



DeKalb County
GEORGIA

study inclusive **large** dealing covering aspects **scope** nearly covered
comprehensive involving
include content widely **much** something including understood elements

DeKalb County

5-Year Comprehensive Plan Update

Appendix

DeKalb County Long
Range Planning



DeKalb County
5 Year Comprehensive
Plan Update

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RESOLUTION

A RESOLUTION BY THE BOARD OF COMMISSIONERS OF DEKALB COUNTY, GEORGIA TO ADOPT THE 2035 COMPREHENSIVE PLAN 5-YEAR UPDATE, AND FOR OTHER PURPOSES

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

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

WHEREAS, the required steering committee meetings were held on August 12, 2020 and December 10, 2020, public meetings on October 22, 2020 and December 17, 2020 and public hearing on March 25, 2021 and May 27, 2021 to inform and update the DeKalb County citizens of the revised procedures, format, and purpose of the Comprehensive Plan update, and; additional public meetings were held doing the public hearing process to encourage broader public participation and input, and;

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

WHEREAS, the final document was presented to the DeKalb County Planning Commission on March 2, 2021 and May 4, 2021 and;

WHEREAS, the final document was presented to the Board of Commissioners Hearing on March 2, 2021 and May 27, 2021 and;

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

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

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

NOW BE IT THEREFORE RESOLVED:

1. The Official Land Use Maps shall be adopted in [digital format](#) and contained on a compact disk to be maintained in its original, unedited and unaltered form by the clerk to the board of commissioners. A printed copy of the compact disk's contents depicting the Official Land Use Maps dated March 18, 2021, shall also be maintained in its original, unedited and unaltered form by the clerk to the board of commissioners; and

May 27, 2021

As Adopted

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

ADOPTED by the DeKalb County Board of Commissioners, the ____ day of ____, 2021.

Steve Bradshaw
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County, this ____ day of ____, 2021.

MICHAEL THURMOND
Chief Executive Officer
DeKalb County, Georgia

Adoption Resolution

ATTEST:

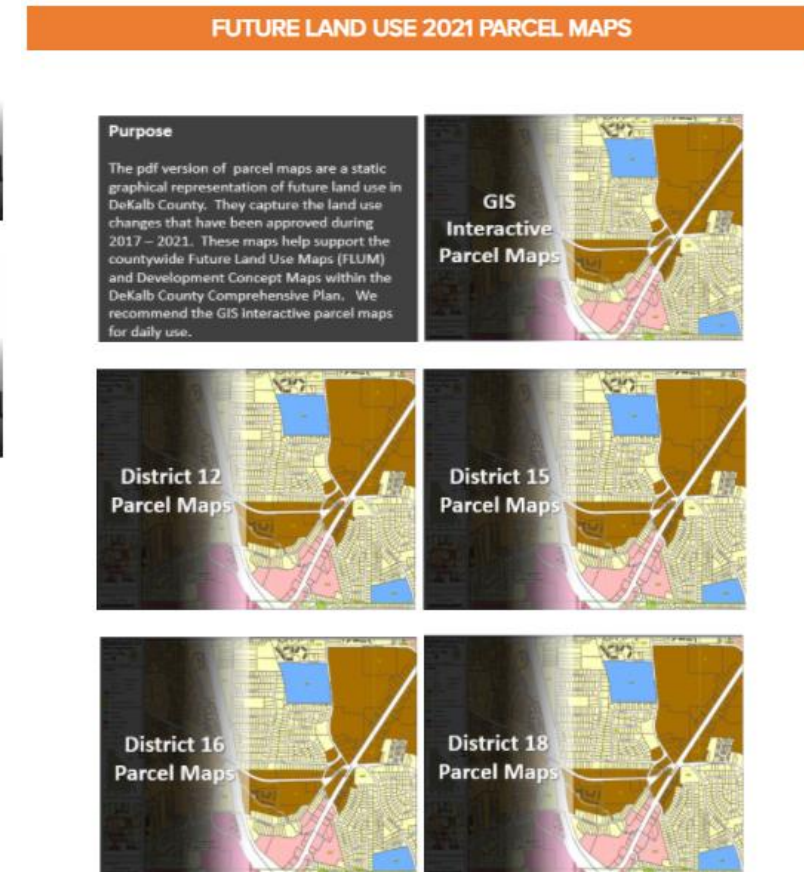
BARBARA SANDERS, CCC
Clerk to the Board of Commissioners
and Chief Executive Officer

APPROVED AS TO FORM:
Ernstes, Viviane
County Attorney

APPROVED AS TO SUBSTANCE:
ANDREW BAKER, AICP
Planning Director DeKalb County, Georgia

Project Webpage

<https://www.dekalbcountyga.gov/planning-and-sustainability/2021-comprehensive-plan-5-year-update>



The GA Department of Community Affairs (DCA) require all jurisdictions to update their comprehensive plans every 5 and 10 years. DeKalb County is preparing its 5-year plan update, which include minor administrative amendments. The county has developed a steering committee and completed several public meetings. The plan needs to be adopted prior to October 31, 2021, to retain QLG status.

KEY ROLE PLAYERS	TIMELINE	WHAT IS BEING UPDATED
<ul style="list-style-type: none">• DeKalb Citizens• Board of Commissioners• Long Range Planning• Decide DeKalb• Key DeKalb County Departments• Atlanta Regional Commission• GA Department of Community Affairs	<ul style="list-style-type: none">• 2020 Summer: Steering Committee and Public Meetings• 2021 Winter: Completion of Draft & BOC Hearings• 2021 Spring: Submit to ARC & DCA for review & staff edits• 2021 Spring/Summer: Adopt Plan and receive DCA Certification• 2021 Fall: DUE OCTOBER 31st	<ul style="list-style-type: none">• Report of Department Accomplishments• Community Work Program• Land Use Amends• New Small Area Plans• TOD Overview• Arabia Mountain• Demographics• Broadband

Steering Committee Invite for the DeKalb County 2035 Comprehensive Plan 5 Year Update

Emailed to the public on July 15,2020, using the DeKalb County Neighborhood Registry

Greetings,

The DeKalb County 2035 Comprehensive Plan is undergoing its **mandatory five-year update** that is due to the GA Department of Community Affairs (DCA) in 2021. The comprehensive plan is a blueprint for development and growth in the county. It also provides the vision for how DeKalb County wants to look in the future.

As an integral part of the community involvement process for the plan update, ***we would like to invite you or your representative to participate on the Steering Committee***. Your key responsibility will be to: 1) provide information relevant to the Comprehensive Plan from your unique perspective; 2) review and comment on ideas, concepts, and interim deliverables; and 3) to distribute information to key stakeholders through your established networks.

The Comprehensive Plan Steering Committee will be engaged in two (2) meetings throughout the process. The meetings will be held virtually (via Zoom or Microsoft Teams) for approximately 1hour each during a weekday evening. The current schedule to meet will be confirmed after we build a census of availability via **Doodle poll**. <https://doodle.com/poll/h2bu8mu2v6iqcv67> So please complete the poll as soon as possible.

We would appreciate if you could have your selection to us no later than next **Wednesday, July 22nd** . Please contact me or Larry Washington with questions or concerns.

Thank you in advance for your consideration of this request.

August 12, 2020 Steering Committee Meeting

2035 Comprehensive Plan 5 Year
Update

1st meeting

[Click Here](#) to view the meeting
.Passcode :z3Pn1T^D

Why Update the Plan?

- Mandated by the GA Department of Community Affairs (DCA)
- Required every 5 years to report the county accomplishment.
- Needs and Opportunities of the community are kept current.
- Qualified Local Government (QLG) status for the County is retained when updates are completed.

What's in the Plan Update?

Updated Demographics


Land Use Amendments


Report of Accomplishments


Community Needs and More


Contact for more information:

Larry Washington, Sr. Planner
Project Manager
Email:
Cedric Hudson, Planning Administrator
Email: chudson@dekalbcountyga.gov


DeKalb County
GEORGIA

5 YEAR UPDATE

DEKALB COUNTY

2035 COMPREHENSIVE PLAN



The Process and Timeline

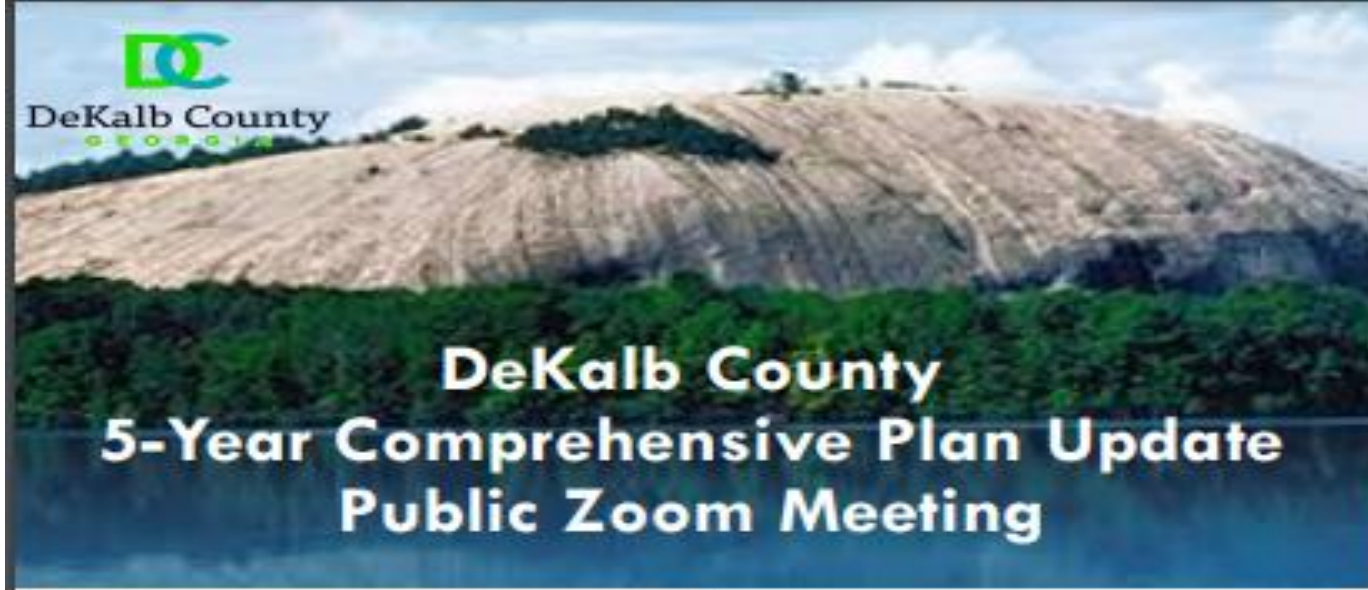
2020	2020	2021	2021
			
Plan Amendments (Report of Accomplishments Update, Land Use, Demographics)	Public Outreach (Public & Stakeholders Meetings)	DCA Review & Adoption (Due October 31 st)	QLG Status (Retain Good Status GA Department of Affairs)

October 22, 2020 Virtual Public Meeting Flyer

Sent out on October 6, 2020


1st Public Meeting

[Click here](#) to view the meeting . Passcode : 5?AS?Lz7



DeKalb County
5-Year Comprehensive Plan Update
Public Zoom Meeting

What is Being Updated?	When & Where
Demographic Data People, Race, Age, Income	Date Thursday October 22, 2020
Land Use Amendments The county will be addressing land use designations that has become obsolete due to the change of development pattern and trends.	Time 5:00PM - 6:00PM
Community Work Program Update (CWP) DeKalb County Departments are required to develop a list of projects they intend on completing within the next 5 year.	Location Your computer or smart device Zoom link in email text
Report of Accomplishment (ROA) This requires every department in the county to report back on their community work program from the past 5 years.	DeKalb County Long Range Planning Larry Washington - Project Manager Laurel Corrao - Planner Brian Brewer - Senior Planner Cedric Hudson - Planning Administrator



DeKalb County Public Communication



DeKalb County
G E O R G I A

Department of
Communications
www.dekalbcountyga.gov

MEDIA CONTACTS

[Andrew Cauthen](#)

Communications Manager

404-371-2806 (o)

470-553-4408 (c)

[Quinn Hudson](#)

Chief Communications Officer

404-371-2813 (o)

470-522-8923 (c)

FOR IMMEDIATE RELEASE

October 20, 2020

DeKalb Seeks Public Input on its Comprehensive Plan Update

DECATUR, Ga.—The DeKalb County Department of Planning and Sustainability is seeking public input on the county's Five-Year Comprehensive Plan Update.

The department will hold public meeting via Zoom on Thursday, Oct. 22, from 5 to 6 p.m. To join the meeting, go to <https://dekalbcountyga.zoom.us/j/91524396384>.

This is a mandatory five-year update required by the Department of Community Affairs that every county must comply with in order to maintain its Qualified Local Government status.

The planning department will share updates to demographic data, land use amendments, community work programs, and a report of the county's accomplishments.

Steering Committee Meeting Email Notice for December 10, 2020

Emailed to the public on December 2, 2020, using the DeKalb County Neighborhood Registry.

Good afternoon All,

As you are aware, the DeKalb County 2035 Comprehensive Plan is undergoing its **mandatory five-year update** that is due to the GA Department of Community Affairs (DCA) in 2021. The comprehensive plan is a blueprint for development and growth in the county. It also provides the vision for how DeKalb County wants to look in the future.

We are inviting you to our second, and **last steering committee meeting** for the DeKalb County 2035 Comprehensive Plan Update. It will be held on **December 10, 2020 at 4:00 PM**. The Zoom Meeting information is below.


As a steering committee member, you are an integral part of the community involvement process. We hope to see you there!

Contact Larry Washington if you have any questions.

[Click Here](#) to view the meeting . Passcode :ZZ7pRP&T


December 17, 2020 Virtual Public Meeting Flyer

*Sent out on November 30, 2020
2nd meeting*



DeKalb County
5-Year Comprehensive Plan Update
Virtual Public Meeting

What is Being Updated?	When & Where
Demographic Data People, Race, Age, Income	Date Thursday December 17, 2020
Land Use Amendments The county will be addressing land use designations that has become obsolete due to the change of development pattern and trends.	Time 5:00PM - 6:00PM
Community Work Program Update (CWP) DeKalb County Departments are required to develop a list of projects they intend on completing within the next 5 year.	Location Your computer or smart device Zoom link in email text
Report of Accomplishment (ROA) This requires every department in the county to report back on their community work program from the past 5 years.	DeKalb County Long Range Planning Larry Washington - Project Manager Laurel Corrao - Planner Brian Brewer - Senior Planner Cedric Hudson - Planning Administrator



Reminder Email Blast Public Meeting Notice for December 17, 2020

Emailed to the public on December 12, 2020, using the DeKalb County Neighborhood Registry.

Good afternoon,

DeKalb County Comprehensive Plan is a State Mandated document required by (DCA) Department of Community Affairs to update every 5 to 10 years. The 2021 5-year update to the 2035 Comprehensive Plan is now available on our website (hyperlink below).

https://www.dekalbcountyga.gov/sites/default/files/2021-02/2021%20Comp%20Plan%20Draft_February2021_0.pdf

This plan serves as a blueprint for the growth and development in the County. In Georgia, comprehensive plans serve as a foundation for the setting of building regulation and land development code. Comprehensive plans are not regulatory and do not prescribe solutions to short-term issues within the county. The 5-year update of the 2035 plan has a new and more aesthetically pleasing layout. Additionally, demographics, recent county plans, details on broadband, the Report of Accomplishments, and the Community Work Program have been updated. The County will submit the draft to DCA and to Board of Commissioners for approval.

Chapter 4 Public Involvement Required Public Hearings

5-Year Update
2021 Comprehensive Plan

First Required Public Hearing on March 25, 2021. A first public hearing was held at the inception of the local planning process. The purpose of this hearing is to brief DeKalb citizens on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process.

Public Hearings in DeKalb County is the process in which the public makes comments for and against petitions, on cases that are advertised in the County's legal organ (The Champion). Decisions by the DeKalb County Board of Commissioners are legally binding.

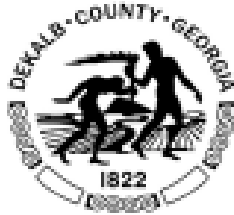
Second Public Hearing on May 27, 2021. A second public hearing was held when the plan had been drafted and made available for public review, but prior to its transmittal to the Regional Commission for review. The purpose of this hearing is to brief DeKalb citizens on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for review.

The comprehensive plan has been heard collectively at 14 meetings with the community, planning commission and board of commissioners (includes 2 hearings).



DeKalb County Government

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



Agenda

Thursday, March 25, 2021

5:30 PM

via Zoom

Board of Commissioners - Zoning Meeting

Commissioner Steve Bradshaw, Presiding Officer, District 4
Commissioner Lorraine Cochran-Johnson, Deputy, 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 Ted Terry, Super District 6
Commissioner Lorraine Cochran-Johnson, Super District 7

Public Hearing

Board of Commissioners - Zoning
Meeting

Agenda

March 25, 2021

- N1 [2021-2108](#) COMMISSION DISTRICT(S): All Districts
Application of Director of Planning & Sustainability to adopt a 5-year Update to the DeKalb County 2035 Comprehensive Plan, as required by the Rules of the Georgia Department of Community Affairs, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning and established by the Georgia Planning Act of 1989.

Attachments: [TA-21-1244539 Staff Report March 2021](#)
[Resolution_5YR_Update_Comp Plan](#)

(3/2/21 Planning Commission: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

Public Survey [Click Here](#) !



DEKALB COUNTY 2021 COMPREHENSIVE PLAN 5 YEAR UPDATE

DeKalb County is launching a survey to gather information on elements for the 2035 Comprehensive Plan 5 year Update. The Comprehensive Plan contains components relating to Quality of Life, County & Local Plans, Public Involvement, Issues & Opportunities, Community Goals, and Land Use, Community Work Program (CWP), Report of Accomplishment (ROA) and other issues of community development. It contains implementation strategies in the form of goals and objectives to achieve the collaborative vision of the county's future and serves as a guide for development decisions over the next ten years.

Section 2

Quality of Life Elements



7

Do you believe the quality of life in DeKalb County is:

- ☐ Excellent
- ☐ Good
- ☐ Fair
- ☐ Poor



SURVEY RESULTS

The purpose of the survey was to engage DeKalb County residents on elements of the Comprehensive Plan that concern them the most and what the County should be focusing on for the next 10 years. To date there has been 94 responses to the survey.



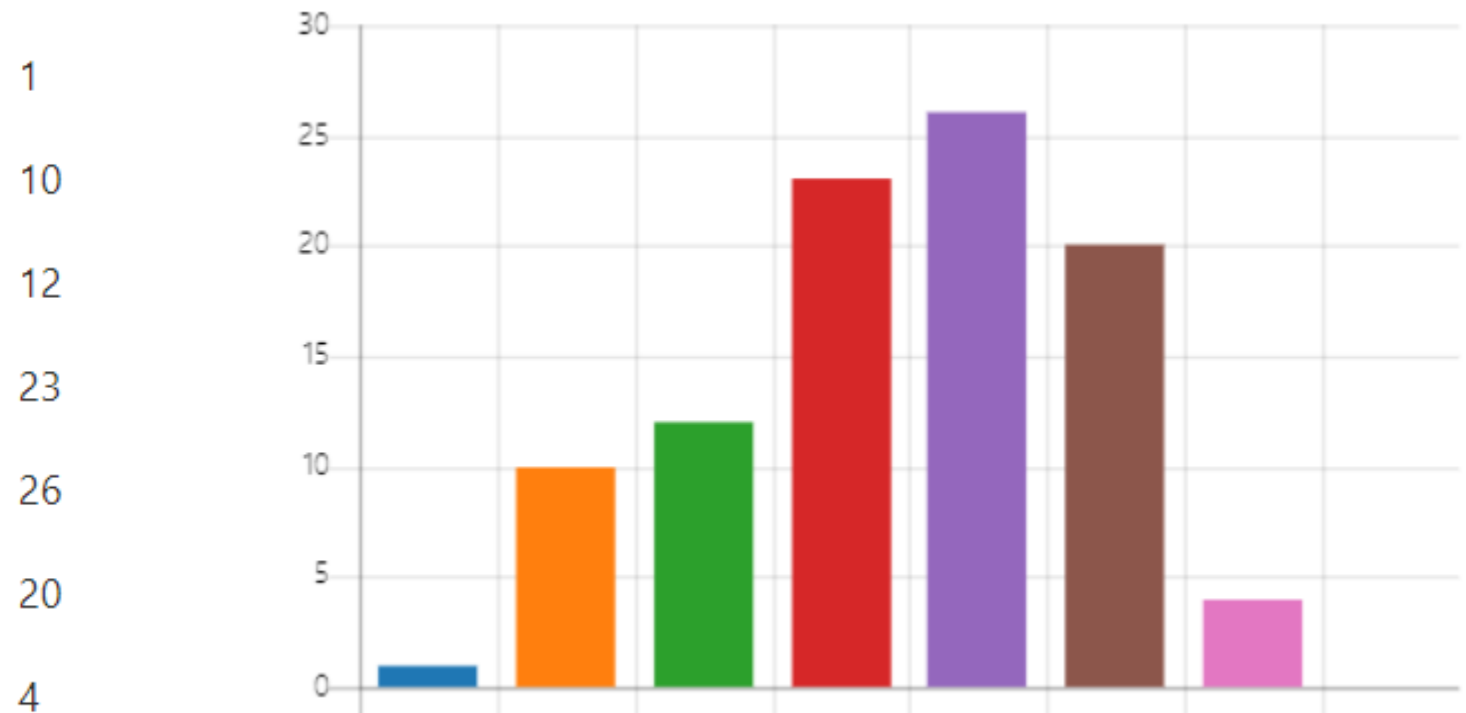
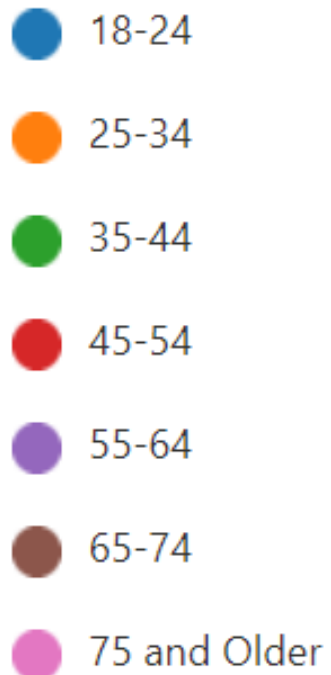
SURVEY RESULTS

5-Year Update 
2021 Comprehensive Plan

AGE GROUP

- The highest age participation among the 55-64 age group.
- Little representation among 18-24 and 75 & older age group.

1. What's your age?

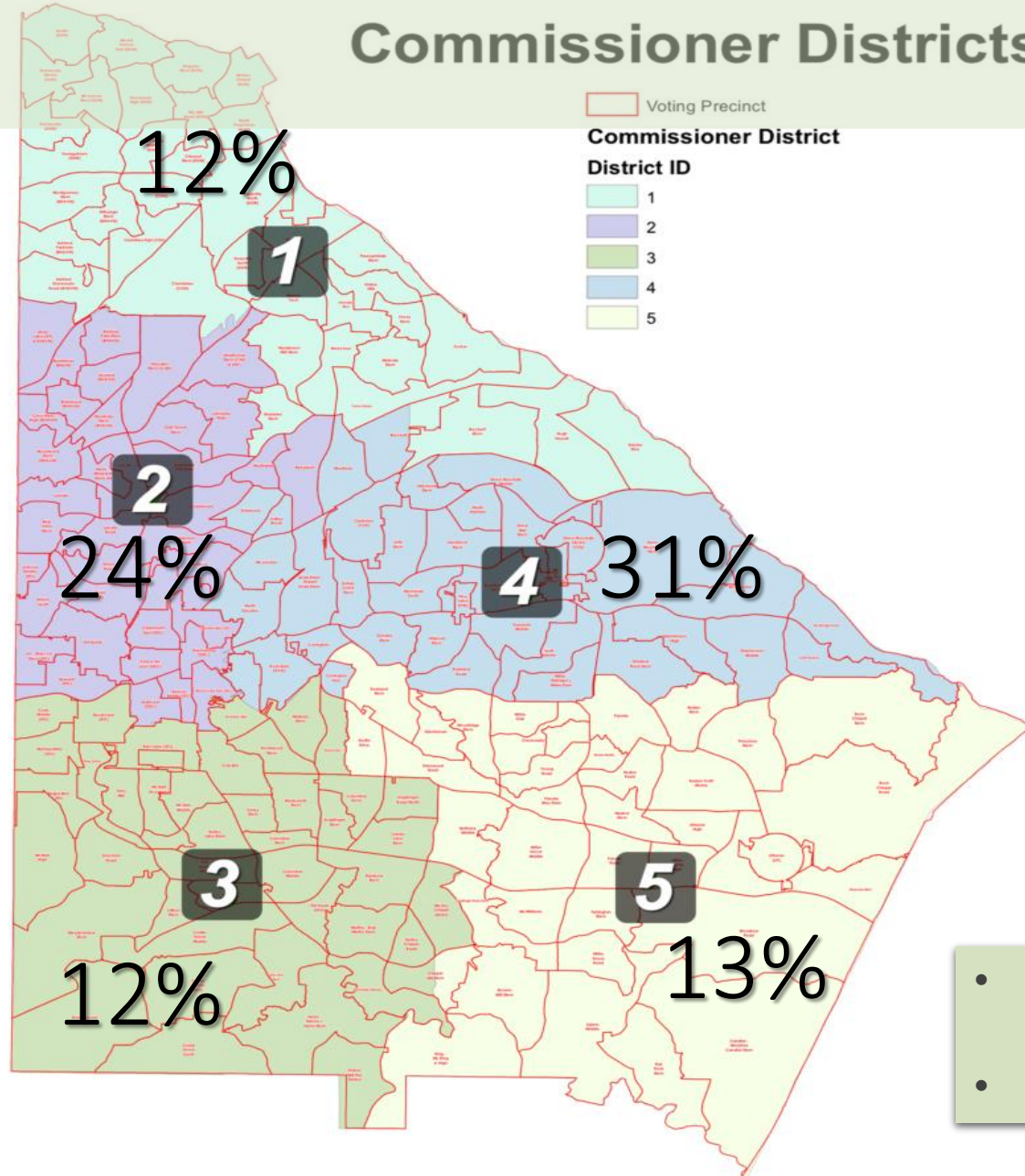




SURVEY RESULTS

5-Year Update 
2021 Comprehensive Plan

Commissioner Districts



THE
DISTRICT
WITH THE
MOST
PARTICIPATION

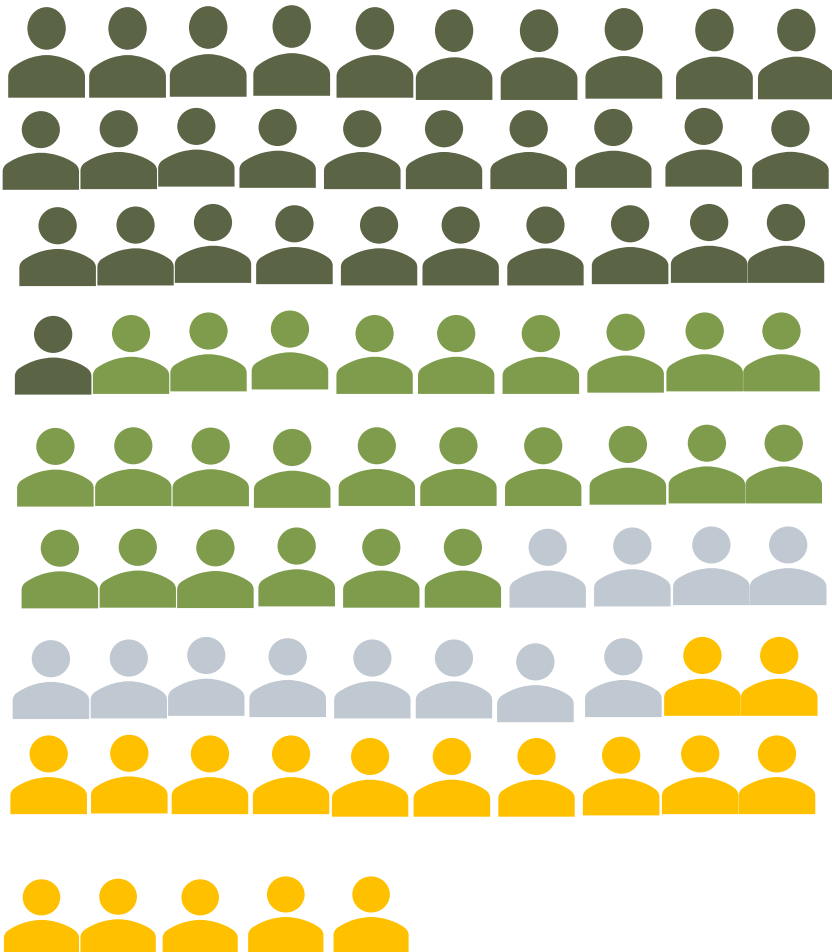
- 1 % NOT IN THE COUNTY
- 4 % NOT IN THE COUNTY BUT HAVE BUSINESSES



SURVEY RESULTS

5-Year Update 
2021 Comprehensive Plan

GROWTH MANAGEMENT WHAT SHOULD THE COUNTY FOCUS ON ?



INFRASTRUCTURE WATER & SEWER HOUSING NATURAL RESOURCES

39%

OF RESPONDENTS HAVE SELECTED (INFRASTRUCTURE)

30%

OF RESPONDENTS HAVE SELECTED (WATER / SEWER CAPACITY)

13%

OF RESPONDENTS HAVE SELECTED (HOUSING)

18%

OF RESPONDENTS HAVE SELECTED (NATURAL RESOURCES)



SURVEY RESULTS

5-Year Update <<<
2021 Comprehensive Plan

IS THE QUALITY OF LIFE IN DEKALB COUNTY ?





SURVEY RESULTS

5-Year Update 
2021 Comprehensive Plan

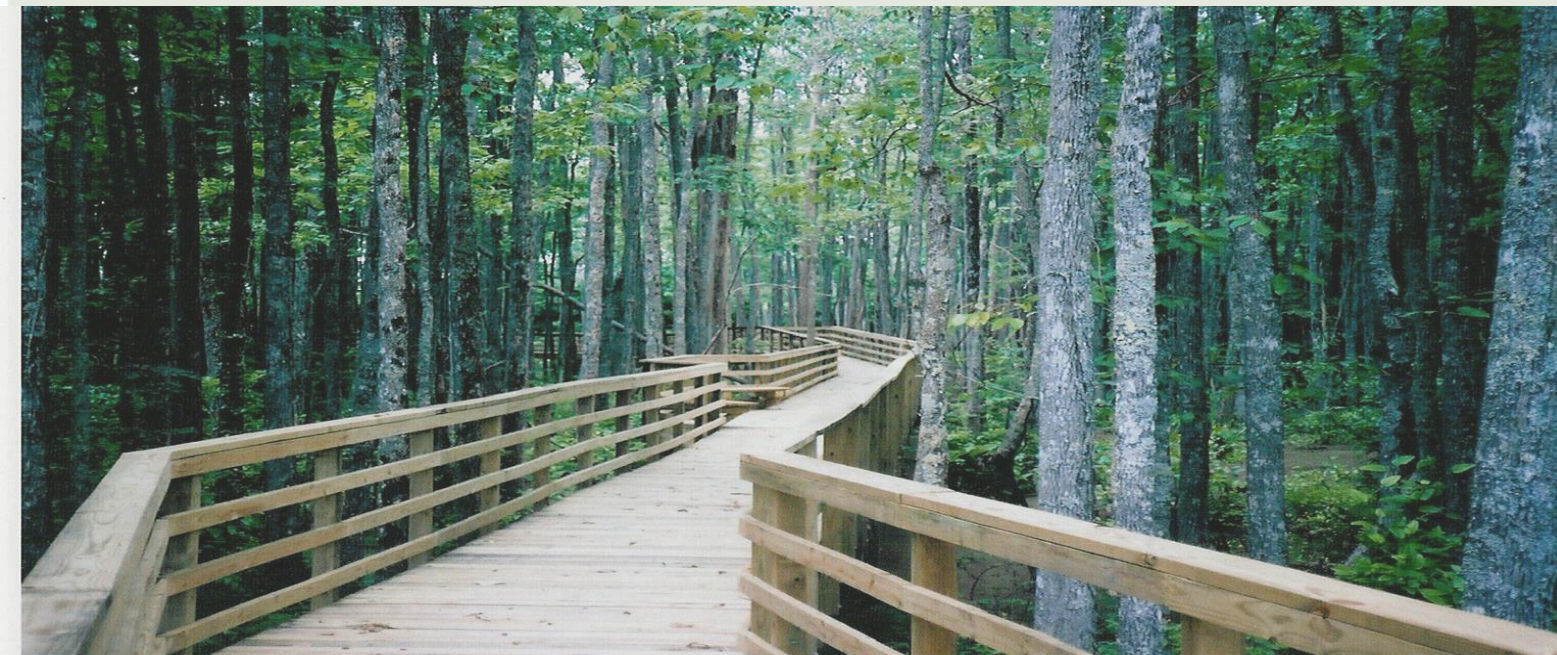
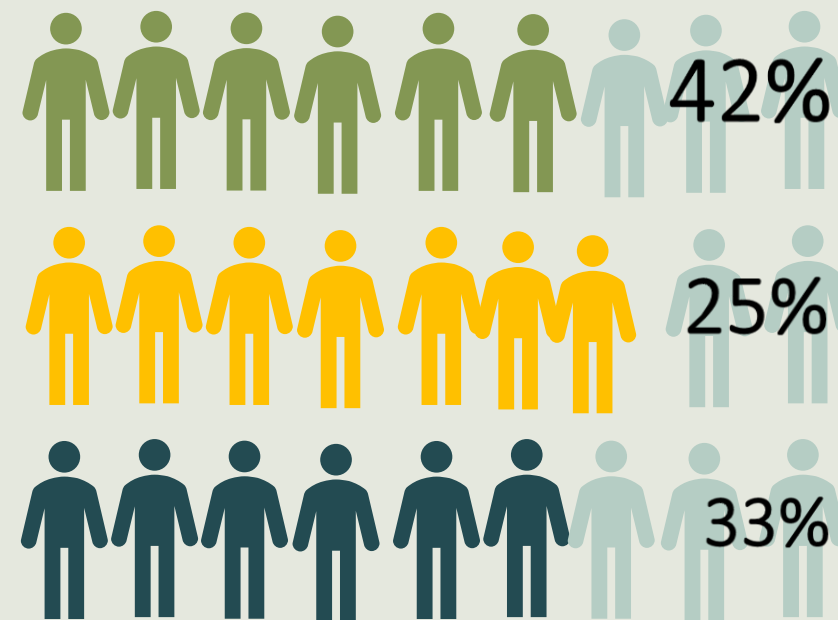
THE QUALITY OF LIFE IN DEKALB COUNTY ?

IMPROVING

DECLINING

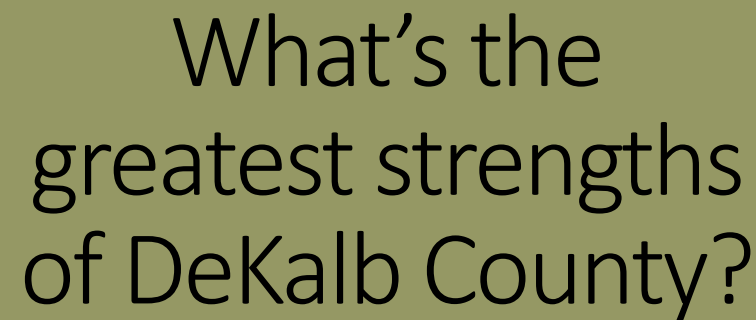
REMAINING THE SAME

94 RESPONDENTS





What is the greatest challenge facing DeKalb County that the county should plan for in the next 10 years?





SURVEY RESULTS

5-Year Update 
2021 Comprehensive Plan

THE COUNTY GREATEST ASSET ?

45%

AFFORDABLE
HOUSING

25%

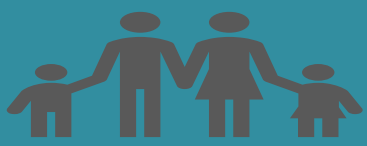
RECREATIONAL
OPPORTUNITIES

20%

SENSE OF
COMMUNITY

11%

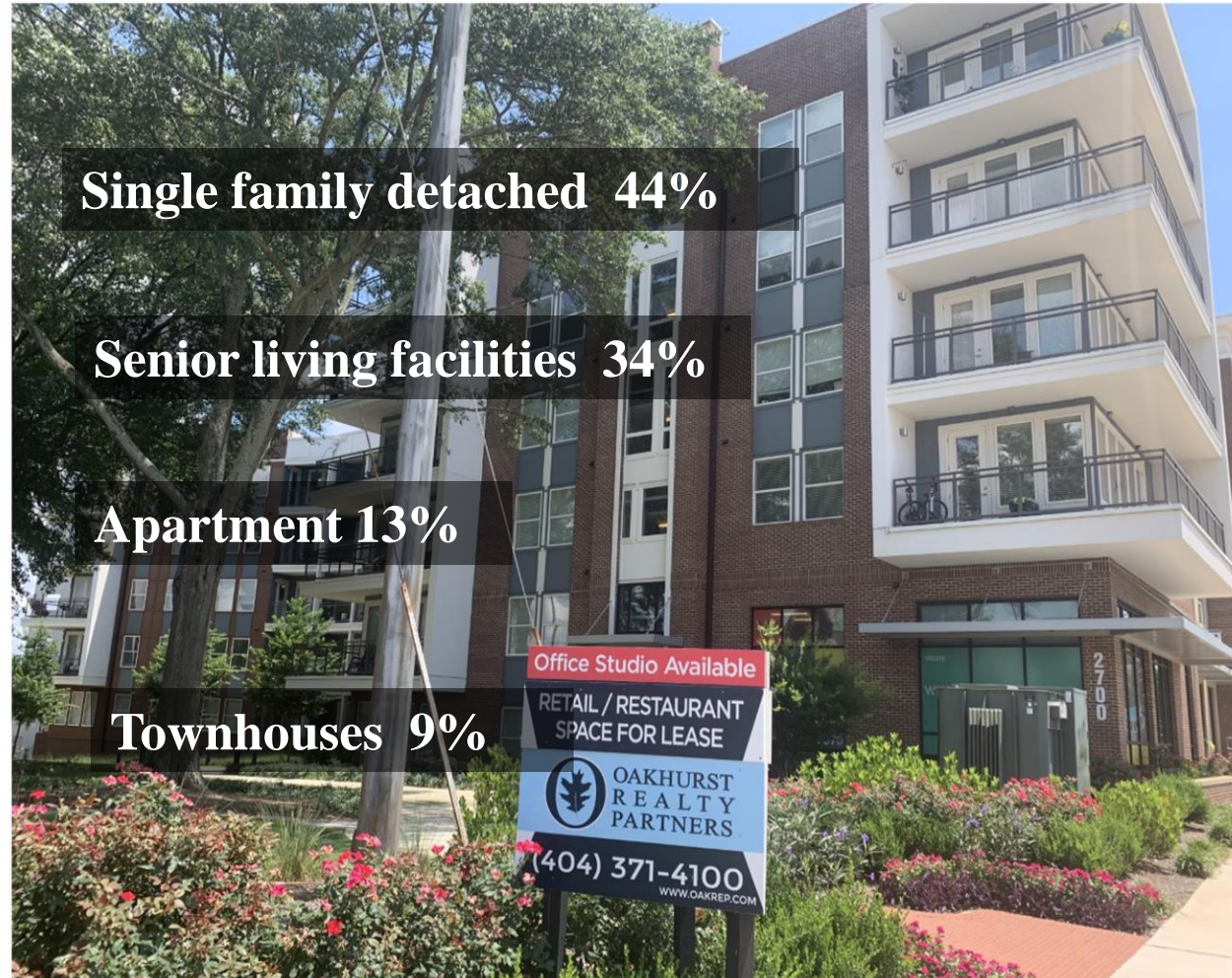
NATURAL HABITAT



SURVEY RESULTS

5-Year Update 
2021 Comprehensive Plan

What types of housing is most needed ?



Is DeKalb doing a good job preserving historic and natural resources?



Is DeKalb County providing adequate services to its citizens ?





SURVEY RESULTS

5-Year Update
2021 Comprehensive Plan

When developing policy for future residential development. The County should place more emphasis on?



43%



Low density residential for single family housing.
Includes 4 to 24 units per acre (SUB & NC)



50%



A mix of Low Density and Medium Density housing.
Includes townhomes, multi-family housing with 24 to 70
units per acre (TC).



7%



Higher density housing. Includes residential with 70 plus
units per acre (RC)

Should Office Professional
Character Area Remain In the
Comprehensive Plan?

48%

YES

28%

NO

24%

MAYBE

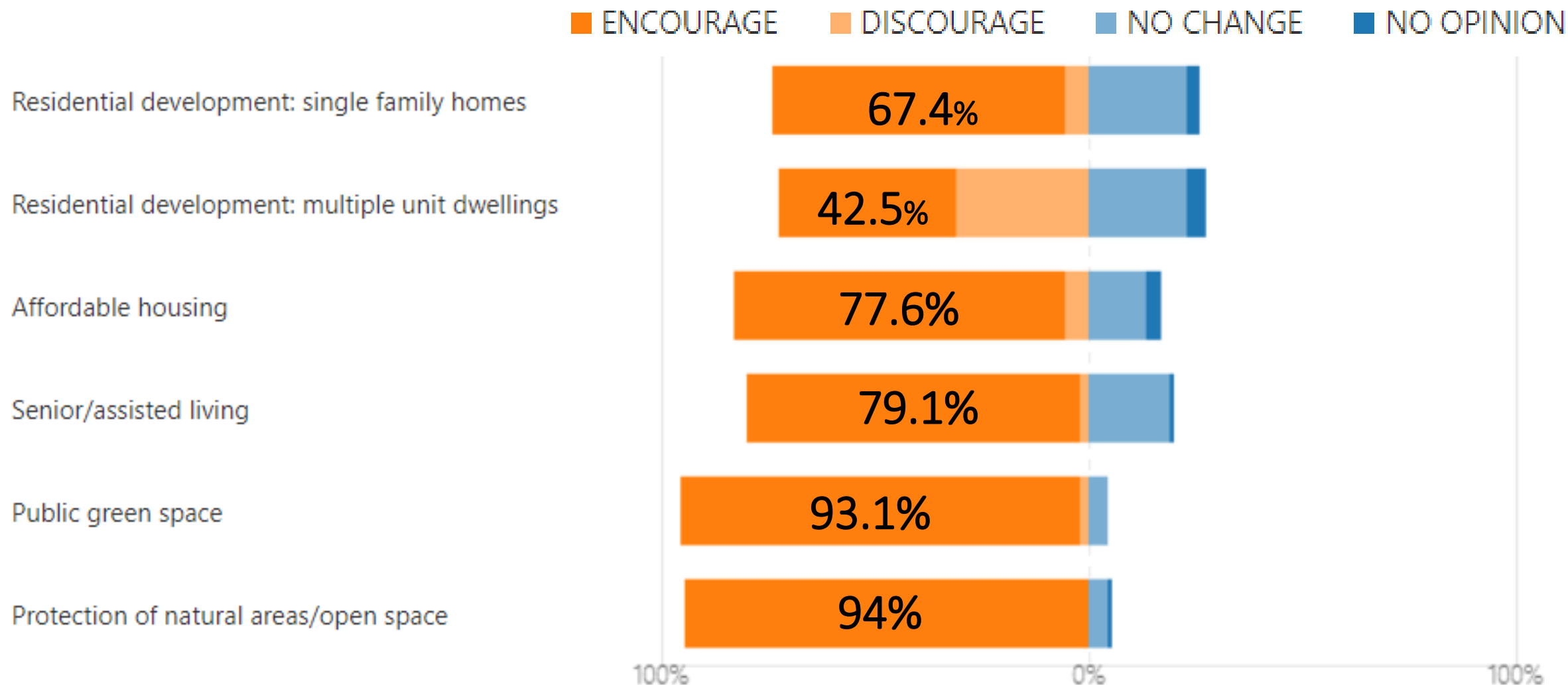




SURVEY RESULTS

5-Year Update 
2021 Comprehensive Plan

LAND USE





DeKalb County 2021 Comprehensive Plan 5- Year Update



[Click Here](#) to view the draft

Prepared by
DeKalb County Long Range Planning
Planning and Sustainability Department