



DeKalb County
GEORGIA

DeKalb County

5-Year Comprehensive Plan Update (Mandated)

March 2021

Planning & Sustainability Department

Andrew Baker, AICP, Planning Director

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

The Purpose

To update the comprehensive plan through a short-term update, as mandated by the GA Department of Community Affairs, and to inform the community of the proposed amendments.

Key Role Players

5-Year Update <<<
2035 Comprehensive Plan



DeKalb Citizens



DeKalb Long Range Planning



ATLANTA REGIONAL COMMISSION



Regional and State Compliance



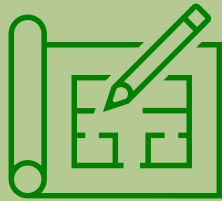
DeKalb County
Board of
Commissioners

DeKalb County
GEORGIA

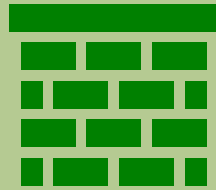
GROUND RULES

WHAT THE PLAN IS AND WHAT THE PLAN IS NOT

YES



BLUEPRINT FOR
GROWTH



FOUNDATION
FOR ZONING



SHORT-TERM
(5-Year)



GUIDENCE FOR
DECISIONS



PUBLIC
PROCESS

NO



LAND
DEVELOPMENT



SPECIFIC ZONING
(Ordinances)



MAJOR UPDATE
(10-Year)



CATCH-ALL



QUICK
SOLUTION



What's Being Updated in the Plan

5-Year Update <<<
2035 Comprehensive Plan

Land Use Amendments



- **TOD Overview** (excerpts from I-20 East Corridor Plan)
- Office Professional (revisited)
- Removal of HC from Summary Table for consistency
- Updated FLUM and FDM
- **Amends from 2017 to 2020**
- New look / formatting changes
- **Additional SAPs:** Memorial Drive Revitalization Plan, Briarcliff & Clairmont Road, and N Druid Hills LCI (Briarcliff Node only) Update

ROA & CWP



- Report of Accomplishments (ROA) updated 2017-2021
- Community Work Program (CWP) updated 2021-2026
- Affected Departments:
 - Planning and Sustainability
 - Community Development
 - Economic Development (Decide DeKalb)
 - Watershed Management / Roads and Drainage
 - Police and Fire Rescue
 - GIS

Other Updates



Updated
Demographics



Intergovernmental
Coordination



Broadband (NEW)



Maintenance and Scriveners



Natural Resources
Arabia Mountain



Community Needs and
Local Plans

Project Timeline 2021 Comprehensive Plan 5-Year Update



Plan Development

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

Public Engagement and Final Plan

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

DCA Verification and Adoption

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

NEXT STEPS



Deferral



ARC/DCA Review



BOC Adoption



DCA Verification



DeKalb QLQ Status



2050 Unified Plan

Thank you for your participation

Click the following link to view the plan:

[https://www.dekalbcountyga.gov/sites/default/files/2021-03/2021%20Comp%20Plan%20Draft March2021 0.pdf](https://www.dekalbcountyga.gov/sites/default/files/2021-03/2021%20Comp%20Plan%20Draft%20March2021%200.pdf)



DeKalb County
G E O R G I A

5-Year Update



2021 Comprehensive Plan