

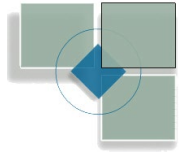


# DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov

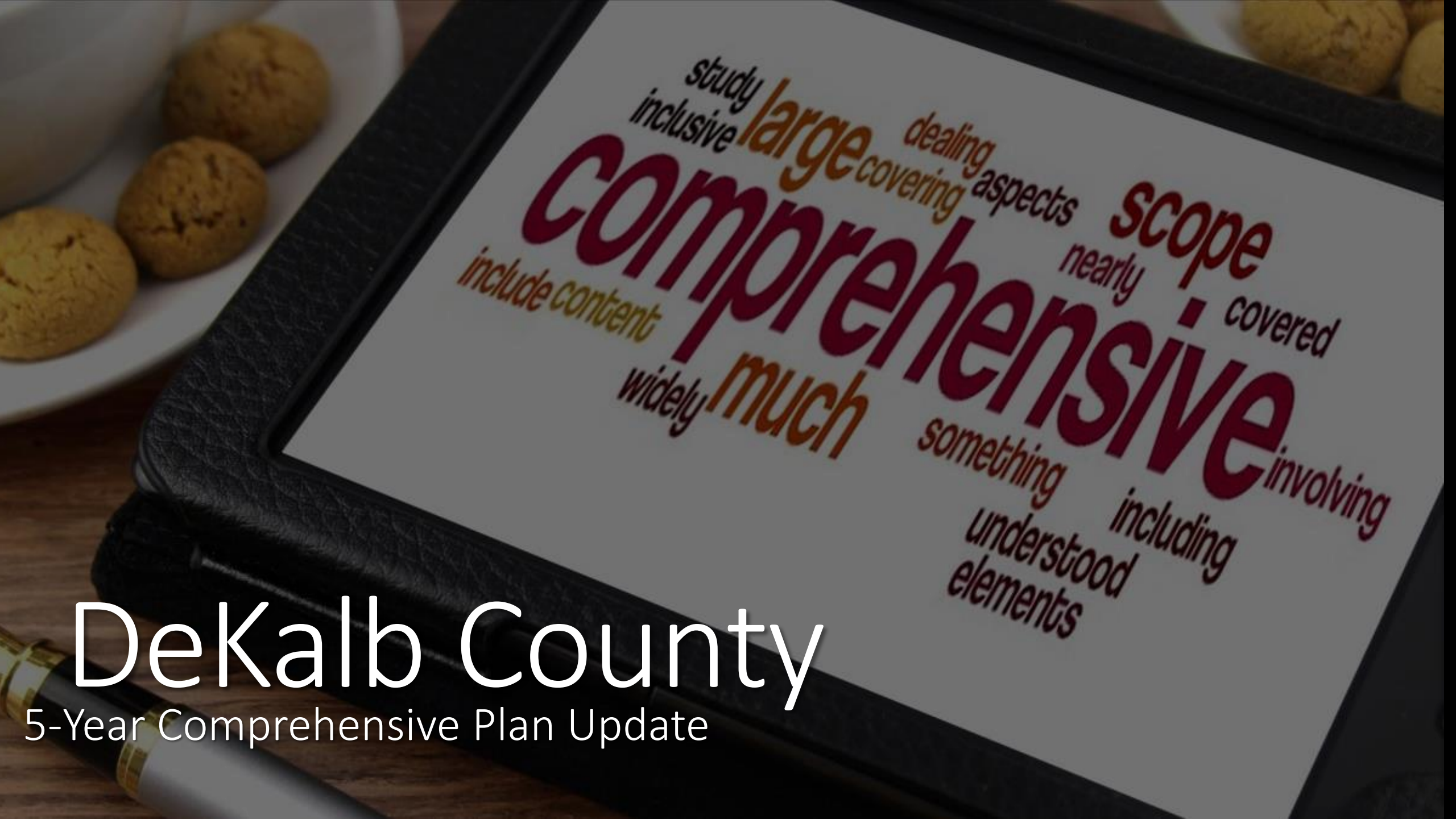


Michael Thurmond  
Chief Executive Officer

**Planning Commission Hearing Date: March 2, 2021**  
**Board of Commissioners Hearing Date: March 25, 2021**

## STAFF ANALYSIS

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



# DeKalb County

5-Year Comprehensive Plan Update

# THE PLANNING TEAM



Brian Brewer  
Senior Planner



Cedric Hudson  
Planning Manager



Jae Bell  
Planner Technician



Laurel Corrao  
Planner



Larry Washington  
Senior Planner

# LONG RANGE DIVISION

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

## The Purpose

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

# GROUND RULES

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



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

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

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

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

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

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



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

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

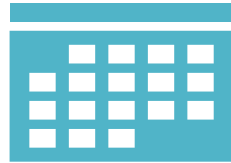
# TODAY'S AGENDA

01



DISCUSS WHAT'S BEING  
UPDATED

02



TIMELINE

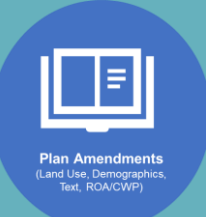
03



NEXT STEPS

**5-YEAR COMPREHENSIVE PLAN**

# What's Being Updated in the Comprehensive Plan



5-Year Update <<<  
2035 Comprehensive Plan

## Land Use Amendments



## Updated Demographics



## Report of Accomplishments




## Community Needs and More



## Maintenance and Correction



## Community Work Program



# Demographics



5-Year Update   
2035 Comprehensive Plan

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

## *Demographic Updates:*

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



# Natural & Historic Resources



5-Year Update   
2035 Comprehensive Plan

Includes areas such as :

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





# Intergovernmental Coordination



5-Year Update   
2035 Comprehensive Plan

## Projected Updates

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



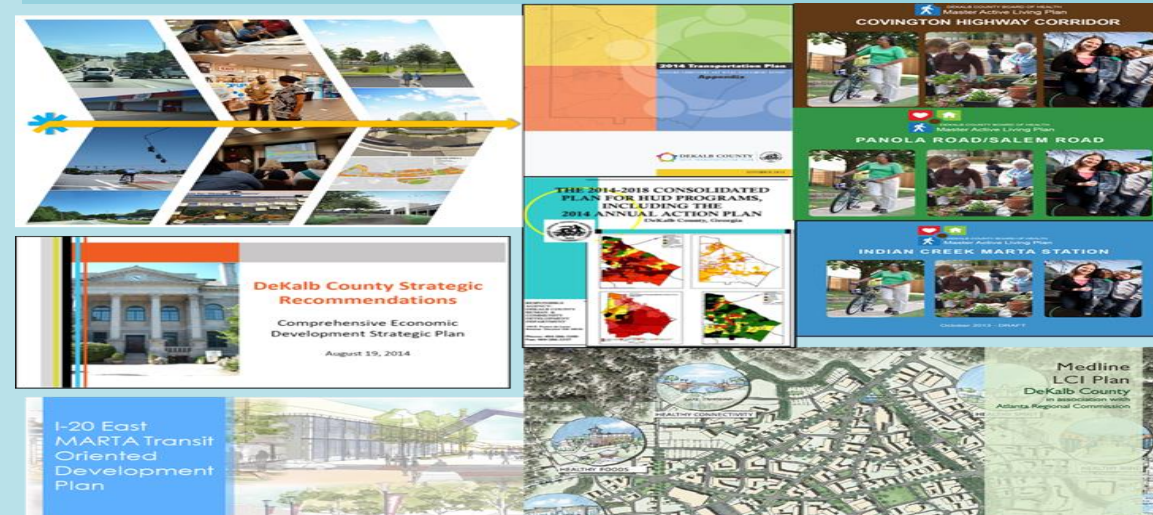
# County and Local Plans Updates



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



5-Year Update   
2035 Comprehensive Plan

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

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



# Community Goals



5-Year Update   
2035 Comprehensive Plan

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

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



# Report of Accomplishments



5-Year Update   
2035 Comprehensive Plan

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

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



# Community Work Program



5-Year Update   
2035 Comprehensive Plan

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

Example

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



# New DCA Requirement Broadband



5-Year Update   
2035 Comprehensive Plan

## Update

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



# Maintenance



5-Year Update   
2035 Comprehensive Plan

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

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



# Land Use

5-Year Update   
2035 Comprehensive Plan



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

## Updates

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

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

### Summary Table Updates:

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





# Proposed Urban Activity Center

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



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

This is an application from the DeKalb County Board of Commissioners to amend Chapter 7 of the DeKalb County 2035 Comprehensive Plan, to create the Urban Activity Center character area.

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



# Proposed Briarcliff Road-Clairmont Road Small Area Plan

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



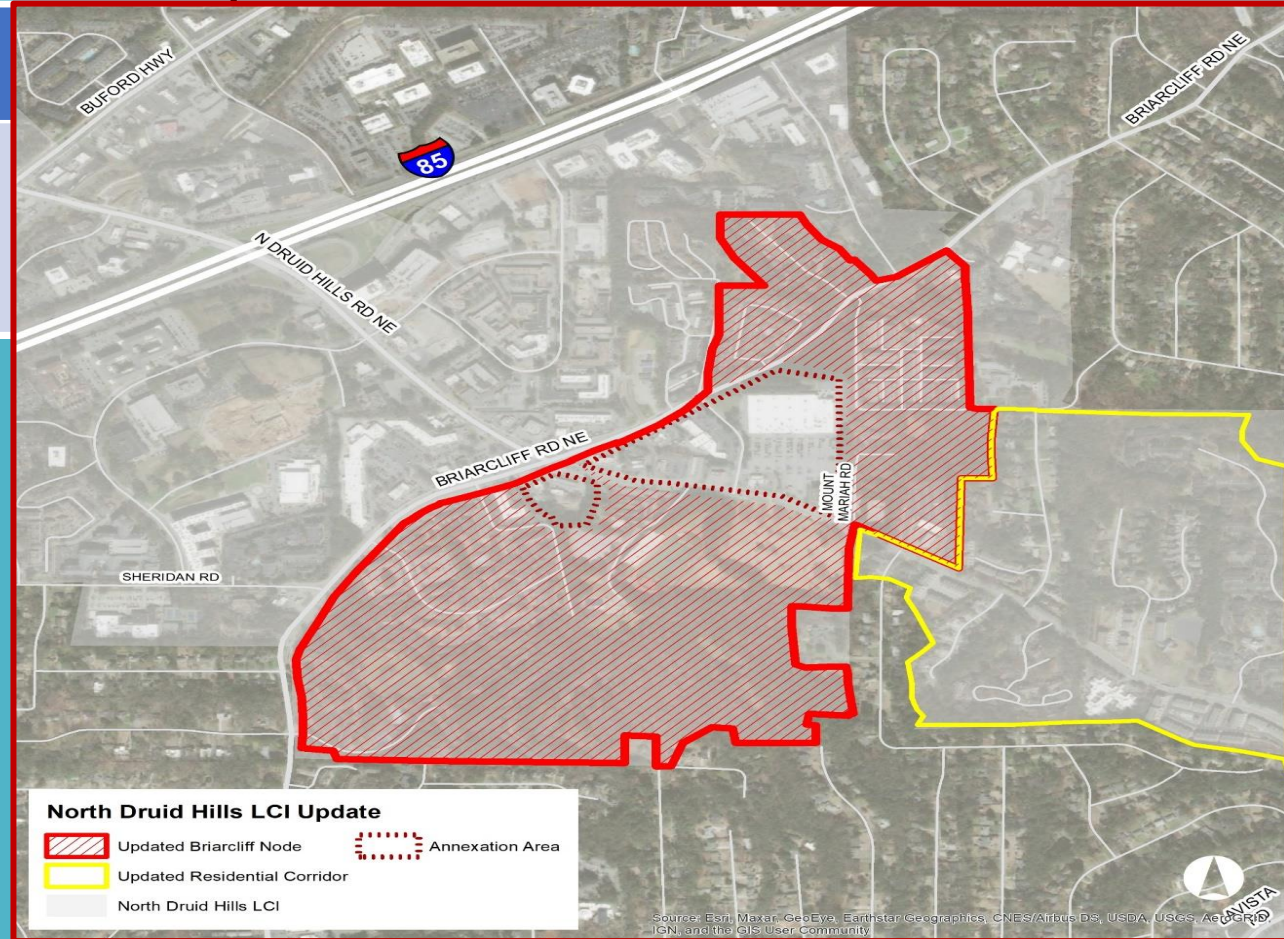
- The proposed Urban Center Activity Center
- The intent of the Urban Activity Center is to promote the concentration of regional serving activities to a centralized location that allow for a variety of uses while reducing automobile travel, promoting walkability and increased transit usage.
- The proposed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

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



# Proposed NORTH DRUID HILL SMALL AREA PLAN Briarcliff Node Update

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



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

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



# Public Engagement

## BASIC REQUIREMENTS

DEPARTMENT OF COMMUNITY AFFAIRS  
PUBLIC OUTREACH

(1) STEERING COMMITTEE MEETING

(1) PUBLIC MEETING

## EXCEEDING REQUIREMENTS

DEKALB COUNTY DEPARTMENT OF  
PLANNING & SUSTAINABILITY EFFORTS

STEERING COMMITTEE MEETINGS (2)

PUBLIC MEETINGS (2)

SURVEYS

PROJECT WEBSITE

PUBLIC HEARING – FULL CYCLE



KEEPING YOU ENGAGED !

# Project Timeline 2021 Comprehensive Plan 5-Year Update



### Plan Development

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

### Public Engagement and Final Plan

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

### DCA Verification and Adoption

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

5 YEAR  
COMPREHENSIVE  
PLAN UPDATE

Thank you for  
participation