



## Legislation Details (With Text)

**File #:** 2022-1906    **Version:** 1    **Name:**

**Type:** Ordinance    **Status:** Preliminary Item

**File created:** 7/8/2022    **In control:** Board of Commissioners - Zoning Meeting

**On agenda:** 11/17/2022    **Final action:**

**Title:** COMMISSION DISTRICT(S): All Districts  
Application of the Director of Planning and Sustainability to adopt a major update to the DeKalb County 2050 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 property is located on within the areas of unincorporated DeKalb County. This text amendment is County-wide.

**Indexes:**

**Attachments:** 1. Resolution for 2050UP\_Sep2022, 2. 2022\_1107\_Draft\_DeKalb 2050 Comprehensive Land Use Plan, 3. 20221107\_DeKalbZoom\_Maps, 4. 2022\_1005\_DRAFT\_DeKalb Unified Plan\_Executive Summary

Date	Ver.	Action By	Action	Result
11/17/2022	1	Board of Commissioners - Zoning Meeting	approved	Pass
11/1/2022	1	Planning Commission	defer to the Board of Commissioners with no recommendation	Pass
10/4/2022	1	Board of Commissioners - Zoning Meeting		
9/1/2022	1	Planning Commission	Full cycle deferral per staff recommendation	Pass

**Public Hearing:** YES  NO     **Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S): All Districts**  
**Application of the Director of Planning and Sustainability to adopt a major update to the DeKalb County 2050 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 property is located on within the areas of unincorporated DeKalb County. This text amendment is County-wide.**

**PETITION NO:** D4-2022-1906 TA-22-1245743

**PROPOSED USE:** To adopt a major update to the DeKalb County 2050 Comprehensive Plan.

**LOCATION:** N/A

**PARCEL NO. :** N/A

**INFO. CONTACT:** Sylvia Smith, Long Range Planning Manager

**PHONE NUMBER:** 404-371-2299

**PURPOSE:**

Application of the Director of Planning and Sustainability to adopt a major update to the DeKalb County 2050 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 property is located on within the areas of unincorporated DeKalb County. This text amendment is County-wide.

**RECOMMENDATION:**

**COMMUNITY COUNCIL: (October 2022) CC-1: Approval; CC-2: Approval; CC-3: Approval; CC-4: Approval; CC-5: Full Cycle Deferral. (August 2022) CC-1: No Quorum; CC-2: Full Cycle Deferral; CC-3: Full Cycle Deferral; CC-4: Approval; CC-5: No Quorum.**

**PLANNING COMMISSION: (November 1, 2022) Defer to BOC. (September 1, 2022) Full Cycle Deferral.**

**PLANNING STAFF: Defer to December 13, 2022 Board of Commissioners meeting.**

**STAFF ANALYSIS:** 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, taxpayers 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. Planning Staff has been made aware that Atlanta Regional Commission (ARC) along with the Department of Community Affairs (DCA) is still conducting the 2050 Comprehensive Plan review and more time is needed. Furthermore, the Service Delivery Strategy is scheduled for completion on or by December 13, 2022. We are requesting both documents to be considered together. For this reason, Staff’s recommendation is for “Deferral to the December 13, 2022 Board of Commissioners a.m. meeting”.

**PLANNING COMMISSION VOTE: (November 1, 2022) Defer to BOC 7-0-1.** Vivian Moore moved, Edward Patton seconded for deferral to the December 13, 2022 Board of Commissioners a.m. meeting. Jon West recused himself from this case and abstained. **(September 1, 2022) Full Cycle Deferral 8-0-0.** Jana Johnson moved, April Atkins seconded for a full cycle deferral to the November 2022 zoning agenda, per Staff recommendation.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: (October 2022) CC-1: Approval 6-0-0; CC-2: Approval 9-0-0; CC-3: Approval 3-0-3; CC-4: Approval 8-0-1; CC-5: Full Cycle Deferral 6-0-0. (August 2022) CC-1: No Quorum.** Members said they would vote on this item in October; **CC-2: Full Cycle Deferral 6-0-0** to for additional, community-level information; **CC-3: Full Cycle Deferral 7-0-0** to allow sufficient time to review the proposal; **CC-4: Approval 7-0-0; CC-5: No Quorum.** Members present voted for approval.