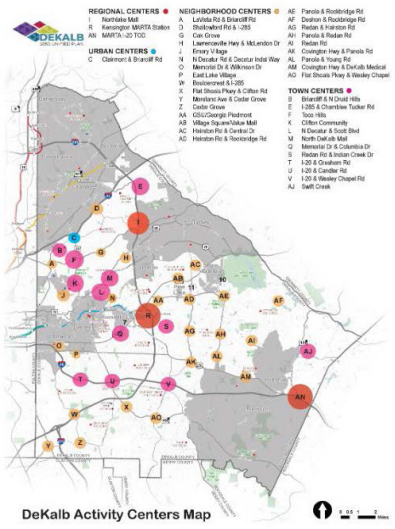
- Provide Transportation Options through Connectivity across Modes +
- Promote Equity +
- Improve Safety +
- Enable Healthy Communities and Improve Quality of Life +
- Respect and Improve DeKalb County's Character +
- Increase Access to Jobs and Education +
- Better Accommodate Movement of Goods +
- Improve Maintenance +
- Increase Funding for Improvements +
- Encourage Economic Development +
- Practice Fiscal Responsibility in Transportation Investments +

Other Transportation Priorities

Did we miss a Transportation Priority? Please type it in the box below.

Where Good Things are Happening Activity

Using the map for reference, please select the Activity Centers where you think good things are happening. Then tell us where you would like to see more good things happen in DeKalb.



Click map to enlarge (map will open in a new tab).

DeKalb 2050 Unified Plan - Survey Round 1

Where are good things happening?

Please select the Activity Centers where you think good things are happening in DeKalb. (Select up to 5 options)

- [ ] A - LaVista Rd & Briarcliff Rd
- [ ] B - Briarcliff & N Druid Hills
- [ ] C - Clairmont & Briarcliff Rd
- [ ] D - Shallowford Rd & I-285
- [ ] E - I-285 & Chamblee Tucker Rd
- [ ] F - Toco Hills
- [ ] G - Oak Grove
- [ ] H - Lawrenceville Hwy & McLendon Dr
- [ ] I - Northlake Mall
- [ ] J - Emory Village
- [ ] K - Clifton Community
- [ ] L - N Decatur Rd & Scott Blvd
- [ ] M - North DeKalb Mall
- [ ] N - N Decatur Rd & Decatur Industrial Way
- [ ] O - Memorial Dr & Wilkinson Dr
- [ ] P - East Lake Village
- [ ] Q - Memorial Dr & Columbia Dr
- [ ] R - Kensington MARTA Station
- [ ] S - Redan Rd & Indian Creek Dr
- [ ] T - I-20 & Gresham Rd
- [ ] U - I-20 & Candler Rd
- [ ] V - I-20 & Wesley Chapel Rd
- [ ] W - Bouldercrest & I-285
- [ ] X - Flat Shoals Pkwy & Clifton Rd
- [ ] Y - Moreland Ave & Cedar Grove
- [ ] Z - Cedar Grove
- [ ] AA - GSU/Georgia Piedmont
- [ ] AB - Village Square/Value Mall
- [ ] AC - Hairston Rd & Central Dr
- [ ] AD - Hairston Rd & Rockbridge Rd
- [ ] AE - Panola & Rockbridge Rd
- [ ] AF - Deshon & Rockbridge Rd
- [ ] AG - Redan & Hairston Rd
- [ ] AH - Panola & Redan Rd
- [ ] AI - Redan Rd
- [ ] AJ - Swift Creek
- [ ] AK - Covington Hwy & Panola Rd
- [ ] AL - Panola & Young Rd
- [ ] AM - Covington Hwy & DeKalb Medical Way
- [ ] AN - MARTA I-20 TOD Plan
- [ ] AO - Flat Shoals Pkwy & Wesley Chapel Rd
- [ ] Other (describe)

- [ ] V - I-20 & Wesley Chapel Rd
- [ ] W - Bouldercrest & I-285
- [ ] X - Flat Shoals Pkwy & Clifton Rd
- [ ] Y - Moreland Ave & Cedar Grove
- [ ] Z - Cedar Grove
- [ ] AA - GSU/Georgia Piedmont
- [ ] AB - Village Square/Value Mall
- [ ] AC - Hairston Rd & Central Dr
- [ ] AD - Hairston Rd & Rockbridge Rd
- [ ] AE - Panola & Rockbridge Rd
- [ ] AF - Deshon & Rockbridge Rd
- [ ] AG - Redan & Hairston Rd
- [ ] AH - Panola & Redan Rd
- [ ] AI - Redan Rd
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- [ ] AK - Covington Hwy & Panola Rd
- [ ] AL - Panola & Young Rd
- [ ] AM - Covington Hwy & DeKalb Medical Way
- [ ] AN - MARTA I-20 TOD Plan
- [ ] AO - Flat Shoals Pkwy & Wesley Chapel Rd
- [ ] Other (describe)

About You (Optional)

We are interested to learn more about you! Please provide the following information so we know more about our survey respondents. **Thanks!**

What is your age?

- ○ 17 years old or younger
- ○ 18 to 24
- ○ 25 to 29
- ○ 30 to 34
- ○ 35 to 39
- ○ 40 to 44
- ○ 45 to 49
- ○ 50 to 54
- ○ 55 to 59
- ○ 60 to 64
- ○ 65 to 74
- ○ 75 years and older
- ○ Prefer not to answer

DeKalb 2050 Unified Plan - Survey Round 1

About You (Optional)

We are interested to learn more about you! Please provide the following information so we know more about our survey respondents. **Thanks!**

What is your age?

- 17 years old or younger
- 18 to 24
- 25 to 29
- 30 to 34
- 35 to 39
- 40 to 44
- 45 to 49
- 50 to 54
- 55 to 59
- 60 to 64
- 65 to 74
- 75 years and older
- Prefer not to answer

What is you total annual household income?

- under $20,000
- $20,000 to $34,999
- $35,000 to $49,999
- $50,000 to $64,999
- $65,000 to $79,999
- $80,000 to $99,999
- $100,000 to $149,999
- $150,000 to $199,999
- $200,000 to $249,999
- $250,000 or more
- Prefer not to answer

What is your employment status?

- Full-Time
- Part-Time
- Student
- Stay-at-Home
- Retired
- Unemployed
- Prefer not to answer

Which race or ethnicity best describes you?
(select one or more)

- [ ] Black or African American
- [ ] White
- [ ] Hispanic or Latinx
- [ ] Asian or Pacific Islander
- [ ] Multiple
- [ ] Native American
- [ ] Other
- [ ] Prefer not to answer

Is your primary language spoken at home English?

- Yes
- No
- A mix
- Prefer not to answer

What is your relation to DeKalb County?

- I live in the County
- I work in the County
- I live and work in the County
- Other

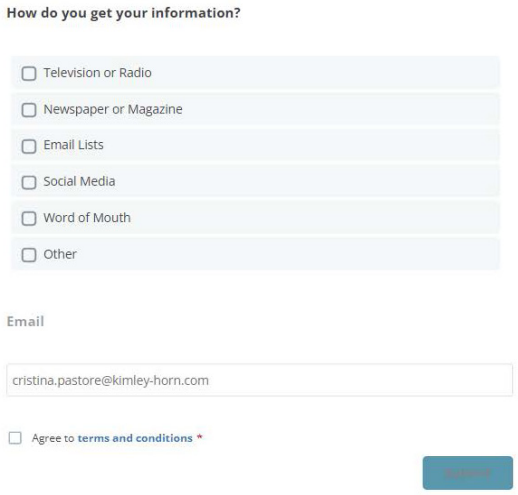
What is your home ZIP code?
5 digits

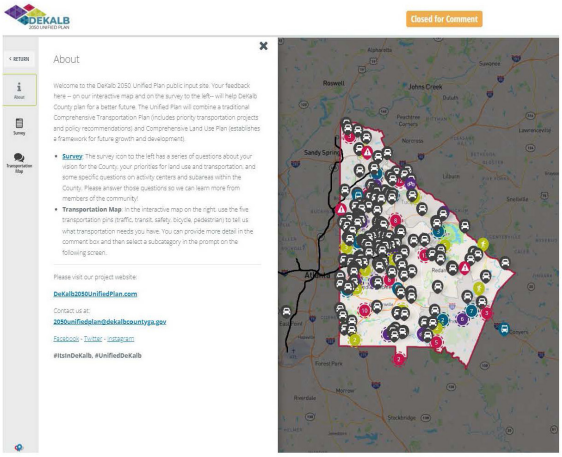
0/5

What is your work or school ZIP code?
5 digits

0/5

DeKalb 2050 Unified Plan - Survey Round 1





DeKalb 2050 Unified Plan - Survey Round 2

Tuesday, June 14, 2022

DeKalb 2050 Unified Plan
Survey

INTRODUCTION

WELCOME TO THE DEKALB 2050 UNIFIED PLAN SURVEY!

Welcome to the Recommendations survey for the DeKalb 2050 Unified Plan – your input is critical to the success of the plan! The survey includes three sets of questions:

- **Transportation** – roadway, bicycle, and pedestrian projects as well as transportation and transit policies (approximately 10-15 minutes)
- **Land Use/Quality of Life** – changes to future land use and activity centers, other topics that affect quality of life (approximately 10-15 minutes)
- **About You** – optional questions that help us to understand more about our survey participants (approximately 3-5 minutes)

You can choose to answer questions about transportation only, land use/quality of life only, or both. "About You" questions are optional.

Which survey questions would you like to answer?

Both sets of questions

TRANSPORTATION

GENERAL TRANSPORTATION

Today, DeKalb County has a local source of funding that helps to pay for important transportation improvements. This source is called a countywide SPLOST (special purpose local option sales tax). The Unified Plan assumed that the SPLOST program continues for the coming years to fund future transportation projects. The current SPLOST monies generally do not pay for transit improvements. DeKalb County residents pay a one percent sales tax to MARTA to fund existing system operations and small-scale transit improvements.

Current SPLOST funding for transportation can be used in multiple ways:

- **Asset management** – repaving roads, repairing bridges and signal systems
- **Technology** – investing in new technologies like smart corridors and connected/autonomous vehicle projects
- **Roadway capacity** – adding more travel lanes on roads to help relieve congestion
- **Roadway operations** – improving intersections by adding turn lanes, signals, or roundabouts; improving signal timing; implementing safety improvements; etc.
- **Sidewalks** – building new sidewalks, filling in sidewalk gaps, fixing failing sidewalks
- **Trails** – building new off-road trails or sidepaths that can be used by cyclists and pedestrians for longer distances

Please click and drag to rank your top three priorities for funding in order: (Note - you may rank all the priorities, but for this survey, only your top three will be considered)

1: Roadway operations
2: Roadway capacity
3: Asset management
4: Sidewalks
5: Trails
6: Technology
7: Other – please explain

The map shows the combination of roadway and trail projects currently identified for the first 12 years of the plan. Please note that sidewalks are included in a separate funding set-aside not shown here. Based on the projects shown, please provide your thoughts on the balance of projects. Would you like to see:

More Roadway Projects



SURFACE TRANSPORTATION PROJECTS (ROADWAY, BICYCLE, PEDESTRIAN)

The 2050 DeKalb Unified Plan includes specific project recommendations for three primary categories of projects:

- **Roadway corridor projects** - includes adding new lanes, adding medians, or improving multiple intersections along a road
- **Intersection improvements** - includes individual intersection improvements and safety enhancements at a singular location
- **Multiuse trails or sidepaths** - can be used by cyclists and pedestrians

The map below represents some of the roadway corridor projects of interest to DeKalb County. Of the 16 roadway corridor projects, please check up to 4 that you think the County should prioritize.

B - Wesley Chapel Road Capacity Improvement from Boring Road to Flat Shoals Parkway
D - Covington Highway Operational Improvements from Glenwood Road to Young Road
K - Redan Road Capacity Improvement from Elder Lane to S Hairston Road
M - SR 12/US 278 Operational Improvement from Dekalb Medical Parkway to Cragstone Court



The map below represents some of the intersection projects of interest to DeKalb County. Of the 14 intersection projects, please check up to 4 that you think the County should prioritize.

H - N Clarendon Avenue at Rockbridge Road

Intersection Improvement
I - S Deshon Road at Alford Road Intersection Improvement
J - S Deshon Road at Rogers Lake Road Intersection Improvement
L - Panola Road at Stone Mountain Lithonia Road Rail Crossing Improvement



The map below represents some of the trail projects of interest to DeKalb County. Of the 16 trail projects, please check up to 4 that you think the County should prioritize.

A - Farmers Market Trail from South Peachtree Creek Trail to Stone Mountain Trail in Avondale Estates
E - DeKalb Industrial Way Greenway from Lawrenceville Highway to Jefferson Square Court
K - Indian Creek MARTA Station Trails from S Indian Creek Drive to Snapfinger Trail PATH



Want to review the projects in more detail?

If you'd like to review the transportation projects in further detail, you can comment on our two interactive maps using the **following link [DeKalb 2050 Unified Plan Projects]**. The tabs at the top will allow you to provide any additional feedback on projects in Unincorporated DeKalb County and share your thoughts on projects in the cities.

TRANSIT

The Unified Plan also is considering possible transit improvements. The following questions focus specifically on some of the types of potential transit improvements being considered.



Regarding future transit investments in DeKalb County, what is your preference?

Make large investments in a few priority corridors

Which transportation corridors should be prioritized for major transit investments? Please click and drag to rank your top 4 corridors in order of transit priority:

1: Covington Highway
2: I-285 Corridor
3: I-20 East Corridor
4: Memorial Drive
5: Candler Road
6: Buford Highway
7: Clifton Corridor
8: LaVista Road
9: None – I do not want any major transit investments in DeKalb County
10: Other

NEW SALES TAX OPPORTUNITIES

DeKalb County can consider implementing a new sales tax for transportation and transit. Up to one percent (1%) can be considered for surface transportation projects (roadway, bicycle, pedestrian, trail) or up to one percent (1%) can be considered for transit projects. A combination of taxes also could be considered where some funds go to surface transportation projects and other funds go to transit. Currently, most of DeKalb County has an 8% sales tax. If you pay $1.08 for a cup of coffee today, your cup of coffee would cost $1.09 after a 1% sales tax addition.

DeKalb County is still weighing all the options, and no decisions have been made about new local funding opportunities. The questions below gauge your interest in a new sales tax and how much you would be willing to support by type.

Would you support a new surface transportation sales tax (to fund roadway, bicycle, pedestrian, trail projects) of up to one (1) percent?

No

Would you support a new transit sales tax of up to one (1) percent?

No

LAND USE AND QUALITY OF LIFE

FUTURE LAND USE RECOMMENDATIONS

Please select whether you agree/disagree with the following recommendations. There will be an opportunity to provide additional feedback about your choices at the end of the end of the Future Land

DeKalb 2050 Unified Plan - Survey Round 2

Use and Policies section.
The County's Future Land Use Map (FLUM) establishes a vision to guide the physical development of the community. This document is used to make decisions and develop policies that have long-term impacts regarding what land uses are appropriate and how the community will grow. One of the key features of DeKalb County's FLUM is the identification of activity centers throughout the County, which are intended to serve as focus areas for activity and development.

Activity Center Criteria – an area should be considered eligible as an Activity Center if the area is:

- Located at or near the intersection of a major road or interstate or near a MARTA transit station
- Contains a variety of land uses (retail/shopping, residential, office, etc.)
- Has experienced recent development activity that is of higher intensity than the surrounding area
- Large enough to allow for transitions in development intensity between the activity center and surrounding areas (particularly single-family neighborhoods)

To what degree do you agree that these criteria should be used to identify activity centers throughout DeKalb County? Strongly Agree

Use of Small Area Plans - Small Area Plans help guide how activity centers should develop in a greater level of detail. These community-based plans also help address specific issues identified by the community.

To what degree do you agree that Small Area Plans should be used in this way to address these issues? Strongly Agree

New Residential Character Area - Residential areas throughout DeKalb are diverse and unique. The current Future Land Use Map, however, considers the majority of DeKalb as only one character area – "Suburban." To better reflect the diversity of development and character, a new character area is proposed for the more intown and older residential areas. This new category will encourage better connectivity and address infill development opportunities. The map shows where the new character area will be located in DeKalb County.



To what degree do you agree or disagree with the creation of this new character area? Strongly Agree

New Residential Character Area – Help us name this new character area! From the options below, let us know which name best fits this new character area focused on connectivity and infill development opportunities. Established Residential

Additional Comments/Concerns

Please use the comment box below to address any land use and development issues or priorities not mentioned here, or that you would like to see greater emphasis. We also encourage you to share why you agreed or disagreed with any of the Future Land Use recommendations above.

Cap Rental and investor properties in Southeast Dekalb to 15%!

PRIORITY POLICY AREAS

Economic development and housing are key policy areas addressed in a community's Comprehensive Plan and were identified as priorities by DeKalb County stakeholders.

ECONOMIC DEVELOPMENT

Focus on Economic development in DeKalb County by taking steps that include:

- Coordinating with Decide DeKalb, which is the Development Authority of DeKalb County
- Coordinating Land Use policy to better support business recruitment and retention
- Placing greater emphasis on economic development in underserved and marginalized communities
- Supporting additional workforce development efforts

Please click and drag to rank the action items in order of priority from 1-4 (where 1 is the highest priority).

1: Emphasize economic development in underserved and marginalized communities

2: Support business recruitment and retention

3: Coordinate with Decide DeKalb

4: Support workforce development efforts

HOUSING

Focus on policies to increase housing affordability and provide a diverse mix of housing types by taking steps that include:

- Developing a County housing strategy focused on the preservation of existing affordable housing, the creation of new affordable units, and partnerships with both private and non-profit entities
- Establishing a staff position focused specifically on housing affordability
- Creating a new housing affordability advisory committee
- Preserving existing supply of workforce and affordable housing
- Identifying opportunities to partner with private and non-profit organizations to provide workforce and affordable housing

Please click and drag to rank the action items in order of priority from 1-5 (where 1 is the highest priority).

1: Develop a County housing strategy

2: Establish a housing affordability staff position

3: Create a new housing affordability advisory committee

4: Preserve existing supply of workforce and affordable housing

5: Identify opportunities for public-private partnerships

Additional Comments/Concerns

ADDITIONAL POLICY AREAS

The DeKalb Unified Plan will address a variety of issues across the County, but we would like your feedback on how the County should consider prioritizing them. Included below is a list of additional policy areas and associated action items:

- **Sustainability** – Develop a countywide sustainability plan with goals and benchmarks to promote more sustainable practices and development in DeKalb. Pursue ARC Green Communities certification.
- **Arts, Culture, and Historic Resources** – Create a comprehensive plan for DeKalb's artistic, cultural, and historic resources and establish a staff position to assist and support implementation and coordination.
- **Health and Wellness** – Identify focus areas in the County with the greatest needs including areas with food insecurity and low access to healthy food. Support education and workforce efforts such as Learn4Life and internships/apprenticeships to support underserved populations and help DeKalb residents train for and find sustainable employment.
- **Retail Improvements** – Focus on struggling or dilapidated retail districts. Adopt and implement the Memorial Drive Study. Enhance Memorial Drive through efforts similar to We Love BuHi. Develop strategies for struggling malls including public-private partnerships.
- **Public Safety** – Focus on improving public safety by increasing coordination between County Departments, DeKalb Police and DeKalb Fire and Rescue. Make additional investment in roadway and pedestrian lighting and sidewalks in areas with higher incidences of crime, higher pedestrian activity, and higher incidents of pedestrian crashes. Focus on code enforcement efforts to combat illegal dumping, especially in underserved areas of the County.

Please click and drag to rank the following policy areas and associated action items in order from most important to least important, with 1 being most important and 5 being least important.

1: Public Safety

2: Retail Improvements

3: Sustainability

4: Arts, Culture, and Historic Resource

5: Health and Wellness

Additional Comments/Concerns

ABOUT YOU (OPTIONAL)

We are interested to learn more about you! Please provide the following information so we know more about our survey respondents! If you choose to skip ahead, scroll to the bottom of the page and click 'Next'.

What is your relation to DeKalb County?	I live in the County
What is your home ZIP code?	30058
What is your work or school ZIP code?	30083
Do you live in a city or Unincorporated DeKalb County? If you live in a city, which one?	Unincorporated Dekalb
What is your age?	55 to 59 years old
What is your employment status?	Full-Time
What is your total annual household income?	$65,000 to $79,999
How would you describe yourself?	Hispanic/Latino

WHAT ARE WE MISSING?

Please add any final thoughts, comments, or concerns in the text box below.

Addressing the BLIGHT! 2016 SPLOST funds have not been used to properly pave roads in Southeast Dekalb! The Roads are atrocious ! Reinstate Police Patrols!

THANK YOU FOR TAKING THE TIME TO TAKE THE DEKALB 2050 UNIFIED PLAN SURVEY!

Your input will help to shape and guide the future of DeKalb County's transportation and land use decisions.

Need more information?

Visit www.dekalb2050unifiedplan.com or email us at 2050unifiedplan@dekalbcountyga.gov.

Want to review the projects in more detail?

If you'd like to review the transportation projects in further detail, you can comment on our two interactive maps using the following link [DeKalb 2050 Unified Plan]. The tabs at the top will allow you to provide any additional feedback on projects in Unincorporated DeKalb County and share your thoughts on projects in the cities.

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APPENDIX B

DEKALB COUNTY VILLAGE CONSERVATION COMMUNITY STRATEGY

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DEKALB COUNTY

VILLAGE CONSERVATION COMMUNITY PROGRAM

PHASE 1 JULY 2022





GROWING COMMUNITIES

DEKALB COUNTY

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APPENDIX

Plans and diagrams are designed for conceptual purposes only. Images included within are for educational purposes only. All sampled copyrighted work (imagery) is under the protection of Section 107 of the Copyright Act.





PART I - OVERVIEW

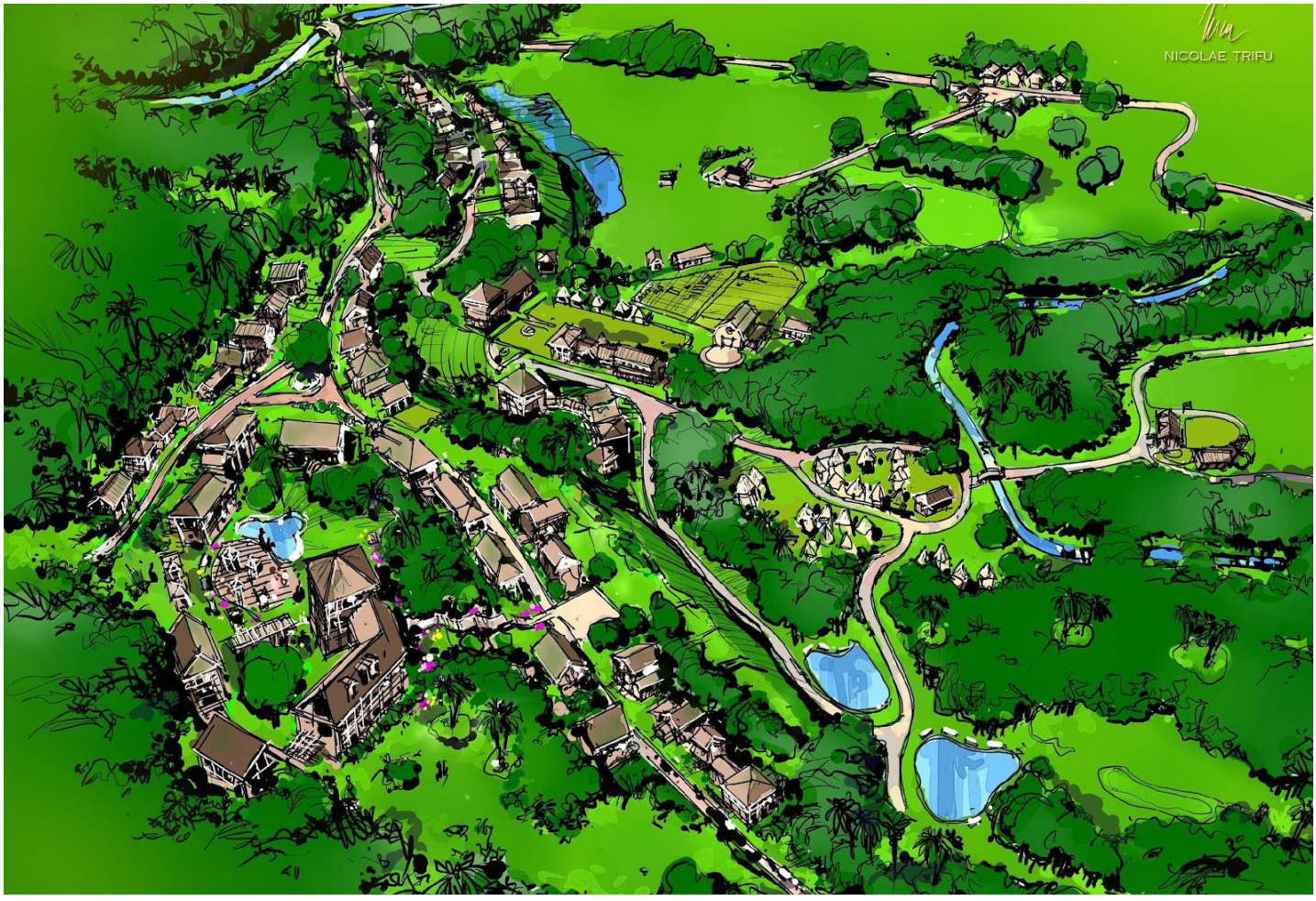
Introduction

Village Conservation Community

Few undeveloped green spaces (forests and farms) remain in DeKalb County due to the fast rate of suburban growth from the 1950's to present. The remaining green spaces are precious and a new development approach is needed; a gold standard of conservation development called Village Conservation Community (VCC). VCC can shift the current development pattern to one that preserves the majority of Dekalb County's remaining forests and urban agriculture lands. These preserved lands could be used as anchors to create new investment opportunities to develop walkable communities that enhance the quality of life, health and economic resilience for Dekalb County residents.

The VCC model draws its inspiration from historic forest and farm based towns and villages where residents were more connected to the land as well as to each other. Compact development, such as villages and hamlets are the most efficient form of land use, far outperforming sub-divisions and ultimately support a more successful and resilient local economy.

The benefits of the VCC can be reaped by residents and visitors alike by offering a variety of agriculture and nature based programs that support the local economy and community.



Two current Dekalb County development trends create serious challenges to the preservation of the forests and urban ag land opportunities and the creation of walkable oriented development.

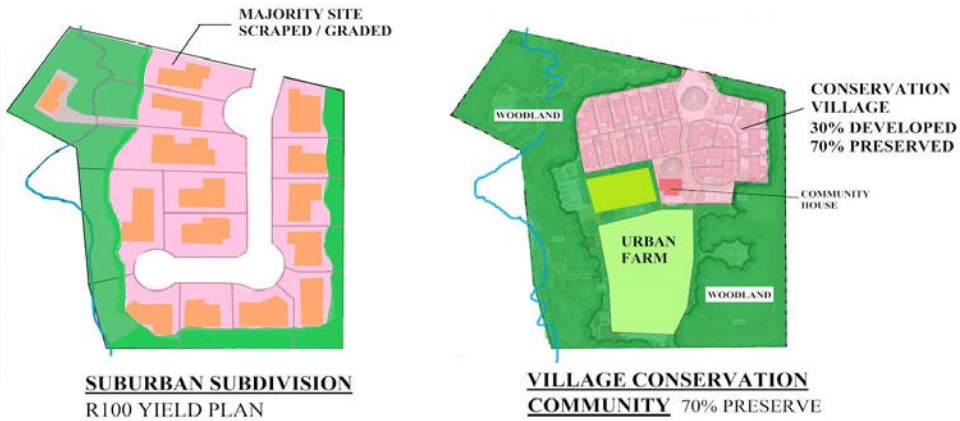
1. The continued use of suburban district, auto centric larger lot development
2. Up-zoning of the last remaining larger undeveloped properties (largely in lower income neighborhoods) from suburban district to full site high density residential district with no significant requirements for conservation or substantive pedestrian priority development.

Village Conservation Community provides a solution to these current development trends. Solutions include:

- Converting suburban districts to Village Conservation Communities (VCC) precluding suburban district mass grading, preserving the majority of the green space, creating walkable destinations centered around forest and urban ag preservation for new residents and the surrounding community while creating commensurate investment opportunities in the form of conservation village and hamlet development.
- Ensuring that no up-zoning occurs (mass gifting of development rights) from suburban districts to high density residential without commensurate preservation of forests and urban ag opportunities and enhanced pedestrian priority planning.

In order to enable a substantive shift from Suburban districts to Village Conservation Community focused land use it will be important to:

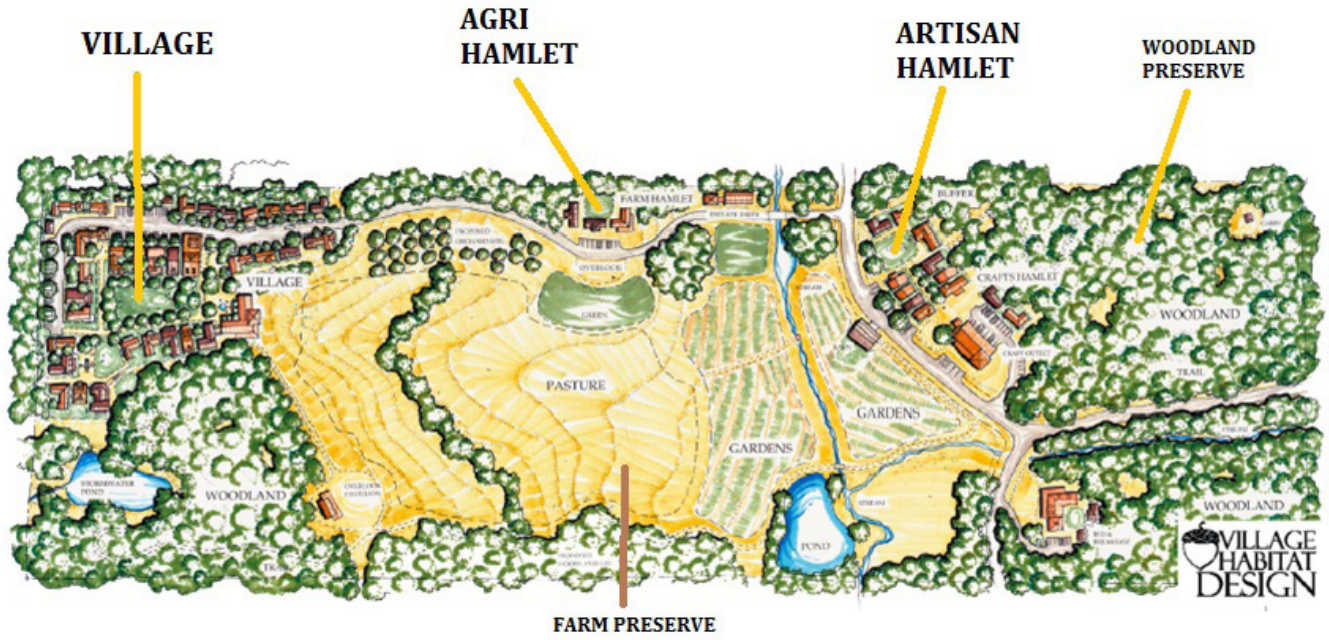
- Develop a conservation and community based valuation of the remaining undeveloped lands of Dekalb County (5 acre parcels and larger)
- Develop a conservation and community based parcel prioritization
- Develop land use/zoning changes to enable Village Conservation Community Applications
- Initiate conservation and community development partnerships
- Develop educational programs to raise awareness and understanding of the value of creating clustered conservation village and hamlet developments in order to preserve the majority of the few last remaining undeveloped green spaces



DEFINITION, FOUNDATIONAL COMPONENTS AND PRINCIPLES

DEFINITION

A Village Conservation Community (VCC) is one or more “conservation village or hamlet clusters” connected or surrounded by preserved lands that meet the VCC conservation metrics and provide an opportunity for developing walkable communities connecting residents to preserved woodlands and urban agriculture.



FOUNDATIONAL COMPONENTS

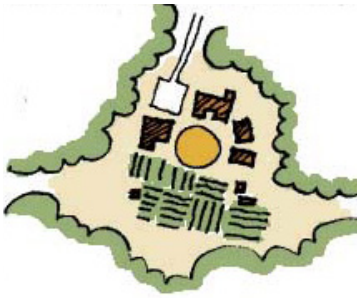
Village Conservation Community development consists of two foundational components: the “conservation village or hamlet” and the “pedestrian connectivity” to the proposed and surrounding community.

1. Conservation Village or Hamlet

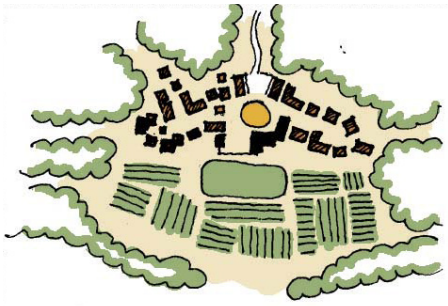
The conservation village or hamlet is the first of two development components of the VCC which enables the preservation of the majority of the buildable portion of the site

Village Conservation Community takes the underlying zoning density (yield density), adds an incentivizing development bonus and clusters the development at a density allowing preservation based on the VCC conservation metric.

Scale



Hamlet



Neighborhood Cluster



Village

It is the land preservation **"gold standard"** because the village or hamlet density enables significantly smaller "conservation lots", clustered in a way that maximizes the preservation of green space, while designing the majority of units to front onto the preserved green space.

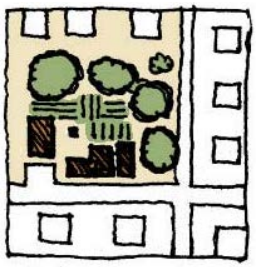
The scale of the Conservation Village or Hamlet ranges from a 4-20 home hamlet cluster to a small village or neighborhood cluster of 20-100 homes up to a major village of hundreds to one thousand or more units.

The larger conservation villages are most useful for protecting the last large green spaces in the county, instead of fragmenting them into multiple developments. The small conservation villages and hamlets are useful for protecting smaller, infill green spaces.

The success of integrating conservation villages and hamlets into the existing suburban landscape rests largely on incorporating the following into each VCC development:

- Substantive Preservation: the substantive preservation of remnant forests, passive recreation areas and potential urban ag lands based on the VCC preservation metrics.
- Pedestrian Access to preserved green spaces: pedestrian and bicycle access of these preserved lands to surrounding neighbors (not in the VCC development)
- Transitional Buffers: well designed transitional buffers to the adjoining lower density suburban district
- Density Gradients: well designed density gradient ensuring that the higher density areas of the village are farther away from the adjacent lower density neighborhood.
- Reduced Automobile Impact: reducing automobile impact from what could conventionally be developed through better use of community transit, enhanced pedestrian and bike connectivity and increased day to day functional walking destinations.

Attention to these five aspects will foster support in the initial development/conservation phase, help create more healthy connected communities for the long term while creating a pro-growth approach to developing conservation villages and hamlets.



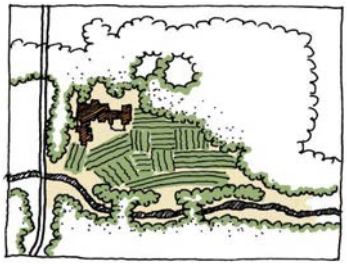
Traditional

A range between 50% to 60% open space, with the rest developed



Suburban

A range between 60% to 80% open space, with the rest developed

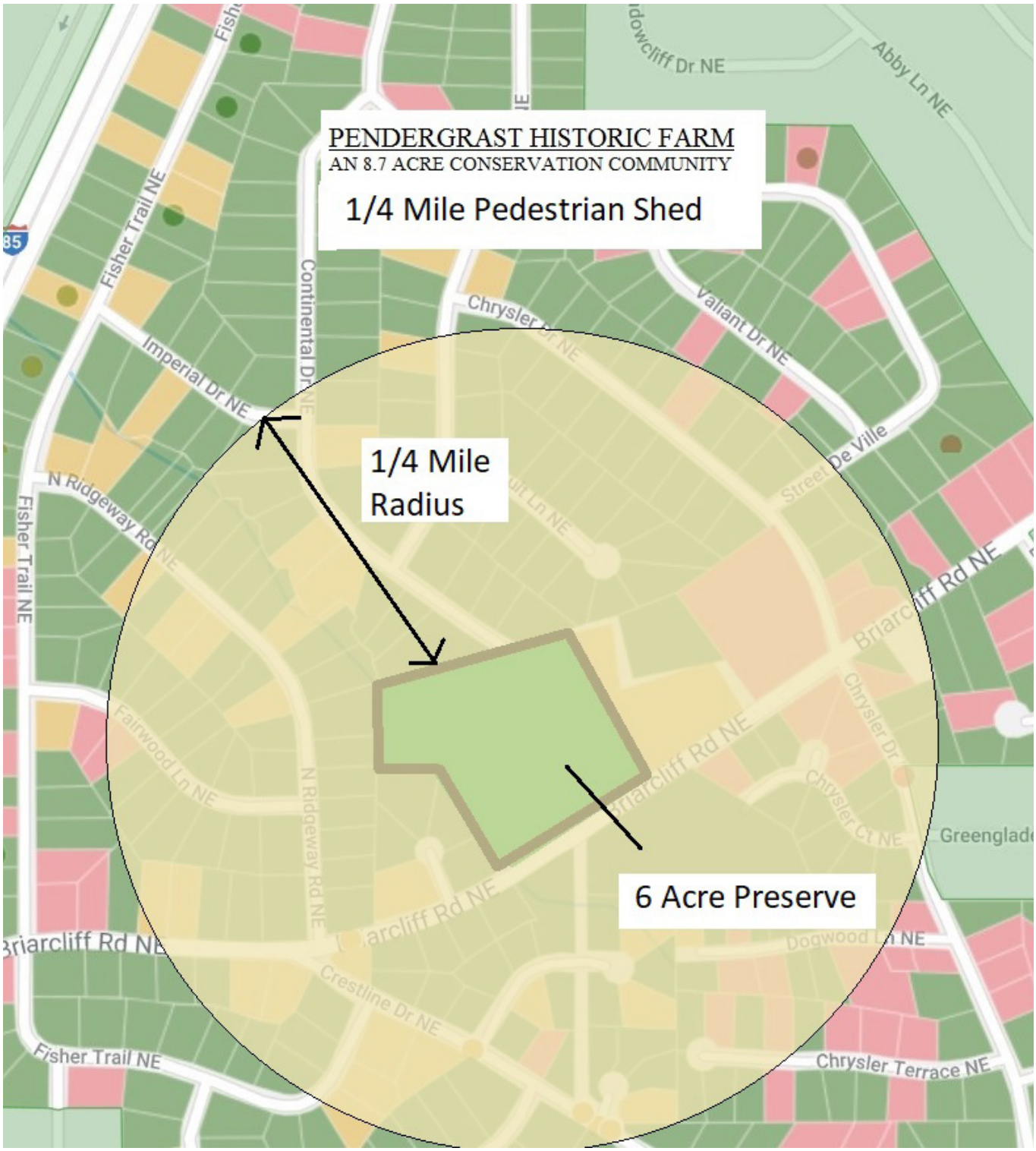


Rural

A range between 80% and 90% open space, with the rest developed

2. Pedestrian Connectivity

Pedestrian Connectivity is the second foundational component and refers to walkability both within the conservation village and hamlet as well as to the surrounding community. Typically a 1/4 - 1/2 mile radius (5-10 min walk), from the preserved lands into the surrounding community defines the pedestrian shed. The intent within that pedestrian shed is to create walkable access to preserved green space as well as to a diversity of functional daily destinations appropriate to the underlying zoning district in order to reduce traffic trips and to increase community interaction through a series of walking based exchanges. Longer multi-use trails can connect to the conservation villages and hamlets as well enabling access to the larger natural corridors.



Principles

The following **9 principles** set the foundation for the VCC planning approach:

1. Conservation of riparian corridors, urban forests, and urban agriculture lands: based on the character of the project context the following minimum VCC conservation metrics are applied to the buildable area of the site. 50% preservation in traditional neighborhood area, 60% preservation in suburban area and 80% preservation in rural pocket area

2. Restoration and Stewardship of Conserved Lands: Manage riparian corridors, urban forests, grasslands, urban ag lands and ecological landscapes using ecologically friendly practices that promote bio-diversity and healthy communities

3. Pedestrian Priority Development: prioritize pedestrian/bike/shuttle/transit access and functional walkable day to day destinations to reduce car dependency

4. Community Building & Gathering Spaces: build community and create gathering spaces; starts with persons interested in community and conservation, facilitated through pedestrian priority design and completed through the development of gathering spaces connected to the preserved green space

5. Neighborhood Based Workplaces: Integrate zoning-appropriate neighborhood based workplaces to reduce commuter patterns and neighborhood day time absenteeism, increase youth learning opportunities, community security and vitality of the neighborhood.

6. Mixed Income Housing: create mixed income housing opportunities around shared values for land conservation and community to include the following housing categories: on site land caretaker/urban agriculture housing, missing middle/work force housing and upper middle to higher income housing

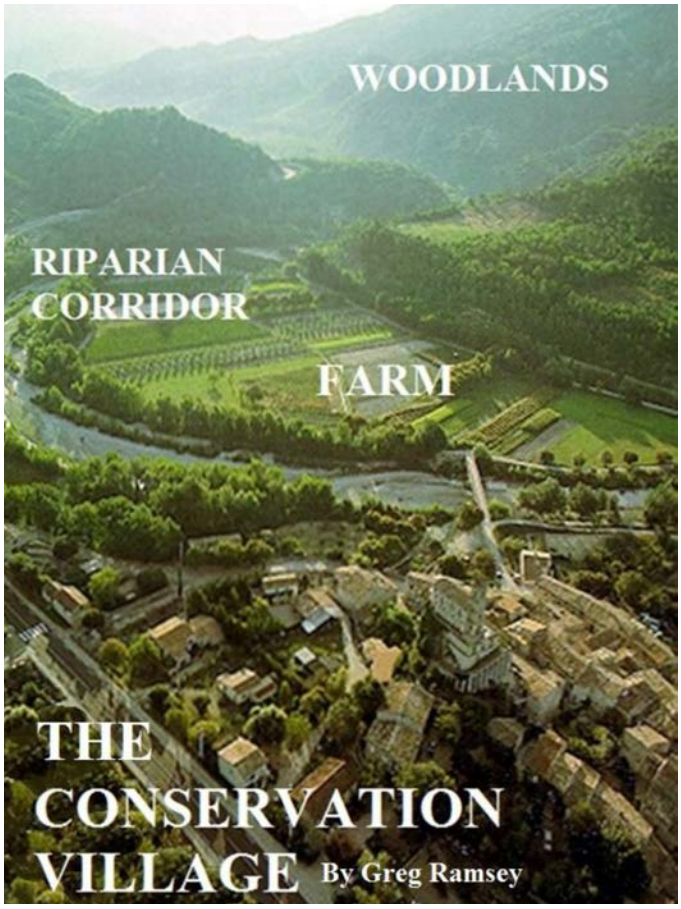
7. Intergenerational Community: Integrate full intergenerational age groups; seniors need to be able to live in communities where they can age in place, not need a car and be able to move to smaller units where they are surrounded by community and nature. Youth need the benefit of seniors as mentors in their lives and families need help with children and caring for seniors; it takes a village.

8. Sustainability, Health & Resiliency: increase sustainability, health and resilience of neighborhoods through connection to nature and urban agriculture, active living opportunities (walk/bike), food & energy resilience and general creation of an intergenerational supportive neighborhood

9. Neighborhood Based Education: education linked to the neighborhood and the preserved land accessible within a 1/2 - 1 mile walking/bike diameter; focused particularly on local youth supported by local schools and other community resources; this place-based education provides opportunities such as internships, work/study programs, after school programs and summer school programs.

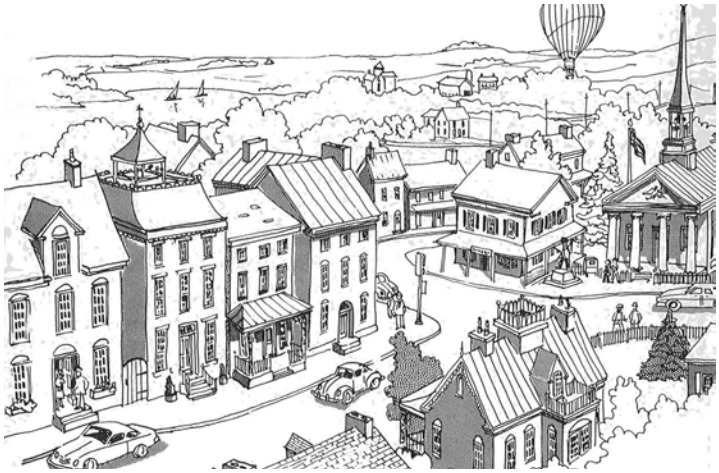
HISTORIC ORIGINS

Origins of the VCC are based on historic, walkable woodland and agrarian-based villages and hamlets connected to the land, nature, farms and gardens with integrated workplaces and a culture of community and local mentorship and interdependency.









HISTORIC HAMLET





HISTORIC SMALL VILLAGE





HISTORIC LARGER VILLAGE





DEVELOPMENT AND COMMUNITY INCENTIVES

DEVELOPMENT INCENTIVES

Key development incentives afforded by Village Conservation Community include:

- Home buyers are increasingly looking for smaller lots with less maintenance, better views onto preserved land and more adjacent walkable access to substantive green spaces (gardens and woodlands)
- Creating development incentives such as unit bonuses and expediting development processes can benefit developers and municipalities that are looking for ways to incentivize the preservation of the last remaining forests and open spaces without spending more tax dollars to purchase undeveloped properties
- Conservation village and hamlet development is inherently more efficient to develop due to its reduced infrastructure requirements
- Significant marketing incentives are created when the development product aligns with market trends and the desires and future quality growth planning of municipalities

COMMUNITY INCENTIVES

Key community incentives afforded by Village Conservation Community include:

- Preservation of forest canopy and increase buffers to streams and waterways for long term watershed resilience
- Increase of health and wellness through opportunities to create urban agriculture for fresh food access (reduction of food deserts), and increased active living through pedestrian and bicycle priority design and general health and wellness programs
- Neighborhood trail connectivity between surrounding neighborhood and VCC preserved areas (woodlands and gardens)
- Adopted zoning conditions and design guidelines for management of green spaces and development of conservation villages and hamlets to ensure long term maintained high value developments
- Expand education and employment opportunities through the integration of zoning compatible work places/ services and neighborhood based educational opportunities connected to the preserved forests and urban ag lands
- Expand youth leisure activities through the reconnection of youth to nature and urban agriculture
- Create community wide economic branding opportunities, reinforcing the growth of walkable urban centers connected by expanded multi-use trail systems to eco and ag tourism and passive recreation opportunities

OWNERSHIP AND MANAGEMENT OF THE GREEN SPACE

There are two primary models of ownership and management of the open space.

Model 1

HOA of the conservation village or hamlet retains ownership and management of the open space such as East Lake Commons below with residents enjoying their 5 acre farm - Gaia Farm

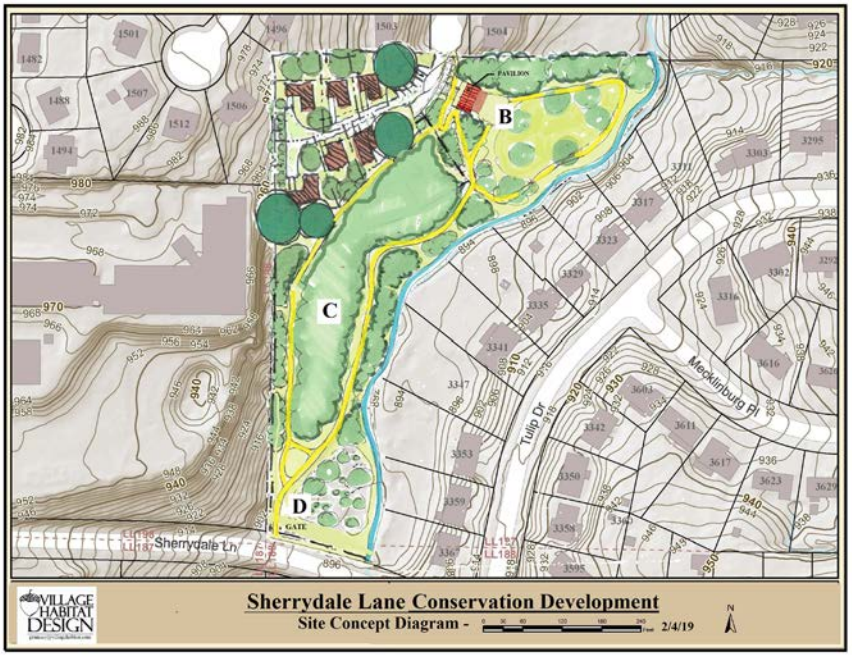


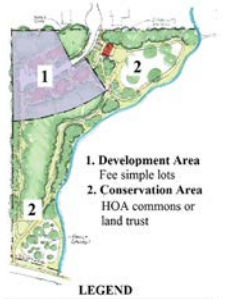




Model 2 The green space is subdivided off from the conservation village or hamlet and is conveyed to a non-profit entity to own and manage. Examples of non-profit entities include a conservation group, a community land trust, an agricultural non-profit or a municipality.

Sherrydale Conservation Community, a proposed conservation community in Dekalb County is zoned in a way that allows the 3.5 acre proposed green space to be subdivided from the 1.5 acre proposed conservation hamlet cluster. Located adjacent to Peachcrest Elementary and the Salvation Army Boys and Girls Club outdoor classrooms and stream cleanup are being planned by the school and community. (https://www.sherrydalecommunitylandtrust.org)





LEGEND

A. -6 Solar DU's & 3 ADU's
- 20ft private driveway & reduction of front yard setbacks to facilitate steep grades and pedestrian scale
- scale driveway: pavor shoulders
- fire Tee at end of driveway
- preserve large tree at street entry

B. Community Pavilion, Garden and Forest Garden at the End of Cobb Branch Drive - for homeowners, guests and nearby neighbors

C. Forest Corridor Restoration with Trail System

D. Outdoor Classroom and Forest Garden at entry from Sherrydale Ln
- Potential for nearby grade school outings for nature based education and activities

Note: Vilita Vasta Conservation Development Concept Diagram is conceptual and subject to design development and engineering for assessment of feasibility

DEKALB LOCAL AND REGIONAL VCC EXAMPLES

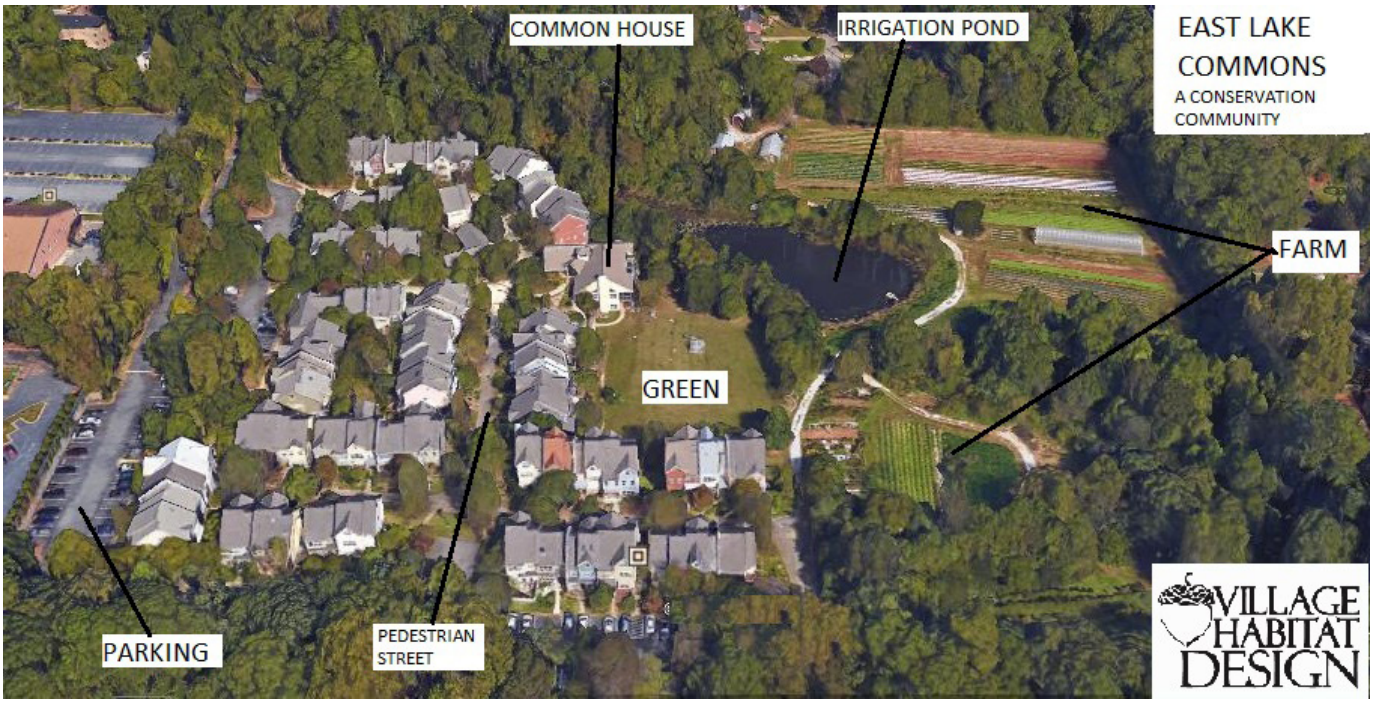
The following are examples of VCC communities in traditional, suburban or rural character areas that have been constructed, are under construction or are in initial implementation phases in the DeKalb County and surrounding region (within 100 miles):

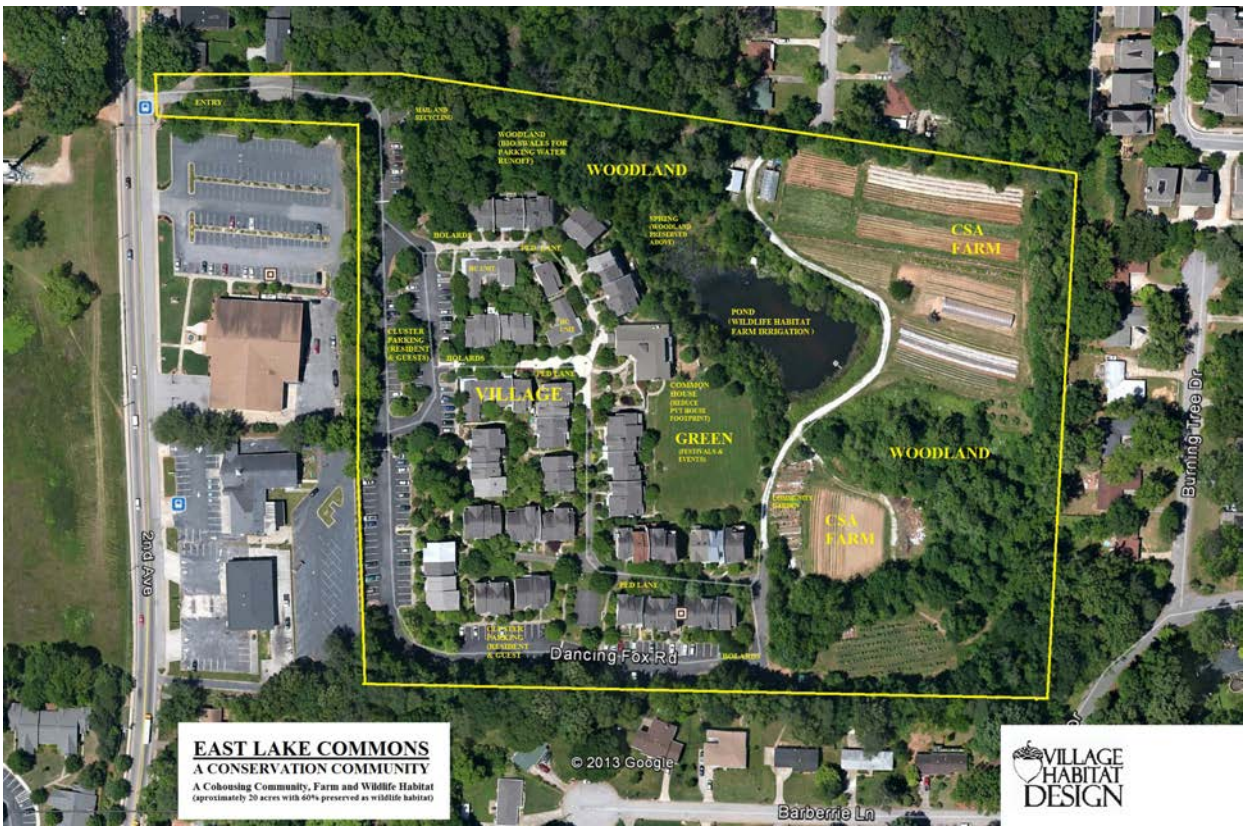
PROJECT: EAST LAKE COMMONS

Location: DeKalb County

Character: traditional character; 20 acres; 60% preservation

Description: first mentoring farm and VCC development in DeKalb County





PROJECT: PENDERGRAST FARM

Location: Dekalb County

Character: suburban character; 8.7-acres; 60% preserve buildable / 70% Total

Description: access to neighbors within walking distance



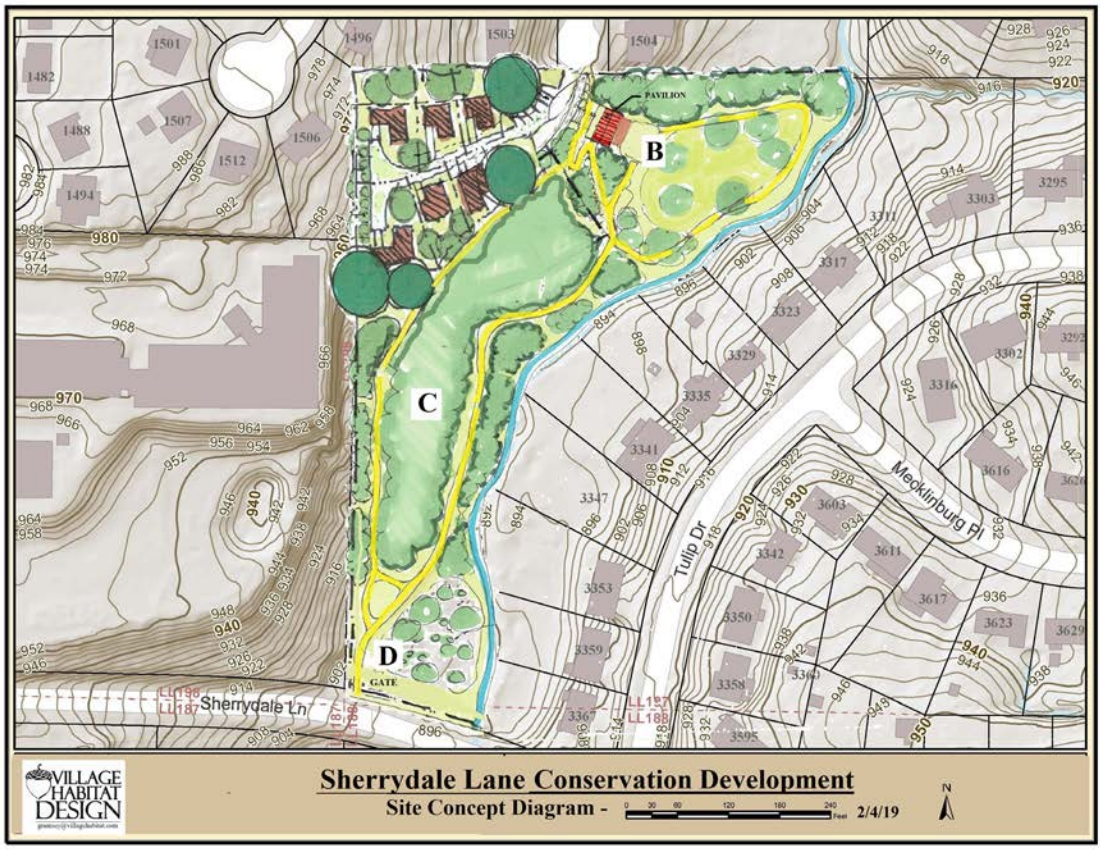


PROJECT: SHERRYDALE CONSERVATION COMMUNITY

Location: DeKalb County

Character: in-town character; 5.14-acres; - 50% preserve buildable area/75% total

Description: mixed income cluster development - subdivide off preserved area and form community land trust/ Emory partner stream revitalization/adjacent Peachcrest School stream labs/Boys and Girls Club activities





LEGEND

A. -6 Solar DU's & 3 ADU's
- 20ft private driveway & reduction of front yard setbacks to facilitate steep grades and pedestrian scale
- scale driveway: pavor shoulders
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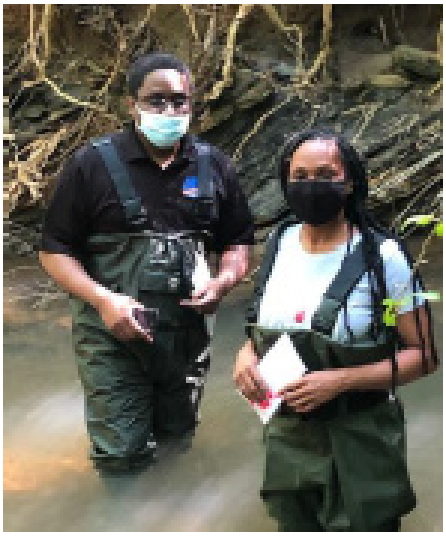
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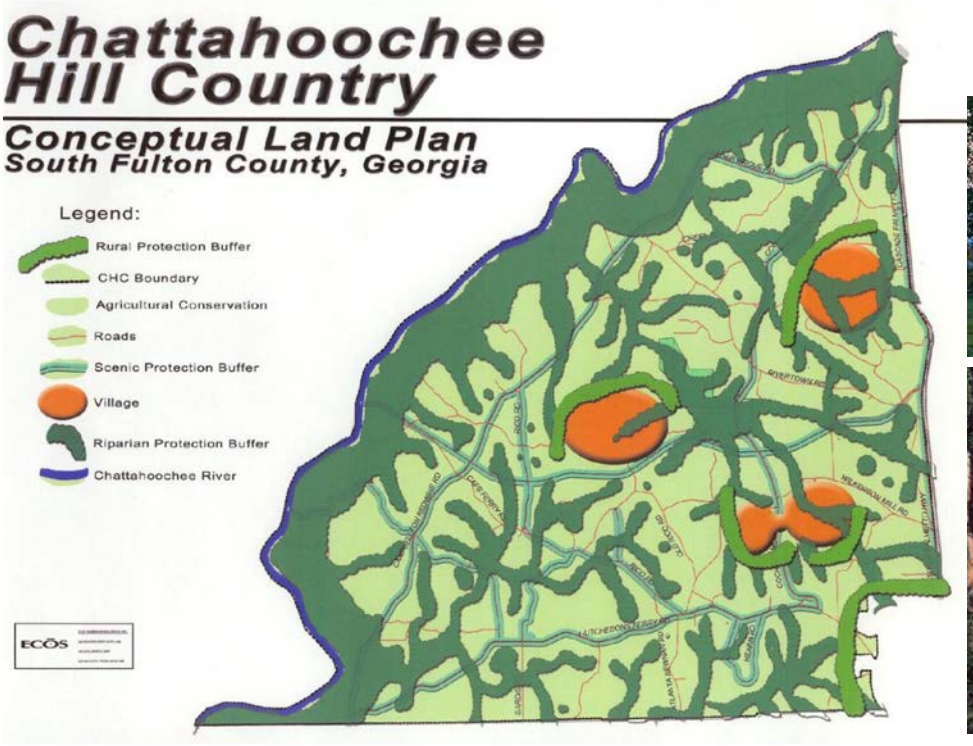
Note: Vihta Vasta Conservation Development Concept Diagram is conceptual and subject to design development and engineering for assessment of feasibility





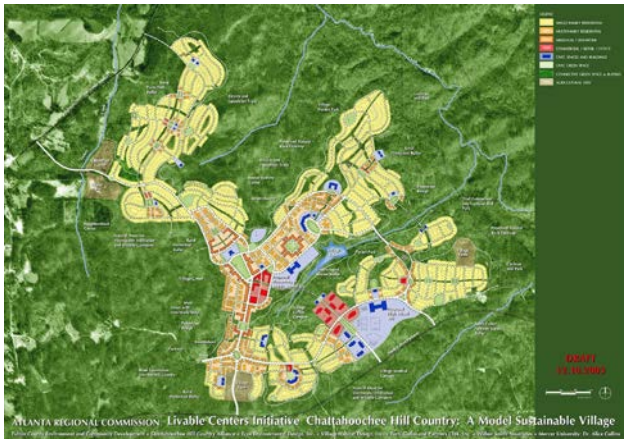
PROJECT: CITY OF CHATTAHOOCHEE HILLS

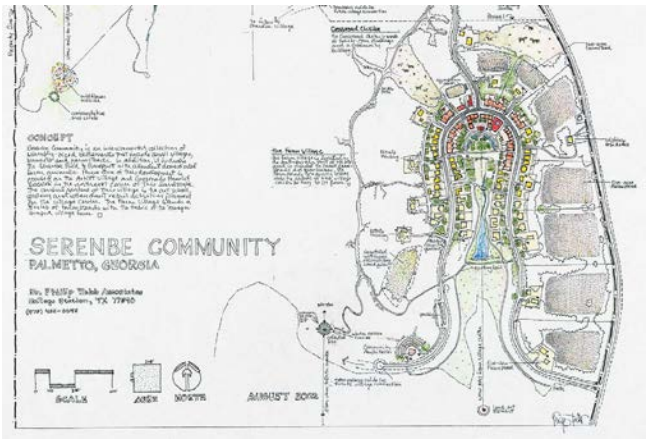
Description: case study for creating economic viability for village/hamlet density development combined with conservation









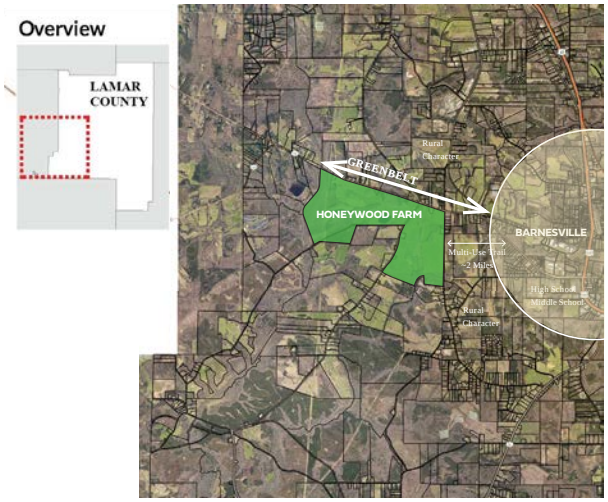


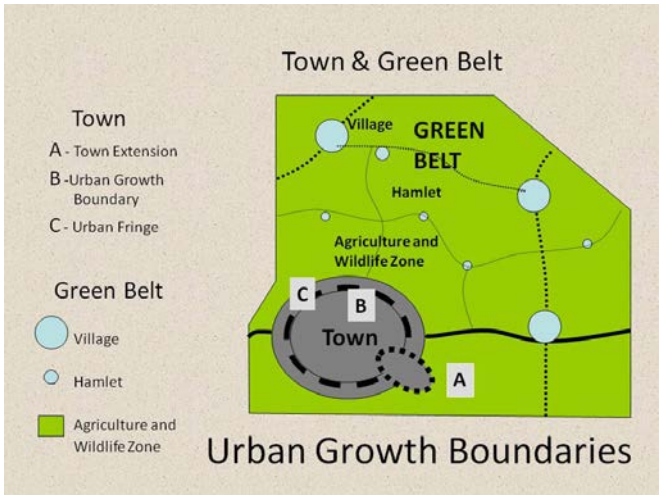
PROJECT: HONEYWOOD FARMS

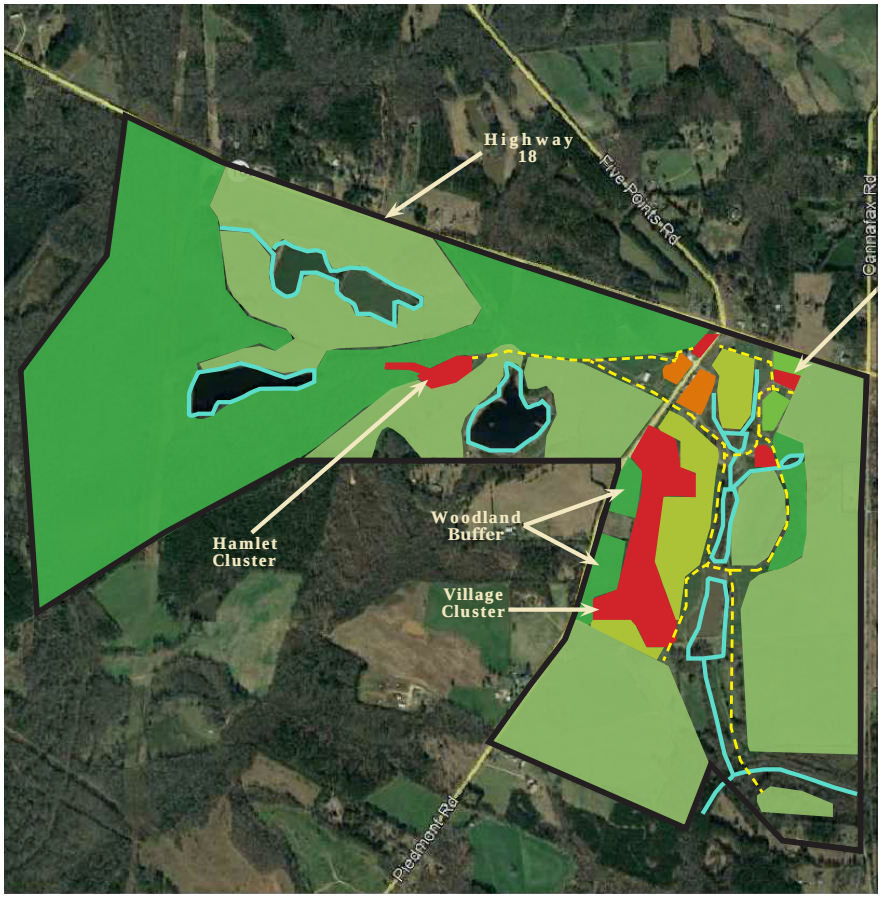
Location: Barnesville – 1 hr south of Atlanta; A Green Belt" based Village Conservation Community 1-2miles outside of Barnesville Ga.

Character: rural character -1000 acres - 90% preserve/10% farm conservation village

Description: farm incubator & equity/workforce housing; food products, ranch/farm, value added products and store/restaurant established; Village and hamlets in planning phase










HONEYWOOD FARMS
MARKET STORE & CAFE





PART II - VCC PRINCIPLES

1. CONSERVATION OF RIPARIAN CORRIDORS, FORESTS, AND URBAN AGRICULTURE LANDS

Based on the character of the project context the following VCC conservation metrics are applied to the buildable area of the site. 50% preservation in traditional neighborhood area, 60% preservation in suburban area and 80% preservation in rural pocket area.

The most valuable land that can be preserved is land in walking proximity to existing residences and businesses in the county with the potential for connection to wildlife corridors. In a suburban context, those green space parcels may vary from 1 to 20 acres or more depending on the extent of the suburban growth. For the purpose of this assessment, the smallest parcel size considered is 5 acres.

The two aspects of VCC that enable it to become the gold standard for conservation of land are:

- Higher density conservation village and hamlet clusters (village conservation lots) enable increased preservation of land
- The Preservation criteria based solely on the buildable area of the site (not the entire site) so as not to include areas already required to be preserved by ordinances.



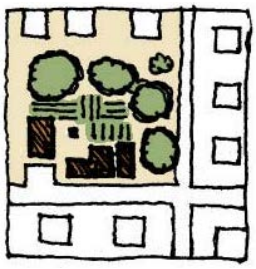
- Conservation
- Pedestrian Priority
- Integrated Work Places
- Mixed Housing Types
- Healthy & Resiliency



- Preserved Woodlands
- Variety of Housing Types
- Active Living & Food Production
- Clustered Buildings & Minimal Roads
- Residential & Commercial Buildings

Conservation Metrics

Conservation metrics (ratios of preserved and built lands) are based on the following three county character areas - Traditional, Suburban and Rural Pocket. The character areas are derived from the existing development character as well as the character of the green spaces remaining. The actual conservation metrics are derived from the underlying zoning, though in several cases we recommend adjusting the future land use map and underlying zoning to adapt to the green space character. For instance, in the Suburban Pocket and Rural Pocket areas, larger vestiges of undeveloped lands remain which may require a change in underlying zoning to increase the amount of land preserved with the clustered conservation village and hamlet approach to conservation community.



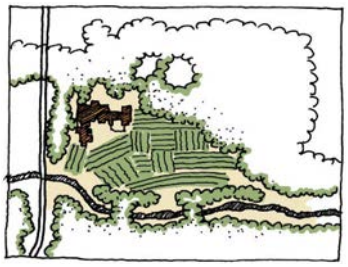
Traditional

A range between 50% to 60% open space, with the rest developed



Suburban

A range between 60% to 80% open space, with the rest developed



Rural

A range between 80% and 90% open space, with the rest developed

Conservation Metrics Table

Character Area	**Underlying Density**	**Conservation of Buildable Area**	**Village Conservation Community Development Scope**
Traditional Transitional Traditional/historic pre-suburban neighborhoods that are more walkable	6000 - 10,000 sf lots R60-R75	50% - 60%	1200-2500 sf lots, townhouses & 2-8plex
Suburban & Suburban Pocket Suburban Pocket areas are suburban character areas with larger pockets of green space - these greenspace pockets are prioritized and with conservation partnerships can be enhanced to 80% preservation	12,000 sf lots - 1/2 acre lots R85 lots - RLG	60-80 %	1200-5000 sf lots, townhouses & 2-4plex
Rural Pocket Rural pocket, unlike rural, is a mix of suburban with large rural character pockets -	12,000 sf lots - 1 acre R85 - estate lots	80 - 90 %	1200-10,000sf lots, townhouses & 2-4plex with 8plex in larger villages

2. RESTORATION AND STEWARDSHIP OF CONSERVED LANDS

Manage natural habitats (riparian corridors, urban forests and grasslands), urban ag lands and ecological landscapes to promote bio-diversity and healthy communities.

Stewarding these conserved lands plays a crucial part in the health and resiliency of communities within DeKalb County

Riparian corridors - streams wetlands and expanded buffers

DeKalb county's riparian corridors are critical to storm water management as climate patterns change, water quality enhancement and creating wildlife habitat corridors and sanctuaries linked by trails.
VCC development permits for substantive expansion of riparian buffers to meet these goals.

Urban Forests

DeKalb County has historic forests dominated by deciduous forests (oak-hickory) mixed forests (oak-hickory-pine), and pine plantations. Deciduous forests were more dominant in the northern part of the County while the southern part of the County saw a wider mix of pine dominated forests (Loblolly-Shortleaf) and pine plantations.

With the increases in urban and suburban land cover across the County, it is common for the fragmented forests still intact to lack the health and diversity they once had. Since most of the forests in the County have largely regenerated following several rounds of timbering and cultivation, they have seen the addition of more opportunistic hardwoods, like Sweetgum and Poplar. The midstory of these forests have also lost significant diversity with the introduction of Chinese Privet that in most cases has overtaken the midstory of the County's forests.

Many of the critical functions of forests in DeKalb County have been diminished, including terrestrial and aquatic habitat biodiversity, water quality/stormwater management, stream health, carbon sequestration, noise mitigation, air quality and recreation. These functions have diminished in response to a variety of factors, including fragmentation, invasive species intrusion, and stormwater point source discharges.

VCC planning and development creates an opportunity to restore health to DeKalb's forests that will serve a value that is vast and immeasurable.

Grasslands

Grasslands can provide habitat for communities of birds and enhance passive recreational opportunities as well as provide storm water/land stability with meadows that function as storm water facilities.

Urban Agriculture

DeKalb County was once the largest producer of milk in the south and was home to more dairies than any other county in the state. Today, just a handful of historic farms remain and are at risk of being supplanted by development.

Using a Village Conservation Community approach, DeKalb County is poised to support the last urban agriculture opportunities and reap the benefits. VCC provides a tool for proactively planning to preserve the dwindling agricultural lands and support new urban farms and gardens. Urban agriculture can be integrated into the fabric of the county's communities to promote environmental, economic and social benefits and reduce food deserts for residents of DeKalb.



Economically, urban agriculture can provide meaningful employment opportunities within communities. It boosts the local economy by cycling food dollars within the community and supporting local agriculture businesses. Urban agriculture can increase land value of vacant or underutilized urban lots and simultaneously reduce upkeep costs. The full spectrum of economic benefits go beyond the metrics of dollars spent in the community to include impacts such as increased home values, improved socioeconomic diversity and resilience of the local community and economy.



The social benefits include health and wellness metrics associated with increased physical activity, improved access to fresh, nutritious food, access to green space, human connection and opportunities for cultural identity celebration through food and agriculture. Trusting relationships can be built through urban agriculture and it has been shown to reduce crime in communities. Neighbors can share their learning experiences and younger generations are empowered with knowledge on growing food and healthy lifestyles.





Ecological landscapes are created through improved environmentally friendly methods that help shift the industry from a fossil fuel and chemical dependency. These landscapes have many positive externalities: promote natural habitats such as pollinator gardens, facilitate water quality, improve biological quality of the soil and grow food for the community. These landscapes can be integrated into any existing landscape designs and implemented at little to no additional cost.

Ecological landscaping is designed for a variety of county applications including public lands and community spaces, commercial and institutional properties, and general setbacks and buffers. These landscapes encourage safe and environmentally friendly maintenance practices and will be pivotal in municipal landscape training focused on these ecological landscapes and continuing education for the industry to build green jobs in our communities.









3. COMMUNITY BUILDING & GATHERING SPACES

Opportunities for building community start with a shared desire for community and are facilitated through pedestrian oriented design and completed through the development of opportunities for diverse daily community activities, exchanges and gathering spaces.

- Shared desire for community - in order to develop a VCC community it is important to draw in future residents with a desire for community and conservation/access to green space
- Pedestrian oriented design - good pedestrian design creates “spontaneous community encounters” like traditional small towns as people pass each other on foot in their daily lives
- Community activities and gathering spaces - connecting residences to work places, and to farms and nature creates ample opportunities for community activities and gathering spaces such as dining/cafe areas, event barn/pavilion, event greens, outdoor classrooms, trails, etc.









4. PEDESTRIAN PRIORITY DEVELOPMENTS

Suburban sprawl promotes higher tax dollar automotive and pedestrian infrastructure costs. Walkway connections are longer and often not functional as they do not connect efficiently to daily destinations. Walkway connections often don't get implemented in lower income neighborhoods and longer suburban roads cannot have sufficient mid block crossing, forcing low income residents to risk the lives of their families crossing busy fast roads. VCC as a pedestrian priority development focuses pedestrian development in a way that dramatically increases the efficiency of pedestrian connectivity while reducing the cost.

- **Prioritize pedestrian/bike/shuttle and transit access.** Make sure that the land use and zoning strategies fit with the street and building relationships
- **Create more functional walkable destinations;** expand zoning compatible uses and services to augment functional walkable destinations
- **Reduce impacts of parking;** Reduce need for parking through increase of community base transit and functional pedestrian destinations, and cluster parking and located parking closer to the entry of the site to reduce site fragmentation. Alternatives to parking include e-bikes, shuttles, lease on demand vehicles, community transit, and creating more walkable destinations.

Pedestrian Priority Based Major & Minor Circulation Ways/Street Types

- **Complete Streets:** Streets connecting neighborhoods designed for safe access for all users - autos, pedestrians, bicyclists and public transit



Minor Circulation Way Street Types

The following 3 pedestrian oriented street/circulation types are recommended for “cluster development” to insure pedestrian priority within VCC developments. VCC zoning needs to allow these street types either through a planned development zoning or providing variances to an existing zoning district. The most efficient is the planned development rezoning tool with performance requirements and bonuses.

a.)Living Street Model

The Woonerf, also called a “Living Street”, consists of a street shared among pedestrians, bicyclists, and motor vehicles with pedestrians having priority over cars, and cars moving at the speed of pedestrians.

This street type requires reduced automotive circulation so in developments not within pedestrian access of most services will require cluster parking for 2nd vehicles and guests at the periphery of the living street or in intermittent lots along the street to maintain the pedestrian quality of the street.



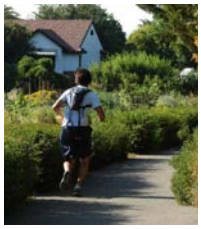
b.) Radburn Model

The Radburn model is intended to create pedestrian-friendly residential housing with all the homes facing on to a shared green space and pedestrian ways accessing local shops and schools and the backs of lots facing a service alley for vehicular access with some cluster parking at the edges of the common green spaces.









c.) Park and Walk Model

All parking is located at the periphery of the development and the interior of the development is reserved for pedestrian circulation with accommodations for emergency and fire access, as needed.





Examples

- Historic: traditional agrarian villages
- Contemporary: pocket neighborhood, cottage court, cohousing, ecovillage, etc.



A VILLAGE OUTDOOR LIVING ROOM



5. NEIGHBORHOOD BASED WORKPLACES

Integrate zoning-appropriate neighborhood based workplaces to reduce commuter patterns and neighborhood day time absenteeism, increase youth based ,mentoring and learning opportunities, community security and vitality.

Neighborhood based workplaces build community through economic and educational exchanges, increase walkability dramatically by promoting walkable based retail and services and help create local economic entrepreneurship and resilience. Each of the 3 mixed land use categories offer different workplace opportunities (Neighborhood residential, Neighborhood commercial and Inter Neighborhood mixed-use commercial/lite industrial).

Workplace applications can range from home occupation and accessory commercial units to full mixed use commercial development.
Categories of workplaces include:

- Local agriculture production
- Urban forestry
- Artisan food and maker
- Local food retail
- Local food culinary
- Community services (service repair shops – bike/garage/wood and metal, etc.)
- Community care services (daycare, senior care, etc.)









6. MIXED INCOME HOUSING

Create mixed income housing opportunities around shared values (value congruence) for land conservation (connecting to nature and urban agriculture) and community to insure a convivial community culture.

Combining different income levels into a community creates a more resilient community with a variety of skills and financial resources. The key to successfully bringing different income buyers together in a conservation village is to put together a marketing process that emphasizes value congruence and education around the value of conservation and community building aspects of the conservation village development to build a conservation and community oriented culture.

The following housing categories comprise a mixed income community

- on site land caretaker/urban ag housing
- entry level housing
- missing middle/work force housing
- upper middle and upper-income housing

Missing Middle Housing







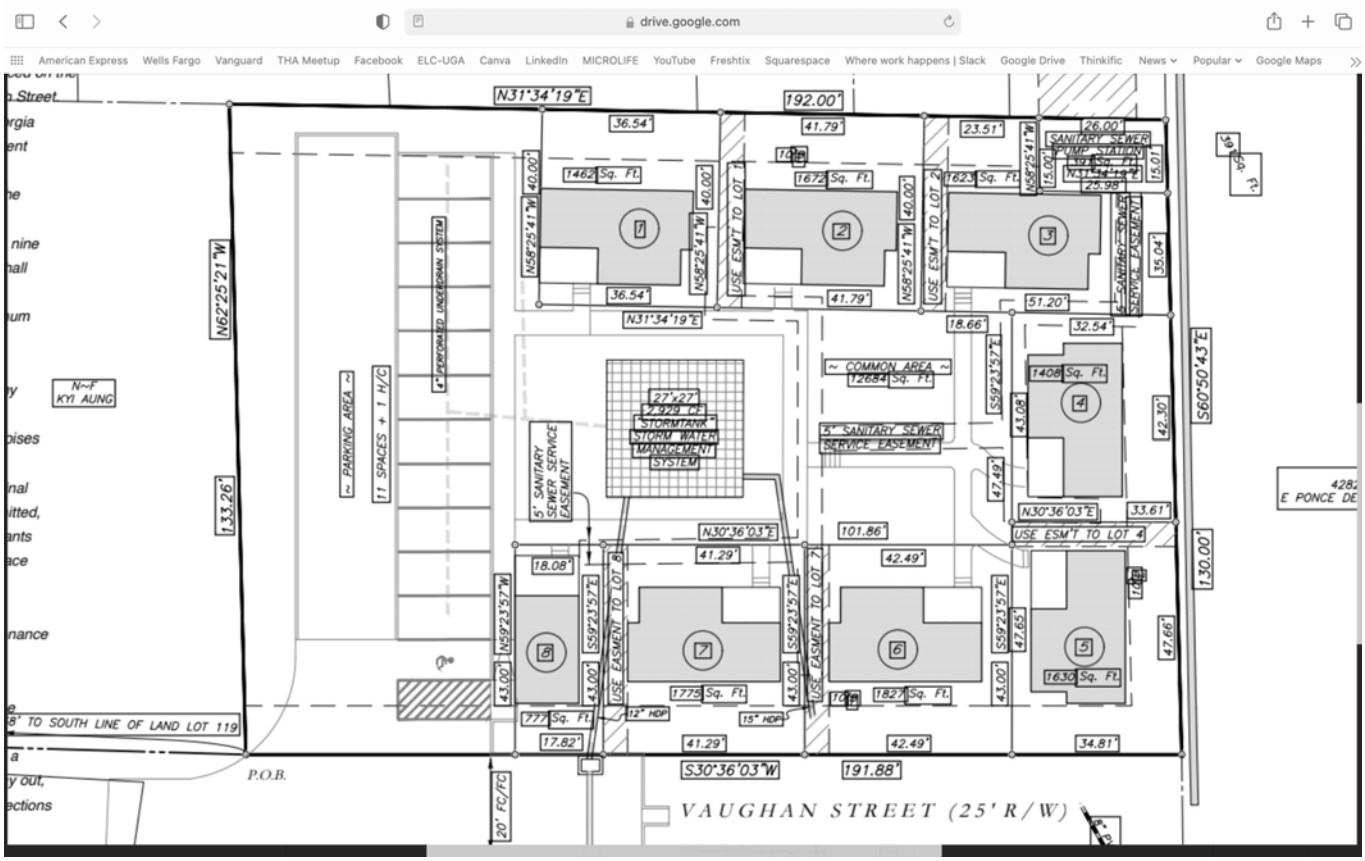


Traditional Missing Middle Housing

The traditional types of housing for entry to workforce housing historically consisted of 2,3 family housing and small apartment buildings (6-8 plex) and cottage courts. These have fallen into disrepute due to poor design and construction and poor management and over concentration/lack of mix of other housing types.

Success lies in mixing different densities of housing together, adjacent to preserved green space and with quality building, hardscape and landscape design and management guidelines.

Historic neighborhoods such as Virginia Highlands are a good example of interspersed higher density housing within the neighborhood.







7. INTERGENERATIONAL COMMUNITY

Integrate full intergenerational age groups; seniors need to be able to live in communities where they can age in place, not need a car and be able to move to smaller units where they are surrounded by community and nature. Youth need the benefit of seniors as mentors in their lives and families need help with children, (it takes a village), and caring for their parents/seniors.

Intergenerational housing can take many forms. Successful models include designed communities where seniors choose between private apartments or, for those who desire more support and a family-like setting, fully assisted senior residences with medical care and care-taking staff. Older adult residents have access to social services and engagement opportunities, and families with children and young adults live alongside older adults.









8. SUSTAINABILITY, HEALTH & RESILIENCY

Increase sustainability, health and resilience of neighborhood through

- connection to nature and urban agriculture
- active living opportunities (walk/bike)
- food security and fresh/nutritious foods
- energy self reliance such as solar collectors and charging stations
- watershed resilience including increased buffers/storm event holding capacity and water quality, and rainwater catchments
- supportive neighborhood with a focus on youth and the elderly: variety of neighborhood compliments to insure neighborhood viability and longevity including mixed income, intergenerational and other community compliments









9. NEIGHBORHOOD BASED EDUCATION

The increased centralization of schools and small businesses out of neighborhoods decreases the ability for youth to be exposed to after school, weekend and summer educational opportunities. Neighborhood based education re-integrates these opportunities into the neighborhood and the preserved land accessible within a 1/4 mile to 1 mile walking/bike radius. With support from local schools and other community organizations, this neighborhood based education, focused particularly on local youth, provides opportunities such as internships, work/study programs, after school programs and summer school programs.

Program opportunities are based on the neighborhood community resources and the type of land preserved (forest or urban agricultural). Education themes include: biology, urban agriculture, urban forestry, watershed restoration, community and health care, culinary and local food training, green construction and energy applications.







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PART III - Land Use Policy

Land Use and Development Policy Considerations

There are several policy, regulation, and issue areas that are critical to understand from the outset about the VCC land use and development policy effort in DeKalb County.

Intent

Due to the vast majority of DeKalb County having been suburbanized, there is a dire need to shift the future land use and policies to preserve the majority of the last remaining tree canopy and urban agriculture opportunities on undeveloped land in the county, while creating healthier walkable neighborhoods.

Solution

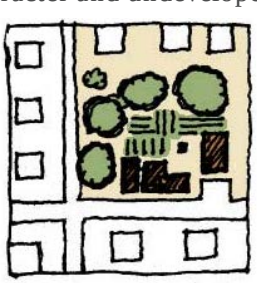
The most effective way to accomplish this is to develop a new conservation and pedestrian oriented development model referred to here as the Village Conservation Community (VCC) approach. The mass grading of suburban development sites and wholesale up-zoning of suburban properties to higher residential density properties with no substantive conservation offsets should be halted and replaced with the VCC approach before all the remaining significant parcels of land are mass graded.

Village Conservation Community is a land use approach that promotes sustainable real estate growth while preserving the majority of the forest canopy and urban ag opportunities, promoting social equity and making the green space preservation the center point of walkability and healthy communities.

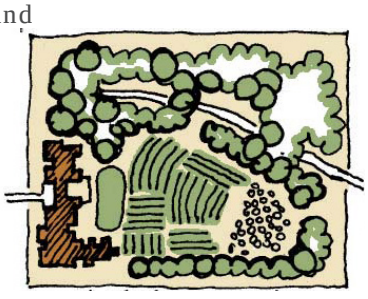
This is accomplished with conservation cluster development called “conservation villages and conservation hamlets”. They are called “villages” and “hamlets” because buildable areas are clustered, the majority of green space is preserved, and the walkable character differentiates them from adjacent suburban subdivisions and single car dependent uses. Compact development, such as villages and hamlets are the most efficient from of land use, far outperforming sub-divisions and ultimately support a more successful and resilient economy.

The land use model for Village Conservation Communities (VCC) is based on overlaying three land use/character areas in the county in order to develop a metric for the conservation village and hamlet application on the remaining undeveloped lands within the County. These 3 land use areas/character areas are listed below:

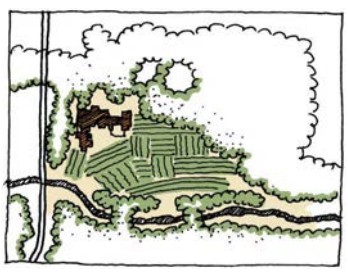
- **Traditional/transitional** - Traditional pre-suburban neighborhoods that are more walkable
- **Suburban -** Suburban character areas with larger pockets of green space - these green space pockets are prioritized and with conservation partnerships can be enhanced to 80% preservation
- **Rural Pocket -** Rural pocket, unlike true rural areas, is a mix of suburban development with large pockets of rural character and undeveloped land



Traditional



Suburban



Rural

Conservation Metrics

Conservation metrics (ratios of preserved lands to built lands) are based on the three county character areas Traditional, Suburban and Rural Pocket. The character areas are derived from the existing development character as well as the character of the remaining undeveloped green spaces. The actual conservation metrics are derived from the underlying zoning, though in several cases it is recommended that the future land use map and underlying zoning be adjusted to adapt to the green space character. For instance, in the Suburban Pocket and Rural Pocket areas, larger vestiges of undeveloped lands remain which may require a change in underlying zoning to increase the amount of land preserved with the clustered conservation village and hamlet approach to conservation community.

Conservation Metrics Table

Character Area	Underlying Density	Conservation of Buildable Area	Conservation Village Development Scope
Traditional Transitional	6000 - 10,000 sf lots R60-R75	50% - 60%	1200-2500 sf lots, townhouses & 2-8plex
Suburban & Suburban Pocket	12,000 sf lots - 1/2 acre lots R85 lots - RLG	60-80 %	1200-5000 sf lots, townhouses & 2-4plex
Rural Pocket	15,000 sf lots - 1 acre lots R100 - estate lots - RE	80 - 90 %	1200-10,000sf lots, townhouses & 2-4plex and up to 8plex in larger villages

Priority Properties to Preserve

The most valuable land that can be preserved is land in walking proximity to existing residences and businesses in the county with the potential for the following:

- properties connected or in close proximity to riparian corridors and trails
- properties in walking proximity to schools and churches, businesses and neighborhood amenities
- best social equity opportunities
- mature forest lands
- best opportunities for urban agriculture

VCC Land Use Scale Applications:

- Majority Preservation of Single infill properties. Conservation tools include land trust/bank and “offset density conservation planning”.
- Majority Preservation of multiple contiguous properties. Conservation tools include land trust/bank assemblage and “offset density conservation planning”.
- Majority Preservation of multiple non-contiguous properties within the larger remaining green space areas. Conservation tools include land trust/bank assemblage, purchase of development rights, “PDR’s” and transfer of development rights, “TDR’s” where properties are not contiguous. This approach is particularly applicable in the last larger green space areas - suburban pocket and rural pocket areas.

Development Incentives

There are a variety of ways to incentivize VCC developments including:

- Offering a unit bonus to the developer to ensure that the value of the VCC development is commensurate or exceeds the value of conventional development on a given property
- Marketing incentives including media support for conservation and strong market for smaller lots and less maintenance in proximity to woodland trails and gardens
- Less infrastructure/cost of services due to compact development
- More expedient permitting processes as municipalities reinforce conservation & walkable development trends

Land Use and Development Policy Summary - True Cost

The VCC land use approach takes into consideration the true cost of land development; the long-term effects of climate change, loss of biodiversity, impacts to social equity and community health (walkability and access to nature and fresh food), and the ability to age in place.

All of these factors have profound effect on the long-term quality of life in DeKalb County and need to be factored into the choice of land use policy.

Today, many of these aspects have been ignored for decades to the exclusion of short-term growth and development. VCC offers a rewarding opportunity for substantive real estate growth and substantive change in addressing long term sustainable growth policy issues.

Zoning Applications and Districts

Zoning can be broken down into 3 primary types for VCC zoning district applications:

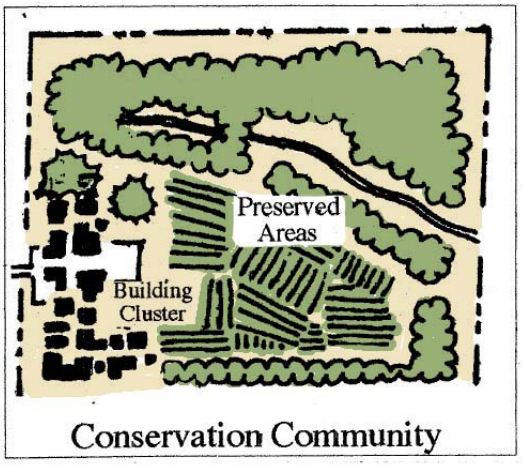
- Neighborhood residential areas including, schools, religious and community centers (overlay over residentially zoned neighborhoods)
- Neighborhood commercial/residential areas (overlay over residentially zoned neighborhoods that include neighborhood commercial areas)
- Inter Neighborhood mixed-use commercial/lite industrial areas (areas with connective transportation capacity between neighborhoods)

Development Components

The primary development components of the VCC zoning districts are the development cluster (conservation village and hamlet) and the preserved land area

Zoning District Strategy

Village Conservation Community (VCC) zoning is built around planned development-based pedestrian and conservation cluster districts called conservation villages and hamlet districts. Each district is based on a particular scale, uses and pedestrian connectivity.





Scale

The following is the scale for the conservation cluster districts:

- Conservation Hamlets 4 to 20 units (4-8 small, 8-12 medium and 12-20 large) and can include ADU's based on underlying zoning yield plan capacity. The conservation hamlet is used primarily for smaller infill properties or small crossroad developments.
- Conservation Villages 20 to 100 and up to a 1000 or more (20-100 small village, 100 to 1000 medium village and 1000 or more, large village) The conservation village is very versatile as it operates at many scales and ranges from residential to high level mixed use

Uses

The following are the uses allowed within a pedestrian priority framework

Housing Community (HC)

Uses permitted include uses permitted under existing residential neighborhood districts (schools, churches, home occupations). In addition, additional local small-scale neighborhood uses may be added with no parking requirements provided they are designed with inner-neighborhood access only by walking/bicycling/carts. These uses include urban garden/farm retail/value added product uses.

Mixed Use (MU)

Local neighborhood based scaled mixed uses ranging in scale from neighborhood mixed use to inter-neighborhood mixed use businesses (between neighborhoods on inter-neighborhood transportation corridors).

Zoning Districts

The following are the proposed VCC zoning districts. They are based on a planned development application (to allow the necessary design flexibility for pedestrian priority village and hamlet design) and defined by scale and allowable uses. These VCC zoning districts comply with the conservation metrics and development bonus incentives.

- **Conservation Village Housing Community (CVHC)** for medium to larger inner neighborhood residential VCC applications
- **Conservation Village Mixed Use (CVMU)** for medium to larger applications at the edge and between neighborhoods
- **Conservation Hamlet Housing Community (CHHC)** for smaller inner neighborhood VCC applications
- **Conservation Hamlet Mixed Use (CHMU)** for smaller crossroads mixed use VCC hamlet applications

Zoning Considerations

The following zoning considerations are key to the success of VCC developments

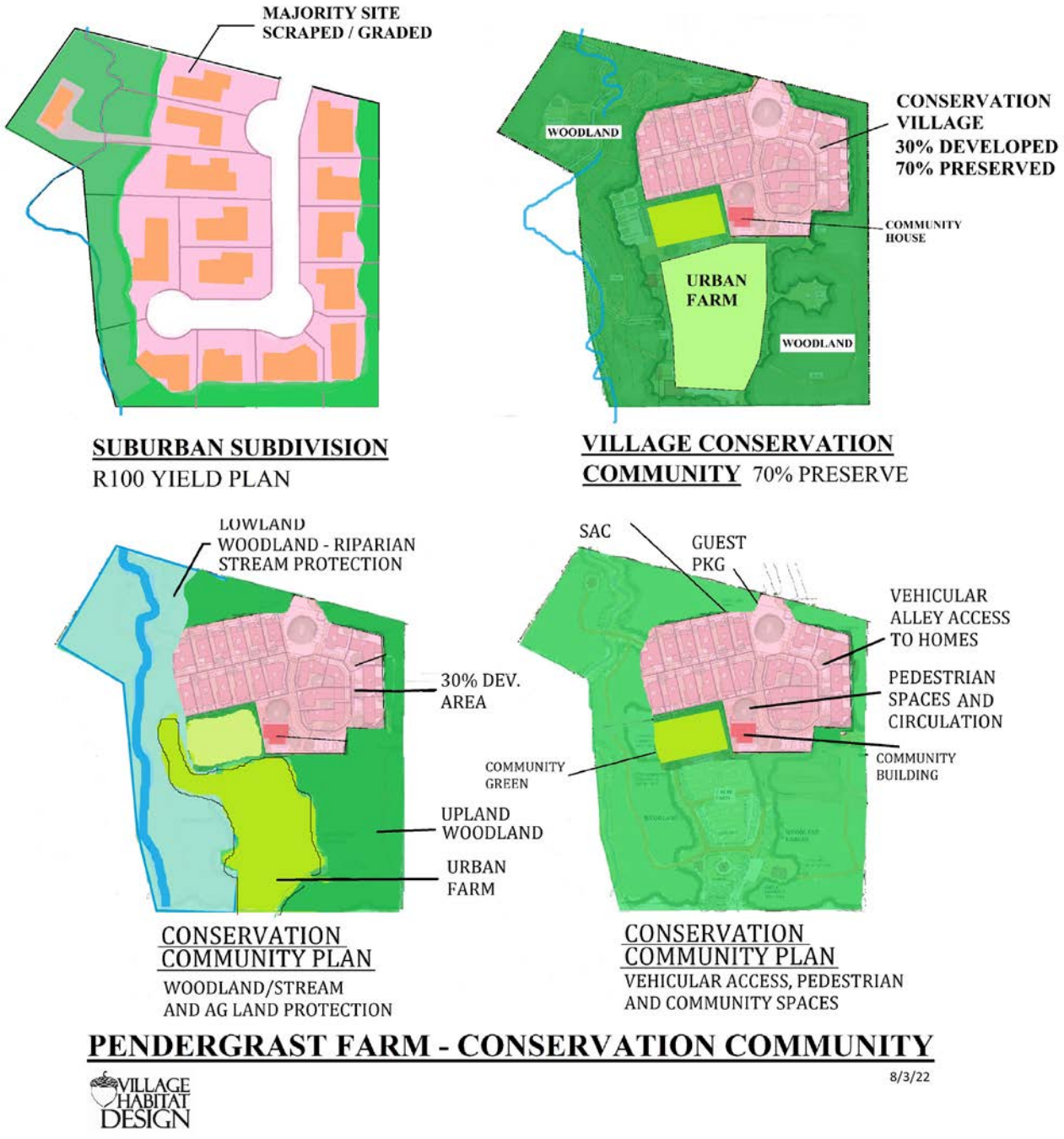
- Pedestrian connectivity/access between the VCC development and the surrounding neighborhood (access to trails and urban gardens)
- Adequate transitional buffers between the development cluster and surrounding existing neighborhoods
- The viability of incorporating pedestrian oriented design such as cottage court, pocket neighborhoods, living and complete streets
- Quality design & management guidelines to ensure that VCC developments will hold their value and increase the long-term value and quality of life of the neighborhood

Recommendations for Text Amendments, Site Specific & Zoning Conditions

The following are the best practices that are key to the success of VCC and can be incorporated through text amendments, zoning condition or site-specific graphic descriptions:

- Inclusion of missing middle/work force housing density with adequate buffer and building type transition between these and any adjacent stable single-family neighborhoods
- Allow accessory dwelling units (ADUs) on small “conservation village lots” based on “yield plan” (underlying zoning lot size)
- Allow accessory commercial units were applicable (see Strong Towns and Portland Examples)
- Resolve and address short term rental (i.e., Air BnB) appropriateness within VCC development - in general these are discouraged unless adjacent to a commercial district.
- Protect preserved area with a conservation easement held by a land trust
- Consolidate car related impact and site infrastructure closer to the entry of the site to reduce fragmentation/ sprawl of the site
- Allow reductions of parking and maximum parking limits with shared parking strategies to balance the car access with pedestrian, bicycle, shuttle, or transit access
- Create intergenerational, youth and aging in place programs and opportunities
- Allow caretaker and urban agriculture-based housing in preserved areas

- Ensure housing access for caretaker housing, urban agriculture housing, missing middle/ work force housing on-site
- Use home occupation and woodland/urban agriculture-based clubs to increase community vitality in residential districts
- Develop cluster design building guidelines to ensure the quality and durability of the VCC development
- Ownership and management guidelines of preserved green space







PART IV - MAPPING PHASE 1

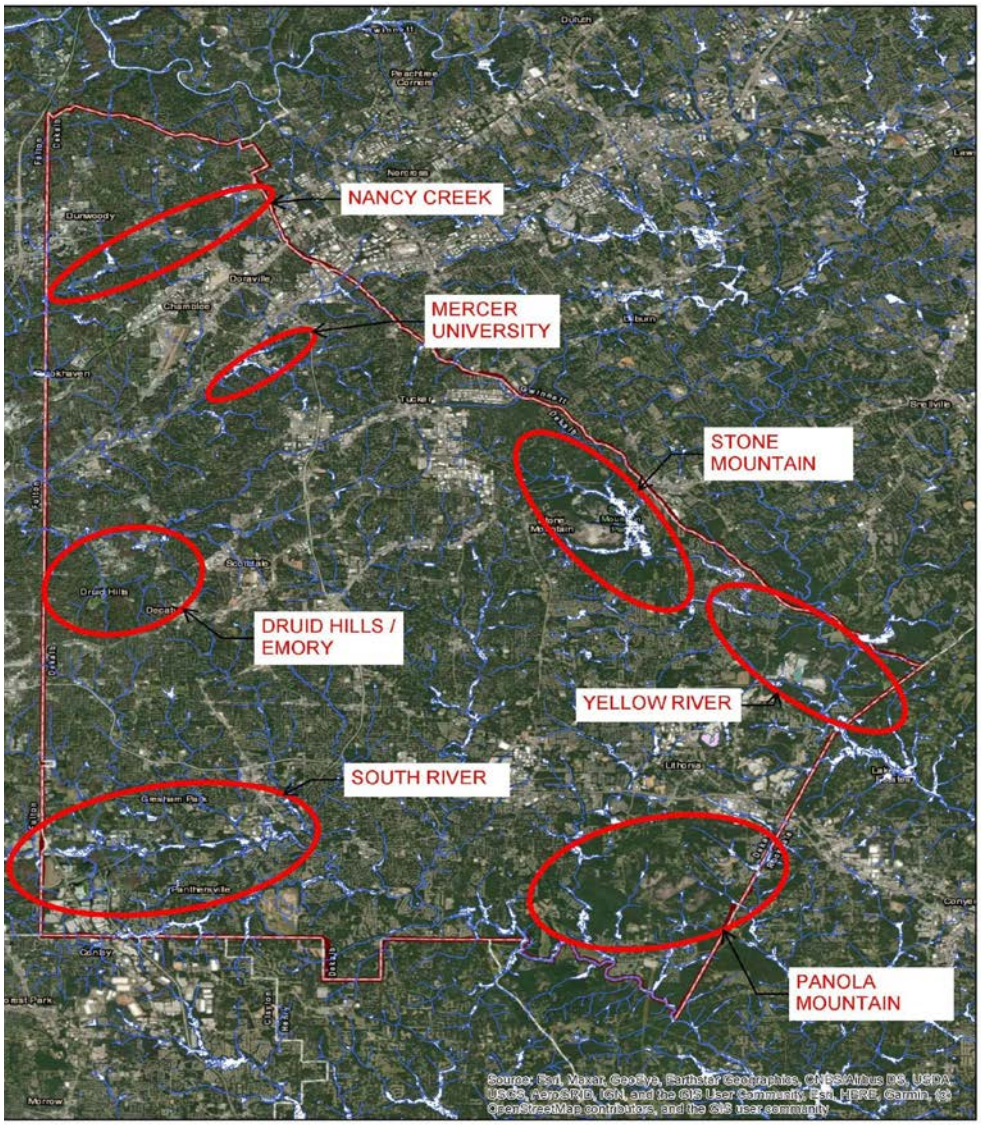
OVERVIEW

In order to identify potential VCC candidate sites for high priority preservation of remaining key forest and urban ag opportunity areas a land assessment process has been undertaken prioritizing undeveloped parcels with specific qualities and opportunities. As a first step the team researched large undeveloped parcels, identified patterns or trends, and applied the VCC character areas conservation metrics to DeKalb County. This process starts with an overview of the last major natural habitat areas and potential urban ag areas left in DeKalb County and then proceeds to a general map analysis and parcel assessment framework.

DEKALB COUNTY NATURAL ANCHORS

Anchor areas 1-6

For natural anchor areas, the two obvious categories would be forestland and pasture or ag land. In the Panola Mountain and Stone Mountain areas, there are areas that have exposed granite outcrops that rise out of forested areas. The area around Mercer University is a big wetland area and mostly forested (riparian / wetland areas) -Nancy Creek, South River, and the Yellow River form the major Riparian corridors areas and are mostly forested. The areas around Emory and Druid hills have natural forested areas and also and combine as a historic category.



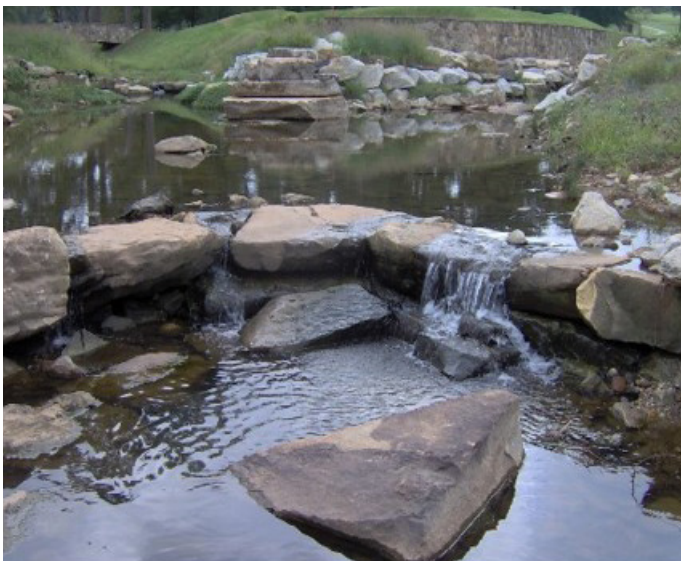












DEKALB COUNTY URBAN AGRICULTURE

Dekalb County was once the largest producer of milk in the south and was home to more dairies than any other county in the state. Today, just a handful of historic farms remain and are at risk of being supplanted by development.

DEKALB COUNTY HISTORIC DAIRY FARM

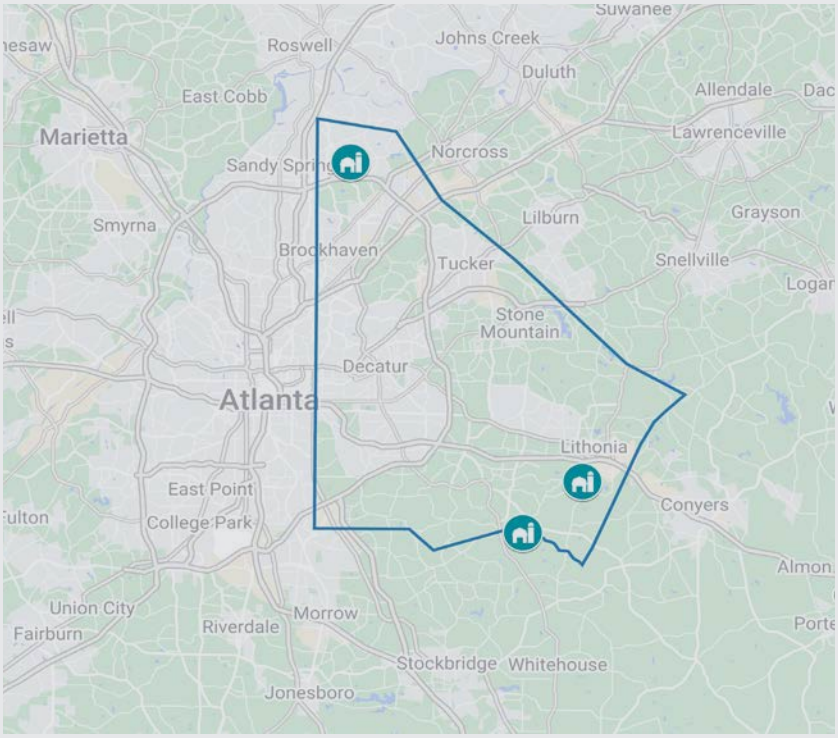


DeKalb was once the largest dairy producer in the state

DEKALB COUNTY HISTORICAL FARM MAP

Historical Farms

- Lyons Farm, Historical Landmark
- Vaughters Farm, Historical Landmark
- Historic Donaldson-Bannister Farm, City Park



AS OF 2017 CENSUS OF AGRICULTURE 4% OF LAND IN DEKALB COUNTY REMAINS IN FARMS

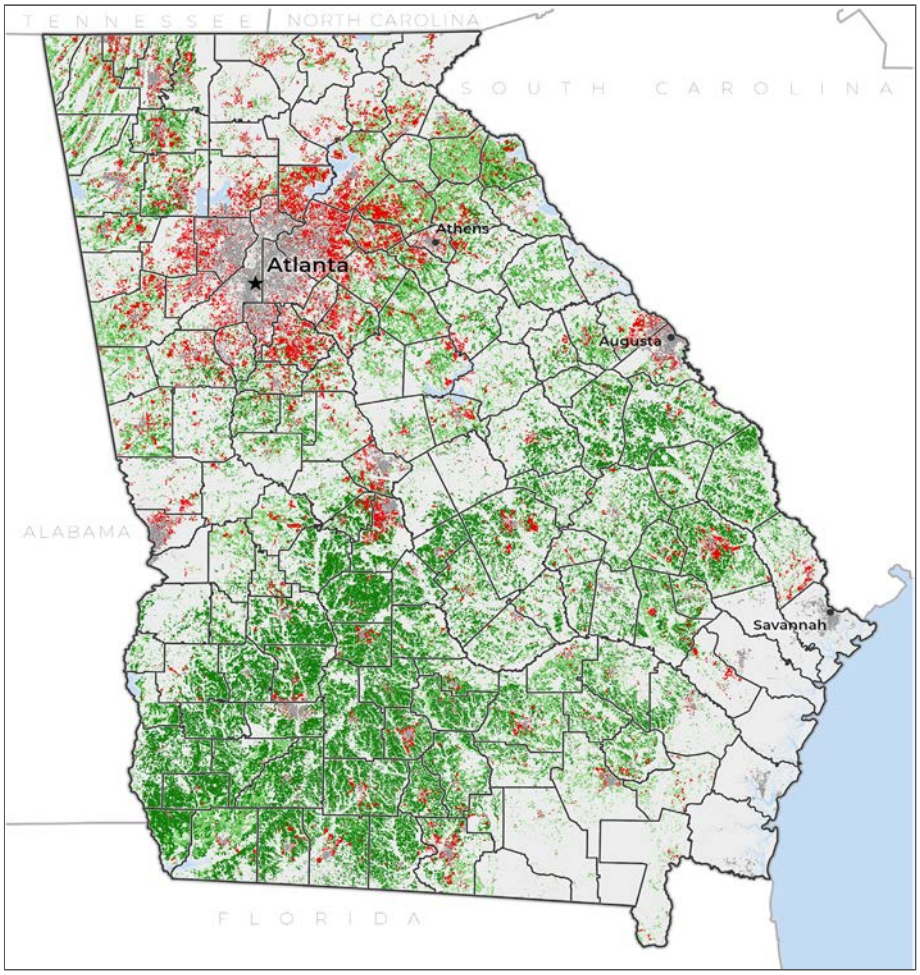
Source:
USDA National Agricultural Statistics Service, 2017 Census of Agriculture. Complete data available at www.nass.usda.gov/AgCensus

THE STATE OF THE STATES
Agricultural Land Conversion Highlight Summary

Georgia

Farms Under Threat: The State of the States mapped agricultural land conversion and evaluated state policy responses. The spatial analysis identified the extent, diversity, and quality of each state's agricultural land—and where this land has been converted to both urban and highly developed (UHD) and low-density residential (LDR) land uses.

AGRICULTURAL LAND CONVERSION 2001-2016



Conversion of non-federal farmland to UHD and LDR land uses from 2001-2016. The threat to working farms and ranches is pervasive, often claiming the most productive, versatile, and resilient lands.

RELATIVE CONVERSION THREAT

HIGH

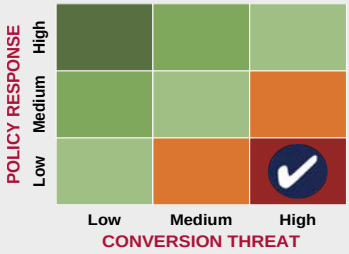
Georgia scored among the top states for the conversion of agricultural land to urban and highly developed (UHD) and low-density residential (LDR) uses.

RELATIVE POLICY RESPONSE

LOW

Georgia scored among the lowest states for policies and programs that protect agricultural land from development, promote farm viability, and facilitate the transfer of agricultural land.

HOW IS THIS STATE DOING?



Georgia is in a red box because its conversion threat is higher than its policy response, relative to other states. Learn more at www.farmland.org/farmsunderthreat

Conversion of agricultural land to UHD and LDR land uses

Farmland* that is:
Above state median PVR**
Below state median PVR

Urban areas
Federal, forest, and other lands

*Farmland is composed of cropland, pastureland, and woodland associated with farms.

** Our productivity, versatility, and resiliency (PVR) index helps identify high-quality agricultural land (see page 2).

American Farmland Trust

DEKALB COUNTY

High Conversion of Ag Land

Source:
Freedgood, J., M. Hunter, J. Dempsey, A. Sorensen. 2020. Farms Under Threat: The State of the States. Washington, DC: American Farmland Trust. *© American Farmland Trust 2020*

Ag Map

COMMUNITY CENTERS, PARKS, PLACES OF WORKSHOP AND LIBRARIES

Churches Future Ag Opportunities

- All items

Libraries

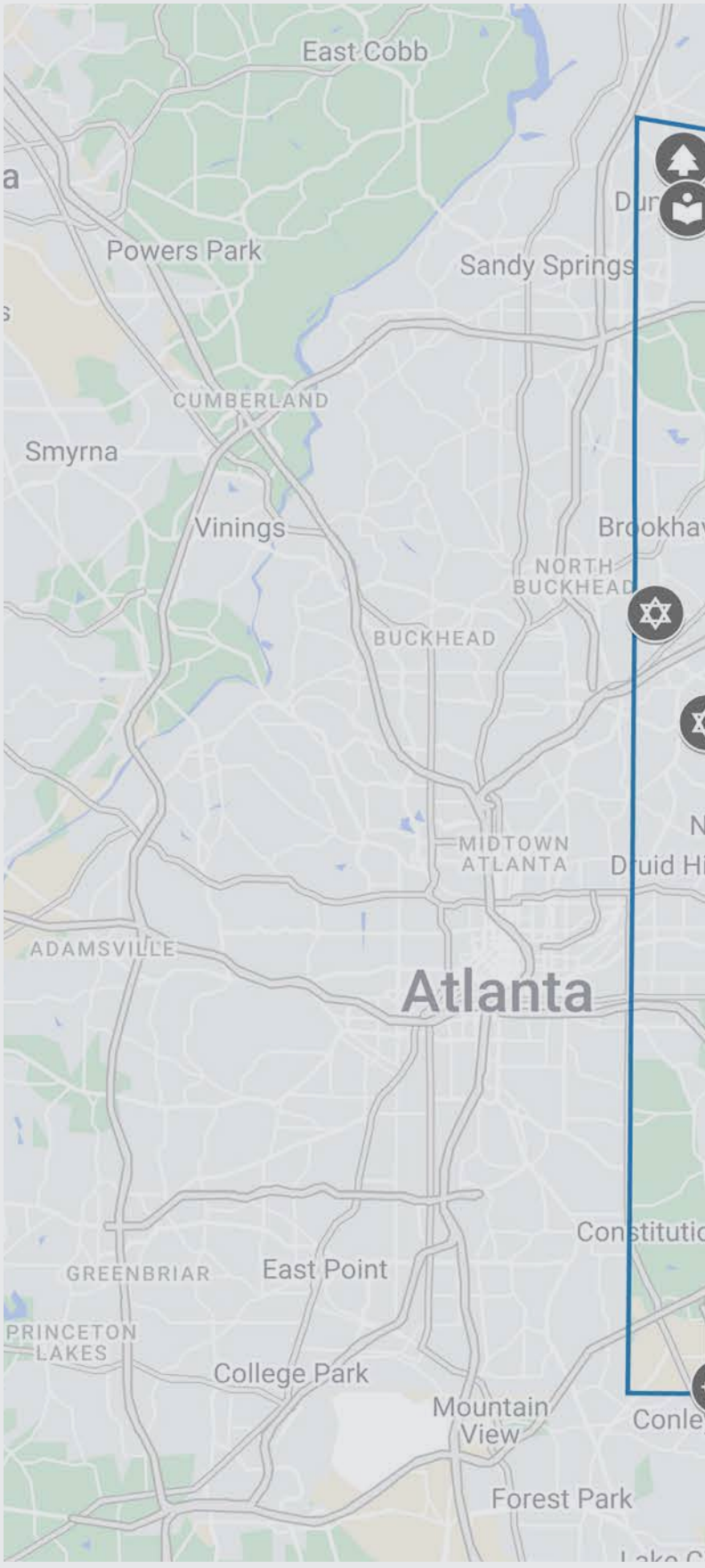
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Temples, Synagogues & Monasteries

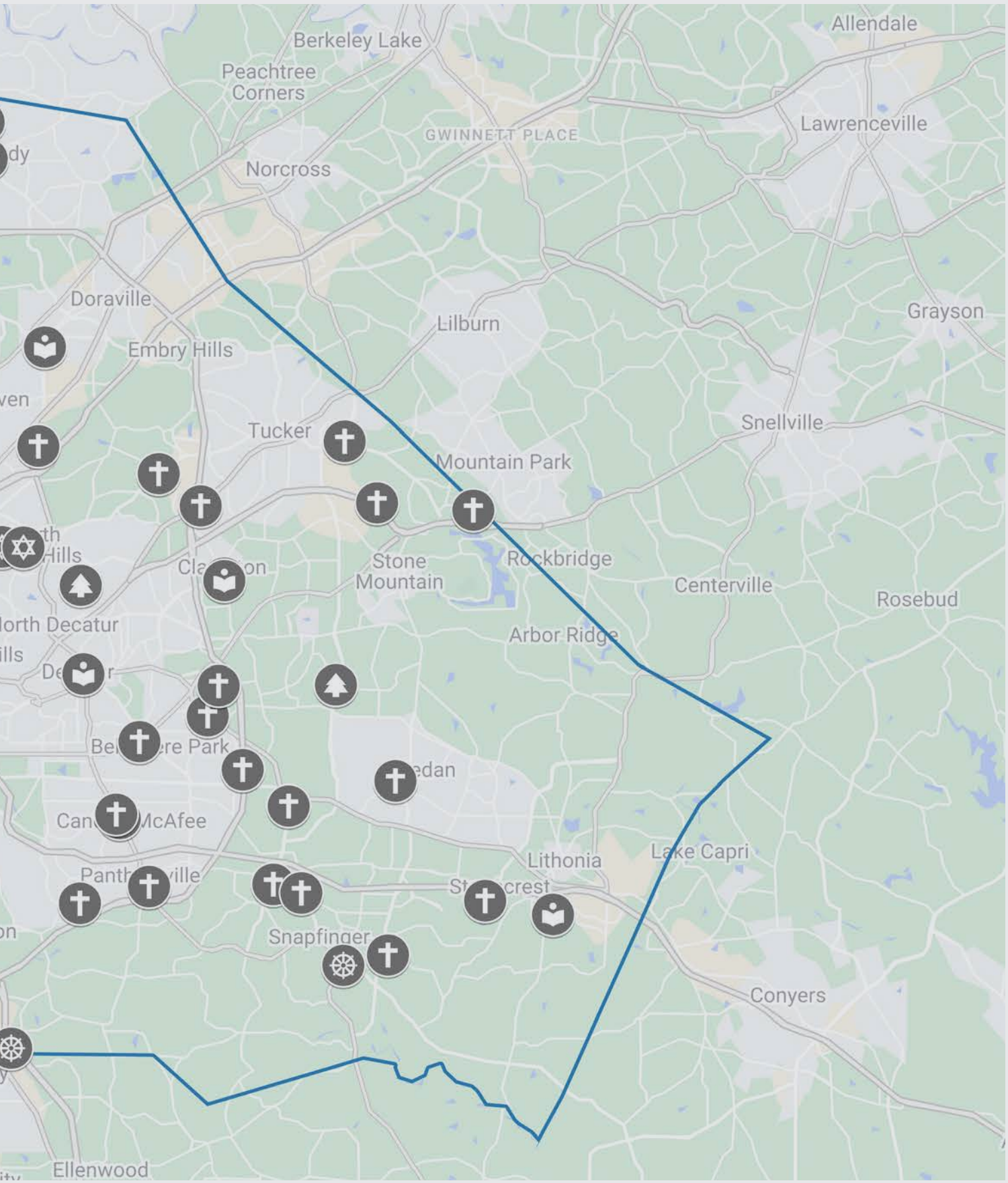
- Kim Cang Monastery
- Wat Lao Buddha Phothisaram Inc
- Congregation Bet Haverim
- Congregation Beth Jacob
- Congregation Or VeShalom
- Spiritual Living Center of Atlanta

Parks

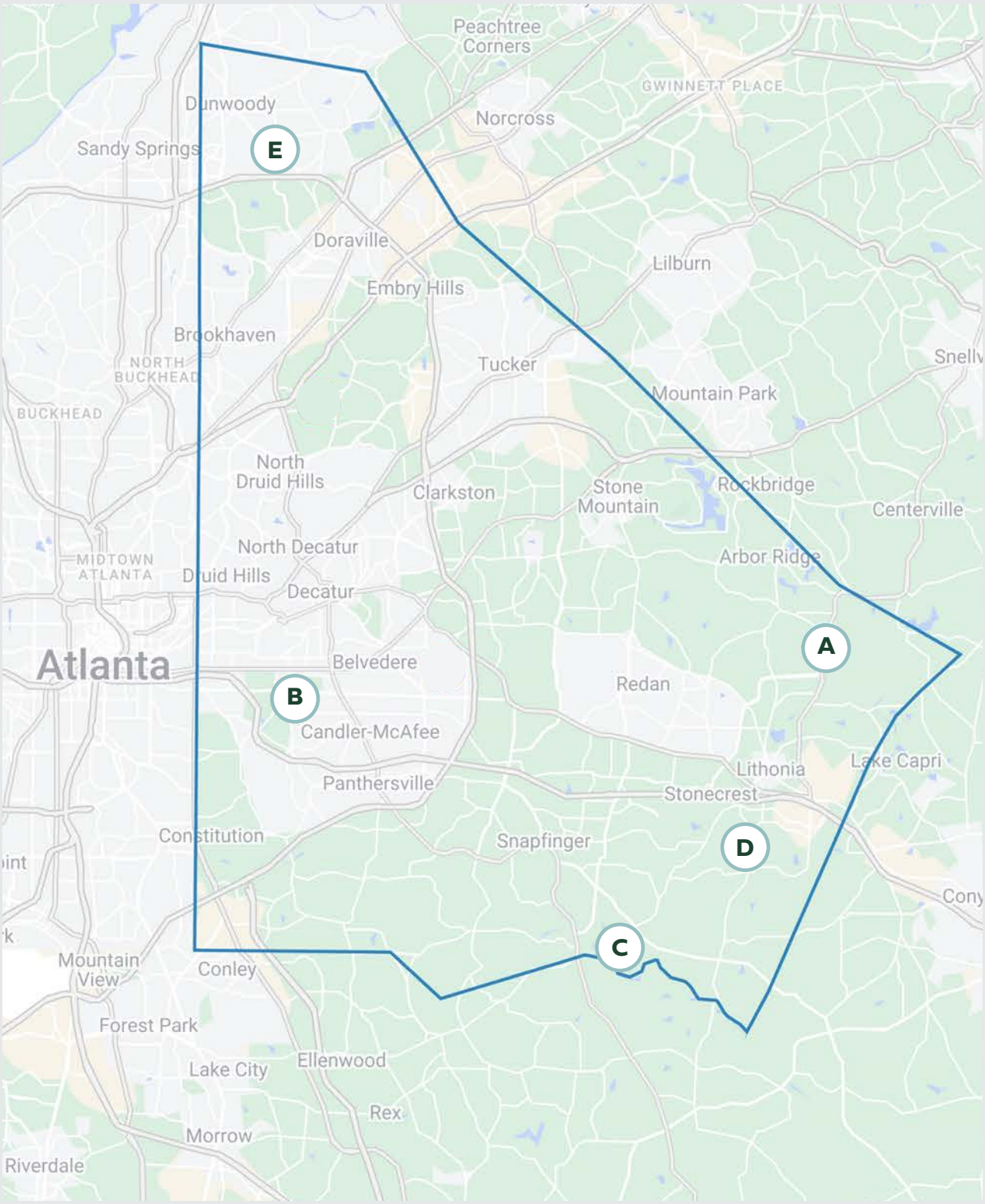
- All items



Source:
Georgia Arc GIS
https://gagiohome-gagio.hub.arcgis.com/search


Allendale
Berkeley Lake
Peachtree Corners
GWINNETT PLACE
Lawrenceville
Norcross
Doraville
Lilburn
Grayson
Embry Hills
Tucker
Snellville
Mountain Park
Stone Mountain
Rockbridge
Centerville
Rosebud
Arbor Ridge
Lithonia
Lake Capri
Snapfinger
Conyers
Ellenwood

Village Conservation Communities can be initiated by a developer to construct a conservation focused community or they can be non-profit driven with a mission to preserve the land. DeKalb County features successful examples of both with ample opportunities for more.



DEKALB COUNTY

Existing Conservation and Agriculture Projects

A

E.M.B.A.R.C. YOUTH FARM

40 ACRES

Commissioner Lorraine Cochran-Johnson created E.M.B.A.R.C. Community Youth Farm with the mission to cultivate and nurture a community hub for youth to grow food, engage in entrepreneurship and sustain lasting skills that will enhance their quality of life and the health of DeKalb County.



B

EAST LAKE COMMONS, GAIA GARDENS

5 ACRE URBAN FARM

12 ACRE FOREST PRESERVE

A farm and village conservation community with a working community farm successfully preserving 60% of land area for woodland forest canopy.



C

LYONS FARM

HISTORIC FARM

One of the oldest homesteads in once-rural DeKalb County, the Lyon Farm stands today as a reminder of the area's history and a glimpse into the agricultural lifestyle that once dominated the county. It also is key to the history of Flat Rock.

D

VAUGHTERS FARM

HISTORIC FARM

Within Panola Mountain State Park, this preserved landmark is home to the historic Vaughters Dairy Farm.

E

DONALDSON BANNISTER FARM

HISTORIC FARM

Apart of the Dunwoody Preservation Trust, the historic farm house has been renovated and the surrounding grounds are landscaped and open to the public as a park setting.

MAP ANALYSIS – FRAMEWORK

Utilizing existing data, the team conducted a high level analysis to identify undeveloped greenspace within unincorporated DeKalb County, applied VCC character areas to the County and identified potential focus areas and walkable clusters.

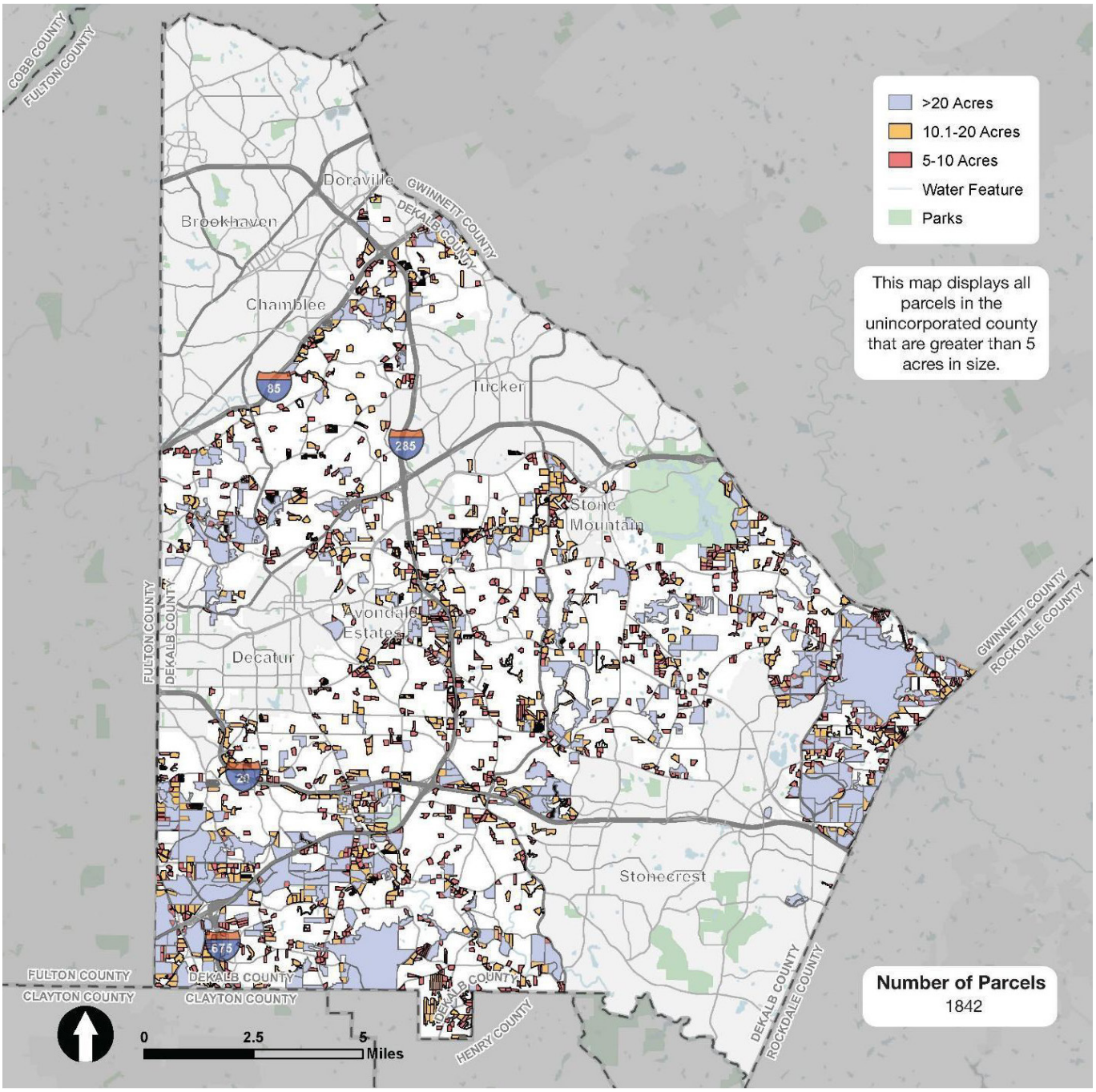
- Character Areas: identify the green space relationships and general conservation metrics for the development character areas of the county. Character map areas include traditional/transitional, traditional/industrial, suburban, suburban pocket and rural pocket areas.
- Focus Area: maps within each character area that identify green spaces (corridor and standalone green spaces) and their relationships to community services, schools, youth services and other community amenities.
- Walkable Clusters: maps within each focus area that define the walkable scaled areas with green spaces and services, schools and amenities. Walkable areas consist of 1/2 mile diameter for functional walking and are typically defined within "super block" areas to ensure no major roads create impasses to ped/bike access. These 1/2 mile diameter walking areas can interconnect along corridors to create longer recreational walking trails and destinations

Phase 1 Map Analysis Conclusions

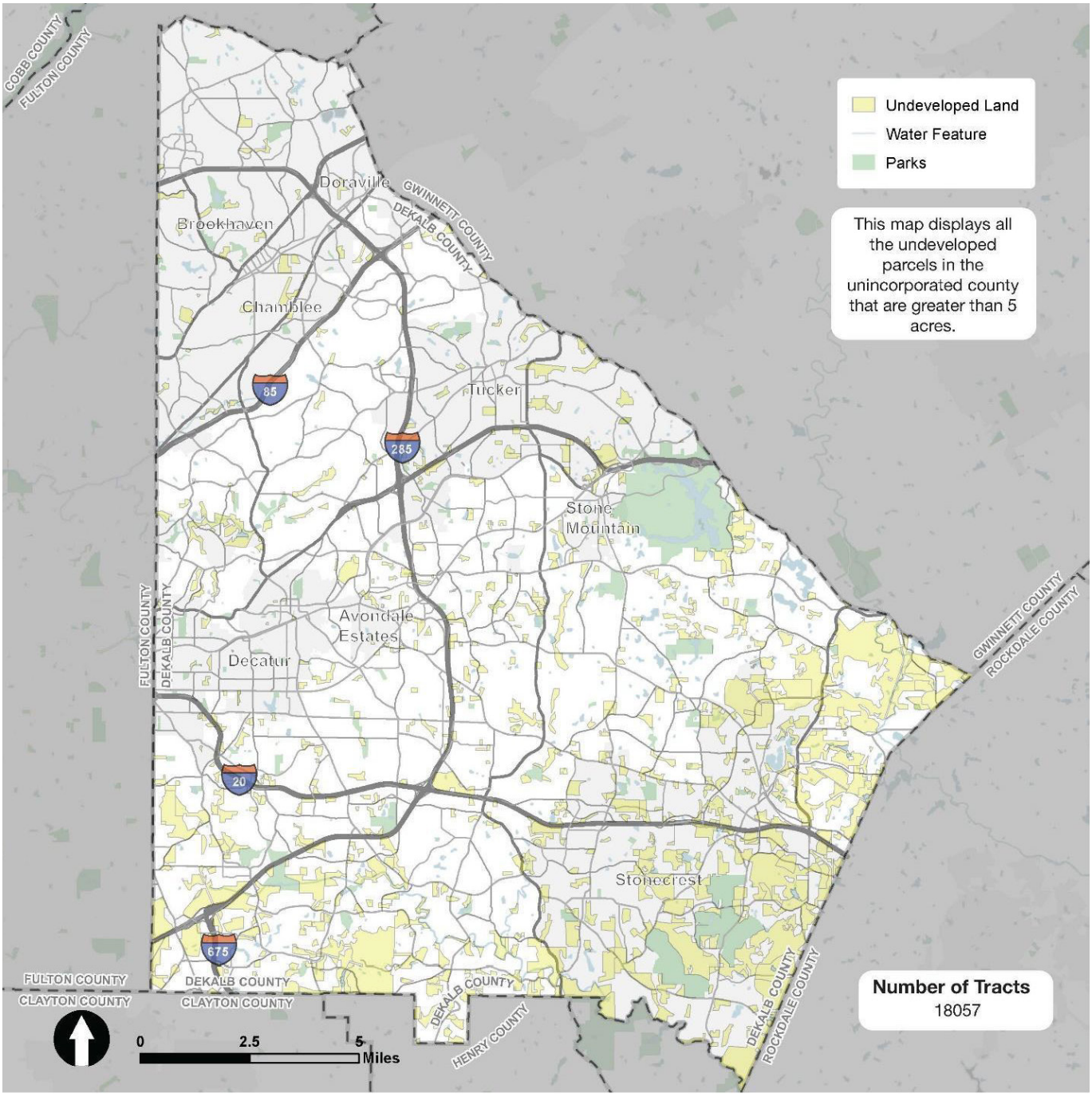
In general, much of the County has already experienced growth with few remaining green spaces. Of the remaining green spaces, most is located in southern or eastern DeKalb County and most is zoned at suburban residential densities.

Based on existing zoning, development patterns and the character of the remaining green spaces, the three VCC character areas have been defined geographically. Those areas include Traditional/Transitional, Suburban, and Rural Pocket. An area designated as "Suburban Pocket" has been identified in the southern portion of the Suburban area. No truly rural areas remain within DeKalb County, but there are "pockets" of rural character in the eastern area of the County. Additionally, there are several existing industrial areas within the County that will need to be considered when identifying potential candidate sites.

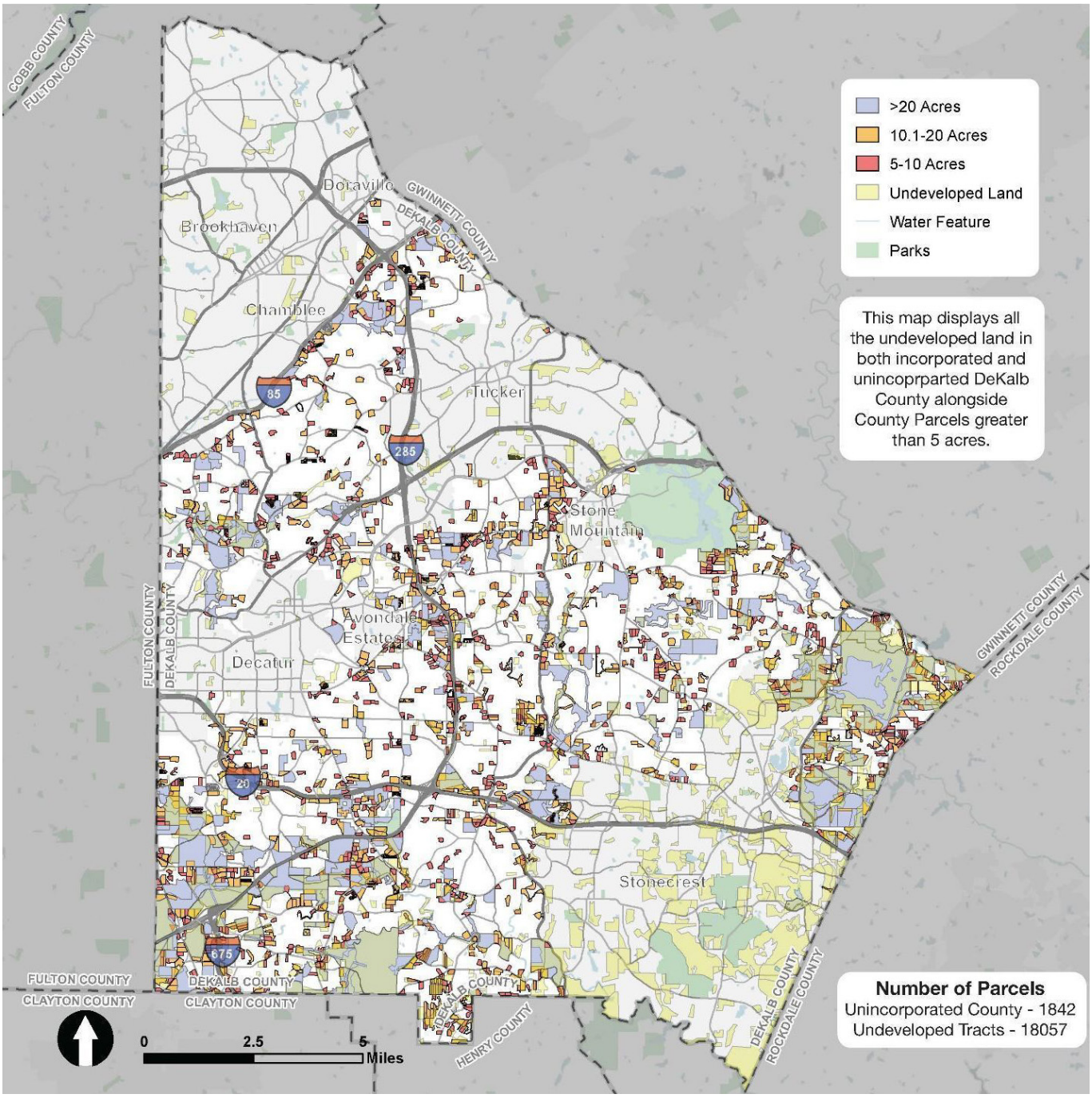
There are few and scattered green space opportunities within the Traditional and Suburban character areas, therefore infill development and redevelopment should consider the VCC approach in these areas. There are many greenspace opportunities within the Suburban Pocket and Rural Pocket characters areas, providing a potentially unique opportunity for DeKalb County in these areas. In each character area, there are several potential focus areas and walkable clusters to be considered during the next phase of analysis.



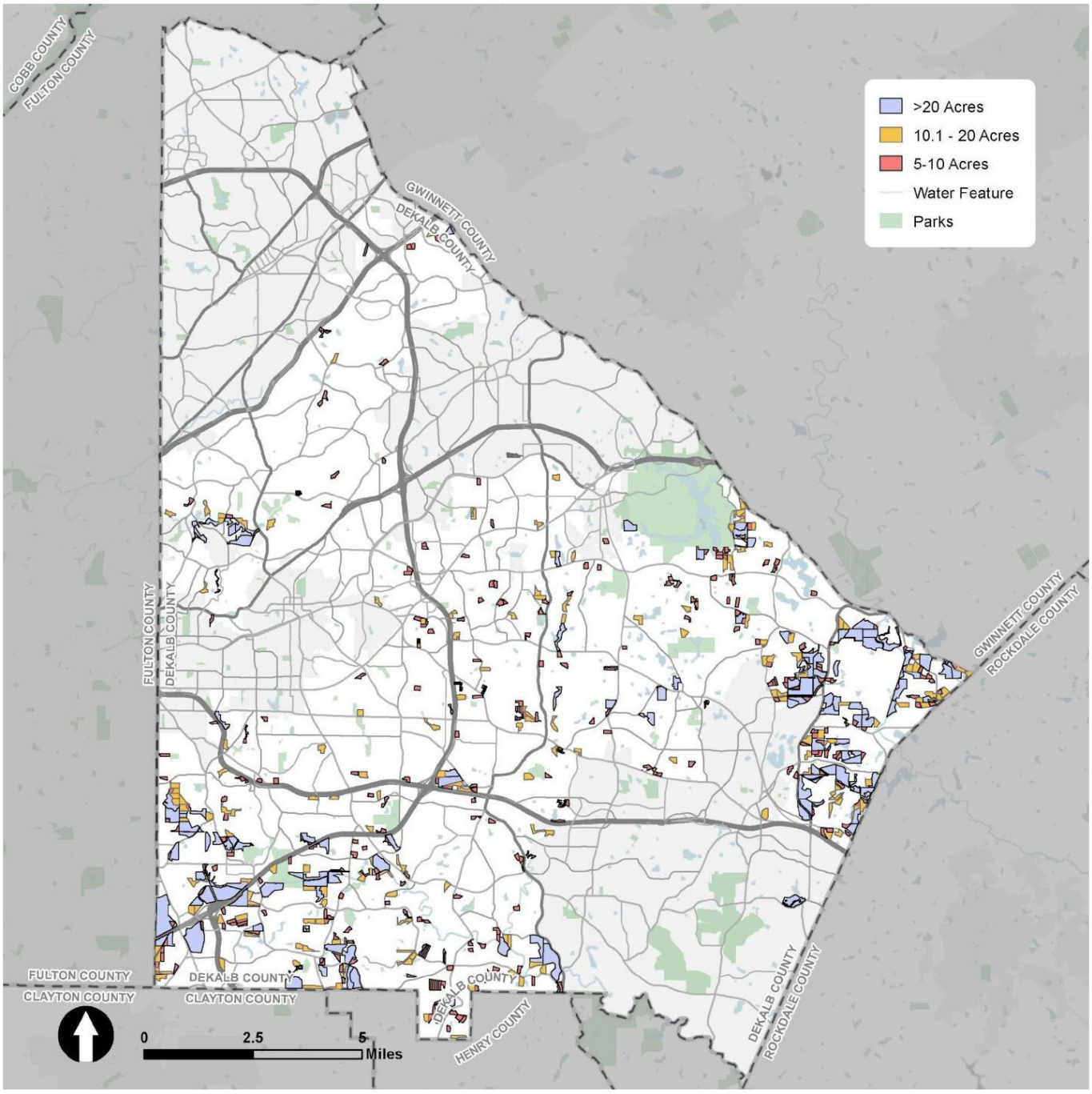
This map shows parcels sized 5 acres and above in unincorporated DeKalb County. The larger parcels and areas of more contiguous parcels are found mostly in the southwestern and eastern portions of the County.



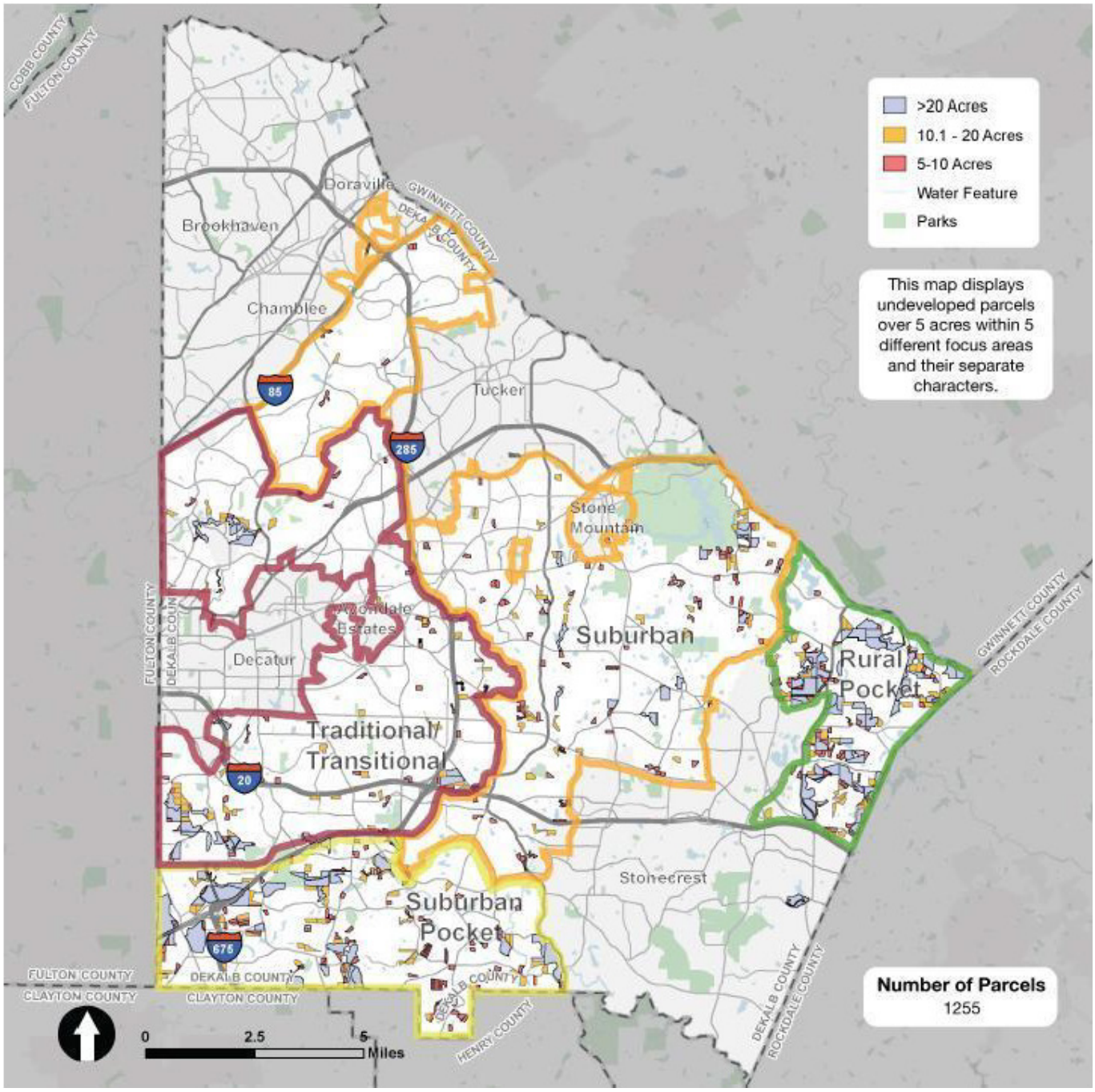
This map, based on the Atlanta Regional Commission's LandPro data, shows possible, non-parcel specific undeveloped areas within DeKalb County. Larger areas of possible undeveloped land are located mostly in southern and eastern County.



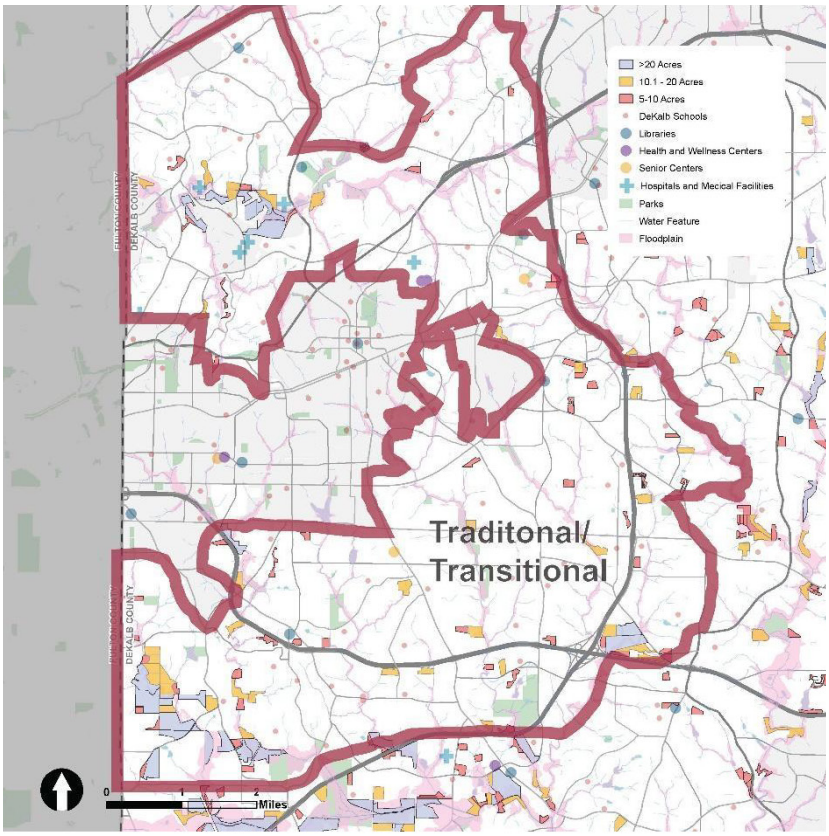
Combining the parcels 5 acres and above with possible undeveloped areas, this map shows potentially larger and undeveloped parcels within DeKalb County.



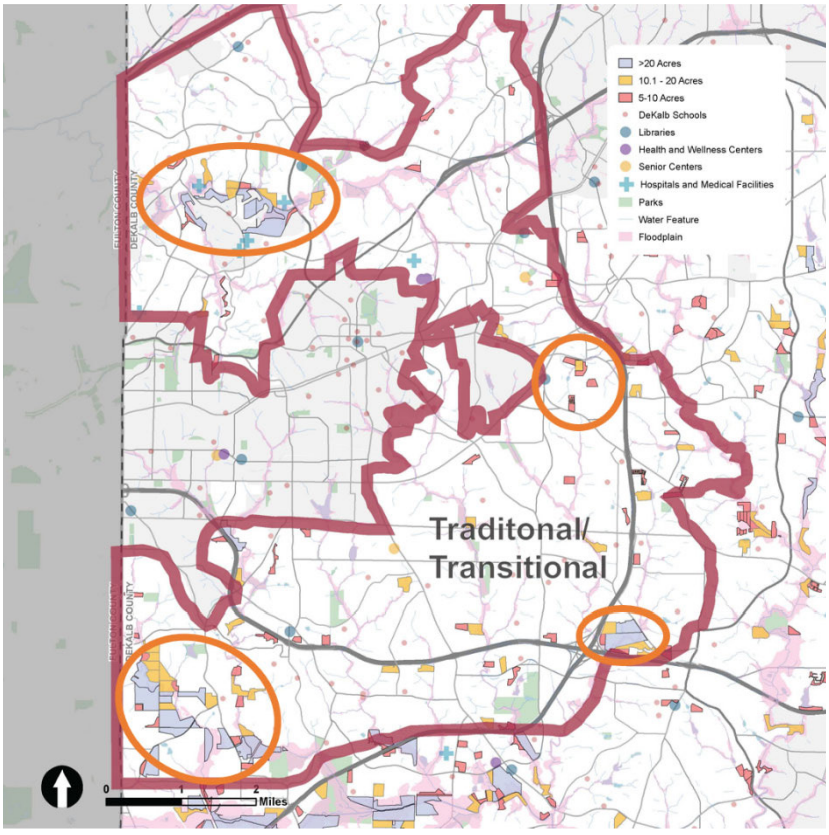
After removing parcels 5 acres and above that are likely developed, this map shows only those larger parcels that may be undeveloped. Some public lands, public right-of-way, preserved areas, or landfills may still be included in this subset of parcels. Similar to the pattern seen in previous maps, larger undeveloped parcels and areas of contiguous parcels are found mostly in southwestern, southern, and eastern DeKalb County.



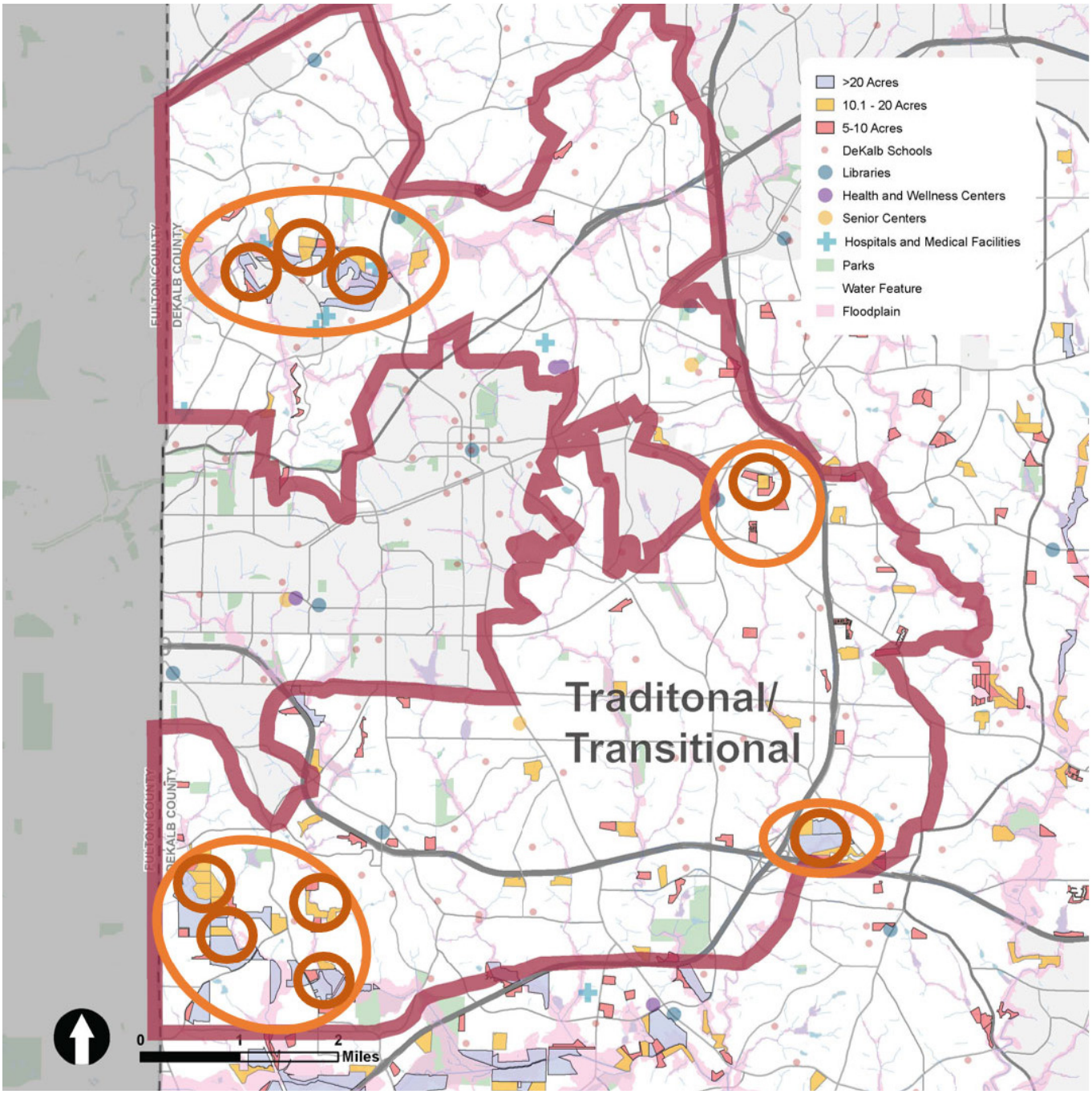
Based on existing zoning, existing development patterns, the character of the remaining undeveloped greenspace, the three VCC character areas of Traditional, Suburban, and Rural Pocket have been applied to DeKalb County in this map. It should be noted that a subset of Suburban called “Suburban Pocket” has been identified as well in southern DeKalb. The amount and character of undeveloped greenspace in each character area is different and presents unique opportunities or challenges.



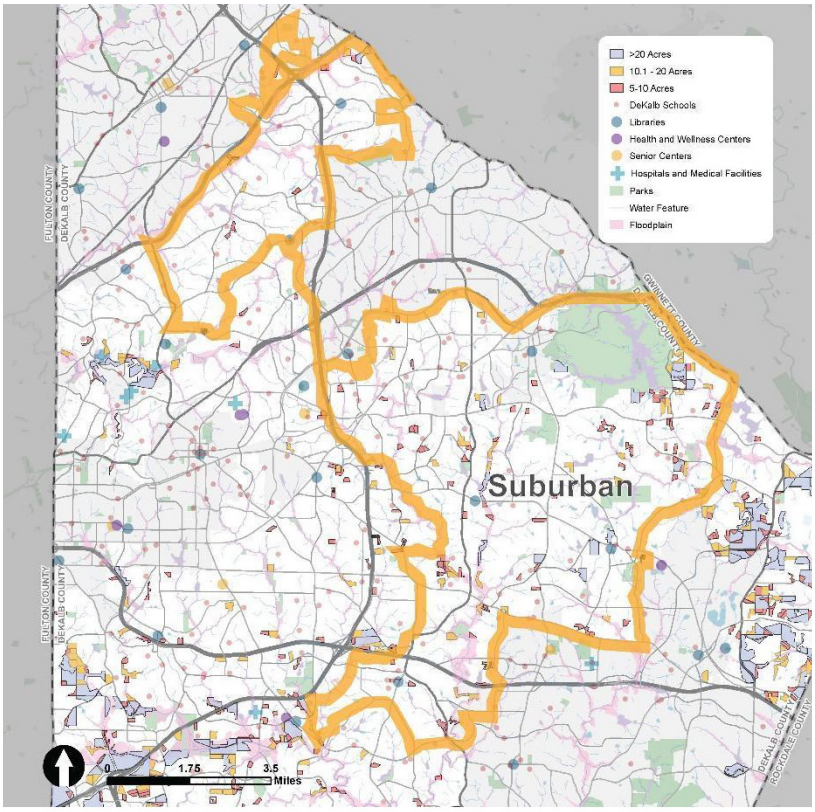
The Traditional/Transitional character area is located mostly inside I-285 and adjacent to the cities of Atlanta, Decatur, and Avondale Estates. The existing development in this area consists of mostly older, intown neighborhoods with more connectivity than the Suburban or Rural Pocket areas. A large majority of the area is zoned R-75 or higher. There are many major roadways and interstates, as well as existing transit service including rail and bus. The area includes some of the major employment areas as well as aging retail corridors. The Traditional character area is currently experiencing infill and redevelopment activity.



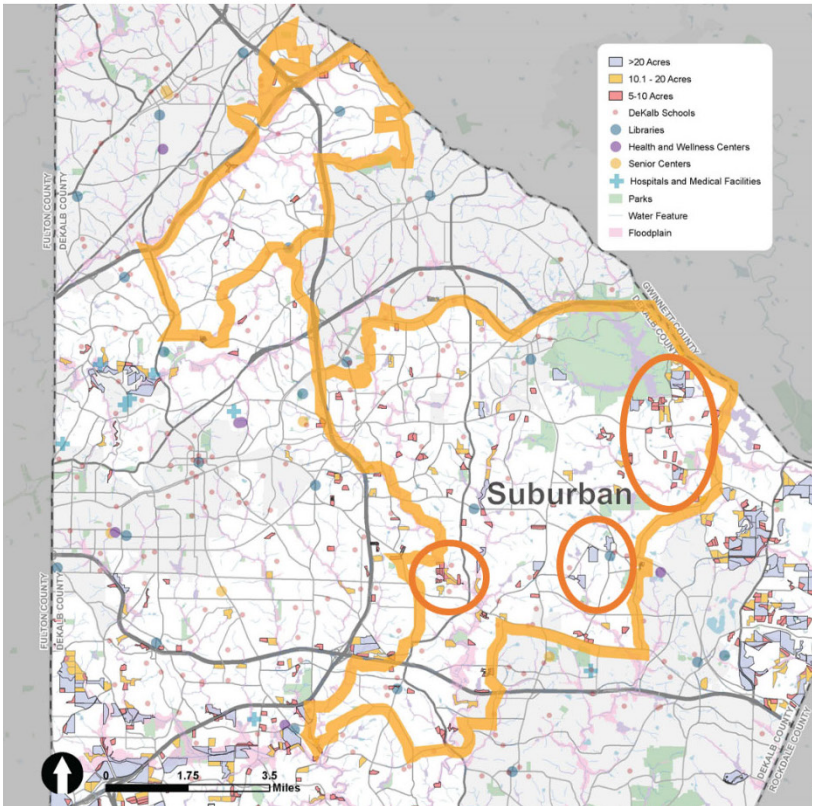
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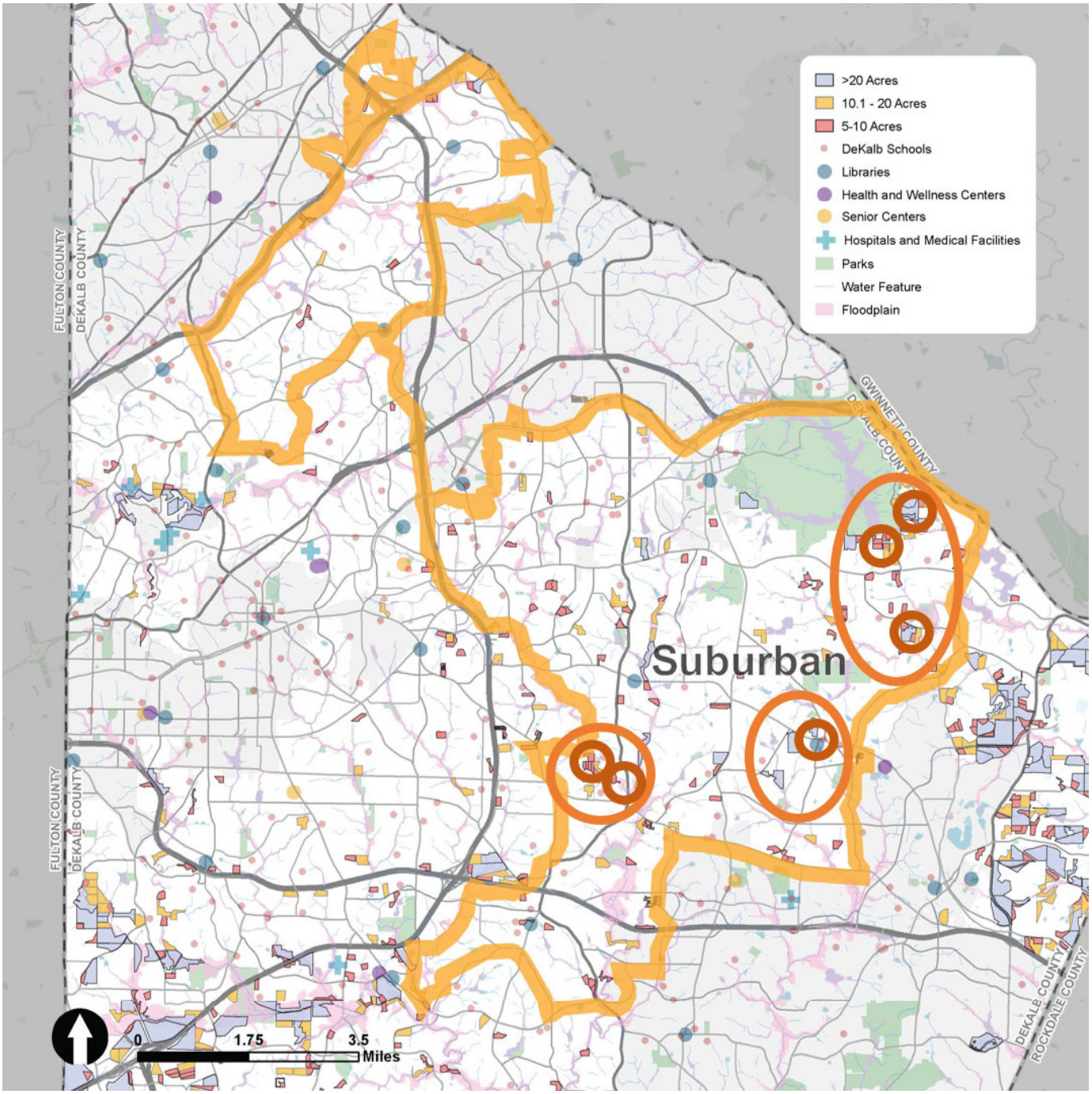
Within each of the focus areas, there are several potential walkable clusters, indicated on the map above by the small red circles which are roughly ½ mile in diameter. Additionally, some of these focus areas and walkable clusters include or are adjacent to schools, community centers and other public facilities.



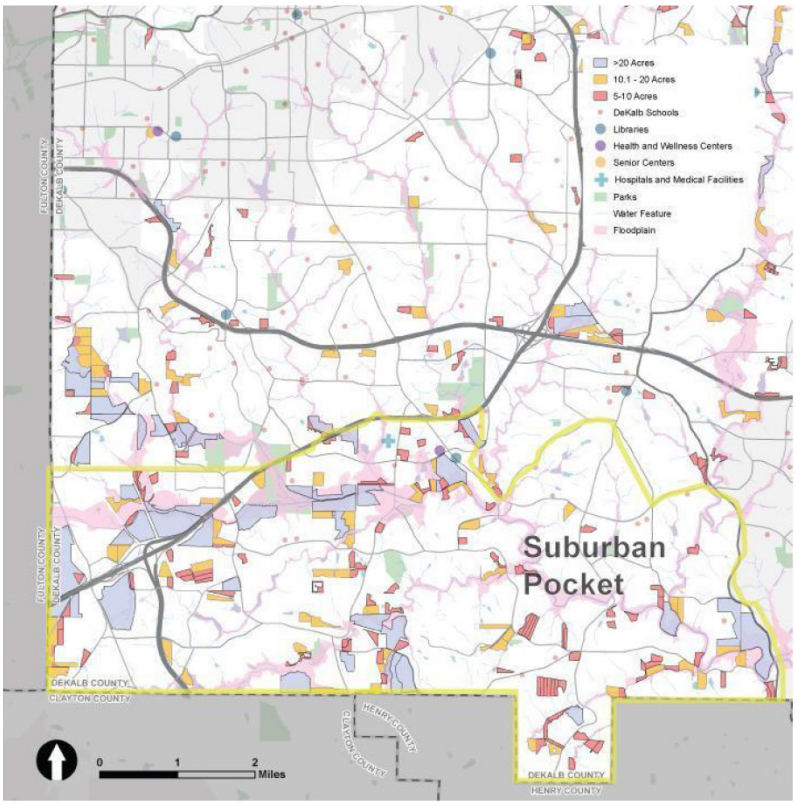
The Suburban character area is located mostly outside I-285 and adjacent to the cities of Brookhaven, Chamblee, Clarkston, Doraville, Stone Mountain, and Tucker. The existing development in this area consists mostly of conventional single-family neighborhoods, retail centers and nodes, and aging retail corridors. The Suburban character area includes much of the residential areas within unincorporated DeKalb County. The majority of the area is zoned for larger lot residential. There are many major roadways and interstates in the western portion of this area. The area is experiencing limited infill and redevelopment, apart from areas adjacent to I-85 and I-285.



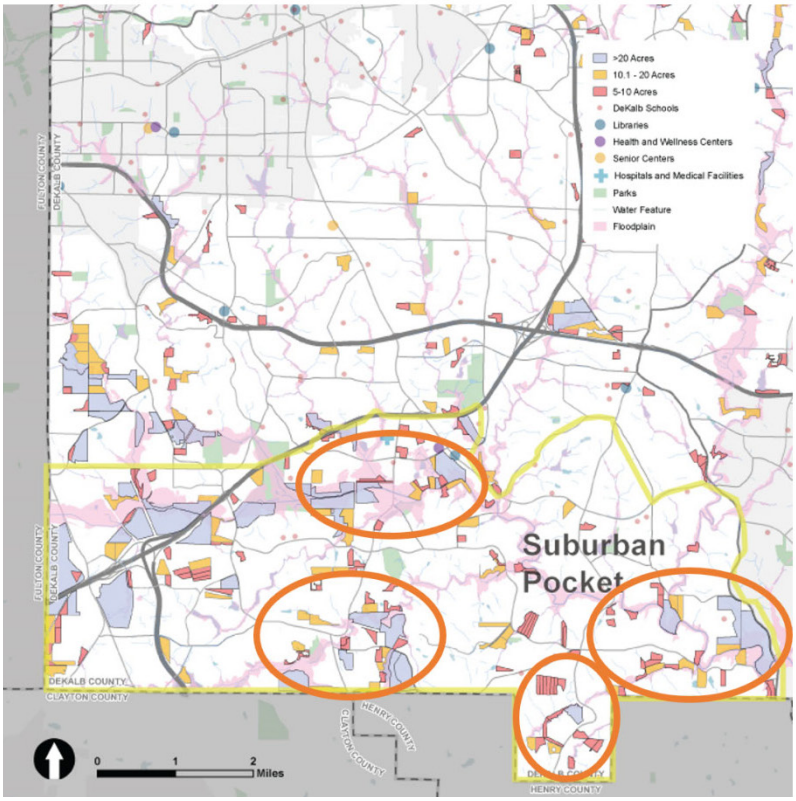
The Suburban character area has limited remaining undeveloped greenspace and limited areas of contiguous undeveloped greenspace. There are at least three areas that include multiple undeveloped parcels within close proximity. These are centered around Covington Highway, west of I-285, Redan, and an area southeast of Stone Mountain Park.



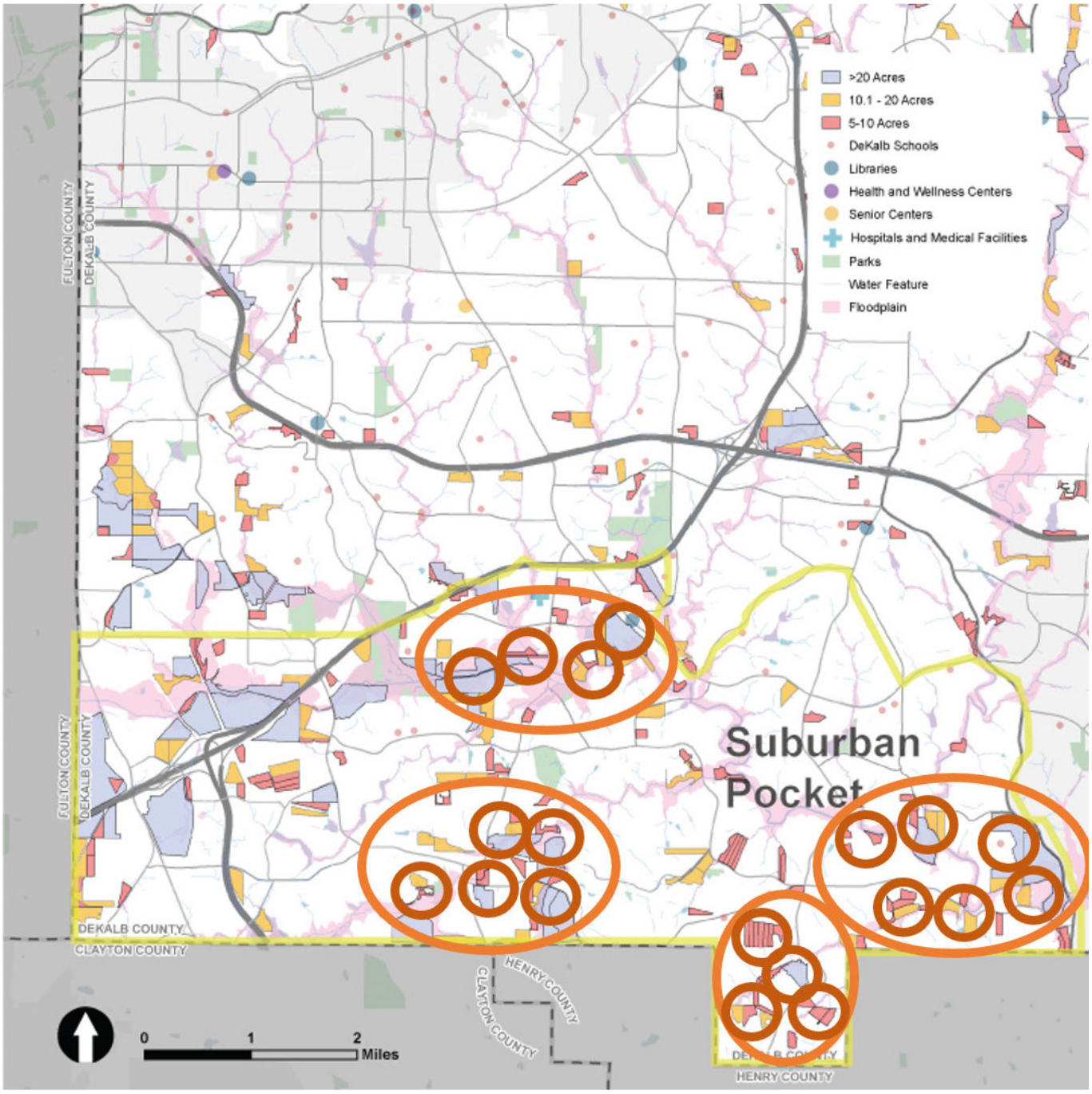
Within the three Focus Areas, there are a few potential walkable clusters, indicated on the map above by the small red circles which are roughly ½ mile in diameter. Additionally, some of these focus areas and walkable clusters include or are adjacent to schools, community centers and other public facilities.



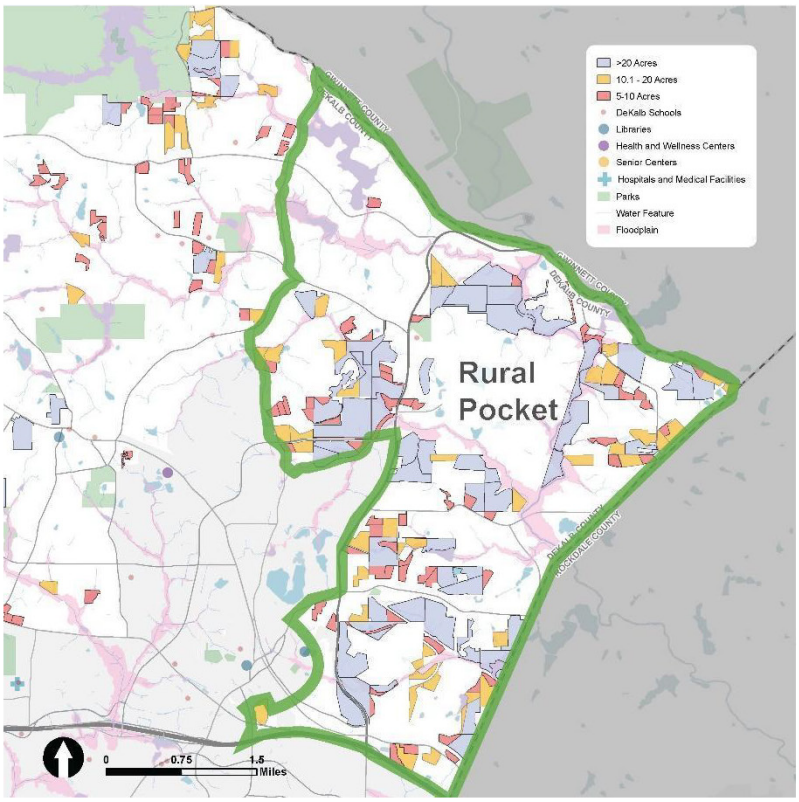
The Suburban Pocket character area is located in southwestern DeKalb, mostly outside of I-285 with the City of Stonecrest to the east. The existing development in this area consists mostly of conventional single-family neighborhoods as well as retail centers and nodes. There is also a large industrial area in the western edge of this character area. The majority of the area is zoned for larger lot residential. There are few major roadways and interstates in the western portion of this area. The area is experiencing limited residential infill, mostly near the interstates.



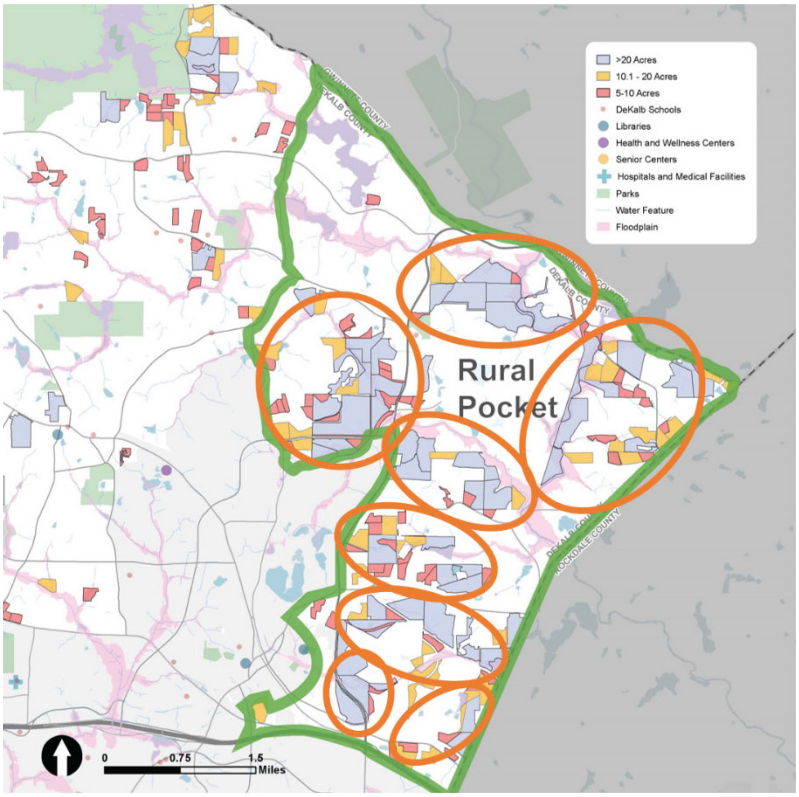
The Suburban Pocket character area has more undeveloped greenspace than the Suburban character area, including some areas that are contiguous. There are at least four Focus Areas with undeveloped parcels in close proximity. These are mostly centered around the South River and its tributaries.



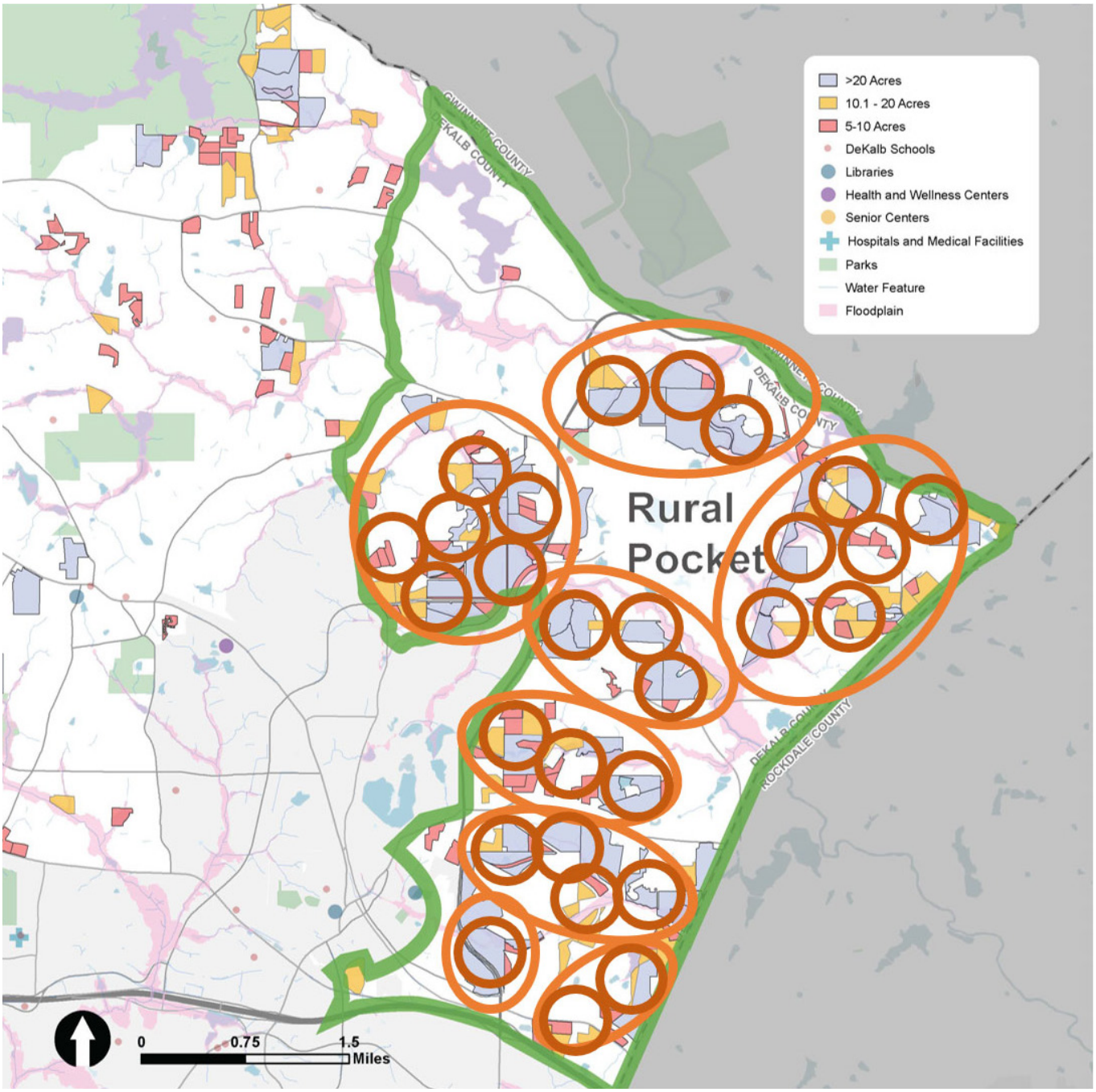
Within the four Focus Areas, there are many potential walkable clusters, indicated on the map above by the small red circles which are roughly ½ mile in diameter. Additionally, some of these focus areas and walkable clusters include or are adjacent to schools, community centers and other public facilities.



The Rural Pocket character area is located in the eastern edge of DeKalb County, north and east of the cities of Lithonia and Stonecrest. The existing development in this area includes low density residential, quarries, and a landfill, in addition to large undeveloped and forested areas. The majority of the area is zoned large lot residential with some industrially zoned locations. The area has experienced limited residential development as well as some industrial development closer to I-20 to the south.



The Rural Pocket character area includes the largest collection of undeveloped greenspace in unincorporated DeKalb, including many that are contiguous to one another. There are at least seven Focus Areas with many undeveloped parcels in close proximity. These are located in an area between I-20 to the south and the Gwinnett County line to the northeast.



Within the seven Focus Areas, there are many potential walkable clusters, indicated on the map above by the small red circles which are roughly ½ mile in diameter. These focus areas and walkable clusters include few schools, community centers and other public facilities.





PART V -
POLICY RECOMMENDATIONS

Dekalb County Unified Plan policy recommendations

Several policy considerations have been identified during Phase I land use and mapping analysis. Additionally policy recommendations will be identified during subsequent phases of this study. Policy considerations at this stage include revisions or additions to the Comprehensive Plan, which is currently being updated as part of the DeKalb 2050 Unified Plan. These are listed below:

Community Goals (organized by issue area):

Land Use

- Diverse Housing and Development - Encourage more diverse housing and development types to meet the changing needs of residents and communities.

Natural Resources and Sustainability

- Sustainable Zoning - Implement zoning tools that preserve open space, natural resources and the environment.
- Sustainable and Conservation Development – Promote development that incorporates sustainable practices and conserves critical environmental areas.
- Private Partnerships - Partner with nongovernmental organizations to acquire and protect land.

Community Health, Wellness and Safety

- Food Access - Work with public, private and non-profit partners to address challenges related to access to healthy foods within some areas of DeKalb.
- Quality of Life - Improve quality of life by increasing the amount of sidewalks and trails that connect homes to regional trail networks, nearby businesses, schools, parks and other community services and amenities.
- Active Living - Create communities designed to encourage active living and healthy lifestyles.

Transportation

- Enable Healthy Communities and Improve Quality of Life - Leverage transportation infrastructure to encourage an active lifestyle and overall improved quality of life.

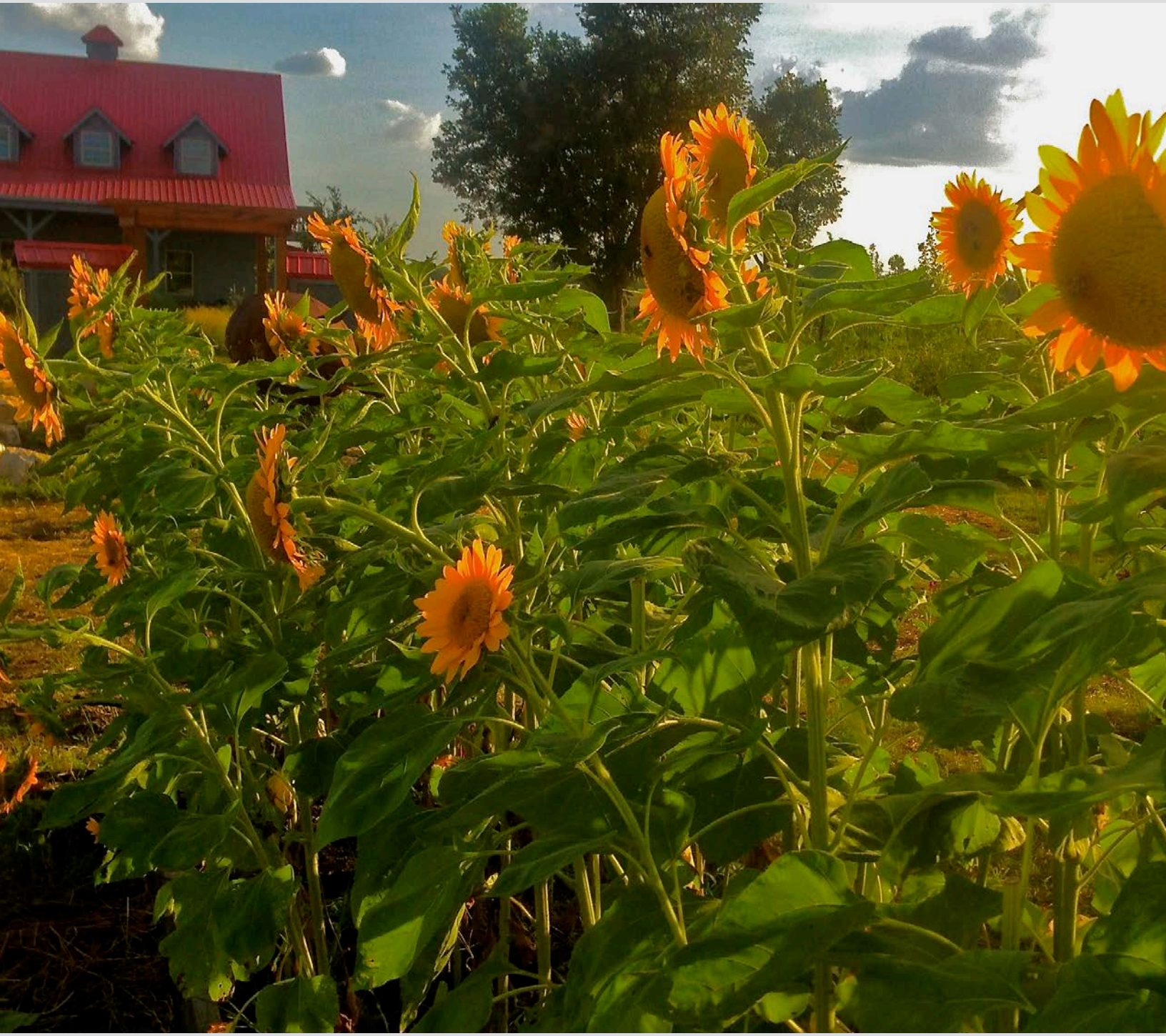
Arts, Culture, and Historic

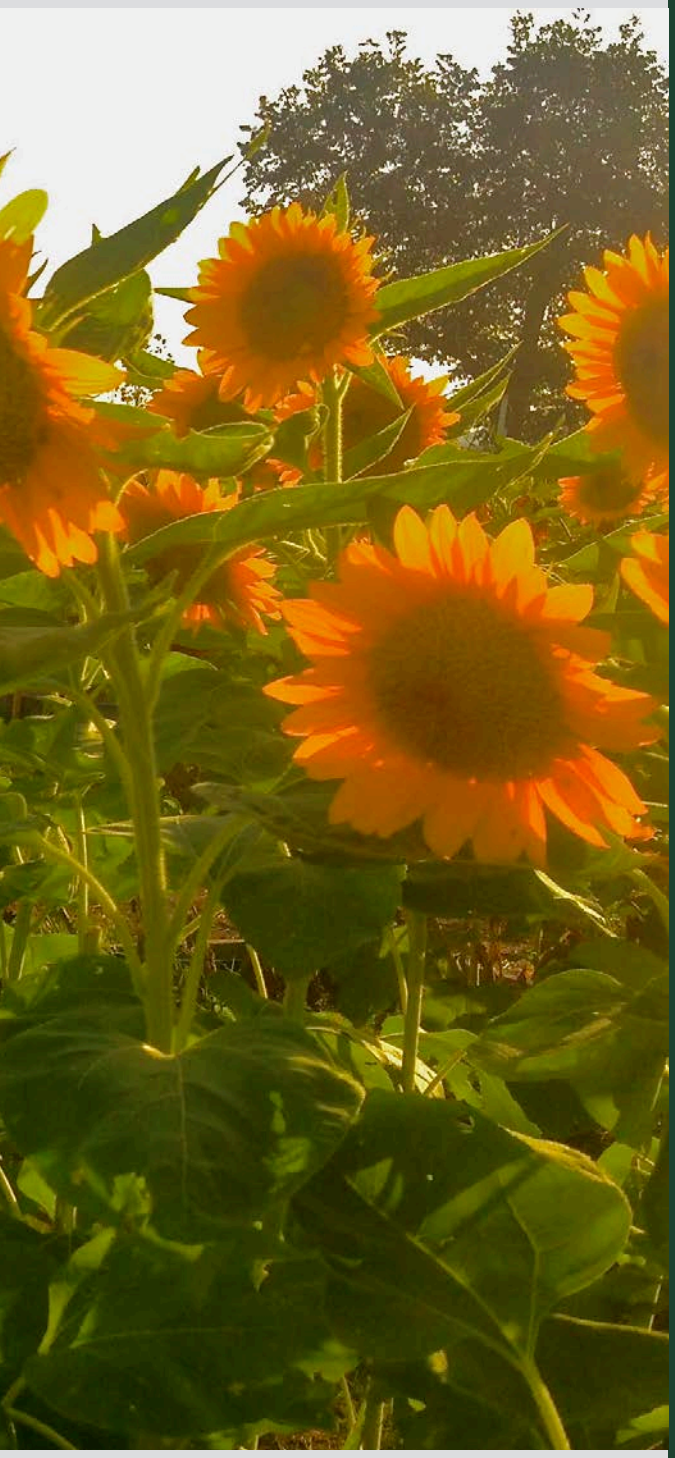
- Preservation - Encourage the preservation and adaptive reuse of rural and historic structures or sites to promote a sense of place related to the heritage and rural character of communities.

Several new policy spotlights have been created to highlight key priority policy areas within DeKalb. These include Economic Development, Retail, Housing, Sustainability and others that are relevant to VCC and conservation.

Additionally, some recommendations and initial zoning revision opportunities have been identified that include:

- Creation of a Countywide Trails Master Plan. The County is currently lacking a trails master plan and VCC analysis and locations could inform potential trail locations or destinations.
- The Future Land Use Map (FLUM)includes “Rural Residential” but there are little to no areas with that designation. The FLUM could include a “Rural Pocket” or “Rural Protection” area that encourages VCC and other conservation initiatives.
- There are few locations with zoning considered rural or conservation. Additional locations should be considered for these zoning categories.
- Rural or conservation zoning districts may need to be revised to truly represent and encourage rural development. For example, Residential Estate suggests 1 dwelling unit per acre which is denser than what most would consider rural. Typically, estate or rural zoning has a maximum density of 5 dwelling units per acre.





PART VI -
IMPLEMENTATION

The approach to implementing a strategic Village Conservation Community Plan for DeKalb County after the initial assessment is complete is to develop key partnerships with land owners, educational entities to emphasize the importance of the VCC, land trusts to help secure lands initially and VCC development partners both for the conservation villages and hamlet as well as the preserved areas.

These Partnerships can enhance the VCC outcome to increase conservation metrics , social equity and urban agriculture, economic resilience and many more community benefits. A rising movement is taking place in DeKalb County, Georgia. Momentum, funding, and inspired initiatives have sprung into action to address preservation, activation, access and education; with the goal of lasting positive change in the lives and landscapes of DeKalb county and beyond.

Previously dispersed efforts in the realms of education, land conservation, sustainability, equitable access to nature and healthy food, and ecological and edible landscapes have joined in collaborative partnership to support stewardship of the land and activate healthy communities. Through collaborative partnerships, the magnitude of impact is amplified. DeKalb is a potent local example of a much needed movement in counties across the nation.

Conservation Partnerships

Conservation partnerships can create an opportunity to exceed the minimum preservation required by the VCC metrics and facilitate restoration and education programs.

- County Land Trust/Land Bank: to hold properties for a longer time; making sure it is adequately structured to hold many of the conservation parcels while waiting to activate connectivity and community development to the parcel
- Non Profit Land trusts: Trust for Public Land, Conservation Fund, Southern Conservancy Trust,

Social equity partnerships

Working with nonprofit organizations with social equity missions to reinforce the VCC project in underserved neighborhoods.

- Affordable housing: ANDP, Mercy Housing, churches with church land, etc.

Urban Agricultural Partnerships

Working with urban agricultural nonprofit organizations will increase food access. Urban gardens and farms become “anchors” for neighborhoods to increase health, economic resilience and community identity.

- Food Well Alliance

EDUCATION AND MARKETING OUTREACH

Groups

- Education for elected officials
- Education for staff
- Education for general community buy-in
- Education for community buy-in at the scale of land-based community to identify support groups at smaller focus areas scale (business/churches/schools scale area) – who are players: YMCA, Boys and Girls Clubs, etc.. business dev partners, etc.

Programs

- Forest Restoration
- Stream Restoration
- Urban Ag Programs
- Maker Programs
- Health & Wellness Programs

**see Sherrydale CC programs*

Specific partners include:

Micro Life Institute

Promoting micro living through education, advocacy, research & demonstrations
https://www.microlifeinstitute.org

Georgia Organics

Our mission is to invest in organic farmers for the health of our communities and the land. We believe that farmers have the power to nurture and heal the land, people, and communities.
https://www.georgiaorganics.org

Roots Down

Building Productive Urban Landscapes is the foundation of our work. Our mission is for every person in the US to be within a 5-minute walk from fresh, nutritious food. We believe that virtually all urban spaces can be redesigned to incorporate edible landscaping and pollinator habitats. https://www.rootsdownga.com/about

Food Well Alliance

Food Well Alliance is a collaborative network of local leaders working together to build thriving community gardens and urban farms. Our mission is to provide resources and support to local growers to connect and build healthier communities. Our vision is for an equitable, local food ecosystem in which everyone can participate and benefit. We believe that community-driven agriculture is at the core of a strong urban food system and brings value to cities in metro Atlanta.
https://www.foodwellalliance.org/about-food-well-alliance

Children & Nature Network

The mission is to increase equitable access to nature so that children–and the natural world–can thrive. To increase equitable access to nature, we need to influence the big systems that impact children's lives: city policies and programs; schools and early childhood programs; family access to safe, nearby green spaces and outdoor experiences; and youth development programs to inspire a new generation of diverse, nature-smart leaders. https://www.childrenandnature.org/about/

West Atlanta Watershed Alliance

As an all-volunteer organization, WAWA has successfully preserved over 400 acres of green space from development in Southwest Atlanta. Through an MOU with the City of Atlanta Bureau of Parks, Recreation, and Cultural Affairs, WAWA now operates the Outdoor Activity Center (OAC), a 26-acre urban forest preserve and nature center. WAWA is also the steward of the nearby 135-acre Cascade Springs Nature Preserve and the 200-acre Lionel Hampton Beecher Park; all in Southwest Atlanta.
https://www.wawa-online.org/

Farmer D Consulting

Farmer D Consulting works alongside Village Habitat Design on land planning and community planning, prioritizing conservation and connectivity to agriculture and nature. Farmer D Consulting brings expertise in agriculture, design, land planning and activation to the mission of creating thriving communities, where farming, conservation and development bring food, nature and people together to create a healthier, more connected world. https://farmerd.com/#/

Citizen Farmers

Citizen Farmers is a movement that inspires, educates and empowers people to grow healthy food, build thriving communities and give back to the Earth. Citizen farmers organization is growing a worldwide coalition of citizen farmers who are on a mission to grow healthy food, build thriving communities and give back to the earth. https://citizenfarmers.org/

Citizen Farmer's Academy launched a successful youth education initiative including a local pilot after school program. The program is designed to teach youth all the aspects of farming through a unique experience of starting their own farm enterprise. By following the Citizen Farmers framework they experience the whole growing cycle of a season, reap the fruits of their labor, share the harvest with their families and community and learn valuable life lessons both practical and personal. Participants will develop a deeper understanding and appreciation for how soil, farming and food affect their own personal health as well as the health of the planet. https://citizenfarmers.org/academy

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Appendix

DEFINITIONS

As used in this Specific Plan the following terms shall have the following meanings:

Agricultural Tourism: An accessory agricultural use, designed to attract visitors for the purpose of enjoyment, education, and/or active involvement in the activities or products of the farm or agricultural operation.

Apiary: A place where bees are kept; a collection of beehives.

Aquaponics: Any system that combines conventional aquaculture (raising aquatic animals such as snails, fish and shell fish) with hydroponics (cultivating plants in water without water) in a symbiotic environment.

Bed and Breakfast: See Inn.

Bakery: A place where bread, cakes, and other pastries ore made and/or sold.
Biodynamics. A holistic, ecological, and ethical approach to farming, gardening, food, and nutrition.

Brewery: A place where beer is made for commercial sale.

Micro-Brewery: A brewery where beer production does not exceed 8,000 beer barrels or 248,000 gallons annually and a minimum of 25% of the total ingredient used in brewing are grown within San Diego County. Micro-breweries shall possess a current Type 23 Small Beer Manufacturing license issued by the California Department of Alcoholic Beverage Control.

Café: A small restaurant, less than 5,000 sq.ft. in size, that sells light meals and drinks

Coffee House: An establishment that sells primarily coffee but may also include ancillary sales of light meals and other drinks.

Cottage Industry: A home-based occupation or service carried on by a resident within the principle dwelling in return for compensation, provided such use, occupation or service is incidental and secondary to the principal use of the dwelling as a residence and is conducted in a manner not to give an outward appearance or manifest any characteristics of a business.

Corner Market: See small market.

Cohousing: A form of housing where a collection of private homes are clustered around a shared space such as a common kitchen, dining, or recreational space and where resources are shared amongst community members. Shared resources often include things like tools, toys, and more. Community members participate in shared activities such as meals, maintenance, child care, and more to support the community. Sharing resources allow for a more sustainable lifestyle, greater affordability, and a community-centered lifestyle.

Community Garden: A single piece of land containing individual plots that are leased to households within the community. Residents are responsible for the care and maintenance of their plot and may choose from an approved list of the plants to grow. The garden can also be managed by a professional farm/garden manager to ensure compliance with the established rules and regulations regarding the types of plants permitted and maintenance requirements to ensure the garden remains attractive, healthy, and free of pests and disease.

Members of the community may participate in the planting and harvesting of crops under the direction of farm staff. Produce may be sold and/or donated through farm stands, a Community Supported Agriculture (CSA) Program; supply local school food programs and other non-profit organizations; or sold to local restaurants, grocers, specialty markets, or farmers markets.

Craft Industry: The creation of goods handmade by artisans or those skilled in a particular trade, which are operated independently and are not franchised. Materials and supplies are typically sourced locally or on-site to the greatest extent feasible. Craft industries can include food and non-food items such as jewelry, apparel, pottery, baskets, and similar goods.

Creamery: An establishment that manufactures milk or any product of milk.

Distillery: A place where alcohol (distilled spirit) is made by distillation from wine or other fermented fruit juice or plant juice or from a starchy material (as various grains) that has first been brewed.

Distillation: The process of separating the component or substances from a liquid mixture by selective evaporation and condensation, resulting in essentially complete separation (nearly pure components) or partial separation to increases the concentration of selected components of the mixture.

Micro-Distillery: A distillery where distilled spirit production does not exceed 248,000 gallons annually and a minimum of 25% of the total ingredient used in the distillation process are grown within San Diego County. Micro-Distilleries shall have either a current Type 04 Distilled Spirits Manufacturer or Type 74 Craft Distiller's license issue by the California Department of Alcoholic Beverage Control.

Delicatessen: A store selling cold cuts, cheeses, and variety of salads and other prepared foods.

Extended Stay Hotel: See Hotel, Extended Stay.

Farm: A plot of land where food is grown for the consumption of an entire community and/or for commercial sale.

Farm Incubator: A program that involves leasing out sections of farmland to individuals who will participate in a collective, hands-on education about farming and associated business practices to prepare them in establishing and operating their own farm.

Farm to Fork: a direct relationship between the farm and consumer where foods is grown and consumed within a local context.

Farm Stay: Overnight accommodations for 20 or fewer guests on a working farm. Accommodations may be provided in a farmhouse; Converted farm buildings; tents, yurts, or similar structures; or campsites. Meals may be provided depending on how the farm is operated. Participation in chores may or may not be required but participation in the farm by guests is encouraged. Farms may offer classes in cheese making, spinning, gardening, cooking, animal keeping and more.

Garden: A plot of land where food is grown for personal consumption.

Guest Room: A room without cooking facilities rented to transient visitors for a period not to exceed 30 days.

Greenhouse: A structure with walls and roof made primarily of transparent materials, such as glass, in which plants requiring regulated climatic conditions are grown.

Grocery: A retail store that sells primarily food but may also sell other household items such as cleaning supplies, personal care items, and more.

Habitable Story: The portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists, or where there is not a ceiling, to the top of the roof rafters. Further, the space is designed for human occupancy and the space is equipped with means of egress and light and ventilation facilities.

Horticulture: A branch of agriculture that deals with the art, science, technology, and business of growing plants. It includes the cultivation of medicinal plants, fruits, vegetables, nuts, seeds, herbs, sprouts, mushrooms, algae, flowers, seaweeds and non-food crops such as grass and ornamental trees and plants.

Hotel: A facility with more than 20 guest rooms or guest suites within a conventional hotel building(s) or in detached units, which provides lodging and meals for temporary overnight occupants, in return for compensation. Such facility may provide additional commercial uses such as spas, a professional culinary academy, conference rooms and banquet-halls in conjunction with the facility. Cooking provisions, such as a stove, oven or grill, are prohibited in guest rooms, guest suites, adjoining patios, balconies and decks.

Hotel, Extended Stay: A facility with more than 20 guest rooms or guest suites within a conventional hotel building(s) or in detached units, which provides lodging for temporary overnight occupants, in return for compensation. Cooking provisions, such as a stove, oven or grill, are provided in some or all guest rooms and guest suites.

Hydroponics: A method of growing plants using mineral nutrient solutions, in water, without soil. Hydroponics is typically done indoors or in Greenhouses.

Inn: A dwelling unit or other facility with 20 or fewer guest rooms, which provides lodging and breakfast for temporary overnight occupants in return for compensation. Cooking provisions, such as a stove, oven or grill, are prohibited in the guest rooms, adjoining patios, balconies, and decks. May also be called a Bed and Breakfast.

Incidental Commercial Use: A commercial use that is directly related and secondary to the principal agricultural use located on the same parcel or project site.

Net Area: The portion of a site that can be built upon. The following are not included in the net area: public road rights-of-way, riparian areas, slopes greater than 3:1, conservation easements, waterways, bodies of water and flood ways.

Non-profit Office Incubator: A program that involves leasing out small office spaces with shared common facilities such as meeting rooms, office equipment, and more to provide small non-profits with affordable work space to start and grow non-profit ventures related to farming, food, nutrition, health, social justice, education, and sustainability.



Growing Communities

VILLAGE HABITAT DESIGN

Farmer D

Kimley»Horn