

DeKalb County 2035 Comprehensive Plan 5-Year Update

Prepared by DeKalb County
Long Range Planning
August 12, 2020



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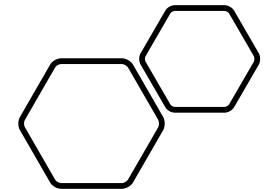
Katherine Wells
Demographics and
Mapping



Brian Brewer
Broadband and
Land Use



Cedric Hudson
Planning Administrator



Project Team



Purpose

Mandated reporting to the State of GA Department of Community Affairs of a 5-year update to the DeKalb County 2035 Comprehensive Plan to retain our Qualified Local Government status.

Background (DCA Regulations)

- **State Mandated** 5-year Update of the 2035 Comprehensive Plan (Adopted February 14, 2017)
- **Not considered** a major update (due in 2026)
- **Required in this update:**
 - Report of Accomplishments Update
 - Provide New Community Work Program Projects (2021-2026)
 - Update of demographics
 - Land Use / Text Amendments Approved (2017-2020)
 - Broadband ()
 - Scriveners errors



CHAPTER 110-12-1-.04 PROCEDURES. (2) Maintaining the Plan (b) Plan Updates. *The elements of the comprehensive plan identified in Chapter 110- 12-1-.03 as requiring 5-year updates must be updated every five years in accordance with the recertification schedule maintained by the Department*

What the Comprehensive Plan Does:

- ❑ **Blueprint.** The comprehensive plan provides a "blueprint" for the growth and development of the County. It sets forth the manner in which the County will accommodate development or redevelopment, while preserving stable single-family neighborhoods, environmental and historic resources, and open space.
- ❑ **Foundation.** The plan forms the foundation for building regulations, including the zoning code and land development code.
- ❑ **Decisions.** The plan provides a logical and rational basis for making land use decisions.
- ❑ **Strategies.** It provides policies and strategies to create a more desirable and sustainable future.
- ❑ **Public Process.** Preparation and implementation of the plan requires the support of elected officials (Board of Commissioners), appointed officials (Planning Commission, Community Councils), citizens, and county departments.

What the Comprehensive Plan Does Not/Is Not:

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

The 5-Year Comprehensive Plan Update Process





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

Document Updates

Proposed Plan Edits / Amendments



Demographics

5-Year Update 
2021 Comprehensive Plan

Updates by DeKalb

- Population
- Median Household Income
- Education
- Housing
- Employment
- Age Distribution

Coordination with ARC

- Jobs Housing Balance
- All Forecasting and Projections

2020 Estimates

- Coronavirus delayed data release until July 2021
- Supplemented data by using Esri Estimates for 2020.





Natural & Historic Resources

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





Intergovernmental Coordination

Projected Updates

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





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

County and Local Plans Updates

5-Year Update 
2035 Comprehensive Plan

Staff Updates

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





Issues and Opportunities

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

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





Community Goals

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

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





Land Use

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

Updates

- TOD Overview added
- Office Professional (revisited)
- Removal of HC from Summary Table for consistency
- Updated FLUM and FDM
- Amends from 2017 to 2020
- New look / formatting changes
- Addition of Memorial Drive Revitalization Plan SAP
- No new policies



Land Use

Summary Table Updates:

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



Character Area / Land Use	Density Max (du/ac)	Primary Uses	Permitted Zoning	Small Area Plans (SAP)
Regional Center	Over 60 No Max	Townhomes / Condominiums / Apartments Retail and Commercial / Office Civic / Entertainment & Cultural / Parks & Recreation Health Care / Institutional/ Technology Centers	MU-1, MU-2, MU-3, MU-4, MU-5, MR-2, MR-1, C-1, OI, OIT, HR-1, HR-2, HR-3	Kensington LCI Memorial Drive Revitalization Plan
Town Center	Up to 60	Townhomes / Condominiums / Apartments Retail and Commercial / Office Civic / Entertainment & Cultural / Parks & Recreation Health Care / Institutional/ Technology Centers	MU-1, MU-2, MU-3, MU-4, MU-5, MR-1, MR-2, C-1, OI, HR-1, HR-2, RSM	Memorial Drive Revitalization Plan / Candler Road LCI / Emory Village LCI / N. Druid Hills LCI / Wesley Chapel LCI / Medline LCI / Panola MALP
Neighborhood Center	Up to 2	Townhomes / Condominiums / Apartments Retail and Commercial / Office Civic / Parks & Recreation / Institutional	MU-1, MU-2, MU-3, MR-1, MR-2, C-1, OI, NS, NSRSM	Memorial Drive Revitalization Plan / Portion of N. Druid Hills LCI (Mason Mill Node)
Commercial Redevelopment Corridor	18	Townhomes / Condominiums / Apartments Retail and Commercial / Office Mixed Use / Institutional	MU-1, MU-2, MU-3, MR-1, MR-2, C-1, OI, OD, RSM	Memorial Drive Revitalization Plan / Covington and Belvedere MALP
Traditional Neighborhood	12	Traditional Single-Family Homes / Apartments Assisted Living, Neighborhood Retail / Schools / Institutional	MU-1, MU-2, MR-1, C-1, OI, NS, RSM	None
Highway Corridor	30	Townhomes / Condominiums / Apartments Commercial and Retail / Mixed Use / Institutional	MU-2, MU-1, MR-1, C-1, OI, NS, RSM	None
Suburban	Up to 8	Single-Family Detached / Townhomes Neighborhood Retail / Schools / Libraries / Institutional Assisted Living Facilities / Parks and Related Health Care / Civic	MU-1, C-1, OI, NS, RSM, RE, RLG, R-100, R-85, R-75, R-60, MHP, RNC	Hidden Hills Study
Rural Residential	Up to 4	Low Density Single-Family Detached Agricultural Related / Cultural and Historic / Institutional	NS, RE, RLG	None
Conservation / Open Space	N/A	Passive Parks / Nature Trails / Floodplains / Wetlands Watersheds / Golf Courses / Athletic Fields Amphitheaters	All zoning designations.	None
Light Industrial	Up to 120	Warehouse Distribution / Wholesale-Trade / Automotive Entertainment	OD, C-2, M-1, HR-1, HR-2, HR-3	None
Heavy Industrial	N/A	Manufacturing / Warehouse Distribution / Wholesale-Trade / Automotive / Entertainment	OD, C-2, M and M-2	SDAT - SW DeKalb and Conley Study



Broadband {new DCA requirement}

Update

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





New Community Work Program Projects (2021-2026)

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

Examples:

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



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

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



Report of Accomplishments Update



Maintenance Schedule

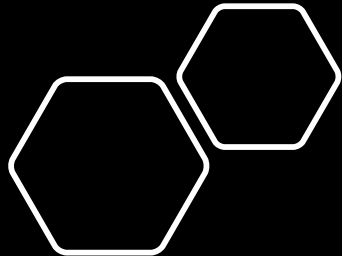
Planning staff has created a schedule that logs suggested amendments to the plan. It began after adoption of the 2035 Comp Plan and extends to the present day. These updates are summarized in the following categories:

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





Public Outreach
(Includes Stakeholders
Committee Meeting)



Public Outreach Schedule

5-Year Update 
2021 Comprehensive Plan



Tasks	Lead	1st QTR	2nd QTR	3rd QTR	4th QTR	Comments
Survey	Larry					Prepare for ROA/CWP, Steering Committee, & Public Meetings.
Project Web	Jaeson					Web created in July. Resource hub.
Stakeholders Committee	Larry					First meeting Aug 12 th
Public Meetings	Larry					September and November???
Twitter & Facebook	Larry, Andrew C					Check for all of the county regulations for social media. To DO
BOC	Cedric, Larry					Use BOC webpages for public information.
Flyer	Jaeson					Create Flyer and post on web.

Project Timeline 2021 Comprehensive Plan 5-Year Update



Plan Development

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

Public Engagement and Final Plan

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

DCA Verification and Adoption

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



Next Steps

- Finalize Document
- Complete Surveys
- Meet with key departments
- Finalize ROA/CWP Report
- Update demographics (2020)
- Project Website

5-Year 2021 Comprehensive Plan Update Project Website

<https://www.dekalbcountyga.gov/planning-and-sustainability/2035-comprehensive-plan-5-year-update>



Reference Section

DeKalb County Future Land Use Parcel Maps (as adopted with the 2035 Comprehensive Plan In 2017)

- District 11 Maps
- District 12 Maps
- District 15 Maps
- District 16 Maps
- District 18 Maps

DeKalb County 2035 Comprehensive Plan (Adopted 2017)

GIS Parcel-Based Flex Map (interactive mapping for land use and zoning)

DeKalb County Comprehensive Plan webpage

GA Department of Community Affairs Comprehensive Plan Regulations

Plan Update Tool Box



Executive Summary



Draft 5-Year Update
2035 Comprehensive Plan



Future Land Use
Parcel Maps



Project Schedule



Surveys



Presentations