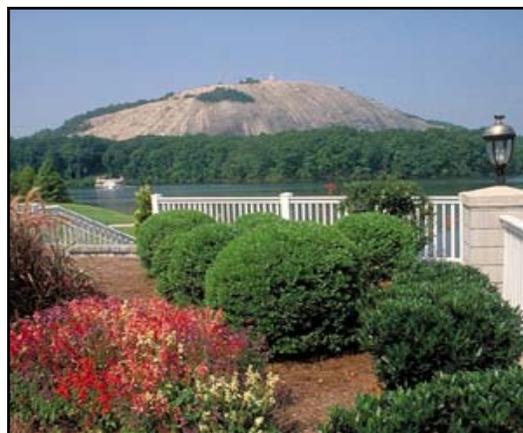


DeKalb County Comprehensive Plan 2005-2025



Community Agenda *Amended December 2015*



Contact Us:

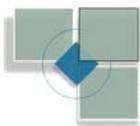
330 W. Ponce de Leon Avenue
Suite 500
Decatur, Georgia 30030-3221

Phone: 404-371-2155

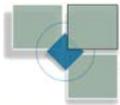
Fax: 404-371-4556

E-mail: planninganddevelopment@dekalbcountyga.gov

Website: www.dekalbcountyga.gov.us/planning



DeKalb County Long Range Planning Division
Department of Planning and Sustainability



**Comprehensive Plan 2005-2025
Acknowledgements**

Vernon Jones, DeKalb County CEO

DeKalb County Board of Commissioners

- Elaine Boyer, Commission District 1
- Jeff Rader, Commission District 2
- Larry Johnson, Commission District 3
- Burrell Ellis, Commission District 4
- Lee May, Commission District 5
- Kathie Gannon, Commission District 6
- Connie Stokes, Commission District 7
- Keith Barker, BOC Chief of Staff

DeKalb County Planning Commission

- Robert Godfrey, Board of Commissioners
- Brad Cooper, Chief Executive Officer
- Robert Dallas, Commission District 1
- Gary Cornell, Commission District 2
- Vivian Moore, Commission District 3
- Tess Snipes, Commission District 4
- Markus Butts, Commission District 5
- Larry Danese, Commission District 6
- Vickie Elisa, Commission District 7

Planning and Land Use Committee

Pursuant to a Memorandum of Understanding between the Board of Commissioners and the Chief Executive Officer, a Planning and Land Use Committee was established with the principal objective of assuring public participation in the development of the Comprehensive Plan. The following persons served as members of the Committee:

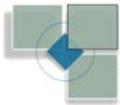
- Jeff Rader, Commission District 2, Committee Chairperson
- Kathie Gannon, Commission District 6
- Connie Stokes, Commission District 7

DeKalb Planning and Development Department

- Patrick Ejike, Director of Planning and Development
- Andrew Baker, AICP, Associate Director of Planning

Strategic Planning Division

- Arthur Duncan, AICP, Planning Administrator
- Cedric G. Hudson, Planning Manager
- MeKonnen Gessesse, Senior Research and Analysis Planner
- Sidney Douse III, Senior Land Use Planner
- Tanya Hedgepeth, Senior Planner
- Shawanna Q. Bowles, Senior Planner
- Brian Brewer, Senior Planning Technician
- Crystal Adams, Senior Planning Technician
- Kathy Shaw, Senior Office Assistant



Comprehensive Plan 2005-2025 Acknowledgements

Current Planning Division

Kevin Hunter, Zoning Administrator
Madolyn Spann, Planning Manager
John Reid, Senior Planner
David Cullison, Historic Preservation Planner

Development Division Management and Staff

Other DeKalb County Contributors

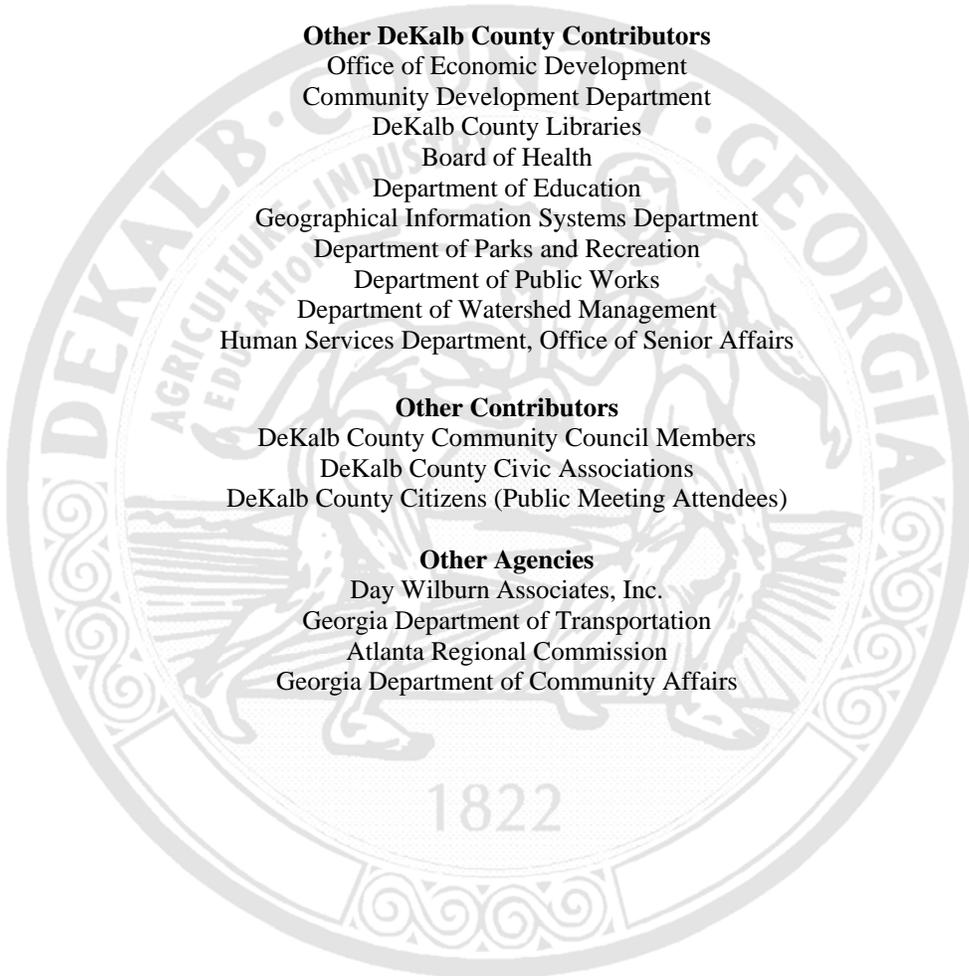
Office of Economic Development
Community Development Department
DeKalb County Libraries
Board of Health
Department of Education
Geographical Information Systems Department
Department of Parks and Recreation
Department of Public Works
Department of Watershed Management
Human Services Department, Office of Senior Affairs

Other Contributors

DeKalb County Community Council Members
DeKalb County Civic Associations
DeKalb County Citizens (Public Meeting Attendees)

Other Agencies

Day Wilburn Associates, Inc.
Georgia Department of Transportation
Atlanta Regional Commission
Georgia Department of Community Affairs

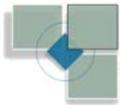




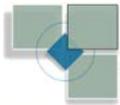
CHAPTER	TABLE OF CONTENTS	PAGE
1. Introduction		7
1.1 Purpose		9
1.2 Public Participation		10
2. Community Issues and Opportunities		14
2.1 Population		16
2.2 Economic Development		16
2.3 Housing		17
2.4 Intergovernmental Coordination/Planning Process		17
2.5 Natural and Historic Resources		17
2.6 Facilities and Services		18
2.7 Public Health		18
2.8 Transportation		18
2.9 Land Use/Sense of Place		19
3. Quality of Life		20
3.1 Population		21
3.2 Economic Development		28
3.3 Housing		30
3.4 Intergovernmental Coordination		34
3.5 Natural and Historic Resources		36
3.6 Facilities and Services		38
3.7 Public Health		41
3.8 Transportation		48
4. Community Vision		50
4.1 Vision Statement		51
4.2 Concept Plan		52
4.3 Future Development Plan		53
4.4 Planning Area Designations		78
5. Implementation Program		90
5.1 Transportation Projects		91
5.2 Short Term Work Program		91
5.3 Policies and Strategies Interim Guidelines		111
5.4 Policies and Strategies		112
5.5 Implementation Conversion Table		138
5.6 Overlay Districts		147
5.7 Supplemental Plans		149
6. Definitions Glossary		195



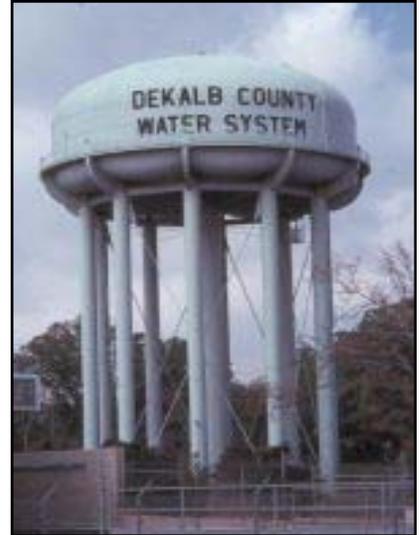
CHAPTER	<i>LIST OF TABLES & MAPS</i>	PAGE
2. Community Issues and Opportunities		14
<i>Tables</i>		
2-1 Community Issues and Opportunities		16
3. Quality of Life		20
<i>Tables</i>		
3-1 Population Growth 1980-2005		21
3-2 Population Projections 2000-2005		21
3-3 Population by Race and Ethnicity 1980-2005		22
3-4 Population Projection by Race and Ethnicity 2000-2025		23
3-5 Population by Age 1980-2005		25
3-6 Population by Age 2000-2025		26
3-7 Household Income Distribution 1980-2010		27
3-8 Median Household Income 1980-2010		27
3-9 Employment by Industry 1980-2025		30
3-10 Total Housing Units by Year and Type 1980-2000		31
3-11 Projected Housing Units by Year and Structure Type 2005-2025		32
3-12 Housing Tenure and Vacancies 1980-2010		33
3-13 Housing Balance Measures 2000-2010		33
3-14 Housing Balance Ratios 2000		39
3-15 Park and Recreation Facilities Areas 2005		46
3-16 Demographic Profile of Community Health Assessment 2000		46
<i>Figure</i>		
3-1 Race and Ethnicity		24
4. Community Vision		50
<i>Tables</i>		
4-1 Concept Map Key and Descriptions		55
4-2 DeKalb County Character Areas		57
4-3 North DeKalb Planning Area - Character Areas		80
4-4 Central West DeKalb Planning Area - Character Areas		82
4-5 South West DeKalb Planning Area - Character Areas		84
4-6 Central East DeKalb Planning Area - Character Areas		86
4-7 South East DeKalb Planning Area - Character Areas		88



CHAPTER	<i>LIST OF TABLES & MAPS</i>	PAGE
4. Community Vision		50
	<i>Maps</i>	
4-1	Concept Map	54
4.2	Future Development Map	56
4-2	County Planning Areas	79
4-3	North DeKalb Planning Area - Character Areas	81
4-4	Central West DeKalb Planning Area - Character Areas	83
4-5	South West DeKalb Planning Area - Character Areas	85
4-6	Central East DeKalb Planning Area - Character Areas	87
4-7	South East DeKalb Planning Area - Character Areas	89
5. Implementation Program		90
	<i>Tables</i>	
5-1 & 5-2	Short Term Work Program & Report of Accomplishments	93
5-3	Implementation Conversation Table - Non Residential	139
5-4A	Implementation Conversation Table - Residential	140
5-4B	Implementation Conversation Table - Residential	141
5-5	Land Use Designations and Zoning Classifications	142
5-6	Land Use Terms and Definitions	144
5-7	Summary of Supplemental Plans	152
	<i>Maps</i>	
5-1	County Overlays and Historic Districts	150



INTRODUCTION





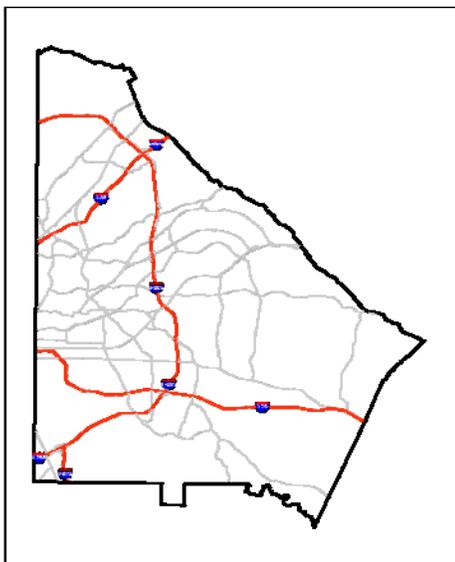
1. INTRODUCTION

DeKalb County is one of the ten (10) counties that comprise the metropolitan Atlanta region. This jurisdiction is 268 square miles and is home to nine incorporated municipalities. Through a 1981 Act of the Georgia General Assembly, DeKalb County was established with distinct executive and legislative county government branches. The executive branch is headed by the elected position of Chief Executive Officer (CEO), while the legislative branch comprises of a seven-member body known as the Board of Commissioners (BOC). The Board of Commissioners elects a Presiding Officer and a Deputy Presiding Officer from its membership. The CEO may preside at Board meetings and may also vote in the event of a tie-vote; however the CEO does not preside or vote on zoning matters. The CEO has exclusive power to supervise, direct and manage the administration of the County Government.

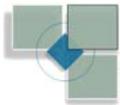


DeKalb County was known as a bedroom community to the City of Atlanta. However, over the years, DeKalb has transitioned from a suburban community to a more urban community. DeKalb County is the State of Georgia’s second largest county and is home to such entities as Emory University, Mercer University, Georgia Perimeter College, the Center for Disease Control, Perimeter Mall and Stonecrest Mall. The County’s major employment centers are Perimeter Center, Northlake, Mall At Stonecrest, Emory/CDC, and Lithonia Industrial District. There are also numerous Fortune 500 companies with office and headquarter locations in DeKalb County.

The housing stock of DeKalb County consists of a variety of housing types, which range from historic cottages, Victorians, and craftsman bungalows, to present day ranches, townhomes and two-story structures. There are approximately 261,231 (2000 Census) housing units in the County of which approximately 64% consists of single-family homes and the remaining percentage consists of townhomes, condos and apartments. DeKalb’s median housing cost is \$135,100 (2000 Census) and the median household income is \$49,117 (2000 Census). The amount of vacant undeveloped land in the County is diminishing and as a result, the County is seeing more residential rehabilitation and redevelopment activity.



DeKalb County has five major road arteries that run through its boundaries – Interstates 85, 20, 285, and 675, as well as US 78 on the east side of the County. DeKalb County is also home to the DeKalb-Peachtree Airport which is a general aviation field that handles corporate operations for the metro area. DeKalb Peachtree Airport is the second busiest airport in Georgia, second only to Hartsfield-Jackson Atlanta International Airport. Hartsfield-Jackson Atlanta International Airport, which is the world’s busiest airport for passengers and operations, is only six miles from DeKalb's southwestern border. The metropolitan Atlanta area is also served by the Metropolitan Atlanta Rapid Transit Authority (MARTA) system. This system provides an alternative method of transportation for DeKalb County’s residents and businesses with the jurisdiction’s nine rail stations and fifty bus routes.



INTRODUCTION

As the County’s amount of vacant land dwindles and older areas are in need of redevelopment, the County has sought strategies to accommodate compatible new development. One technique is the formulation of Overlay Districts throughout the County. Overlay Districts are a method for the County to control growth, preserve existing land use patterns and promote aesthetic qualities consistent with the specific area. DeKalb County has three legislatively adopted overlay districts – Candler Road, Dunwoody Village and Stonecrest Overlay Districts. Areas under consideration include Wesley Chapel, Panola and Buford Highway. Additionally to address the growing population and dwindling land acreage throughout DeKalb County, key areas are identified to promote economic development, higher densities and mixed-use developments. These areas have been designated activity centers of various intensities throughout the county.

1.1 Purpose

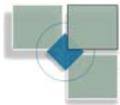
The Community Agenda is the guiding principal for the future development for DeKalb County. After extensive public involvement of all segments of the community, a thorough analysis of current and future trends, and assessment of the community’s issues and opportunities, the “blue print” for the future was established.

The Atlanta Metropolitan Area including DeKalb County has experienced significant growth over the last twenty years. This trend is expected to continue well into the next planning horizon of 2025. Overall, the population of DeKalb County increased 40% from 1980 to 2000 (483,024 to 665,865). The population is expected to increase to 848,706 in 2020. With such changes in population, there is an increase in the demand for housing, an increase in demand for goods and services, and also an increase in traffic congestion and an increased pressure on infrastructure. The goal of this action plan prepare a road map of short-term and long-term critical planning actions for the county. The actions will help guide the allowable uses, density/intensity and design character for future development.

The Community Agenda includes recommendations and strategies to improve the overall “quality of life” in DeKalb County. It takes a comprehensive approach to land use, transportation, green space, recreation, housing, economic development, infrastructure improvements, natural resources, environmentally sensitive areas, community facilities and services, and intergovernmental coordination. In addition, the Community Agenda takes a close look at *Areas Requiring Special Attention* and *Character Areas*. This document has been designed to be concise and user-friendly and is intended to guide decision making by elected officials.

Another purpose of the Community Agenda is provide a road map for the county’s future. It has been developed through a very public process through the involvement of the general public, community leaders and stakeholders with the goal of making key decisions about the future of the county. The Community Agenda is a crucial part to the plan, as it includes the community’s vision for the future, key issues and opportunities, and an implementation program for achieving the vision and addressing the identified issues and opportunities. The Community Agenda is intended to generate local pride and enthusiasm about the future of the county, thereby making citizens demand the plan is implemented. With increased public support, the plan is more likely to be implemented.

The Community Agenda is a public driven document designed to mitigate development issues and better plan for future population growth and development while maintaining the county’s vision. The document is user friendly for day-to-day decision making by community leaders as the community works toward achieving the desired future of DeKalb County. ***Again, this document is more than a plan, it is a working, breathing, policy and action instrument.***



1.2 Public Participation

DeKalb County recognized that public involvement would be essential to the development of the Comprehensive Plan. County staff executed a community participation program that engaged residents, visitors, and business owners throughout the county. One goal of this process was to connect with those citizens not traditionally involved in the planning process. The overall goal was to have stakeholder involvement up front and throughout the planning process. The slogan of the participation program was: ***Bringing residents together to address the needs of tomorrow.***

2004 Participation Activities

The first series participation activities began back in 2004 with public meetings held in each commission district. The meetings were held between 5:30 and 7:30 pm. The meetings were jointly sponsored by the DeKalb County Planning and Development Department and the Public Works Department to present and discuss both the Comprehensive Plan and Solid Waste Management Plan. The meetings were designed to:

- Increase public awareness,
- Present the State mandated requirements,
- Listen to public comments and reactions to the current plans

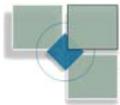
The two-hour meetings combined a variety of communication methods to ease the gathering of information, the sharing of community concerns and priorities, and community reactions to the plans. First, there was a “walk-around” meeting format , which allowed the public to review fact sheets and display boards at their leisure, complete the public comment forms, and hold one-on-one discussions with the DeKalb County representatives specializing in various planning aspects. There were areas designated for each planning component and display boards were positioned around the meeting room.

Second, DeKalb County representatives delivered a formal presentation that described each plan and the requirements, tasks, and schedule for both the Comprehensive Plan and Solid Waste Management Plan update. The last part of the meeting was dedicated to Questions and Answers. These comments were documented and compiled into a summary.

2005 Participation Activities

A more strategic approach was taken after the first year of public participation and comment on the Comprehensive Plan. In addition to two public meetings, two visioning workshops were held as a new way to interest the public and learn of their thoughts and concerns. Three additional meetings were held as a special request for a civic association or on behalf of commissioners.

The visioning workshops were designed to engage citizens in an interactive, and hands-on meeting format to develop a methodology for the formulation of a future land use map and to identify planning strategies for land use, housing, economic development, facilities and services, transportation, and urban design. At the meetings, citizens were encouraged to sit at one of five tables with each table representing a different planning area of the County. Land use maps of the County were spread on each table. Citizens discussed a series of planning topics with a staff member from the County Planning Department. Participants had markers to draw on the maps the changes they wanted to see take place in the future. Planning staff recorded their responses to be included within the Comprehensive Plan.



INTRODUCTION

During the visioning workshops two basic questions were asked: *What do you want to change or create in your community?* and *What do you want to preserve and protect in your community?* The results of the questions were as follows:

What do you want to change or create in your community?

- Improve traffic congestion on major roads
- More greenspace
- Need more recycling areas

What do you want to preserve and protect in your community?

- State and National Parks
- Historic and cultural sites and building
- Stable single family neighborhoods
- Greenspace connectivity
- Existing nature preserves
- Historic architectural character of residential neighborhoods

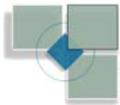
2006 Public Participation Activities

The public participation process and opportunity for stakeholder involvement continued throughout 2006. Listed below are several of the participation methods used during the planning process:

Outreach

County staff utilized several techniques to achieve resident involvement. Techniques included advertising in local newspapers and mailing post cards to those residents in the department’s civic association database. In addition to advertising in the newspaper, mailing the post cards, and public hearings, we employed the following techniques.

- Community Council - special, short presentations on the Comprehensive Plan at the Community Council meetings, in an effort, to “tag on”.
- Press Releases - distributed press releases through the County’s Communications Department to spread the word about the meetings and the plan.
- Public Service Announcements - used public service announcements to allow for the simultaneous presentation of information about the plan as well as public meetings.
- Newspaper Advertisements - the advertisements were placed in commonly read sections of the newspapers and during days most likely to reach intended readers to satisfy legal requirements for meetings and to inform the public about meeting locations and times.
- Website - in addition the traditional approach of mail outs, emails and post cards, information was also posted on the County webpage (www.co.dekalb.ga.us/planning).



Community Survey of Issues and Opportunities

There were a total of five public meetings held in 2006 to discuss key issues and opportunities in DeKalb County. Surveys were distributed to the Community Council and the general public to assess their views on quality of life concerns. The persons surveyed only represent a sampling of the overall population. The results of the surveys were grouped into the following categories:

1. Economic Development
2. Housing
3. Land Use /Sense of Place
4. Transportation
5. Community Facilities and Services
6. Public Health
7. Natural and Cultural Resources
8. Planning and Development Process

Economic Development

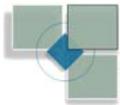
- The majority of citizens surveyed think that business retention is important, and more should be done.
- Citizens feel that more innovative economic development should take place.
- 67% of the citizens surveyed agree the economic development projects are promoted without adequate consideration of their impacts on infrastructure and natural resources.
- 60% of the citizens surveyed agree economic development efforts favor new development over redevelopment opportunities.
- 60% of the citizens surveyed agree the county lacks sufficient jobs or economic opportunities for local residents.

Housing

- The majority of citizens (93%) surveyed agree that some neighborhoods are in need of revitalization or upgrade.
- 80% of citizens surveyed agree there is neighborhood opposition to higher density and affordable housing.
- 73% of the citizens surveyed agree there are significant amounts of housing in poor or dilapidated condition in the County.
- 60% of the citizens surveyed believe DeKalb County has enough affordable housing.

Land Use / Sense of Place

- A majority of citizens (80%) agree that DeKalb lacks public spaces designed for gathering and social interaction.
- A majority of citizens (80%) agree that DeKalb County lacks a “center” that combines commercial, civil, cultural and recreational activities.
- 67% of the citizens surveyed agree the County has too many unattractive sprawl development along roadways.
- 67% of the citizens surveyed agree there is typically neighborhood opposition to new/innovative or higher density developments.
- 60% of the citizens surveyed agree there is no clear boundary where towns stop and the County begins.
- 60% of the citizens surveyed agree there are not enough places for arts activities and performances
- 53% of the citizens surveyed agree there is an inadequate mix of uses (like corner groceries or drug-stores) within certain neighborhoods.



INTRODUCTION

- 53% of the citizens surveyed agree DeKalb County has little or no sense of place-visitors do not know when they arrived.

Transportation

- A majority of citizens surveyed (80%) agree that transportation corridors in the county are congested.
- A majority of citizens surveyed (80%) agree streets are designed in ways that discourage pedestrian and bike activity.
- 73% of the citizens surveyed agree streets in new developments are not connected to or compatible with those in neighboring parts of the County.
- 67% of the citizens surveyed agree DeKalb County lacks a local trail network.
- 67% of the citizens surveyed agree people lack transportation choices for access to housing, jobs, services, goods, health care, and recreation.

Intergovernmental / Planning and Development Process

- The majority of citizens surveyed (80%) have no opinion about conflicts between our development plans and those of adjacent counties.
- 67% of citizens surveyed have no opinion about conflicts between our development plans and adjacent municipalities.
- 60% of the citizens surveyed agree the County does not share plans or planning information with neighboring communities.
- 60% of the citizens surveyed agree DeKalb County does not promote partnerships between local government and community stakeholder groups.

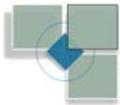
Natural and Cultural Resources

- The majority of citizens surveyed (100%) agree too many trees are lost to development.
- 93% of the citizens surveyed agree that natural and cultural resources are significant.
- 86% of the citizens surveyed agree the County has environmental pollution problems.
- 80% of the citizens surveyed agree natural and cultural resources are not being improved, enhanced, and/or promoted.
- 80% of the citizens surveyed agree current development practices are not sensitive to natural and cultural resources.
- 80% of the citizens surveyed agree farmland and rural scenery are disappearing.
- 80% of the citizens surveyed agree there is not enough green space or park land in the County.
- 74% of the citizens surveyed agree Countywide protection of historic and cultural resources is inadequate.

Facilities and Services

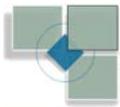
- The majority of citizens surveyed (80%) agree some parts of the county are not adequately served by public facilities.
- 73% of the citizens surveyed agree the cost of providing public services and facilities for new development typically exceeds the revenue from this development.
- 60% of the citizens surveyed agree current facility extension policies do not foster development that maximizes the use of existing infrastructure.

The goal of the public participation process has been to allow the members of the public to take *ownership* of the document. It has entailed two-way communication between the county staff and community stakeholders. All of the issues and opportunities identified by County residents has been used to shape the community vision and policies as well as a guide for future development.



COMMUNITY ISSUES and OPPORTUNITIES





COMMUNITY ISSUES AND OPPORTUNITIES

**Table 2-1:
Community Issues and Opportunities**

Category	Issues	Opportunities
<p>2.1 Population</p>	<ul style="list-style-type: none"> • Adult day health facilities and modernized nutrition sites are needed. • There is an aging senior population. • Most seniors have larger homes than needed, there is a need for additional senior housing facilities. • There is a growing ethnic population, which nearly doubled over the last decade. • The population in the county is expected to increase by approximately 25% in the next 20 years. 	<ul style="list-style-type: none"> • DeKalb County has a Human Services Department focused on serving the needs of the seniors. • The Senior Services Division of has produced a Bridge Builders Document, which details a 5 year Master Plan for seniors in DeKalb County. • The post secondary educational attainment levels are higher than those of the state. • In 2002, the per capita personal income of the County ranked 4th in the State and is higher than the national average.
<p>2.2 Economic Development</p>	<ul style="list-style-type: none"> • There is public concern that more innovative economic development needs to take place. • There is public concern that more improvement is needed in business retention. • Improvements are needed in the dissemination of public information for employment availability. • There is a need to promote more large scale corporate development to help strengthen the tax base. • There is public concern of projects lacking the consideration of impacts on infrastructure & natural resources. • There is a lack of retention with industrial and commercial property. • There are redevelopment issues in major commercial corridors. • There is a lack of large scale family entertainment centers. • There are not enough dine-in restaurants outside the perimeter (specifically along Memorial Drive). • The General Motors Doraville Plant Closing will result in the loss of thousands of jobs. • There is a high unemployment rate in the county. • More than 50% of the work force do not reside in DeKalb County. 	<ul style="list-style-type: none"> • DeKalb County offers a variety of tax exemptions and expansion incentives to new business and industry. • More than 150 companies have relocated or expanded operations in DeKalb County. • The county contains nearly one fifth of the businesses located in Metro Atlanta. • The County has a Community Development Authority. • The County has established an Office of Economic Development to bring prosperity through new investment. • DeKalb is home to more than 150 international companies. • Coordination exists between Economic Development, Public Works, and Planning & Development Departments. • The County is home to eight colleges and universities. • Business retention and recruitment is active. • The DeKalb Technical Institute provides an excellent resource for skills training and development.



COMMUNITY ISSUES AND OPPORTUNITIES

Category	Issues	Opportunities
<p>2.3 Housing</p>	<ul style="list-style-type: none"> • The location of affordable housing is away from major amenities and employment. • The County lacks adequate low income housing units. • There are deteriorating SF homes in need of maintenance. • Building standards need to be improved. • Many subdivisions built over the last 10 to 20 years are in need of increased upkeep, maintenance or rehabilitation. • Several older neighborhoods are in need of revitalization with many homes in need of rehabilitation. • Gentrification is taking place displacing seniors and low income persons. • There is a lack of mixed use affordable housing in “high-end” neighborhoods. • DeKalb has the highest number of foreclosures than any county in the state. • Trends show a variety of housing types are needed to service population growth. • The need for special needs housing continues to grow in DeKalb. 	<ul style="list-style-type: none"> • DeKalb County has established an Infill Overlay ordinance. • The County has established Pedestrian Community Districts (PCD) to address the growing need of mixed use development. • The County has a Community Development Department to address housing needs. • The DeKalb Housing Authority has been established to service public housing needs and voucher programs. • The County has assembled an infill task force to address the maintenance of sustainable communities. • The county has an inventory of vacant sites available for redevelopment and/or infill housing.
<p>2.4 Inter-governmental Coordination / Planning Process</p>	<ul style="list-style-type: none"> • There is a lack of communication between DeKalb County government and the Department of Education. • There is a lack of coordination between DeKalb County and municipality elected officials. • The County lacks in efforts to share plans and planning information with neighboring Counties and jurisdictions. 	<ul style="list-style-type: none"> • DeKalb County has a Community Council comprised of citizens, that voluntarily assist in the development process. • The County plans with adjacent communities for areas near mutual boundaries, through Intergovernmental Agreements in the delivery of services, etc.
<p>2.5 Natural & Historic Resources</p>	<ul style="list-style-type: none"> • The county needs to preserve open space, farmland, and its critical environmental areas. • There is a lack of financing tools for land acquisition and protection. • The County’s availability of green space is shrinking, due to increased development. • The flood plains are typically narrow and frequently flood during the winter and spring. • Non-point source pollution and stormwater runoff are major concerns. 	<ul style="list-style-type: none"> • DeKalb County has a greenspace program that has expanded and added new parks. • Bond referendum approved for the acquisition and development of greenspace throughout DeKalb County. • The county and region has a mild climate. • The County is home to Stone Mountain and Arabia Mountain.



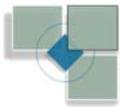
COMMUNITY ISSUES AND OPPORTUNITIES

2. COMMUNITY ISSUES AND OPPORTUNITIES

The potential issues and opportunities identified in the Community Assessment have been modified based on stakeholder knowledge of the community, staff interpretation of the Community Assessment and comments provided by the Atlanta Regional Commission and the Georgia Department of Community Affairs. Public Health and Aging Population have been added to the list, based on concerns raised during the public participation process. The issues or opportunities will be followed-up with strategies in the implementation program section.

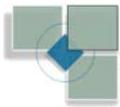
The revised list of issues and opportunities include:

1. Population (Aging and General)
2. Economic Development
3. Housing
4. Intergovernmental Coordination / Planning Process
5. Land Use / Sense of Place
6. Natural Resources
7. Historic Resources
8. Facilities and Services
9. Public Health
10. Transportation



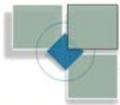
COMMUNITY ISSUES AND OPPORTUNITIES

Category	Issues	Opportunities
<p>2.5 Natural & Historic Resources - Continued</p>	<ul style="list-style-type: none"> • There are not enough incentives to preserve and coordinate with building trusts. • Lack of adaptable reuse of historic structures. • There are many small sites that need to be determined as what qualifies as historic site or not. 	<ul style="list-style-type: none"> • There are current tools in place to preserve the County’s historical districts. • The County maintains a historic resource database. • The County is dedicated to using Best management practices (BMP’s) to reduce the impacts of stormwater runoff and non-point source pollution.
<p>2.6 Facilities and Services</p>	<ul style="list-style-type: none"> • There is a lack of maintenance in County parks. • Parks and recreation facilities are limited and do not meet demand • The hours of operation not long enough at libraries. • School construction is outpaced by residential development. 	<ul style="list-style-type: none"> • The age, capacity function, safety, and maintenance needs of parks have been inventoried. • The aesthetic appearance of all libraries is distinguishable. • There is a variety of recreational opportunities.
<p>2.7 Public Health</p>	<ul style="list-style-type: none"> • The current septic tank policies, need additional review and planning. • The county needs community education of public health issues related to landfills and other health risks. • Smart growth (with environmental health’s involvement in the planning process) • Increased pollution, and smog are impacting public health. • Public transportation access for the workforce • Emergency preparedness planning for bioterrorism and large scale crisis. • There is a growing aging population. 	<ul style="list-style-type: none"> • The Board of Health has created a plan of needs, and recommended strategies of health concerns, for the citizens of DeKalb County. • New warehouse space has been provided (30,000 sq. ft.). • The Board of Health is in the process of implementing a new vision and mission as well as organizational structure changes.
<p>2.8 Transportation</p>	<ul style="list-style-type: none"> • Most high intensity uses are not located near public transportation facilities. • Traffic congestion is a major concern in the county. • There are few transportation options in DeKalb County. • There is no regulation requiring connections between new developments on more than one road. 	<ul style="list-style-type: none"> • There are numerous greenway trails in DeKalb County. • Most of the existing and planned trails are part of a regional system funded and planned by the PATH Foundation. • Sidewalk connections between schools (public), transit facilities, and neighborhoods have been prioritized.



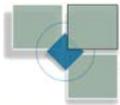
COMMUNITY ISSUES AND OPPORTUNITIES

Category	Issues	Opportunities
<p>2.8 <i>Transportation</i> <i>- Continued</i></p>	<ul style="list-style-type: none"> • The lack of an effective grid system at the neighborhood level results in increased congestion on the limited number of arterials • Many streets were not designed to reflect the neighborhood context through which they operate. • A parking management plan is need countywide. • There are limited road connections. • Construction costs are on the rise as well as the costs of infrastructure maintenance. 	<ul style="list-style-type: none"> • Many of the older town centers have sufficient on-street parking. • Parking options are the greatest in town centers. • There is an existing Access Management plan . • Approx 62% of DeKalb’s population live within 1/4 mile of a MARTA bus route or rail station. • GRTA currently operates an express commuter bus (coach) service with several pending. • The County has five major road arteries I-85, I-20, I-285 and I -675 as well as US 78. • DeKalb is home to the DeKalb-Peachtree Airport and is in close proximity to the Hartsfield Jackson International Airport. • There are several CSX rail lines which traverse the county.
<p>2.9 Land Use / Sense of Place</p>	<ul style="list-style-type: none"> • Changes to the Future Land Use Plan are too frequent. • A large amount of land has been dedicated to surface parking. • Major corridors have a high percentage of unattractive development. • Adjacent neighborhoods lack accessible neighborhood retail centers. • There is a lack of uses for art and cultural activities. • Older strip commercial centers are in decline or underutilized. • There is a lack of spaces for social gathering. • There is a lack of centers that combine commercial, civic, and recreational activities. • Many neighborhoods lack a sense of place or identity. 	<ul style="list-style-type: none"> • The County has established Pedestrian Community Districts (PCD) to address the growing need for mixed use developments. • The County has completed and is completing several small area studies that encourage mixed use development, pedestrian connectivity and transit oriented development (TOD). • The declining and underutilized strip commercial centers provide an opportunity for redevelopment. • The location of old and abandoned shopping centers will allow for redevelopment along major corridors without intruding into established residential neighborhoods



QUALITY OF LIFE





3. QUALITY OF LIFE

This chapter is based on the socio-economic conditions in DeKalb County. The chapter discusses variables that include population demographics, economic conditions, housing and public health. This chapter will help provide the foundation for the issues, opportunities, and policies and strategies to be discussed later in the plan.

3.1 Population

Total Population

As one of the first areas of suburban growth in metropolitan Atlanta the population of DeKalb County has increased steadily over the last 20 years, similar to other counties in the region. The County experienced the greatest increase between 1990 and 2000, growing from 545,837 to 665,865, which is a 22% increase. This increase typically presents an abundance of issues and opportunities for the County’s over-all quality of life.

**Table 3-1:
POPULATION GROWTH: DEKALB COUNTY (1980-2005)**

Year	Population	Change from Previous Census		Change Since 1980	
		Number	Percent	Number	Percent
1980	483,024				
1985	514,430				
1990	545,837	62,813	13.0%		
1995	585,400				
2000	665,865	120,028	22.0%	182,841	37.5%
2005	711,577				

Source: U.S. Bureau of the Census; DCA DataViews

The population in the County is expected to increase from 665,865 in 2000 to 848,706 in 2020, an increase of about 28 %. This growth is expected to continue mostly in the southeastern portions of the County, where most of the vacant land remains. The changes in population have important implications. A growing population tends to indicate a healthy economy. However, it also potentially indicates a need for more economic development, and especially for the availability of jobs and housing. Population growth may also require additional schools, public safety facilities, including fire and police and infrastructure expansions.

**Table 3-2:
POPULATION PROJECTIONS: DEKALB COUNTY (2000-2025)**

Year	Population	Change from Previous Census		Change Since 2000	
		Number	Percent	Number	Percent
2000	665,865				
2005	711,577				
2010	757,286	91,421	13.7%		
2015	802,996				
2020	848,706	91,420	12.1%	182,841	27.5%
2025	894,416				

Source: U.S. Bureau of the Census; DCA DataViews



Population by Race and Ethnicity

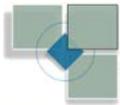
In 1990, 54% of the population was white compared to 36% in 2000. The majority population of DeKalb is African American, which increased between 1990 and 2000 from 42% to 54%. Large numbers of immigrants have contributed to the increases in the African American population. Most of the immigrants are from Sub-Saharan African nations.

The Hispanic population is integrated with all the races listed, because they are classified in many categories. Currently the census regards the Hispanic identity not as a racial classification, but as a separate ethnic classification, which is why the category has been separated in the table. The Hispanic population has become one of the fastest growing populations in the County, more than tripled in size between 1990 and 2000 from 15,619 to 52,542 an increase of 236 %. Persons classified under “other race” have also increased dramatically from 5,838 in 1990 to 37,638 in 2000 a more than 500% increase. The increasing racial and ethnic mix will create a need for additional programs and services that address cultural diversity. Table 3-3 depicts the racial and ethnic composition of the population by number, rate of change, and percentage of the overall population.

**Table 3-3:
DeKalb County Population by Race and Ethnicity (1980-2005)**

Race	1980	1985	1990	1995	2000	2005	Percent Change & (Number)		% of Population		
							1980-1990	1990-2000	1990	2000	2005
White	344,254	318,282	292,310	265,416	238,521	212,088	-15.1% (-51,944)	-18.4% (-53,789)	53.6%	35.8%	29.8
Black or African American	130,980	180,703	230,425	295,768	361,111	418,644	75.9% (99,445)	56.7% (130,686)	42.2%	54.2%	58.8
American Indian and Alaska Native	605	802	998	1,273	1,548	1,784	65% (393)	55.1% (550)	0.2%	0.2%	0.3
Asian or Pacific Islander	4,633	10,450	16,266	21,657	27,047	32,651	251% (11,633)	66.3% (10,781)	3.0%	4.1%	4.6
other race	2,552	4,195	5,838	21,738	37,638	46,410	128.8% (3,286)	544.7% (31,800)	1.1%	5.7%	6.5
Total	483,024	514,432	545,837	605,852	665,865	711,577	13% (62,813)	22% (120,028)	100 %	100 %	100 %
Hispanic Ethnic Population											
Hispanic Origin	7,470	11,545	15,619	34,081	52,542	63,810	109.1% (8,149)	236.4% (36,923)	2.9%	7.9%	9.0

Source: U.S. Census; Georgia DCA DataViews



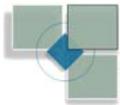
QUALITY OF LIFE

According to projections the Black or African American population will continue to grow as the majority population in DeKalb County. By 2025, more than 70% of the population will be Black or African American. During the same time frame less than 12% of the County population will be white and the Hispanic population will have increased to approximately 12% of the total population (Table 3-4). This information is also depicted in Figure 3-1. Such a diverse population will have implications in terms of schools, recreational facilities and the demand for bi-lingual employees and cultural diversity training. Although the projections cannot predict an exact future, they offer a good starting point and sound basis for the evaluation of the future needs in the County.

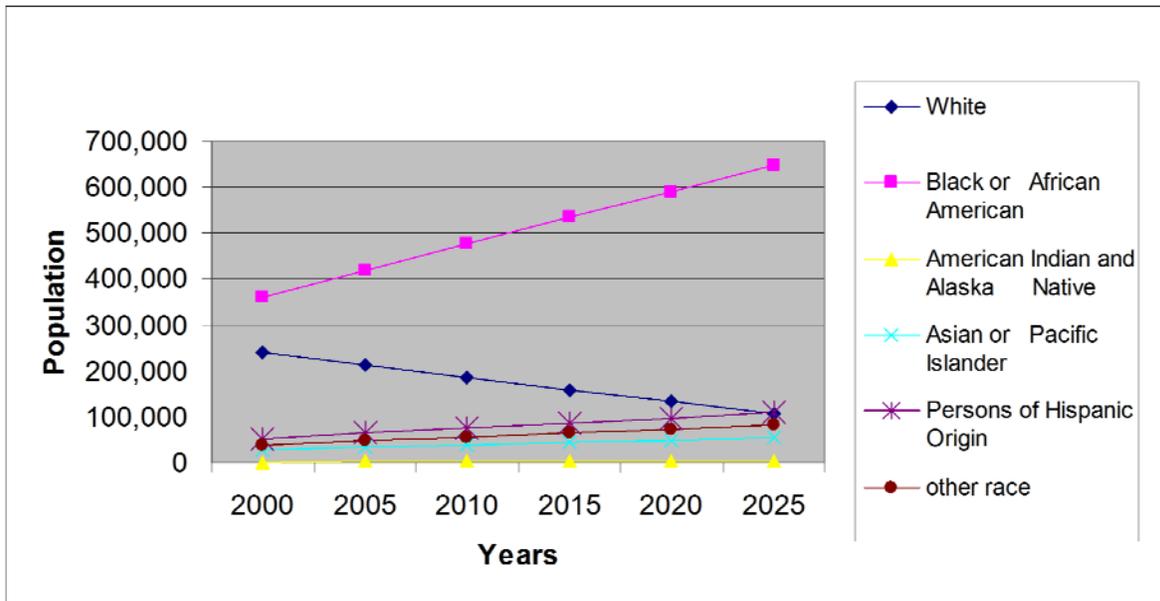
**Table 3-4:
DeKalb County Population Projections by Race and Ethnicity (2000-2025)**

Race	2000	2005	2010	2015	2020	2025	Number Change		Percent of Population		
							2000-2010	2010-2020	2010	2020	2025
White	238,521	212,088	185,655	159,221	132,788	106,355	-52,866	-52,867	24.5%	15.6%	11.9%
Black or African American	361,111	418,644	476,177	533,709	591,242	648,775	115,066	115,065	62.9%	69.7%	72.5%
American Indian and Alaska Native	1,548	1,784	2,020	2,255	2,491	2,727	472	471	0.3%	0.3%	0.3%
Asian or Pacific Islander	27,047	32,651	38,254	43,858	49,461	55,065	11,207	11,207	5.1%	5.8%	6.2%
other race	37,638	46,410	55,181	63,953	72,724	81,496	17,543	17,543	7.2%	8.6%	9.1%
Total	665,865	711,577	757,287	802,996	848,706	894,418	91,422	91,419	100%	100%	100%
Hispanic Ethnic Population											
Hispanic Origin	52,542	63,810	75,078	86,346	97,614	108,882	22,536	22,536	9.9%	11.5%	12.2%

Source: U.S. Census; Georgia DCA DataViews



**Figure 3-1:
Race and Ethnicity (2000-2025)**





Population by Age

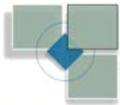
In both 1990 and 2000, the majority of the population was between the ages of 25 – 34. However, there was a slight decrease from 20.9% in 1990 to 19.5 % of the total population in 2000, this has remain steady into 2005. The County also experienced an increase in the age groups of 5 – 13 since 1990. The 14-17 age group has been on the decline since 1980. In contrast the 5-13 and 18-20 age groups have increased.

The County has also seen its senior population increase. Seniors are an integral part of the citizenry of DeKalb County, Georgia. According to the County Action Plan for Senior Services 2003-2007, the County has the second largest population of seniors, 60 years of age and older, within the 10-county area of metropolitan Atlanta. The table below also depicts a rise in the County’s senior population over the last 25 years. The 2000 and 2005 populations indicate an increase in all age groups over the 1990 population (Table 3-5). Age is a characteristic that can directly impact schools, medical care, housing, community services and transportation facilities in the County.

**Table 3-5:
DeKalb County Population by Age (1980-2005)**

Age	1980	1985	1990	1995	2000	2005	Change (Number)		Percent of Population		
							1980-1990	1990-2000	1990	2000	2005
0 – 4	31,115	34,886	38,657	43,007	47,357	51,418	7,542	8,700	7.1%	7.1%	7.2%
5 – 13	67,331	68,554	69,777	80,444	91,111	97,056	2,446	21,334	12.8%	13.7%	13.6%
14 – 17	36,192	28,656	21,119	23,315	25,510	22,840	-15,073	4,391	3.9%	3.8%	3.2%
18 – 20	27,430	26,573	25,716	27,440	29,163	29,596	-1,714	3,447	4.7%	4.4%	4.2%
21 – 24	39,669	38,942	38,215	40,970	43,724	44,738	-1,454	5,509	7.0%	6.6%	6.3%
25 – 34	94,201	104,210	114,218	122,046	129,873	138,791	20,017	15,655	20.9%	19.5%	19.5%
35 – 44	63,741	78,797	93,852	104,212	114,571	127,279	30,111	20,719	17.2%	17.2%	17.9%
45 – 54	50,855	53,953	57,051	71,202	85,353	93,978	6,196	28,302	10.5%	12.8%	13.2%
55 – 64	38,507	39,642	40,776	43,378	45,979	47,847	2,269	5,203	7.5%	6.9%	6.7%
65 and over	33,983	40,220	46,456	49,840	53,224	58,034	12,473	6,768	8.5%	8.0%	8.2%
Total	483,024	514,433	545,837	605,854	665,865	711,577	62,813	120,028	100.0%	100.0%	100.0%

Source: US Census; DCA DataViews



QUALITY OF LIFE

According to the projections listed in Table 3-6 the overall population in DeKalb County will increase 35% between 2000 and 2025. The largest population increase will occur within the 35-44 age group (56%) while the 14-17 age group is expected to experience a substantial decrease (53%). The senior population 65 and older will grow significantly (45%). These figures and trends within these populations are significant to the consideration of services that will be required in the future, especially in relation to the construction of schools as well as housing and senior services.

**Table 3-6:
DeKalb County Population Projections by Age (2000-2025)**

Age	2000	2005	2010	2015	2020	2025	Change (Number) 2000-2025	Percent change 2000-2025
0 - 4	47,357	51,418	55,478	59,539	63,599	67,660	20,303	42.9%
5 – 13	91,111	97,056	103,001	108,946	114,891	120,836	29,725	32.6%
14 – 17	25,510	22,840	20,169	17,499	14,828	12,158	-13,352	-52.3%
18 – 20	29,163	29,596	30,030	30,463	30,896	31,329	2,166	7.4%
21 – 24	43,724	44,738	45,752	46,765	47,779	48,793	5,069	11.6%
25 – 34	129,873	138,791	147,709	156,627	165,545	174,463	44,590	34.3%
35 – 44	114,571	127,279	139,986	152,694	165,401	178,109	63,538	55.5%
45 – 54	85,353	93,978	102,602	111,227	119,851	128,476	43,123	50.5%
55 – 64	45,979	47,847	49,715	51,583	53,451	55,319	9,340	20.3%
65 and over	53,224	58,034	62,845	67,655	72,465	77,275	24,051	45.2%
Total	665,865	711,577	757,287	802,998	848,706	894,418	228,553	34.3%

Source: DCA DataViews



Population by Income

In 1989-1990 the majority of residents in DeKalb County had a household income of less than \$10,000 with the smallest number of households making between \$125,000 and \$149,999. This disparity has since changed with the majority of households in 1999-2000 making between \$75,000 and \$99,999 and one of the smallest numbers of households are making between \$10,000 and \$14,999 (Table 3-7). Given the 2005 and 2010 estimates and projections this level of household income is expected to continue. This may be the result of increases in educational attainment and the affects of other market forces including the influx of large employers as well as rises in the cost of health and housing, which often result in higher incomes.

**Table 3-7:
DeKalb County Household Income Distribution (1980-2010)**

HOUSEHOLD INCOME	1989-1990	1999-2000	2005 (Estimate)	2010 (Projection)
Less than \$10,000	20,291	16,129	16,685	16,931
\$10,000 to \$14,999	12,354	9,828	9,296	8,639
\$15,000 to \$19,999	16,518	11,831	10,967	9,550
\$20,000 to \$24,999	18,042	14,065	12,845	11,487
\$25,000 to \$29,999	17,902	15,028	13,091	12,344
\$30,000 to \$34,999	16,865	15,686	14,259	14,250
\$35,000 to \$39,999	15,526	15,665	14,961	11,440
\$40,000 to \$44,999	14,296	14,858	29,020	27,110
\$45,000 to \$49,999	12,294	13,706	—	—
\$50,000 to \$59,999	19,656	24,758	24,268	26,391
\$60,000 to \$74,999	19,108	29,511	30,718	27,919
\$75,000 to \$99,999	14,429	29,666	34,632	36,570
\$100,000 to \$124,999	5,324	15,890	20,567	25,843
\$125,000 to \$149,999	2,615	8,226	10,999	16,105
\$150,000 or more	3,856	14,544	19,467	28,173
Total	209,076	249,391	261,775	272,752

Note: The category for \$200,000 or more did not exist in 1990
Source: U.S. Census 2000, Summary File 3
Demographics Now for 2005 and 2010 estimates and projections

The median household income has been steadily increasing over the last twenty years. Between 1990 and 2000 the median household income increased by 37 %. When compared to the state, county incomes are quite higher on average and are about 15% more. This is likely attributed to the higher standard of living experienced in the Atlanta metropolitan area than other parts of the State overall. Incomes are expected to increase into the future at about the same rate (Table 3-8). Traditionally, higher income levels lead to better living conditions and overall quality of life.

**Table 3-8:
Median Household Income (1980-2010)**

JURISDICTION	Median Household Income				
	1980	1990	2000	2005 (Estimate)	2010 (Projection)
DeKalb County	\$34,290	\$35,721	\$49,117	\$53,560	\$59,251
Georgia	\$27,743	\$29,021	\$42,433	\$49,502	\$54,344

Source: U.S. Census 2000 Summary File 3, Demographics Now for 2005 and 2010 Estimates and Projections



3.2 Economic Development

Employment Trends

National trends have impacted DeKalb County resulting in job losses, which have often been the result of corporate downsizing and consolidations through mergers and acquisitions. The area of the county most recently affected by the shake-out in major big-box retailers has been Memorial Drive from around I-285 and beyond, where vacant buildings that once housed K-Mart/Office Max, Home Depot, Circuit City, and Pace Warehouse sit in silent testimony. In addition, several car dealerships along the far east of Memorial Drive (past Hairston Road), have also left the area.



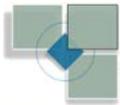
Clearly, the major growth sector in the county continues to be white-collar professional and administrative offices, with the outstanding emphasis on medical and health sciences-related facilities. The Clifton Road corridor exemplifies this type of growth. The area has no apparent room for expansion except through density and height increases on existing properties within the corridor. Demand among private health-related companies and laboratories to be located near this internationally unique collection of institutions runs high and cannot be met within the area’s physical boundaries. Transportation facilities do not adequately serve this area.

DeKalb’s attraction for industrial and distribution facilities lies not so much in its own labor force, but in its accessibility to workers from many other parts of the region. Although forecasts by the Atlanta Regional Commission suggest a slight turn-around in future manufacturing employment, little activity among manufacturers has been occurring lately. This may happen in relation to the high-tech and research-related operations already in the county that will generate new products (especially in the biomedical area with the marketing and sale of medical appliances and devices).

Employment by Industry

In 2000, DeKalb County had an employment base of 347,410 jobs, an increase of 15 % since 1990 (Table 3-9). The top industries representing 40% of all employment include educational, health and social services (19%), professional, scientific, management, administrative, and waste management services (13%), and retail trade (10%). Current trends related to these industries include the following:

- **Education, health and social services** - service is one of the fastest sectors, with healthcare being the most dominant of the service sectors, the county has a large variety of health facilities and programs available to county residents. The biomedical activities represent one of the most vibrant growth industries, focused on the Clifton road Corridor. Many other service related industries include accommodations, education and food services.
- **Professional, scientific, management, administrative, and waste management services** - the county has a variety of professional related industries including construction, engineering and management. More than half of the Fortune 500 Industries with a presence in the Atlanta area have operations in DeKalb.
- **Retail trade** - the retail trade industry is quite lucrative in the county as there are several shopping centers including, Perimeter , Stone Crest, Northlake and North and South DeKalb Malls.



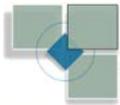
QUALITY OF LIFE

By 2020, the top three DeKalb County industries will include professional, scientific, management, administrative, and waste management services, educational, health and social services and arts, entertainment recreation, accommodation and food services (Table 3-9). The agricultural, forestry, fishing, hunting and mining industries will be non-existent. The County may feel the need to gear its economic and educational activities towards these sectors and/or others it desires to expand in the county. The following table illustrates the County’s employment by industry through 2025.

**Table 3-9
DeKalb County Employment by Industry (1980-2025)**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total Employed Civilian Population	248,204	274,028	299,852	323,631	347,410	372,212	397,013	421,815	446,616	471,418
Agriculture, Forestry, Fishing, hunting & mining	2,017	2,548	3,078	1,849	620	271	0	0	0	0
Construction	13,520	14,316	15,111	18,542	21,973	24,086	26,200	28,313	30,426	32,539
Manufacturing	33,710	32,399	31,087	29,513	27,939	26,496	25,054	23,611	22,168	20,725
Wholesale Trade	15,585	15,583	15,581	13,421	11,260	10,179	9,098	8,016	6,935	5,854
Retail Trade	42,362	45,716	49,070	42,117	35,164	33,365	31,565	29,766	27,966	26,167
Transportation, warehousing, and utilities	21,751	25,873	29,995	25,536	21,076	20,907	20,739	20,570	20,401	20,232
Information	NA	NA	NA	NA	21,992	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	22,113	24,341	26,568	27,592	28,616	30,242	31,868	33,493	35,119	36,745
Professional, scientific, management, administrative, and waste management services	15,273	17,809	20,345	34,368	48,391	56,671	64,950	73,230	81,509	89,789
Educational, health and social services	39,355	44,682	50,009	58,088	66,167	72,870	79,573	86,276	92,979	99,682
Arts, entertainment, recreation, accommodation and food services	11,455	7,682	3,908	15,252	26,595	30,380	34,165	37,950	41,735	45,520
Other Services	15,066	25,842	36,617	27,154	17,691	18,347	19,004	19,660	20,316	20,972
Public Administration	15,997	17,240	18,483	19,205	19,926	20,908	21,891	22,873	23,855	24,837

Source: U.S. Census Bureau; Georgia DCA Plan builder; DeKalb County Planning Department



2.3 Housing

Housing Units

A significant portion of DeKalb County's housing stock was constructed over the last twenty years. In 1980, there were approximately 181,798 housing units in DeKalb County compared to 231,520 units in 1990. Since 1980, there has been an approximate 40% increase in total available housing in the County. The largest portion of this development (27.4%) occurred during the 1980s and the remaining 12.8% occurred during the 1990s. The majority of the housing units constructed over the last twenty years consists of single family detached structures and multiple unit structures between 3 and 19 units, which includes triplexes and small multi-family apartment buildings.

**Table 3-10:
Total Housing Units by Year and Type DeKalb County (1980 - 2000)**

Category	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Single Units (detached)	108,439	59.60%	129,626	56.00%	152,340	58.30%
Single Units *(attached)	5,774	3.20%	11,170	4.80%	13,056	5.00%
Double Units	4,849	2.70%	4,322	1.90%	4,630	1.80%
3 to 9 Units	29,274	16.10%	40,946	17.70%	44,905	17.20%
10 to 19 Units	20,185	11.10%	25,431	11.00%	22,427	8.60%
20 to 49 Units	6,065	3.30%	12,244	5.30%	8,830	3.40%
50 or more Units	6,541	3.60%	5,458	2.40%	14,094	5.40%
Mobile Home or Trailer	659	0.40%	595	0.30%	882	0.30%
All Other	12	0.00%	1,728	0.70%	67	0.00%
Total Housing Units	181,798	100.00%	231,520	100.00%	261,231	100.00%

Source: U.S. Department of Commerce, Bureau of the Census. DeKalb County Planning Department *Includes condominiums and townhomes.



QUALITY OF LIFE

In the past, DeKalb County has experienced significant increases in the number of multi-family homes. This type of development is expected to continue in the form of townhouses and cluster home developments. Although there are a large number of apartments in the County, it is the County’s goal to encourage the development of single-family residential homes. The remaining undeveloped areas of DeKalb County should be developed to re-establish neighborhoods as the basic building blocks for the County. Mixed-use developments are encouraged due to dwindling developable land. Given the correlation between population and housing there will be a need for additional housing in the future. The total housing units are expected to increase by 28% between 2005 and 2025 to meet the population demands (Table 3-11).

**Table 3-11:
Projected Housing Units by Year and Structure Type DeKalb County 2005 - 2025**

Category	2005	2010	2015	2020	2025
Single Units (detached)	163,315	174,291	185,266	196,241	207,216
Single Units (attached)	14,877	16,697	18,518	20,338	22,159
Double Units	4,575	4,521	4,466	4,411	4,356
3 to 9 Units	48,813	52,721	56,628	60,536	64,444
10 to 19 Units	22,988	23,548	24,109	24,669	25,230
20 to 49 Units	9,521	10,213	10,904	11,595	12,286
50 or more Units	15,982	17,871	19,759	21,647	23,535
Mobile Home or Trailer	938	994	1,049	1,105	1,161
All Other	81	95	108	122	136
Total Housing Units	281,089	300,948	320,806	340,664	360,522

Source: U.S. Bureau of the Census, Department of Community Affairs DCA DataViews, DeKalb County Planning Department



Owner and Renter Occupied Units

Between 1980 and 2000, the total year-round owner-occupied units increased from 56.6% to 58.5% (Table 3-12). Similarly, renter-occupied units increased from 38.5% in 1980 to 41.5% in 2000. Altogether, there has been an increase of 33,343 renter-occupied units since 1980. Owner-occupied housing units increased by 42,979 since 1980. While vacancy rates were not available for 1980, the vacancy rates decreased dramatically between 1990 and 2000. The owner-occupied vacancy rate decreased from 3.1% to 1.6%. Rental vacancy rates decreased significantly from 13.7% to 4.7%.

**Table 3-12:
DeKalb County Housing Tenure and Vacancies (1980 - 2010)**

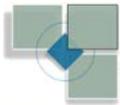
DeKalb County	Year Round		All	Estimated	Projected
	1980	1990	2000	2005	2010
Total Units	181,798	231,520	261,231	288,494	300,591
Total Occupied	172,922	208,690	249,339	261,775	272,752
Total Vacant	8,876	22,830	11,892	26,719	27,839
Vacancy Rate % of Total	4.90%	9.80%	4.60%	9.26%	9.26%
Owner Occupied	102,842	120,587	145,821	159,785	173,006
% of Total	56.60%	52.10%	55.80%	55.30%	57.56%
Owner Vacancy Rate	N/A	3.10%	1.60%		
Renter Occupied	70,080	88,103	103,518	101,990	99,746
% of Total	38.50%	38.10%	39.60%	35.4%	33.18%
Renter Vacancy Rate	N/A	13.70%	4.70%		

Source: U.S. Department of Commerce, Bureau of the Census (1980-2000). Demographics Now for 2005 and 2010.

The projected percentage of owner and renter occupied units are expected to decrease between the years of 2005 and 2010. As shown in Table 3-12 above, owner occupied units are projected to increase while renter occupied units are expected to decrease.

The County is approximately 80% built out, with 5% of vacant land that cannot be developed. Therefore, new construction on vacant land is expected to decline, leading to increases in infill development. New trends for the development of housing are starting to occur. Residential housing is starting to become more dense, and the development of townhouses, lofts, and mixed-use structures are meeting the need for the growing population and lack of developable land.





Jobs Housing Balance

Jobs-housing balance is a planning tool that local governments can use to achieve a roughly equal number of jobs and housing units or households in their jurisdiction or part of a jurisdiction. Ideally, the jobs available in a community need to match the labor force skills, and housing should be available at prices, sizes, and locations for workers who wish to live in the area. There is a “qualitative” as well as “quantitative” component to achieving job-housing balance. Jobs-housing balance is more of a planning technique than a regulatory tool. The table shows that in 2000 there were nearly twice as many jobs as housing units in DeKalb County. The total occupied units include owners and renters. This trend is expected to continue into the future. According to these statistics, there is and will continue to be a need for additional housing units in DeKalb County.

**Table 3-13:
DeKalb County Jobs-Housing Balancing Measures**

DeKalb County Data	Year 2000	Year 2005	Year 2010
Total Population	665,865	711,577	
Labor Force	519,626	524,324	529,299
Housing Units	265,093	288,494	300,591
Total Occupied Units	249,339	261,795	272,752
Resident Workers in DeKalb	149,919	N/A	N/A
Households	261,231	261,775	272,752

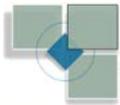
Source: U.S. Census Bureau, DeKalb County Planning Department

As shown in Table 3-14, elements have been determined to calculate jobs-housing balance. The majority of workers in DeKalb County do not reside in the County (77%). Therefore, a high number of residents are commuting in and out of the County, which is common for the Atlanta region. Perhaps if additional and varied housing units were provided in the county more employees would be willing to reside in the County, potentially decreasing automobile dependency, traffic congestion and pollution and also improving the economy as less money would be spent outside of the county were wages are paid.

**Table 3-14
DeKalb County Housing Balances Ratios**

Jobs-Housing Elements	2000 Ratio
Jobs-Housing Units	2:1
Jobs-Occupied Units	2:1
Percentage of workers who reside locally	23%
Employment to population	0.78:1
Jobs to resident workers	3:1

Source: DeKalb County Planning Department



3.4 Intergovernmental Coordination

Intergovernmental Coordination is of the utmost importance for service delivery without service duplication. It is the goal of DeKalb County to ensure that there is no service duplication, overlap, and competition. The purpose of this section is to inventory the existing intergovernmental mechanisms and processes between DeKalb County, the eight (8) municipalities within the county, and the City of Atlanta.

Adjacent Local Governments

DeKalb County is one of ten counties in the Atlanta region, and the most dense county in the state, by population. The County is bordered by Fulton, Gwinnett, Rockdale, Clayton, and Henry Counties, and the City of Atlanta. Eight cities are located within the County, and they are: Avondale Estates, Chamblee, Clarkston, Decatur, Doraville, Lithonia, Pine Lake, and Stone Mountain. The Service Delivery Strategy is designed to serve as a primary mechanism to coordinate services between DeKalb County and city governments.

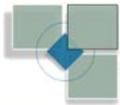
Planning Coordination

DeKalb County does not have a formal and consistent coordination mechanism for land use planning with adjacent local governments. Some land use coordination takes place through the Atlanta Regional Commission and planning studies that cross jurisdictional lines, but these activities do not provide a consistent and formalized coordination process. The Atlanta Regional Commission's Land Use Coordinating Committee (LUCC) and the Transportation Coordinating Committee (TCC) provide the opportunity to communicate with regional jurisdictions on information, data, issues, regional studies and other planning topics around the region. Attending these meetings provide the opportunity to coordinate on regional issues and studies, but does not provide a formal coordination process with adjacent local governments.

Major development projects around the region have a formalized coordination mechanism through the Developments of Regional Impact (DRI) process coordinated by the Georgia Department of Community Affairs. The DRI process requires all proposed development projects that meet a predetermined size threshold to undergo a review by the appropriate Regional Development Agency (RDA), the Georgia Regional Transportation Authority (GRTA), and the local jurisdictions that are impacted by the proposed development. These major projects must undergo a review of its land use, transportation and infrastructure impacts. Because the DRI review process is only initiated for major development projects, it does not provide a consistent coordination mechanism for all land use activities.

School Board

The DeKalb County Board of Education oversees the DeKalb County Public Schools, which serve the entire county and the majority of municipalities. It is the official policy-making body of the DeKalb School System. As of January 1, 2005, there are nine members elected from individual districts. Currently there is no consistent coordination mechanism between the Department of Planning and Development and the Board of Education. Due to the close relationship of development and school planning and impacts, a formalized and consistent coordination mechanism is needed.



Regional and State Entities

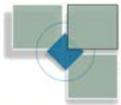
- Atlanta Regional Commission
- Metropolitan North Georgia Water Planning District
- Georgia Department of Transportation
- Georgia Department of Natural Resources
- Georgia Department of Community Affairs

Private Entities

DeKalb County Chamber of Commerce: A non-profit membership organization, the DeKalb County Chamber of Commerce provides assistance to new businesses wishing to locate their establishments in the county. The agency’s activities are focused in the areas of business recruitment and retention.

Georgia Power Company: Georgia Power is a utility company servicing customers throughout the State of Georgia. There is little coordination required between the County and Georgia Power except for issues related to electric utility hookups.

DeKalb County Greenspace Program: In 2001, voters in unincorporated DeKalb County approved more than \$87 million for acquisition of parkland and greenspace. In addition, to further expand the greenspace program, the County has leveraged an additional \$15 million from public and private grants. Since 2001, DeKalb has acquired more than 2,220 acres of land to enhance and make connections to existing parks, secure areas of natural beauty, safeguard water sources, preserve cultural and historical resources and create new parks and greenways.



3.5 Natural and Historic Resources

Geological Features

The County's valuable resources have been inventoried and assessed for management, conservation and long-range benefits to the community. The assessment also considers the potential vulnerability of the community's natural resources to land development and other human activities. Currently, there are management planning programs underway to protect and conserve these natural resources.

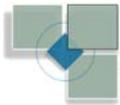
The area within DeKalb County contains two significant and unique geological features: Soapstone Ridge and Stone Mountain. Soapstone Ridge consists of approximately 5,000 acres located in the southwestern portion of the County. Rising 200 feet above the surrounding terrain, the Soapstone Ridge is a series of ultramafic rock formations which appear sudsy when wet, hence the name "Soapstone." The Soapstone Ridge contains aboriginal steatite quarries which are of archeological and historic significance. Soapstone was used by early inhabitants of DeKalb County to carve bowls and other small tools as early as the Archaic Period (3000 B.C. - 1500 B. C.). This designated area is protected by strict archaeological guidelines. Stone Mountain is located in the eastern area of the county and is the largest exposed granite outcropping in the world. The mountainous dome was created over millions of years as the surrounding cover of softer soils eroded away exposing the solid granite mountain which stands over 700 feet above the surrounding landscape. Smaller granite outcroppings are scattered throughout the eastern portion of DeKalb County comprising a total of 2,045 acres.

Additionally, the Davidson-Arabia Mountain was designated a major resource park by DeKalb County in 1987 and has been recently designed a National Heritage area. The area is over 2000 acres in size featuring a 950-foot granite mountain with a lake and nature trails, and interpretive tours on the endangered species, wildflowers, and geology found on Arabia Mountain. Several federally protected, endangered and threatened submerged plant species grow in the vernal pools located on the mountain. Through December 2005, DeKalb County's Parks Bond and Greenspace program has added 1,250 acres to the Arabia Mountain Nature Preserve.

Wetlands

According to maps prepared by the U.S. Department of Interior, Fish and Wildlife Service there are various wetlands in DeKalb County. The majority of the wetlands are located in flood prone areas of perennial creeks. Wetlands are protected under Section 404 of the Federal Clean Water Act, which is administered by the U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency. Section 404 requires that any activity involving the deposition of dredged or fill material must receive a permit from the Corps of Engineers. Before development permits are issued, a careful field examination should be conducted to determine the magnitude and importance of each wetland and its role in the overall ecosystem. As a result of HB 285, State law requires that the engineer of record (with a current Level II certification) must make a site visit before plans can be submitted to the County which will outline all Natural Resources on the property. This would include all state waters within 200' of the property and all wetlands on the property.

From 2005-2025 DeKalb plans to develop a greenway system with a result-oriented, comprehensive watershed approach. This plan will preserve ecologically significant natural corridors along our headwaters, streams, flood plains, wetlands, and creeks. Greenways will also serve to preserve recharge areas for ground water infiltration. The Georgia DNR requires that the county adopt, implement, and enforce an ordinance protecting "Significant Recharge Areas." DeKalb's ordinance must include limits on impervious surface areas accompanying development, infiltration of storm water, and regulation for the handling of hazardous materials. At present, DeKalb has no ordinance or designated recharge areas. By designating greenways within recharge areas, DeKalb can effectively address the need for ground water recharge without a regulatory approach.



Historic Resources

DeKalb County is rich in historical resources and archeological resources. Many historic homes, mills, and bridges still stand as a living museum and history lesson for all. These are the sites and structures that molded the history and created the future of the county.

Several strategies to preserve DeKalb County’s historic resources are currently underway. These strategies range from efforts at the local level all the way to the federal level, with several structures and districts listed on the National Historic Register. DeKalb County’s Board of Commissioners created a seven-member Historic Preservation Commission, in 1994. This Commission is charged with the designation of historic properties, the issuance of certificates of appropriateness, and public hearing procedures. The commission is currently taking applications for historic designation and working to increase public awareness of the economic value of historic preservation. Listed below are several historic districts and structures located in the county:

National Register Historic Districts

1. Avondale Estates Historic District
2. Brookhaven Historic District
3. Cameron Court Historic District
4. Candler Park Historic District
5. Druid Hills Historic District
6. Emory University District
7. Oglethorpe University Historic District
8. South Candler Street-Agnes Scott College Historic District
9. Emory Grove Historic District
10. Inman Park-Moreland Historic District
11. Stone Mountain Historic District
12. University Park-Emory Highlands-Emory Estates Historic District
13. Winnona Park Historic District

National Register Historic Structures

1. Briarcliff House (Asa G. Candler, Jr. Home)
2. Callanwolde
3. Mary Gay House
4. William T. Gentry House
5. Cora Beck Hampton Schoolhouse and House/Holleyman School
6. Agnes Lee, Chapter House of the United Daughters of the Confederacy
7. Old DeKalb County Courthouse
8. Free and Accepted Masons, Pythagoras Lodge No. 41
9. Scottish Rite Hospital for Crippled Children
10. The Seminary/Malone House
11. The Smit-Benning House
12. Steele-Cobb House



13. Stone Mountain Covered Bridge
14. Swanton House
15. Check-Spruill House
16. Farmer, Neville, and Helen, Lustron House
17. Kirkwood School
18. Pines, Russell, and Nelle, Lustron House
19. United States Post Office-Decatur, Georgia
20. Zuber-Jarrell House

National Register Historic Sites

1. DeKalb Avenue-Clifton Road Archeological Site
2. Soapstone Ridge-Southwestern DeKalb
3. Decatur Cemetery

3.6 Facilities and Services

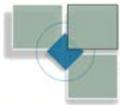
Water and Sewer

Since 1980, DeKalb County has passed seven separate bond issues to provide for capital facilities improvements. These bond issues included roads (1983), fire (1983), libraries (1986), parks (1987), jail (1990-1991), health facilities (1993), and Water & Sewer (1997, 1999, 2000, 2003). Overall, DeKalb County has been successful in achieving its goal of providing adequate facilities in a wide array of areas. The County's water system serves approximately 285,500 customers and is the second largest system in the state of Georgia. The water system provides service to the entire county with the exception of some 33,000 residents that live within the City of Atlanta-in-DeKalb.

In total, there are approximately 254,000 sewer customers in DeKalb County. These customers are served by 2,000 miles of sewer pipeline. Because the county's drainage patterns rarely conform to political boundaries, the county has established a number of shared facilities and joint use agreements with adjacent municipalities and counties.

Storm Water

The citizens of DeKalb County are facing an increasingly acute and complex set of stormwater infrastructure challenges as the County continues to develop. An effective stormwater management and infrastructure system is required to protect properties from flooding, to preserve and enhance the environmental quality of area watersheds, and to comply with National Pollutant Discharge Elimination System (NPDES) requirements. (NPDES is part of the Clean Water Act enforced by the Georgia Environmental Protection Department). During a rainfall event, the possibility of flooding is always present.



Police

The Police Department provides a wide range of activities directed toward the maintenance of safety and security for the individual citizen and the DeKalb community as a whole. Primary activities include: programs for the prevention, detection and suppression of crime; identification and apprehension of criminal offenders; enforcement of state criminal laws, traffic laws and applicable county ordinances; and specialized and support services. The Police Department is comprised of three (3) primary Divisions; Uniform, Criminal Investigation, and Special Services. To meet the growing needs of the DeKalb County population, the Police Department has plans to expand the current precinct boundaries.

Fire and Emergency Management Systems

The DeKalb County Fire Department serves all of unincorporated DeKalb County and provides primary service to the cities of Avondale Estates, Chamblee, Clarkston, Doraville, Lithonia, Pine Lake, and Stone Mountain. The DeKalb County Fire Department also provides back up service to the cities of Decatur and Atlanta. The DeKalb County Fire and Rescue Department is headed by a Fire Chief, Assistant Director, and Assistant Chief of Operations. Other divisions comprising the DeKalb Fire and Rescue are Fire Marshal, Fire and Rescue Academy, Administration Services, Operations Division, Community Relations, and Specialty Teams. During the next five years (2005-2009), the county will need to add 20,668 square feet of fire/EMS facility space to met service area population growth during that time period at the level of service standard (existing 2004 level of service). By 2030, the county will need to add 60,829 square feet of facilities.

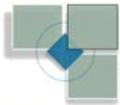
Parks and Recreation

DeKalb County provides recreational opportunities to its citizens through a number of facilities. Over 100 parks, tennis courts, and athletic fields, in addition to a variety of swimming pools, recreation centers, picnic shelters, and golf courses make up the DeKalb County Parks and Recreation experience. The Parks and Recreation Department is responsible for all operation and maintenance of ballparks, soccer fields, and greenspace. The Department also operates special programs for youth activities such as swimming lessons and summer camps. Senior citizens can take advantage of programs that offer therapeutic benefits for healthy living. Table 3-16 details the inventory of the DeKalb County Parks and Recreation system.

**Table 3-15:
DeKalb County Park and Recreational Facilities (2005)**

Facility	Number
Parks	120
Recreation centers	11
Picnic shelters	87
Golf courses	2
Athletic fields	158
Tennis courts	105
Swimming pools	12
Total Facilities	495
Source: DeKalb County Parks and Recreation	

As a result of the DeKalb County Parks and Recreation Strategic Plan, completed in September 2000, it was found that the supply of the County park and recreational system does not meet the demand of the county residents. Residents want new, better, and more modern facilities. They want new ball fields and athletic centers. They place a high priority on having walking trails in the parks, especially in neighborhood parks.



QUALITY OF LIFE

The new acquisitions, whether used as active parkland or passive greenspace, will be a tremendous resource for DeKalb citizens from both a recreational and environmental standpoint and will foster a quality of life that helps to stimulate quality economic development. Funding for the program was increased in 2005 with the passage of another bond referendum allocation an additional \$28 million for land acquisition through the county greenspace program.

Libraries

DeKalb County provides educational, informational, recreational and cultural opportunities to its citizens through twenty-four (24) existing public library facilities and a public information network that provides home and office access to electronic library resources. Twenty (20) library branches and two (2) homework centers are operated directly by county library personnel, and one branch (Doraville) is operated by Doraville city personnel, providing county library service through an inter-local service agreement. The county library system also operates a library processing center which provides support services to the branches.

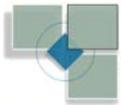
The DeKalb County Public Library’s recognized service area is the entire county. The Library System’s existing level of service in key areas is as follows:

- Collection: 1.23 library material items per capita (books and media)
- Staffing: 1 FTE employee per 3,135 residents
- Facilities: .38 square feet per capita

In July 2005, the DeKalb County Public Library Board of Trustees approved a 2006-2025 Library Facilities Plan which was based upon the following target service levels:

- Collection: 2 library material items per capita (books and media)
- Staffing: 1 FTE employee per 2,250 residents
- Facilities: .6 square feet per capita

These goals are based upon recognized minimum standards and demands by county residents for improved access to public library services, in terms of more and larger facilities, improved resources, and hours open. The 2006-2025 Library Facilities plan includes twenty-one (21) library building projects to be completed over the next twenty years. In November 2005, DeKalb County voters approved a \$54,540,000 bond referendum to implement the 13 highest priority projects in the Library Facilities Plan, leaving the remaining projects to be addressed in future years.



3.7 Public Health

DeKalb County Board of Health

The DeKalb County Board of Health’s vision is “to promote, protect and improve the health of the people who live, work and play in the county”. The Board of Health’s mission is to promote wellness through care, education and example; empower communities to develop and implement their own wellness strategies; collaborate with community partners to provide access to quality, affordable and culturally competent healthcare and education; create centers of excellence to improve the status of health; and build and maintain a committed and well-trained workforce that provides superior customer service. The FY2007 organizational change supports our initiatives with the integration of personal health services and population based services.



DeKalb County Board of Health’s Organization

The agency’s major divisions include: the Office of the Director, which includes Emergency Preparedness, the Marketing and Business Development Division, the Environmental Health, the Division of Administration and the Division of Community Health and Prevention Services (CHAPS).

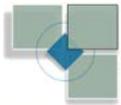
The **Office of the Director**, under the oversight of the District Health Director, oversees the fiscal, administrative, programmatic and clinical services of the DeKalb County Board of Health. The Director establishes the vision, mission and strategic direction of the organization. The Director recommends policies that promote and protect the health of residents, as well as provides periodic assessments of the status of health of people, who live in DeKalb County.

The Office of the Director includes the **Emergency Preparedness Department** that is a resource in the area of bioterrorism preparedness. This department coordinates and develops bioterrorism response plans, exercises and refines local preparedness plans and facilitates public health training for social service, faith based institutions, clinicians, first responders, students and others. This department also coordinates activities of the Center for Public Health Preparedness (CPHP), the National Association of Cities and Counties Health Organization (NACCHO), and also funded the advanced practice center that develops best practices and tools for emergency preparedness efforts.

The **Marketing and Business Development Division** provides marketing, media, community relations, graphic design, risk communication, website and business development services.

Administration Division is the central business, fiscal and administrative arm of the Board of Health. The Division oversees finance, human resources, facility management, contracts, information technology, and telecommunications. The Office of Vital Records is also under the Administration Division. This department maintains birth certificates for children born in DeKalb County and death certificates of county residents.

The **Environmental Health Services Division** promotes courteous, quality service dedicated to a healthy DeKalb County. Its programs are organized into the following main areas:



Food Protection Services

The goal of the Food Protection program is to prevent food borne illness in the population served by food service establishments in DeKalb County. To accomplish this objective, the food protection program engages in the following activities: year-round, risk-based inspections of food service establishments, plan review and approval for new food service establishments and establishments that undergo changes or upgrades, pre-operational and compliance risk assessments for food service establishments, consultation, education, and ongoing certified food safety manager training. The Food Protection program also manages food borne illness outbreaks in coordination with epidemiologists, investigates general complaints and initiates enforcement actions as necessary to ensure code compliance, sanitation and illness prevention.

Tourist Accommodations

DeKalb County has over 100 tourist accommodation facilities. Some of the newer facilities have been built with extra facilities to allow for extended stays. However, about a quarter of these facilities have had many of the motel and hotel rooms converted to long term stay facilities without the enhanced facilities resulting in elevated safety and sanitation concerns. Initial discussions with the county Planning and Development Department have shown the need to upgrade the definitions of tourist accommodations to account for the changes in facilities and their use.

Technical Services

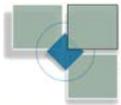
The Technical Services team conducts a variety of regulatory and educational activities, including swimming pool and spa inspections, plan reviews, permitting and complaint investigations. The Technical Services team also conducts elevated blood lead level investigations, lead based paint inspections and risk assessments, radon testing, nuisance investigations, sewage (non-septic tank) investigations, occupational death investigations, commercial trash compactor review and approval and health education regarding lead, radon, and pool safety.

Residential Services

The Residential Services program addresses health issues involving animals and insects. Several different services are provided, including controlling rodent populations through baiting and preventing the breeding of vermin through the elimination of unsanitary conditions such as animal enclosures, garbage, trash, debris and dead animals. The Residential Services Program prevents and controls West Nile virus, and other arboviruses, through monitoring, surveillance, education and intervention. The Residential Services team also provides rabies control by enforcing home quarantine for dogs and cats, locating persons exposed to rabid animals, and alerting the public to rabies outbreaks.

Land Use Services

The Land Use program regulates the operation of septic tanks throughout the county and provides well water testing. Services include reviewing and issuing permits for new and repaired septic systems, conducting on-site inspections, investigating complaints, inspecting repaired systems for compliance, reviewing and approving alternate septic systems, reviewing and inspecting commercial septic systems, inspecting and permitting sewage pump-out trucks, testing well water for safety and providing health education to the public about septic tanks and well water.



Special Projects

The Special Projects unit is responsible for creating new and innovative environmental public health programs designed to address various non-regulatory topics. This unit works closely with community stakeholders and government partners. The Special Projects unit is responsible for the indoor air quality program, hazardous waste and chemicals risk assessments, geographical information support, the built environment program and environmental epidemiology. This unit also developed and worked with the county to adopt a body crafting ordinance for the regulation of tattoo and body piercing facilities in DeKalb County. .

The **Community Health and Prevention Services (CHAPS) Division** merges clinical services and population based services to increase the Board of Health’s efforts in meeting the health needs of the residents of DeKalb County through increased health education and clinical services. This Division provides clinical screening and treatment for a wide-array of health problems and monitors health status to identify community problems, diagnoses and investigates health problems in the community, informs, educates and empowers people about health issues, mobilizes community partnerships and actions to identify and solve health problems and develops policies and plans that support community health efforts.



The CHAPS division includes two (2) regional Community Administrators, Nursing and Clinical Services, Health Assessment and Promotion Department, Dental Services and Countywide Services. The five (5) health centers include Clifton Springs, North DeKalb, Kirkwood, East DeKalb, T.O. Vinson and the Richardson facility. An overview of some of the clinical programs and services are as follows:

The **WIC Program** provides food supplements for pregnant and postpartum women, infants and children who meet the federal guidelines for financial eligibility and nutritional risk. Clients are certified at the Board of Health centers by a nutritionist and vouchers are issued for the purchase of specified food supplements at local grocery stores. Clients may be on the program for a period of six months to a year, depending upon their status. Children at nutritional risk are eligible to remain on the WIC program up to their fifth birthday, if certified every six months.

The **Health Check Program** services children from birth through twenty years of age. The program consists of a comprehensive medical history, nutritional history, assessment of eligibility for WIC services, developmental assessment, TB screening, assessment for lead poisoning, review of immunization status, physical examination, appropriate laboratory testing and assessment of hearing and vision. Any problems that are detected that require additional evaluation or treatment are referred to an appropriate medical provider. The majority of the services are provided by public health nurses.

Primary Care Pediatric Services include the evaluation diagnoses and treatment of an array of primary care pediatric illness services are provided to newborns through the age of seventeen. Children who are diagnoses with illnesses that require additional evaluation are referred to specialist, as indicated.

Center for Torture and Trauma Survivors (CTTS) Program provides screening of torture and trauma survivors, case management for clients, medical, psychological and social services, referral for legal services and community education.



QUALITY OF LIFE

The **Refugee Health Clinic** provides screening services for newly-arrived refugees in the DeKalb County. The Board of Health facilitates referral, follow-up and treatment of medical issues detected during the screening process. The Board of Health administers required immunizations for change of Immigration status and provides education about the availability of health services, expectations, and appropriate.

Dental Screening and Treatment Services are available for children adolescents and pregnant women who meet established criteria. Limited services are available for senior citizens. The Board of Health currently has dental clinic services available at the North DeKalb, East, T. O. Vinson, Clifton Springs, and Kirkwood health centers. Preventive dental health education and dental screenings are provided at selected schools throughout DeKalb County.

In addition to the above clinical services, the **Health Assessment and Promotion** department provides the following programs and services:

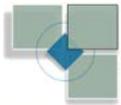
The **Assessment, Surveillance and Epidemiology** unit monitors the health behaviors of DeKalb residents, conducts surveillance for notifiable diseases, investigates disease outbreaks, provides epidemiologic support to programs throughout the Board of Health and serves as a resource for the public about the status of health in the county.

Chronic Disease Programs encourages the adoption of policies that promote increased physical activity and improved nutrition in the DeKalb County public schools. It coordinates effective nutrition and physical activity programs in elementary schools and provides technical and financial support to community-based groups that promote improved nutrition and physical activity among youth.

The Center for Community Health Transformation goals are to demonstrate a grassroots process in the Clarkston community for improving health conditions and to share lessons learned with other communities. The center staff prepares individuals, organizations and communities to gain control over their own health, well-being and quality of life through health education trainings, workshops, youth projects, grant writing and other empowerment methods.

Live Healthy DeKalb is a community-based health improvement initiative under the direction of a volunteer steering council. The Live Healthy DeKalb Steering Council has identified three strategic priority areas: (1) physical activity and nutrition; (2) cultural competency and disparities; and (3) partnerships for health improvement. Plans for addressing each priority area are developed, implemented and evaluated by action groups comprised of steering council members and community volunteers.

Injury Prevention works with the community and other agencies to reduce the number of traffic-related injuries and fatalities. The number of motor vehicle crashes in DeKalb County is approximately 30,000 per year, resulting in approximately 3,000 injuries and 80 to 100 fatalities. Pedestrian safety is a high priority since DeKalb County has the highest pedestrian fatality rate in Georgia and one of the highest rates in the nation.



Small Grants Program (SGP) is one of the major activities of the Status of Health in DeKalb program. It promotes healthier communities through grassroots prevention efforts. The SGP is currently in its fifteenth round of grants. Since the inception of the program in 1993, \$1,116,390 has been awarded to 259 recipients. These grants originally focused on cancer, HIV/AIDS, injury, teen pregnancy and substance abuse. In 1999 the focus changed to the behavioral factors of nutrition and physical activity.

Tobacco Use Prevention Program consists of the Board of Health staff working with the DeKalb Prevention Alliance on Tobacco and Health (PATCH) to implement its tobacco use prevention program. The four program goals are: (1) eliminate exposure to environmental tobacco smoke; (2) promote quitting among youth and adults; (3) prevent initiation among youth; and (4) identify and eliminate disparities among populations.

Health Impact Assessments (HIAs)

Health Impact Assessments are being used in other parts of the country to assess the impacts on public health from the proposed project or re-zoning. The Board of Health Environmental Health staff would like to receive training on the use of these tools for the purpose of beginning to apply the HIAs initially to large projects, such as new school locations, and ultimately to smaller and more general applications.

Community Emergencies

The Board of Health would like to see more emphasis placed on emergency planning and preparedness in this community. The recent emergencies involving water outages and raw sewage spills have shown the need for effective communication systems and training for all response officials and for warning systems for the public, including the special needs populations. We have also had natural disasters such as flooding and tornadoes in the county where compatible communication and mapping software systems would have greatly aided in the community response. The natural disasters affecting other areas of the country where mass evacuations have occurred should also be planned for within this document, especially as it relates to medical needs and special needs shelters. The specter of intentional biological, chemical and nuclear/radiological incidents must also be considered in the emergency planning context.

Water

Widespread development often covers large portions of urban area watersheds with hard surfaces such as pavements and rooftops. The storm water run off from these impervious surfaces is channeled directly into rivers and streams, carrying with it sediment, oil, brake dust, lawn chemicals, and other toxins that are the primary sources of water pollution today. The recent Clarkston Community Action for Renewed Environment (CARE) meeting cited a lake that is rapidly filling in with sediment from roads. The Board of Health would like to work with appropriate county agencies to begin addressing the impact of storm water run-off into the lakes, streams and rivers of DeKalb County.



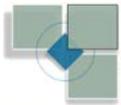
Community Health Assessment Areas (CHAAs)

The Board of Health has divided the county into 13 geographic areas called Community Health Assessment Areas, (CHAAs), for the purposes of health planning. These areas are based on natural communities of the local DeKalb high schools. The demographic profile of the CHAAs is provided in Table 3-16. Since the Board of Health first began using CHAAs to display geographic differences in health status, there have been changes in the distribution of high schools in DeKalb County. Shamrock and Henderson high schools are now middle schools, and Martin Luther King, Jr. and Stephenson are new high schools. The original census tracts for the CHAAs, based on the 1995-96 school districts, continue to be used to compare health status trends by communities over time.

**Table 3-16:
DeKalb County – Demographic Profile of Community Health Assessment Areas (2000)**

Community Health Assessment Areas	2000 Population – DeKalb County, Georgia					
	Number	Percent	White Percent	Black Percent	Hispanic Percent	All Others Percent
Atlanta	28,282	4.2%	32.4%	64.4%	3.0%	3.2%
Avondale/Towers/Columbia	70,634	10.6%	14.5%	80.8%	2.6%	4.7%
Chamblee/Cross Keys	85,562	12.8%	57.8%	14.6%	33.2%	27.6%
Clarkston	30,559	4.6%	17.3%	63.8%	3.8%	18.9%
Decatur	18,121	2.7%	65.6%	30.5%	1.7%	3.9%
Druid Hills/Lakeside	75,386	11.3%	80.8%	8.9%	4.9%	10.3%
Dunwoody	43,535	65%	75.3%	9.7%	11.5%	15.0%
Lithonia	63,157	9.5%	9.9%	87.2%	1.9%	2.9%
McNair/Cedar Grove	65,716	9.9%	5.2%	92.9%	1.4%	1.9%
Redan	51,081	7.7%	9.9%	85.5%	2.2%	4.6%
Southwest DeKalb/MLK Jr.	32,587	4.9%	4.7%	93.3%	1.0%	1.9%
Stone Mountain/Stephenson	43,980	6.6%	17.8%	75.1%	4.8%	7.1%
Tucker	57,265	8.6%	60.5%	24.8%	9.7%	14.7%
Total	665,865	100.0%	35.8%	54.2%	7.9%	9.9%

Source: U.S. Census Bureau 2000; DeKalb County Board of Health



Public Health Trends, Programmatic and Community Facility Needs

The DeKalb County Board of Health anticipates that public health services will be impacted over the next five to ten years by the following trends.

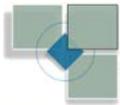
1. Disparities between the north and south parts of the county in all issues related to chronic disease.
2. Limitations, reductions and other changes in health care financing.
3. Increased occupational health services needed for DeKalb County government employees.
4. Increased prevalence of obesity among African American and Latino populations.
5. Increasing oral health needs for school-aged children, pregnant women, HIV/AIDS clients and people with other chronic conditions.
6. Increased life spans leading to an older adult population with age-related health care needs.
7. Increased number of foreign-born residents and non-English speaking residents.
8. Increasing birth rate for Hispanic population.
9. Increasing HIV rates in African American women, men and teens, as well as growing STD rates.
10. Poorer air quality due to traffic congestion.
11. Age delays in conception by older women and increasing number of babies born with special needs.
12. Increased mental health and addictive disease related issues.
13. Decreasing number of college-educated adults in south DeKalb.
14. Increasing homicide rates among African American males.

Based on an increase in DeKalb's building, economic/business and or transportation growth over the next five to ten years, the DeKalb County Board of Health anticipates the following programmatic changes and needs.

1. More outreach and education and partnership development to engage all sectors of the community in improving health conditions and reducing health disparities.
2. Flexibility for emerging public health needs in the area of emergency preparedness.
3. More case management services for special populations.
4. More translation services and a more culturally diverse and trained public health workforce.
5. Increased environmental health service activity in all areas related to business, land use and transportation.
6. Increased injury prevention services including pedestrian safety, SAFE KIDS of DeKalb, traffic calming and violence prevention.
7. Extensive technology improvements such as electronic medical records, data systems, telecommuting capacity and communication.
8. More specialized staff training in the areas of cultural competence, language skills, emergency preparedness, etc.
9. Competitive salaries to attract and retain a skilled public health workforce.

Sprawl and Public Health

According to U.S. Census figures, one in two residents live in the Suburbs. This has led to a heavy dependence on the automobile. Many who live in the Suburbs often travel long distances for employment and entertainment. In the Atlanta Metropolitan area the average commute distance is 34 miles one way. The increased auto dependency has resulted in serious health affects. These health affects are primarily related to air pollution and injuries resulting from automobile crashes.



QUALITY OF LIFE

Automobile emissions have been a leading source of air pollution. The increased use of the automobile has resulted in the release of particulate matter, carbon monoxide, and dioxide, nitrogen oxides and hydrocarbons. These pollutants mixed with the presence of sunlight, produce a damaging effect to the ozone level.

There are several known health hazards of air pollution. High ozone levels have been attributed to respiratory problems that are produced from airway irritants. Particulate matter also adds to increased respiratory problems. Carbon dioxide and monoxides account for a high proportion of auto emissions. Those increasingly susceptible to air pollutants are the very young, elderly and those with cardiopulmonary disease.

As aforementioned, automobile dependency has contributed to an increase in traffic accidents, as well as bicycle and pedestrian injuries and fatalities. However, studies have shown that walking has tremendous benefits to an individuals overall health. Walking not only improves the physical condition, but offers a healthy alternative to the automobile, which helps to decrease emissions and air pollutants and potential accidents associated with cyclists and pedestrians. Therefore, alternative modes of transportation including improvements to existing and new construction of walking and bicycle paths, should be researched more to determine the feasibility of improving the overall health of residents in the County.

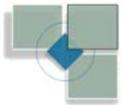
2.8 Transportation

The Transportation section integrates and builds upon other County planning documents, such as the *DeKalb County Comprehensive Plan 1995-2015*, the *1978 Long Range Transportation and Thoroughfare Plan*, the *1968 Comprehensive Thoroughfare Plan* and the comprehensive plans for the Cities of Avondale, Atlanta, Chamblee, Clarkston, Decatur, Doraville, Lithonia, Pine Lake, and Stone Mountain. As one of the 13 counties included in the air quality non-attainment area for one-hour ozone (discussed later), DeKalb County participates in a regional transportation planning process which requires coordination with the Atlanta Regional Commission (ARC), the Metropolitan Atlanta Rapid Transit Authority (MARTA), the Georgia Regional Transportation Authority (GRTA), and the Georgia Department of Transportation (GDOT). Projects and programs defined as part of the regional transportation planning process are included in the CTP.

Road Network

There are 268 square miles contains almost 2,300 centerline miles of roadway in DeKalb County. The road network serves various land uses and a diverse population in one of the largest counties in Georgia. The overwhelming majority of roads have two lanes but due to the significant traffic volumes in and through DeKalb, major arterials have been widened to four lanes or more.

The county as well as the region's predominately decentralized suburban development pattern has put a strain on the counties roadways due to the inability to keep up with the pace of development and the design of the street network. Roadway improvements have not always taken place in close correlation to new development. The result has been new residential development the feeds onto small streets that were originally designed as rural roads. The common suburban residential design consist of curvilinear streets with many dead end cul-de-sacs that concentrates subdivision traffic to single or few exits leading onto to roadways that are often over capacity. The low densities and disconnected street networks make pedestrian and transit options impossible or highly inefficient.



Public Transit

MARTA

The Metropolitan Area Rapid Transit Authority (MARTA) system includes heavy rail, fixed route and paratransit services. There are 54 MARTA bus routes, over 14 miles of MARTA rail lines and ten transit stations in DeKalb County. The rail stations are Avondale Estates, Brookhaven, Chamblee, Decatur, Doraville, Dunwoody, East Lake, Edgewood-Candler Park, Indian Creek, and Kensington. Analysis of system accessibility indicates that approximately 410,000 people live within 1/4 mile of a bus route or transit station. Expanded use and improvement of the current MARTA system including express bus service routes, additional park and ride lots, and cross-town links is supported by the County.

Pedestrian and Bicycle Facilities

Sidewalks

To further the goal that pedestrians are a top priority, the county adopted code requirements (Section 14-383) for sidewalks in all new development. The county’s objective is to the construction of sidewalks along all arterials and collectors, in new development, and within one mile of schools in coordination with the DeKalb County School Board. The CTP process will result in an updated sidewalk plan. Approximately 368 of the 1378 linear miles (27 percent) of roadway have sidewalks in high density land uses and within ¼ mile of hospitals, transit stations and schools.

Bicycle and Multi-use Trails

DeKalb County currently has almost 34 miles of multi-use trails or bike routes. Of these, 26 miles are located in the central quadrant and seven in the southeast quadrant. There are currently no bike trails in the north quadrant and less than a mile in the southwest quadrant. The ARC 2030 RTP/TIP includes almost 450 miles of new multi-use trails. Of these, 118 miles are planned for the central quadrant, over 83 miles for the north quadrant, almost 109 miles for the southeast quadrant, and close to 140 miles for the southwest quadrant.

Airports

DeKalb Peachtree Airport (PDK) is the second busiest airport in Georgia and is located in northeast DeKalb County on approximately 765 acres. PDK acts as a general aviation airport which helps to alleviate the operational capacity constraints at Hartsfield-Jackson Atlanta International Airport (HJIA). PDK airport has averaged about 230,000 operations (takeoffs and landings) per year.

Freight

Railroad

Over 70 percent of the railroads in Georgia are owned and operated by CSX and Norfolk Southern. Both are Class I railroad freight carriers which are actively operating in DeKalb County. Active Norfolk Southern lines are located in the Northern quadrant and the extreme southwestern corner of the county. Active CSX lines are in the central and southeastern quadrants. CSX owns over 110 miles of railroad and Norfolk Southern owns 24 miles.

Truck Routes

GDOT administers the Surface Transportation Assistance Act of 1982 (STAA), a highway program that designates national routes for oversized trucks to move freight. Routes in DeKalb that are included in STAA are I-20, I-85, I-285, I-675, US 23, and a section of Panola Road between Covington Highway (US 278) and I-20. There are 332 miles of STAA routes that are local truck routes and over 67 miles that are state truck routes. Truck trips in DeKalb were estimated at approximately 220,653 per day in 2000 with an anticipated 30% increase to 285,797 in 2030.



COMMUNITY VISION



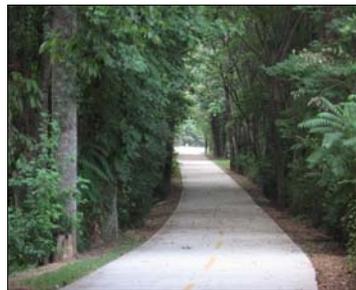


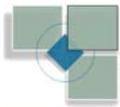
4. COMMUNITY VISION

The vision for DeKalb County was developed by means of a series of meetings throughout the County. The vision statement is the compilation of the input received at the various workshops, open houses, surveys, emails, and calls regarding the desired future direction for the County. DeKalb County included a variety of stakeholders in the public participation process. Stakeholders are persons with a vested interest in the future of DeKalb County and include: residents, business owners, community council members, civic associations and community groups, ministers, non-profit organizations, and elected officials. The participants were asked: *What do you want to see preserved? What do you want to see protected? What are the major assets in the County? What do you want to see changed?* The answers to these questions and other comments were used to create the following vision statement.

4.1 Vision Statement

By 2025, DeKalb County will consist of walkable communities connected to recreational and green space areas by trails and sidewalks. The County will develop with less sprawl and include a full range of affordable housing opportunities with neighborhoods protected and enhanced with compatible development. DeKalb County will have seen the redevelopment of declining neighborhoods with stable, established residential neighborhoods maintained at the densities upon which they were originally developed. The County will have a strong economic base, including job and training opportunities. DeKalb County will protect the environment, resulting in cleaner air and water; along with a good transportation system that results in less congestion and increased use of alternative modes of travel. Overall, the County will have strong citizen involvement, which fully participates in the planning and development process to improve the quality of life for all residents.





4.2 Concept Plan



The Concept Plan Map depicts the desired future development patterns for DeKalb County. The Concept Plan Map is taken from the results of the public participation program, the community vision, current development trends, and land use patterns in the County. This plan endorses the concept of “node” or “activity center” development at designated nodes or centers; density increases and uses may vary.

The identified activity centers are not only commercial but can also focus around institutional uses and include colleges and universities, sports facilities, entertainment areas, large employment centers and recreational areas. The major activity centers will serve as attractors for both residents and visitors to DeKalb County. The goal is to take advantage of all transportation and infrastructure facilities that currently exist and encourage additional densities within and

around the nodes. These nodes will encourage walkable communities internal to development.

This nodal development is exemplified through current developments such as Perimeter Center CID, Brookhaven, Emory University and DeKalb Medical Center. The concept map illustrates the current and future generalized development patterns in DeKalb County; see map 4-1 for more information. This generalized development concept was then applied to the guidelines provided by the State of Georgia.



Character Areas

The Georgia Department of Community Affairs provided new statewide guideline for the development of comprehensive plans. DCA provided a list of recommended character areas to identify both exiting and potential character areas in the community. Character areas planning focuses on the way an area looks and how it functions. It apply development strategies to each character area in an effort to preserve existing areas such as traditional neighborhoods and help other function better and become more attractive such as neighborhood activity centers. DCA allows each community to create additional character areas or modify the recommended ones to fit the specific community vision.



The character areas were developed based on the specific development character for each other. A solid foundation was used to develop the character areas such as, current land use, current zoning, 1996 Future Land Plan, approved LCI’s, Comprehensive Transportation Plan, existing Overlay Districts, MARTA routes and stations. The character area descriptions were used to create the future development plan.





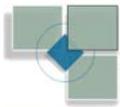
4.3 Future Development Plan

The Future Development Plan has taken the Concept Map and Character Areas Map to develop the Future Development Map which provides specific and detailed future development patterns for the County. This Future Development Plan and Map consists primarily of the Activity Centers which emerged from the concept map. There are three types of Activity Centers: Neighborhood Centers, Town Centers and Regional Centers, which have emerged and included as a part of the Future Development Plan. There are a total of 50 Activity Centers countywide. In addition, the Future Development Plan includes residential designations: Rural, Suburban, and Traditional.

The Future Development Map was created by delineating the boundaries of each of the character areas, based on the concept map as well as the countywide small area studies and existing and proposed transit stops, which were instrumental in the location of the Activity Centers. The 50 Activity Centers have also been mapped and placed in the appendices section of this document. Each parcel of land in the County is identified with a future land use designation.

The Future Development Map also includes gateways, which are not a part of the character areas. These gateways are locations that serve as important entrances and means of access into the County and create an identity or “sense of place.” Gateways may be represented with appropriate signage, landscaping, hardscaping and other beautification measures.

The Future Development Map (map 4-2) depicts the way the County anticipates land will be used over the next 20 years. The map will be put into practice as a guide in conjunction with the countywide policies discussed further in this document when making development related decisions.



Map 4-1 DeKalb County Concept Map

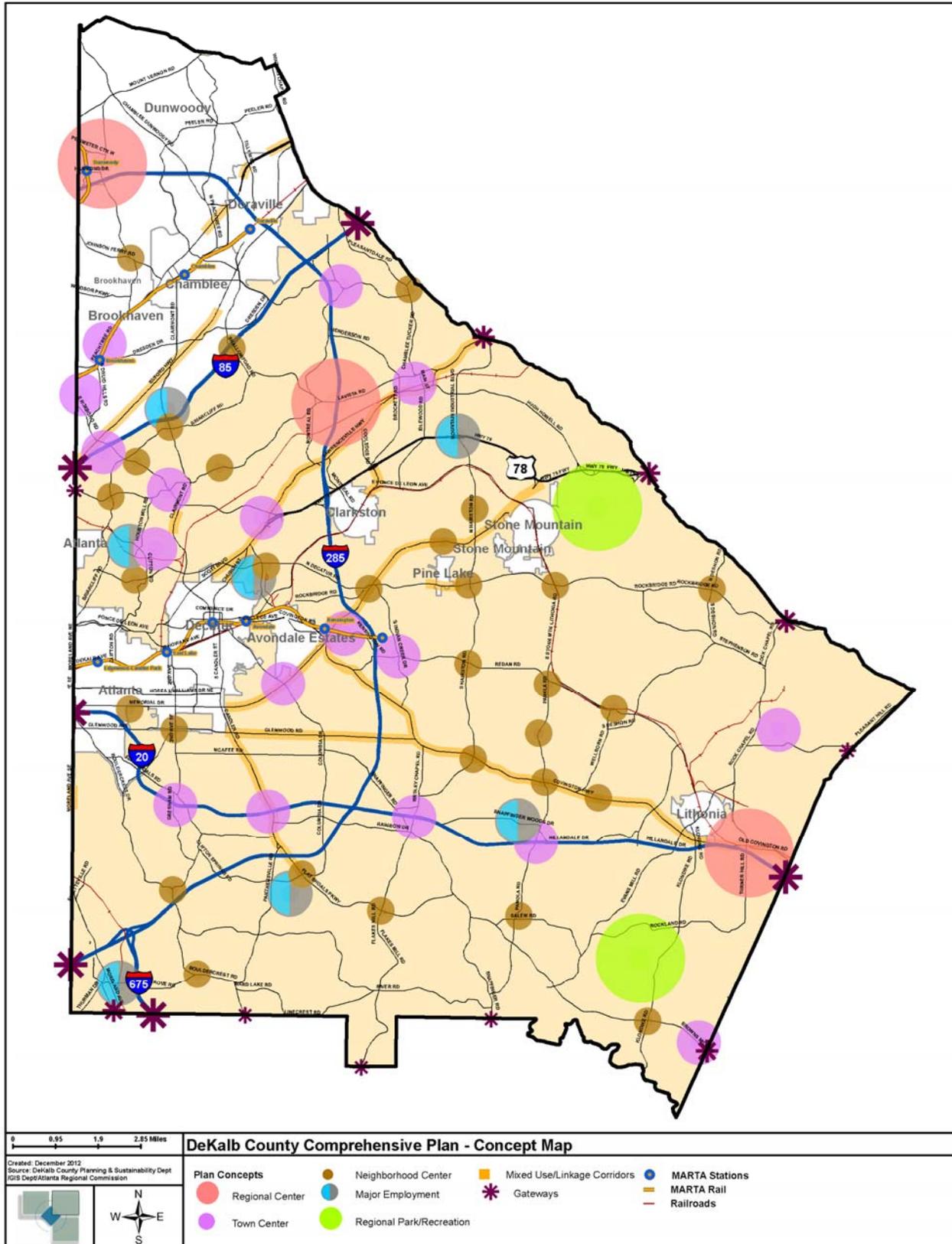




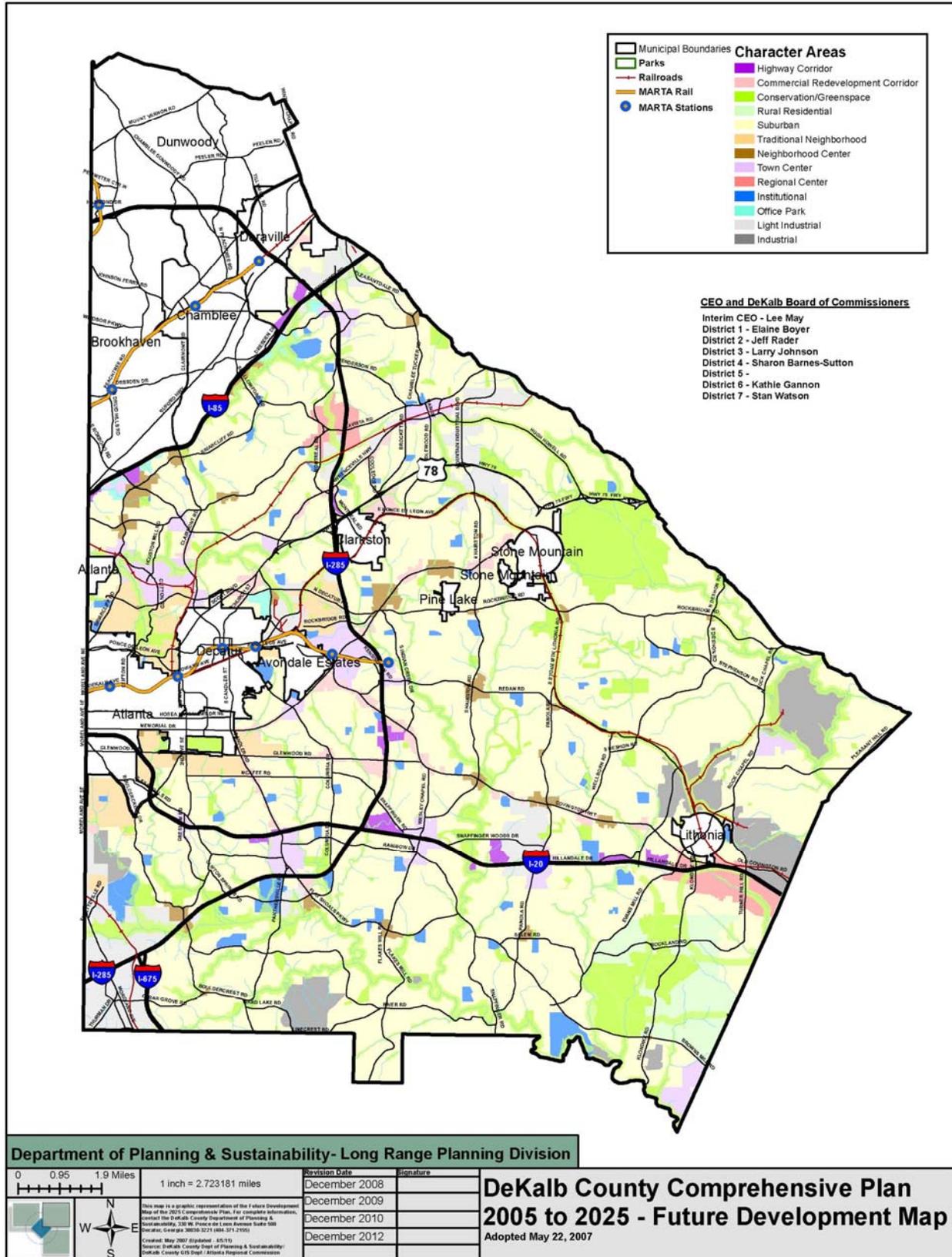
Table 4-1: Concept Map Key & Description

Map ID	Plan Concepts	Name/Location
1	Neighborhood Center	Dunwoody Village
2	Regional Center	Perimeter - LCI
3	Town Center	I-285 & Chamblee Dunwoody Road
4	Town Center	Brookhaven - LCI
5	Major Employment	Executive Park
6	Major Employment	Century Center
7	Town Center	I-285 & Chamblee Tucker Road
8	Neighborhood Center	Pleasantdale Road & Chamblee Tucker Road
9	Regional Center	Northlake - LCI
10	Town Center	Tucker - LCI
11	Major Employment	Stone Mountain Industrial Area
12	Neighborhood Center	LaVista Road & Briarcliff Road
13	Town Center	Toco Hills
14	Neighborhood Center	Oak Grove
15	Neighborhood Center	Emory Village - LCI
16	Town Center	Kensington MARTA Station - LCI
17	Town Center	Avondale Mall
18	Neighborhood Center	Perimeter College/Dekalb Tech
19	Neighborhood Center	Village Square/Value Mall
20	Neighborhood Center	Hairston Road & Central Drive
21	Neighborhood Center	Panola Road & Rockbridge Road
22	Neighborhood Center	Deshon Road & Rockbridge Road
23	Neighborhood Center	Redan Road & Harriston Road
24	Neighborhood Center	Covington Highway & Hairston Road
25	Neighborhood Center	Covington Highway & Panola Road
26	Neighborhood Center	Covington Highway & DeKalb Medical Way
27	Regional Center	Stonecrest
28	Town Center	I-20 & Panola Road
29	Town Center	I-20 & Wesley Chapel Road
30	Neighborhood Center	Flat Shoals Pkwy & Wesley Chapel Road
31	Town Center	I-20 & Candler Road - LCI
32	Town Center	I-20 & Gresham Road
33	Neighborhood Center	Eastlake Village
34	Major Employment	Panthersville Road & Clifton Spring Road
35	Regional Park/Recreation	Arabia Mountain Park
36	Regional Park/Recreation	Stone Mountain Park
37	Neighborhood Center	Browns Mill Road & Klondike Road
38	Town Center	Redan Road & Indian Creek Drive
39	Neighborhood Center	Redan
40	Neighborhood Center	Salem Crossing
41	Major Employment	Snapfingerwoods Industrial Park
42	Town Center	North Dekalb Mall
43	Major Employment	I-675/Moreland Avenue Corridor
44	Neighborhood Center	Bouldercrest Road & I-285
45	Major Employment	DeKalb Medical Center
46	Neighborhood Center	Mt Vernon Road & Dunwoody Club Drive
47	Neighborhood Center	Peeler Road & Winters Chapel Road
48	Major Employment	Emory University/CDC
49	Town Center	Lenox Park
50	Neighborhood Center	Briarcliff Road & North Druid Hills Road
51	Neighborhood Center	Ashford Dunwoody Road & Johnson Ferry Road
52	Neighborhood Center	Shallowford Road & I-85
53	Neighborhood Center	Clairmont Road & Briarcliff Road
54	Town Center	Clifton Community Town Center
55	Neighborhood Center	Cedar Grove
56	Neighborhood Center	Panola Road & Redan Road
57	Neighborhood Center	Hairston Road & Rockbridge Road
58	Town Center	Elijah Mountain
59	Town Center	Swift Creek/Tritium
60	Neighborhood Center	Memorial Drive & Wilkinson Drive
61	Neighborhood Center	Flat Shoals Pkwy & Clifton Springs Road
62	Neighborhood Center	Panola Road & Young Road
63	Neighborhood Center	N. Decatur Road & DeKalb Industrial Way
64	Town Center	Executive Park

*As of December 2012



Map 4-2 DeKalb County Future Development Map





4.3 Defining Narrative of Character Areas

The term Character Area is used to define the visual and functional differences of communities, corridors and natural areas within DeKalb County. Based on current conditions and the *Areas Requiring Special Attention* identified in the Community Assessment, they will be used to formulate future development strategies that will result in specific policy, investment and regulatory recommendations discussed later in the document. The Character Area narratives on the following pages consist of descriptions, primary land uses, quality community objectives, and implementation measures. In addition, design guidelines have been added for the three (3) character area types that have also been identified as activity centers in the Future Development concept plan. Provided below is a table summarizing each of the Character Areas in the County.

Table 4-2 DeKalb County Character Areas

Character Area	Summary Description	*Applicable Land Use
Conservation and Open Space	Primarily undeveloped and environmentally sensitive lands not suitable for development and areas of protected open space that follow linear features for recreation, and conservation. It also includes lands used for active recreational purposes that provide a wide range of activities.	Public and Private Parks and Open Space
Rural Residential	Rural, undeveloped land likely to face development pressures for lower density residential development.	Agriculture, Low Density Residential
Suburban	Areas where typical types of suburban residential subdivision development have occurred and where pressures for the typical types of suburban residential subdivision development are greatest.	Low-Medium Density Residential
Traditional Neighborhood	Residential area in older parts of a community typically developed prior to WWII.	Medium Density Residential
Neighborhood Center	A neighborhood focal point with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open space.	Medium-High Density Residential, Low-Intensity Commercial
Town Center	A focal point for several neighborhoods with a concentration of activities such as retail, service commercial, professional office, higher-density housing, & open space.	High Density Residential, High Intensity Commercial
Regional Center	Concentration of regionally-marked commercial and retail centers, office and employment areas, higher-education facilities, recreational complexes and higher density housing.	Office Mixed Use, Very High Density Residential
Office Park	Typically campus-style development characterized by high degree of access by vehicular traffic, and transit if applicable.	Office Professional
Institutional	Large areas of land used for religious, civic, educational and governmental purposes.	Institutional
Light Industrial	Area used in low intensity manufacturing and distribution activities.	Industrial
Industrial	Land used in higher intensity manufacturing, assembly, processing activities.	Industrial
Scenic Corridor	Developed or undeveloped land paralleling the route of a major thoroughfare that has significant natural, historic, or cultural features, and scenic or pastoral views.	Low Density Residential
Commercial Redevelopment Corridor	Declining, unattractive vacant or underutilized strip shopping center; with high vehicular traffic and transit if applicable; on site parking; low degree of open space; moderate floor to area ratio; large tracks of land and campus or unified development.	Low and Intensity Commercial
Highway Corridor	Developed or undeveloped land on both sides of designated limited access highways.	High Density Residential, High-Intensity Commercial

* Based on 1996 Comprehensive Plan



Conservation and Open Space Character Area

Description

The intent of the Conservation and Open Space Character Area is to preserve areas in the county with significant natural and ecological features, as well as environmentally sensitive recreational facilities for public enjoyment. These areas consist of undeveloped natural lands, environmentally sensitive and conservation areas that are not suitable for development. It also includes land used for active recreational purposes that provide for a wide range of activities with some land designated for cultural and historic preservation.

Primary Land Uses

- Passive Parks
- Nature Trails
- Flood Plains
- Wetlands
- Watersheds
- Natural and Conservation Areas
- Gold Courses
- Athletic Fields and Courts
- Bike and Pedestrian Paths
- Picnic Areas
- Playgrounds
- Amphitheatres

Quality Community Objectives

- Heritage Preservation
- Environmental Protection
- Growth Preparedness
- Regional Cooperation
- Transportation Alternatives
- Traditional Neighborhood
- Traditional Neighborhood
- Open Space Preservation

Implementation Measures

- Conservation Easements
- Development Regulations
- Environmental Impact Review
- Rural/Scenic Corridor Overlay Districts
- Sign Control for Rural Corridors (Billboard Control)



County wooded area.



Open space acquired through the Greenspace Program.



South River.



Conservation and Open Space Character Area

Implementation Measures

- Environmental Planning Criteria
- Transfer of Development Rights
- Rural/Scenic Corridor Overlay Districts
- Sign Control for Rural Corridors (Billboard Control)
- Eco Tourism
- Outdoor Classrooms
- Development Regulations
- Transfer of Development Rights
- Design Guidelines
- Traffic Calming
- Walkable Community Design



Historic Resource-Vernon Springs Well House.



Skyland Park.



Arabia Mountain Trail



Rural Residential Character Area

Description

The intent of the Rural Residential Character Area is to identify and preserve those areas of the county with rural characteristics. These areas consist of rural and undeveloped land that is likely to face development pressures for suburban type residential development. These areas will typically have low pedestrian orientation, very large lots, open space, pastoral views, high degree of building separation, and flag lot configurations. In addition, the rural residential character area includes single family, detached units residential development at a maximum net density of zero (0) to four (4.0) dwelling units per acres. This includes those areas of the county already developed in single family residential subdivisions.

Primary Land Uses

- Low-density Single Family Detached
- Agriculture Related Activities
- Cultural and Historic Sites
- Institutional Uses

Quality Community Objectives

- Heritage Preservation
- Regional Identity
- Open Space Preservation
- Environmental Protection
- Growth Preparedness
- Regional Cooperation

Implementation Measures

- Accessory Housing Units
- Agricultural Buffers (agricultural designation may not require working farms)
- Conservation Easements
- Transfer of Development Rights
- Rural/Scenic Corridor Overlay Districts
- Large Lot Zoning
- Maximum Setbacks
- Historic Preservation Ordinance
- Historic Resource Design Standards
- Design Guidelines
- Rural Cluster Zoning/Conservation Subdivisions



Rural home with traditional architecture in southeast DeKalb County



Rural Residential area in southeast DeKalb County with a free form development pattern.



Rural Residential area in southeast DeKalb County with



Suburban Character Area

Description

The intent of the Suburban Character Area is to recognize those areas of the county that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those developed (built out) and those under development pressures. These areas are characterized by low pedestrian orientation, limited transit access, scattered civic buildings and curvilinear street patterns. The proposed density for areas of this type is up to 8 dwelling units per acre.

Primary Land Uses

- Single Family Detached Residential
- Townhomes
- Assisted Living Facilities
- Neighborhood Retail
- Schools
- Libraries
- Health Care Facilities
- Parks and Recreational Facilities
- Public and Civic Facilities
- Institutional Uses

Quality Community Objectives

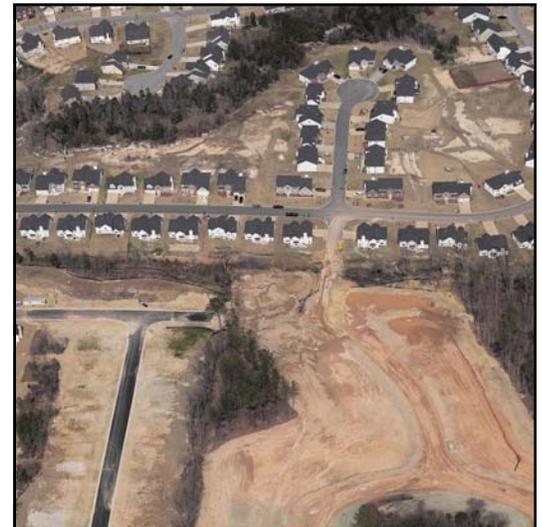
- Traditional Neighborhoods
- Transportation Alternatives
- Open Space Preservation
- Environmental Protection
- Growth Preparedness
- Heritage Preservation
- Housing Choices
- Regional Cooperation
- Regional Identity
- Infill Development
- Sense of Place

Implementation Measures

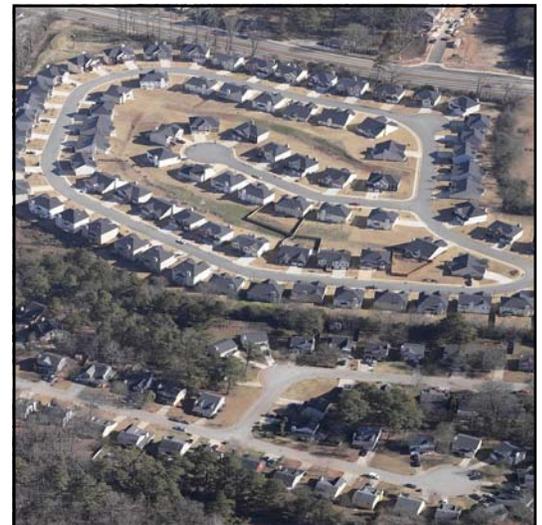
- Access Control Measures
- Alternative Street & Pedestrian System Standards
- Cluster Zoning



Existing suburban subdivision.



Suburban subdivision under construction with consistent lot pattern.



Suburban curvilinear development pattern.



Suburban Character Area

Implementation Measures

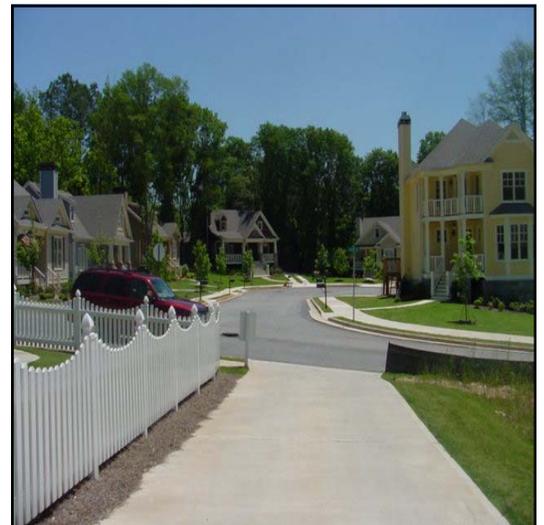
- Compact Commercial Development
- Greenway/Trail Network
- Context Sensitive Creative Design
- Walkable Community Design
- Conservation Easements
- Conservation Subdivisions
- Right-of-way Improvements
- Traffic Calming
- Infill Development (appropriately planned)
- Performance Standards for Off-site Impacts
- Workforce Housing Incentives
- Inter-parcel Connectivity



Pocket Park— Open Space Preservation, Sense of Place.



Suburban planned development with Traditional Neighborhood principles.



Improved pedestrian connectivity.



Traditional Neighborhood Character Area

Description

The intent of the Traditional Neighborhood Character Area is to preserve the style and appeal of older traditional neighborhood communities. These areas primarily consist of residential areas in older parts of the community that were typically developed prior to WWII. The characteristics include higher pedestrian orientation, sidewalks and more grid-like street patterns. They have on-street parking, small, regular lots, and buildings closer to the front property line. Many of these areas have a predominance of alleys and neighborhood-scale commercial scattered throughout. The proposed density for areas of this type is up to 12 dwelling units per acre.

Primary Land Uses

- Traditional Single Family Residential Homes
- Apartments
- Assisted Living Facilities
- Neighborhood Retail
- Schools
- Libraries
- Health Care Facilities
- Parks and Recreational Facilities
- Institutional Uses

Quality Community Objectives

- Traditional Neighborhoods
- Infill Development
- Sense of Place
- Transportation Alternatives
- Regional Identity
- Heritage Preservation
- Growth Preparedness
- Housing Choices

Implementation Measures

- Alternative Street/Pedestrian System
- Cluster Zoning
- Compact Development
- Conservation Easements
- Conservation Subdivisions



Scottsdale neighborhood, Mill Village section.



Grid street pattern common in traditional neighborhoods.



New construction with traditional neighborhood character.



Traditional Neighborhood Character Area

Implementation Measures

- On-Street Parking
- Greenway/Trail Network
- Context Sensitive Creative Design
- Density Bonuses
- Walkable Community Design
- Infill Development (appropriately planned)
- Mixed-Use Zoning
- Performance Standards for Off-site Impacts
- Planned Unit Developments (PUD)
- Right-of-way Improvements
- Traffic Calming
- Transit Oriented Development (TOD)
- Coordinate with Housing Authority
- Workforce Housing
- Historic
 - ◊ Preservation Ordinance
 - ◊ Resource Design Standards
- Flexible Parking Standards
- Rehabilitation/Redevelopment
- Grey Field and Brown Field Redevelopment



Pre-WWII home



Infill development



Narrow street with sidewalk.



Neighborhood Center Character Area

Description

The intent of the Neighborhood Center Character Area is to identify areas that can serve the local neighborhood’s needs for goods and services. These areas should complement the character of neighborhoods and the location of the commercial areas should reduce automobile travel, promote walkability and increased transit usage. These areas consist of a neighborhood focal point with a concentration of activities such as general retail, neighborhood commercial, professional office, higher-density housing, and appropriate public and open space uses that are easily accessible by pedestrians. The proposed density for areas of this type is up to 24 dwelling units per acre.

Primary Uses

- Townhomes
- Condominiums
- Apartments
- Retail and Commercial
- Office
- Parks and Recreational Facilities
- Public and Civic Facilities
- Institutional Uses

Quality Community Objectives

- Infill Development
- Sense of Place
- Transportation Alternatives
- Regional Identity
- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Growth Preparedness
- Appropriate Business
- Housing Choices
- Regional Cooperation

Implementation Measures

- Access Controls
- Accessory Housing Units
- Compact Development
- Grey Field Redevelopment



Pedestrian friendly retail with wide sidewalks



Neighborhood scale retail with street furniture.



Higher density housing with retail on the ground floor.



Neighborhood Center Character Area

Implementation Measures

- Economic Development Incentive Districts
- Greenway/Trail Network
- Encourage On-Street Parking
- Context Sensitive Creative Design
- Density Bonuses
- Walkable Community Design
- Infill Development (appropriately planned)
- Mixed-Use Zoning
- Planned Unit Developments
- Redesigning Off-Street Parking Facilities
- Right-of-way Improvements
- Flexible Parking Standards

Design Guidelines

- *Setbacks* - Greater setbacks will be required when adjacent to lower density residential uses and transitional buffers may be required.
- *Buffers* - Development shall incorporate enhanced buffers in an effort to protect single family neighborhoods.
- *Heights* - Proposed development shall consider and implement staggered heights when adjacent to single family residential neighborhoods.



Higher density housing oriented towards the street.



Neighborhood scale retail.



Public gathering area/ open space—public realm.



Town Center Character Area

Description

The intent of the Town Center Character Area is to promote the concentration of residential and commercial structures, which serve many communities in order to reduce automobile travel, promote walkability and increased transit usage. The areas consist of a focal point for several neighborhoods with a variety of activities such as general retail, commercial, professional office, higher-density housing, and appropriate public and open space uses that are easily accessible by pedestrians. This character area is similar to neighborhood center, but at a larger scale. The proposed density for areas of this type is up to 60 dwelling units per acre.

Primary Land Uses

- Townhomes
- Condominiums
- Apartments
- Health Care Facilities
- Retail and Commercial
- Office
- Institutional Uses
- Entertainment and Cultural Facilities
- Park and Recreational Facilities
- Public and Civic Facilities

Quality Community Objectives

- Sense of Place
- Transportation Alternatives
- Regional Identity
- Heritage Preservation
- Environmental Protection
- Growth Preparedness
- Appropriate Business
- Housing Choices

Implementation Measures

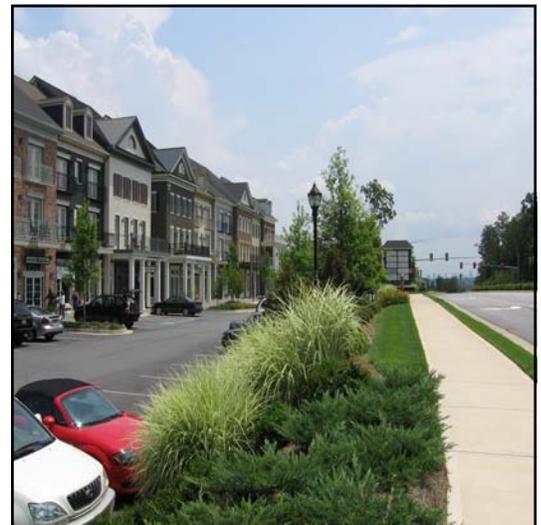
- Access Controls
- Accessory Housing Units
- Compact Development
- Grey Field Redevelopment
- Economic Development Incentive Districts



High density housing with retail on the ground floor.



Landscaping median .



Mixed-use along major road with frontage road concept.



Town Center Character Area

Implementation Measures

- Transit Oriented Development
- Greenway/Trail Network
- Encourage On-Street Parking
- Context Sensitive Creative Design
- Density Bonuses
- Walkable Community Design
- Infill Development
- Mixed-Use Zoning
- Planned Unit Development
- Redesigning Off-Street Parking Facilities
- Right-of-way Improvements
- Flexible Parking Standards

Design Guidelines

- *Setbacks* - Greater setbacks will be required when adjacent to lower density residential uses and transitional buffers may be required.
- *Buffers* - Development shall incorporate enhanced buffers in an effort to protect single family neighborhoods.
- *Heights* - Proposed development shall consider and implement staggered heights when adjacent to single family residential neighborhoods.



Retail corridor with outdoor activity.



Mixed-use development centered around public/open space.



Four story mixed-use development with a greater setback.



Regional Center Character Area

Description

The intent of the Regional 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. These areas consist of a high intensity of regional commercial, office, employment areas and higher-education facilities.. These areas are characterized by high vehicular traffic, and high transit use, including stops, shelters and transfer points. The areas also have on-site parking, high floor-area-ratios, large tracts of land, and campus or unified development. The proposed density for areas of this type is up to 120 dwelling units per acre.

Primary Land Uses

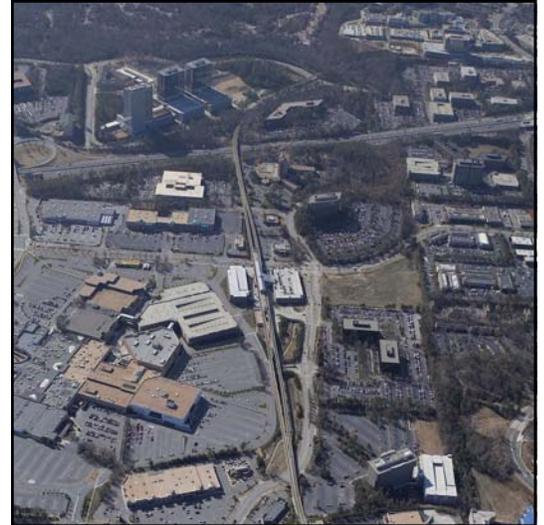
- Townhomes
- Condominiums
- Apartments
- Health Care Facilities
- Retail and Commercial
- Office
- Institutional Uses
- Entertainment and Cultural Facilities
- Park and Recreational Facilities
- Public and Civic Facilities

Quality Community Objectives

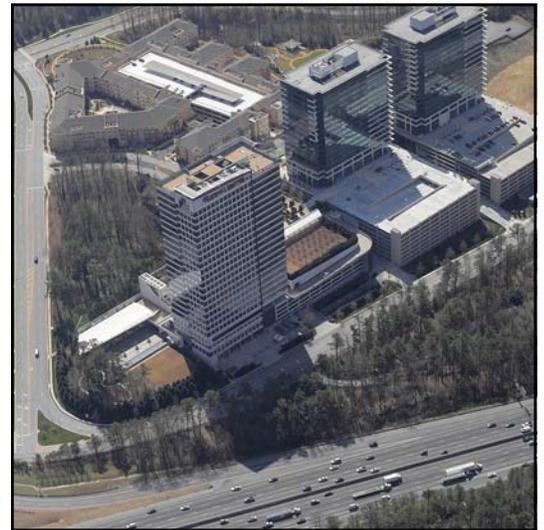
- Transportation Alternatives
- Regional Identity
- Environmental Protection
- Growth Preparedness
- Appropriate Businesses
- Employment Options
- Educational Opportunities

Implementation Measures

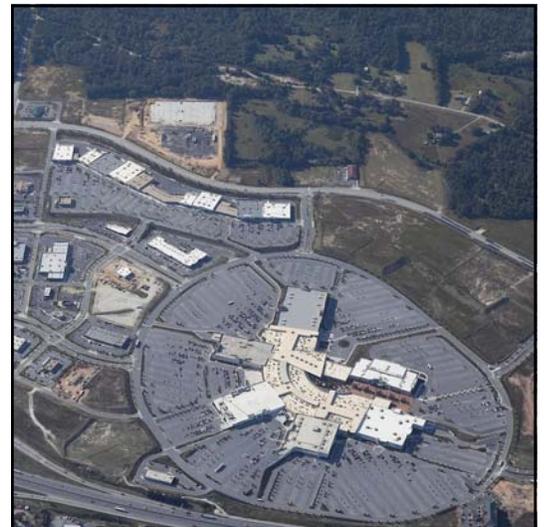
- Access Controls
- Accessory Housing Units
- Compact Development
- Grey Field Redevelopment
- Economic Development Incentive Districts



Perimeter Mall , surrounding office, retail and Dunwoody MARTA Station.



Perimeter office park & high density residential development in the rear



Stonecrest Mall and surrounding retail.



Regional Center Character Area

Implementation Measures

- Transit Oriented Development
- Greenway/Trail Network
- Encourage On-Street Parking
- Context Sensitive Creative Design
- Density Bonuses
- Walkable Community Design
- Infill Development
- Mixed-Use Zoning
- Planned Unit Development
- Redesigning Off-Street Parking Facilities
- Right-of-way Improvements
- Flexible Parking Standards

Design Guidelines

- *Setbacks* - Greater setbacks will be required when adjacent to lower density residential uses and transitional buffers may be required.
- *Buffers* - Development shall incorporate enhanced buffers in an effort to protect single family neighborhoods.
- *Heights* - Proposed development shall consider and implement staggered heights when adjacent to single family residential neighborhoods.



Perimeter Mall area existing mixed use development.



Three story development with ground floor retail along the periphery of Regional Center.



Transit Oriented Development—Downtown Decatur



Office Park Character Area

Description

The intent of the Office Park Character Area is to provide areas primarily used for office purposes that also contain accessory commercial and residential uses to reduce automobile dependency. These areas consist typically of campus-style developments characterized by high vehicular traffic, and transit (if applicable), high density housing, on-site parking, low degree of open space, and moderate floor-area-ratio.

Primary Land Uses

- Office Development
- Business Services
- Educational /Training Facilities
- Apartments and Condominiums
- Accessory Commercial
- Technology Centers
- Medical and Training Facilities
- Institutional Uses

Quality Community Objectives

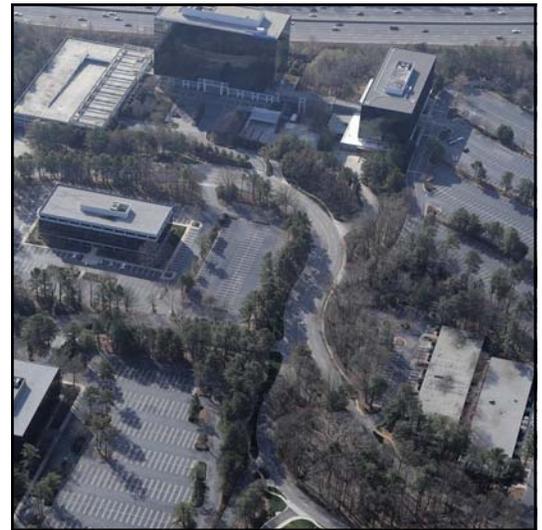
- Sense of Place
- Transportation Alternatives
- Regional Identity
- Open Space Preservation
- Environmental Protection
- Growth Preparedness
- Appropriate Businesses
- Employment Options
- Educational Opportunities
- Regional Cooperation

Implementation Measures

- Flexible Parking Standards
- Access Controls
- Density Bonuses
- Walkable Community Design
- Mixed-Use Zoning
- Grey field Redevelopment
- Transit-Oriented development
- Landscaping and Buffering



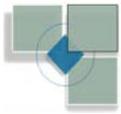
Existing Office Park with campus style landscape.



Existing Office Park with connectivity opportunities.



Existing Office Park with openspace.



Institutional Character Area

Description

The intent of the Institutional Character Area is to designate specific areas that provide institutional services. These areas consist of large areas used for religious, civic, educational and governmental purposes. Those smaller areas with similar purposes have been integrated into the rural, suburban and traditional neighborhood character areas as secondary uses and are consider residential support uses.

Primary Land Uses

- Colleges and Universities
- Hospitals and Rehabilitation Centers
- Emergency Service Centers
- Churches and Religious Institutions
- Government Buildings
- Civic Facilities
- Cemeteries

Quality Community Objectives

- Employment Options
- Educational Opportunities
- Regional Identity
- Regional Cooperation
- Transportation Alternatives
- Sense of Place

Implementation Measures

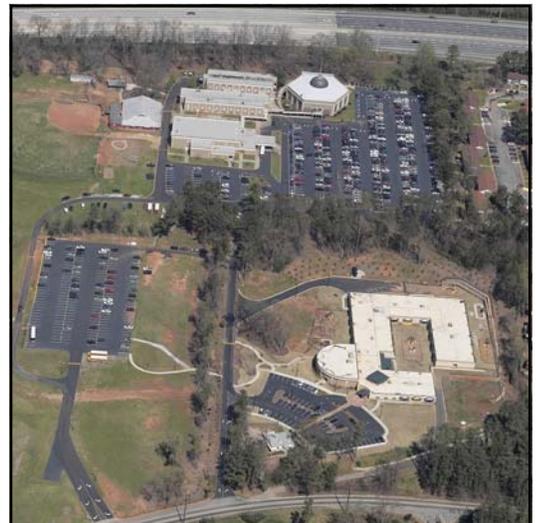
- Flexible Parking Standards
- Access Controls
- Density Bonuses
- Walkable Community Design
- Grey field Redevelopment
- Transit Oriented Development
- Landscaping and Buffering



Large Medical facility.



College Campus



Religious/Educational facility.



Light Industrial Character Area

Description

The intent of the Light Industrial Character Area is identify areas appropriate for industrial type uses. The location of these areas should preserve the appeal and appearance of residential and commercial areas from the prospective intrusion of light industrial land uses. These areas consist of areas used in low intensity manufacturing, including wholesale trade, and distribution activities that do not generate excessive noise, vibration, air pollution or other nuisance characteristics.

Primary Land Uses

- Light Industrial Uses
- Manufacturing
- Warehouse/Distribution
- Wholesale/Trade
- Automotive
- Accessory Commercial
- Educational Institutions
- Community Facilities

Quality Community Objectives

- Regional Identity
- Environmental Protection
- Growth Preparedness
- Appropriate Businesses
- Employment Options

Implementation Measures

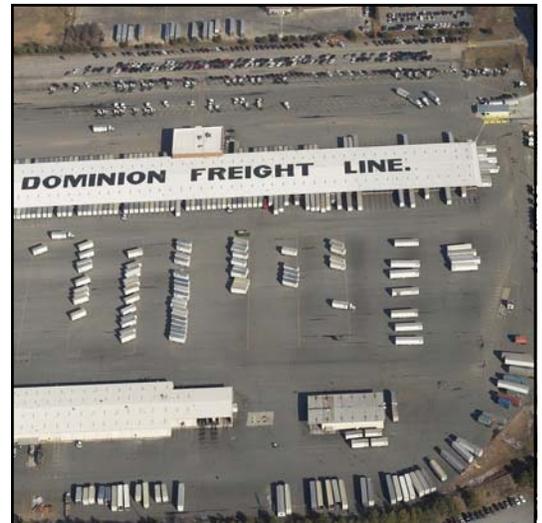
- Access Controls
- Adaptive re-use
- Landscaping and Buffers
- Flexible Parking
- Design Guidelines



Typical office/distribution building.



Low intensity office/distribution building.



Major distribution facility.



Industrial Character Area

Description

The intent of the Industrial Character Area is to identify areas that are appropriate for more intense industrial and industrial related uses. The location of these uses should be such as to protect residential and commercial areas from potential disturbances generated by industrial land uses. These areas consist of land used in higher intensity manufacturing, assembly, processing activities where noise, vibration and air pollution or other nuisance characteristics are not contained on-site.

Primary Land Uses

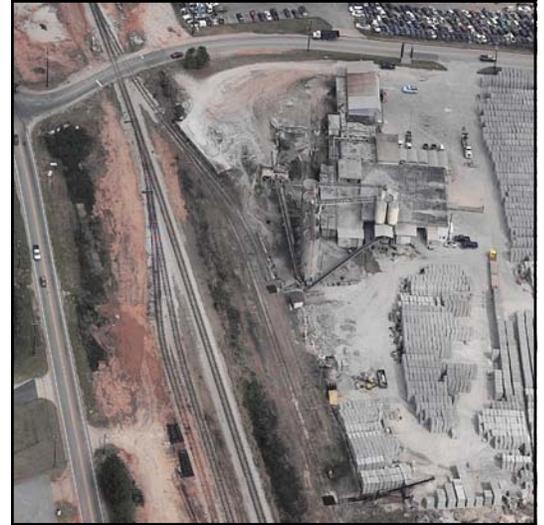
- Construction Businesses
- Heavy Manufacturing
- Retail Sales (with restrictions)
- Storage (including outdoor)
- Accessory Commercial
- Community Facilities

Quality Community Objectives

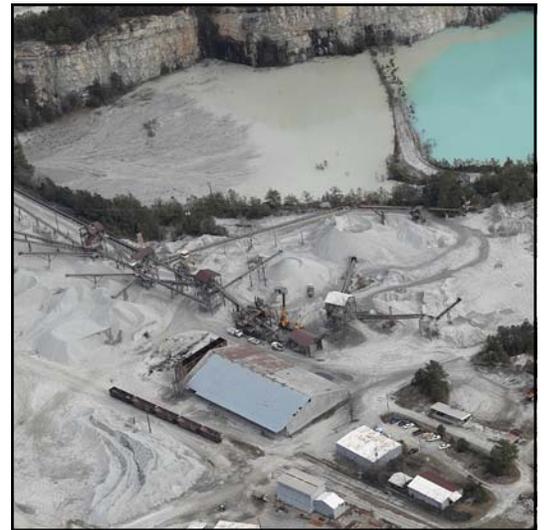
- Regional Identity
- Environmental Protection
- Growth Preparedness
- Appropriate Businesses
- Employment Options

Implementation Measures

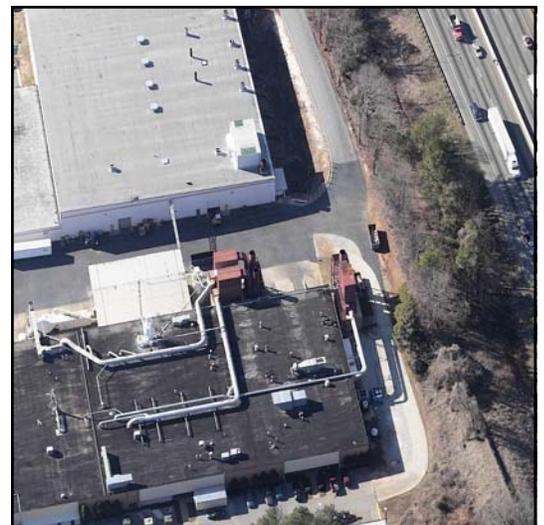
- Access Controls
- Adaptive re-use
- Landscaping and Buffers
- Flexible Parking
- Design Guidelines



Heavy industrial area, rock quarry north of Lithonia.



Heavy industrial uses producing noise, vibration and dust.



Industrial use along I-20.



Scenic Corridor Character Area

Description

The intent of the Scenic Corridor Character Area is to identify and conserve scenic areas from the negative effects of development. Current and future designations may consist of developed or undeveloped land paralleling the route of a major thoroughfare with significant natural, historic, cultural features, and scenic views.

Primary Land Uses

- Traditional Single Family Residential
- Townhomes
- Apartments
- Low Density Residential
- Natural and Scenic Roadways
- Passive Parks
- Historic and Cultural Areas
- Mixed Use

Quality Community Objectives

- Sense of Place
- Environmental Protection
- Open Space Preservation
- Heritage Preservation
- Traditional Neighborhood
- Growth Preparedness
- Regional Identity

Implementation Measures

- Conservation Easements
- Environmental Impact Review
- Environmental Planning Criteria
- Transfer of Development Rights
- Rural Overlay Districts
- Sign Control (with Billboard Control)
- Cluster Development
- Conservation Subdivisions
- Historic Preservation Ordinance
- Traffic Calming
- Access Control Measures
- Greenway Trail Network
- Walkable Community Design
- Infill Development



Corridor in southeast DeKalb with rural, historic character.



Passive Park with scenic views.



Scenic Corridor with natural features.



Commercial Redevelopment Corridor Character Area

Description

The intent of the Commercial Redevelopment Corridor Character Area is to promote the redevelopment of declining commercial corridors and to improve the function and aesthetic appeal of more stable commercial corridors. These areas mostly consist of strip-style shopping centers that are in need of aesthetic or functional improvements, are in economic decline or are vacant. They are often characterized by a high degree of vehicular traffic, on site parking, moderate floor to area ratio and large tracks of land.

Primary Land Uses

- Commercial and Retail
- Offices
- Condominiums
- Townhomes
- Mixed Use
- Institutional Uses

Quality Community Objectives

- Sense of Place
- Transportation Alternatives
- Regional Identity
- Heritage Preservation
- Environmental Protection
- Growth Preparedness
- Appropriate Business

Implementation Measures

- Development regulations
- Effective development review
- Environmental impact review
- Flexible parking standards
- Infill development
- Landscaping and buffers
- Mixed use zoning
- Right of way improvements
- Sign control
- Big Box/Grey Field Redevelopment
- Economic Development Incentive Districts



Typical signage and setbacks along a DeKalb commercial corridor.



Typical congestion along a DeKalb commercial corridor with surface utilities.



Large underutilized parking lot.



Highway Corridor Character Area

Description

The intent of the Highway Corridor Character Area is to designate corridors located adjacent to and/or nearby highways. These areas include developed or undeveloped land on both sides of designated limited access highways. These corridors experience high volumes of traffic and typically suffer from peak hour congestion due to there local and regional commuter dependence. Due to the counties development patterns many of these corridors are abutted by intense commercial, office, industrial and residential development.

Primary Land Uses

- Commercial
- Industrial
- Warehouse/Distribution
- Offices
- High Density Residential
- Mixed Use

Quality Community Objectives

- Sense of Place
- Transportation Alternatives
- Regional Identity
- Environmental Protection
- Growth Preparedness
- Appropriate Business

Implementation Measures

- Transit Oriented Development
- Development Regulations
- Effective Development review
- Environmental Impact Review
- Landscaping and Buffers
- Mixed Use Zoning
- Right of Way Improvements
- Sign Control
- Grey Field Redevelopment
- Economic Development Incentive Districts



Office park & access road along I-85.



Office Park & access road along I-285.



High density residential and retail uses along I-20.



4.4 Planning Area Designations

Because of the enormous size of the county, we are using Planning Area designations. DeKalb County is separated into five (5) planning areas. This portion of the document will discuss the Areas Requiring Special Attention in detail, for each planning area. This section will also show the diversity of each planning area in the county. Listed below are the physical boundaries for each of the Planning Areas as depicted on Map 4-3.

North Planning Area

The North Planning Area encompasses the northernmost portions of DeKalb County, including the incorporated cities of Chamblee and Doraville. The boundary between the north area and the remainder of DeKalb County generally runs from the Brookhaven MARTA station to the Shallowford, Road/I-85 interchange. The boundary line traverses to the south and east to include the Mercer University area and adjacent residential areas. The boundary follows Henderson Road, to Tucker, then moves southeastward via Highway 78 to and including Stone Mountain Park.

Central West Planning Area

The Central West Planning Area is located along the central western edge of the County. Boundaries extend generally from Peachtree Road on the north; Briarcliff Road and Lawrenceville Highway on the east; City of Decatur southern city limits and the Seaboard Coastline railroad on the south; and the county line on the west. Interstate 85 cuts across the northern portion of the area. The City of Decatur and portions of the City of Atlanta are also included within the area.

South West Planning Area

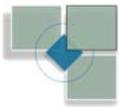
The South West Planning Area occupies most of the southwestern corner of DeKalb County, adjoining Fulton County, including portions of the city of Atlanta. The Planning Area also extends between the cities of Decatur and Avondale Estates to encompass the area around Northlake Mall and parts of Tucker.

Central East Planning Area

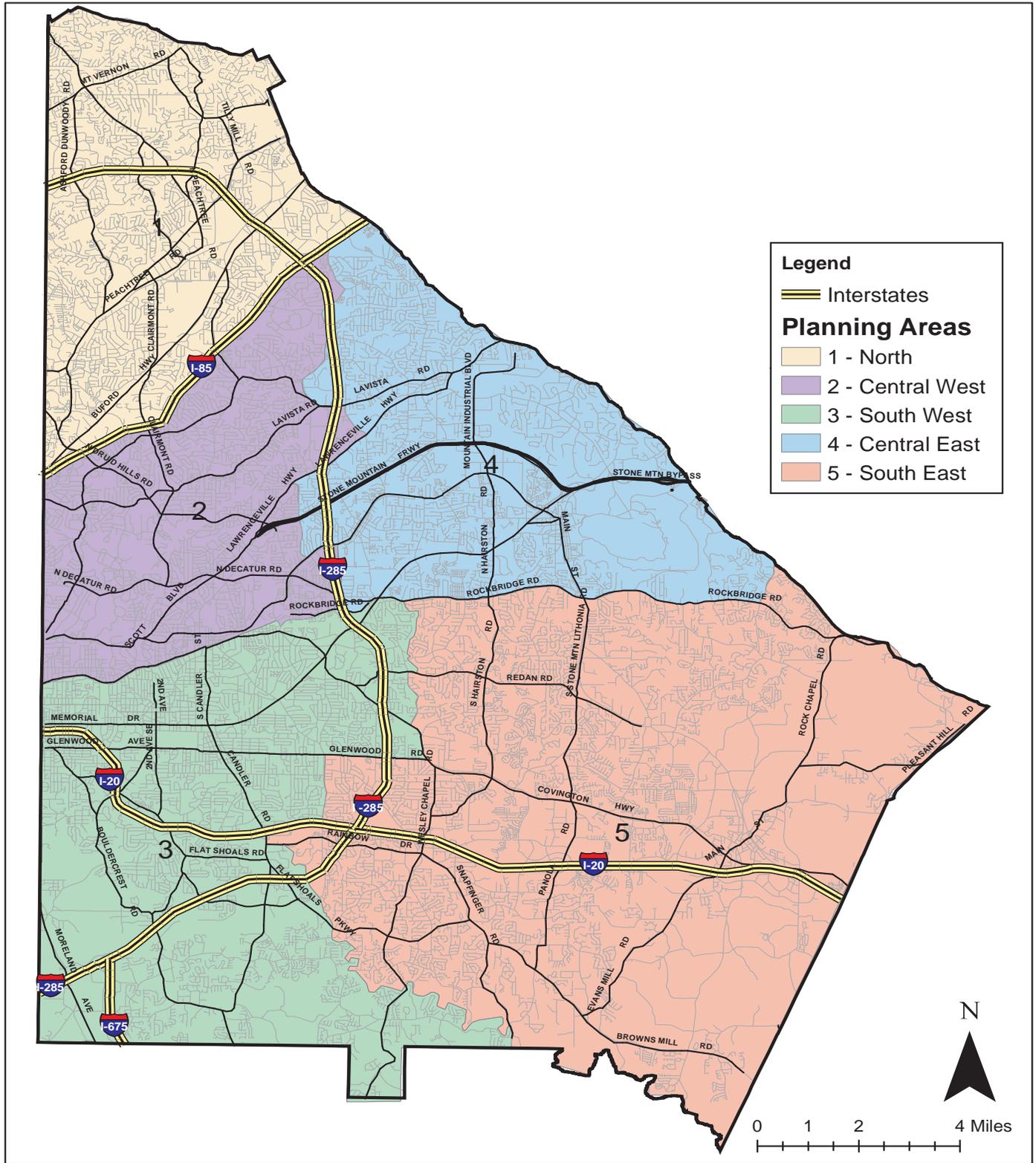
The Central East Planning Area occupies the east-central part of the County. It adjoins Gwinnett County on its eastern boundary, and includes the incorporated areas of Stone Mountain, Clarkston, Avondale Estates, Pine Lake, and Lithonia.

South East Planning Area

The South East Area encompasses most of the southeastern portion of the county. It extends from the City of Pine Lake south, east and west to the Henry, Rockdale and Fulton County lines.



Map 4-3: DeKalb County Planning Areas



Created: 1/11/07
Source: DeKalb County
Planning & Development/GIS Dept.

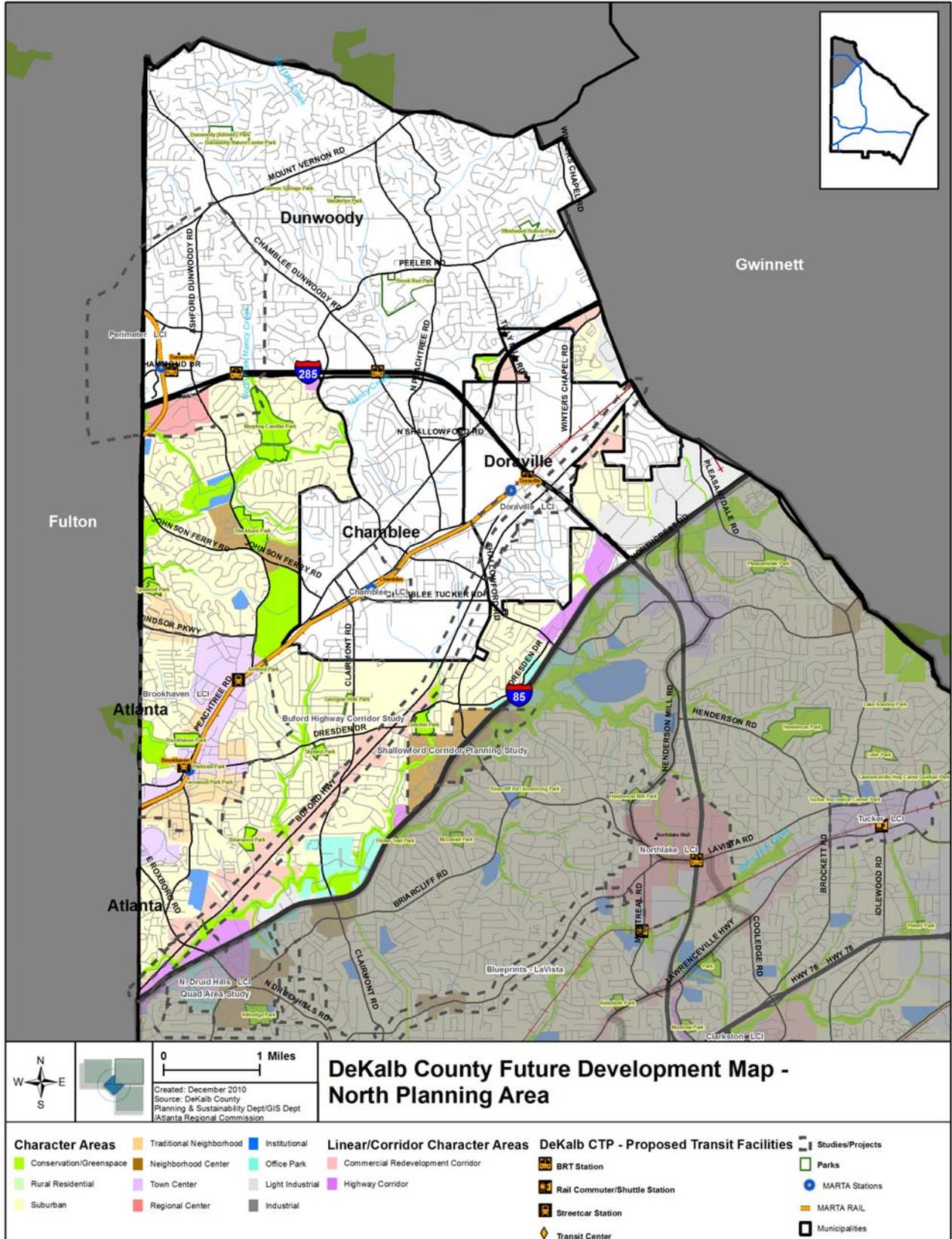


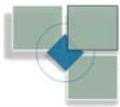
**Table 4-3:
Character Areas—North Planning Area**

Character Areas	Planning Area Location/Description
Conservation/Greenspace	Refer to map
Suburban	Most residential sections within planning area
Traditional Neighborhood	<ol style="list-style-type: none"> 1. Lynwood Park—off Windsor Parkway 2. Brookhaven—neighborhoods north and south of Town Center
Neighborhood Center	<ol style="list-style-type: none"> 1. Dunwoody Village commercial district (intersection of Mt Vernon and Chamblee Dunwoody Road) 2. Mount Vernon Road & Dunwoody Club Drive 3. Peeler Road & Winters Chapel Road 4. Ashford Dunwoody & Johnson Ferry Road
Town Center	<ul style="list-style-type: none"> • Brookhaven Area around the MARTA Station and along Peachtree and Dresden Drive in order to promote a higher mix of land uses and transit oriented development around the station. This recommendation also supports the Brookhaven Livable Center Initiative small area study, that will be discussed in further detail in the Supplemental Plans section. • I-285 & Shallowford Road • Lenox Park Area along Roxboro Road at the county line.
Regional Activity Center	Perimeter Center area shown on the map along Ashford Dunwoody Road around I-285 and further north in order to promote a higher mix of land uses and transit oriented development around the Perimeter MARTA station. This recommendation also supports the Perimeter Livable Center Initiative small area study that will be discussed in further detail in the Supplemental Plans section.
Office Park	Office Parks along I-85 including: <ul style="list-style-type: none"> • Century Center at Clairmont Road • North Druid Hills Road
Light Industrial	Light Industrial areas mixed in with warehouse and distribution uses along the I-85 corridor and around Doraville.
Industrial	Scott Candler Water Treatment Plant
Corridors	Refer to map
Institutional	Refer to map



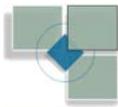
Map 4-4: Character Areas - North Planning Area



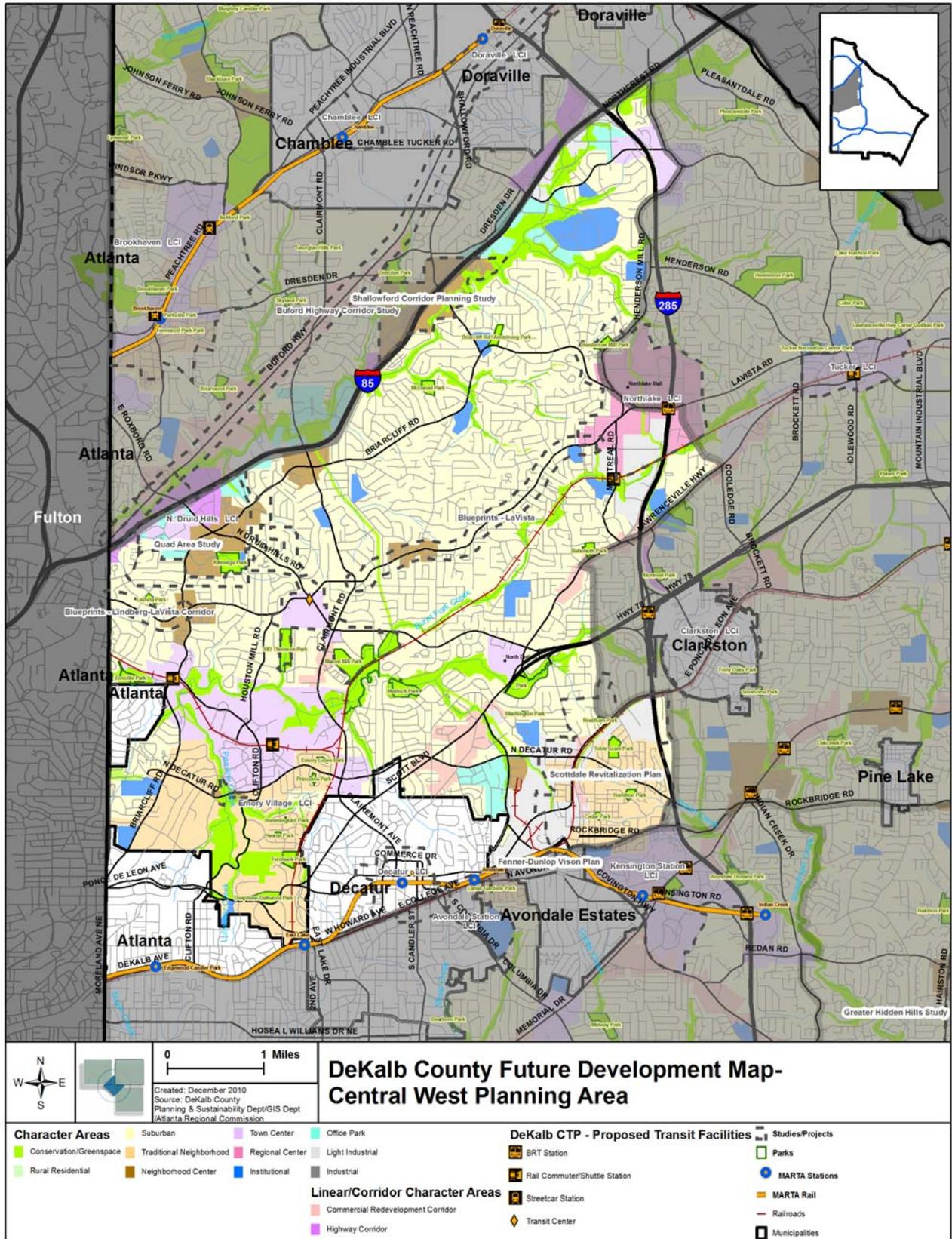


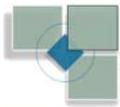
**Table 4-4:
Character Areas - Central West Planning Area**

Character Areas	Planning Area Location/Description
Conservation/Greenspace	Refer to map
Suburban	Most residential sections within planning area North Decatur Road at Scott Boulevard
Traditional Neighborhood	<ol style="list-style-type: none"> 1. The Scottdale neighborhood 2. Druid Hills Historic District (s) between Emory University & Atlanta/Decatur
Neighborhood Center	<ol style="list-style-type: none"> 1. Oak Grove Commercial Center (LaVista & Oak Grove Road) 2. Emory Village—This recommendation also supports the Northlake Livable Center Initiative small area study. 3. Briarcliff & North Druid Hills Road 4. Briarcliff & La Vista Road 5. DeKalb Industrial Way/ North Decatur Road
Town Center	<ol style="list-style-type: none"> 1. Chamblee Tucker & I-285 area 2. I-85 & Shallowford Road 3. Toco Hills (La Vista & North Druid Hills Road) 4. North DeKalb Mall– Druid Hill Road & Lawrenceville Highway 5. Clifton Community Corridor Includes the following: <ul style="list-style-type: none"> • Emory University/CDC/VA Hospital areas • Sage Hill Shopping Center & Zonolite Road industrial area where adaptive reuse of older industrial buildings is taking place. The area also is a potential stop for the proposed Atlanta to Athens Commuter Rail • Clairmont & North Decatur Roads 6. Executive Park (North Druid Hills near I-85) 7. Town Center at Intersection of Scott Blvd. & N. Decatur Rd. 8. Town Center at Milscott Dr & Church Street 9. Town Center expansion Clairmont Circle & Clairmont Road (Weiland) 10. Town Center expansion N. Decatur Rd, Blackmon Dr., & Scott Blvd. (Fuqua)
Regional Activity Center	Northlake Mall and surrounding area. This recommendation also supports the Northlake Livable Center Initiative small area study that will be discussed further in the Supplemental Plan section.
Office Park	<ol style="list-style-type: none"> 1. Executive Park office park around I-85 and North Druid Hills Road 2. Office Parks near Mercer University at Chamblee Tucker & I-85 3. Presidential Plaza at I-85 & I-285 4. DeKalb Industrial Way/ North Decatur Road
Light Industrial	Light Industrial areas mixed in with warehouse and distribution uses: <ol style="list-style-type: none"> 1. I-85/I285 2. South of the Northlake Mall Area along Montreal Road 3. Ponce De Leon Ave between Decatur and I-285 4. Briarcliff Road & Clifton Road—east of Briarcliff Road
Corridors	Commercial Redevelopment Corridor expansion Clairmont Rd. & McConnel Dr.
Institutional	Refer to map



Map 4-5 Character Areas - Central West Planning Area



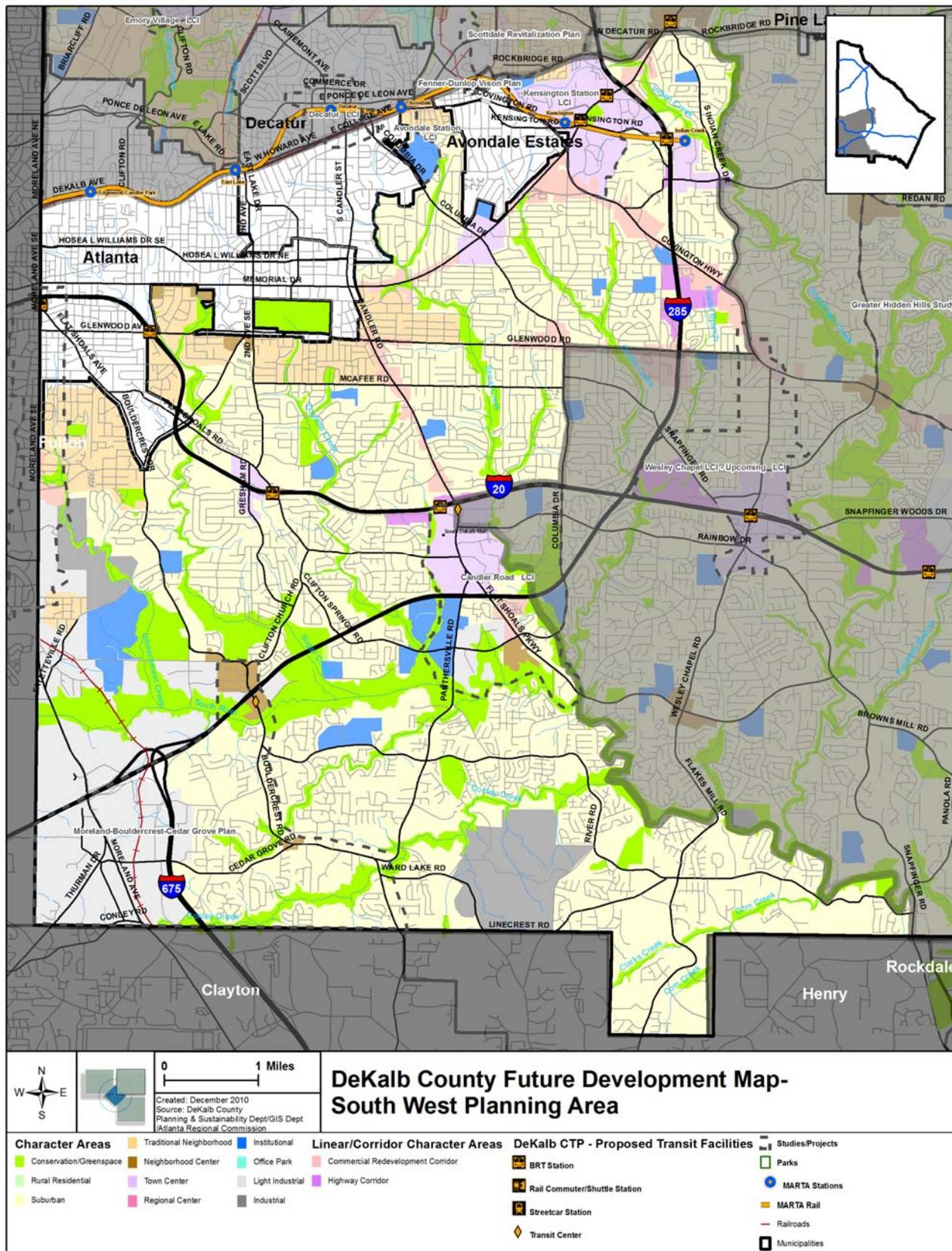


**Table 4-5:
Character Areas - South West Planning Area**

Character Areas	Planning Area Location/Description
Conservation/Greenspace	Refer to map
Suburban	Most residential sections within planning area.
Traditional Neighborhood	<ol style="list-style-type: none"> 1. Along Moreland Avenue west of Bouldercrest Road south to Custer/Eastland Road 2. Constitution Neighborhood off Moreland north of Constitution Rd 3. Neighborhoods off Glenwood Road including East Lake & White Oak Hills.
Neighborhood Center	<ol style="list-style-type: none"> 1. Glenwood Ave & Fayetteville Road 2. I-285 & Bouldercrest Road 3. Cedar Grove— Bouldercrest Road & Cedar Grove Road 4. Memorial Drive - (at the Atlanta Boarder) from Warren Street to just west of Eastlake Blvd. 5. Bouldercrest Road near Constitution Road
Town Center	<ol style="list-style-type: none"> 1. Kensington MARTA Station area in order to promote a higher mix of land uses and transit oriented development around the station. 2. Redan Road & South Indian Creek Drive 3. I-20 & Gresham Road 4. South DeKalb Mall area between I-20 & I-285 <ul style="list-style-type: none"> • Both of these recommendations support Livable Center Initiative small area studies that will be discussed further in the Supplemental Plans section.
Office Park	<ul style="list-style-type: none"> • Georgia Perimeter College/Georgia Bureau of Investigation (GBI) - along Panthersville Road south of I-285
Light Industrial	Light Industrial areas mixed in with warehouse and distribution uses: <ol style="list-style-type: none"> 1. Moreland Avenue Corridor 2. Panthersville & Clifton Springs Road
Industrial	<ul style="list-style-type: none"> • Seminole Land Fill between Bouldercrest & River Road • Industrial uses along Moreland Avenue
Corridors	<ul style="list-style-type: none"> • Refer to map <ul style="list-style-type: none"> • (Commercial Redevelopment Corridor Extension—Flat Shoals Parkway from I-285 to Clifton Springs Road)
Institutional	Refer to map



Map 4-6: Character Areas - South West Planning Area



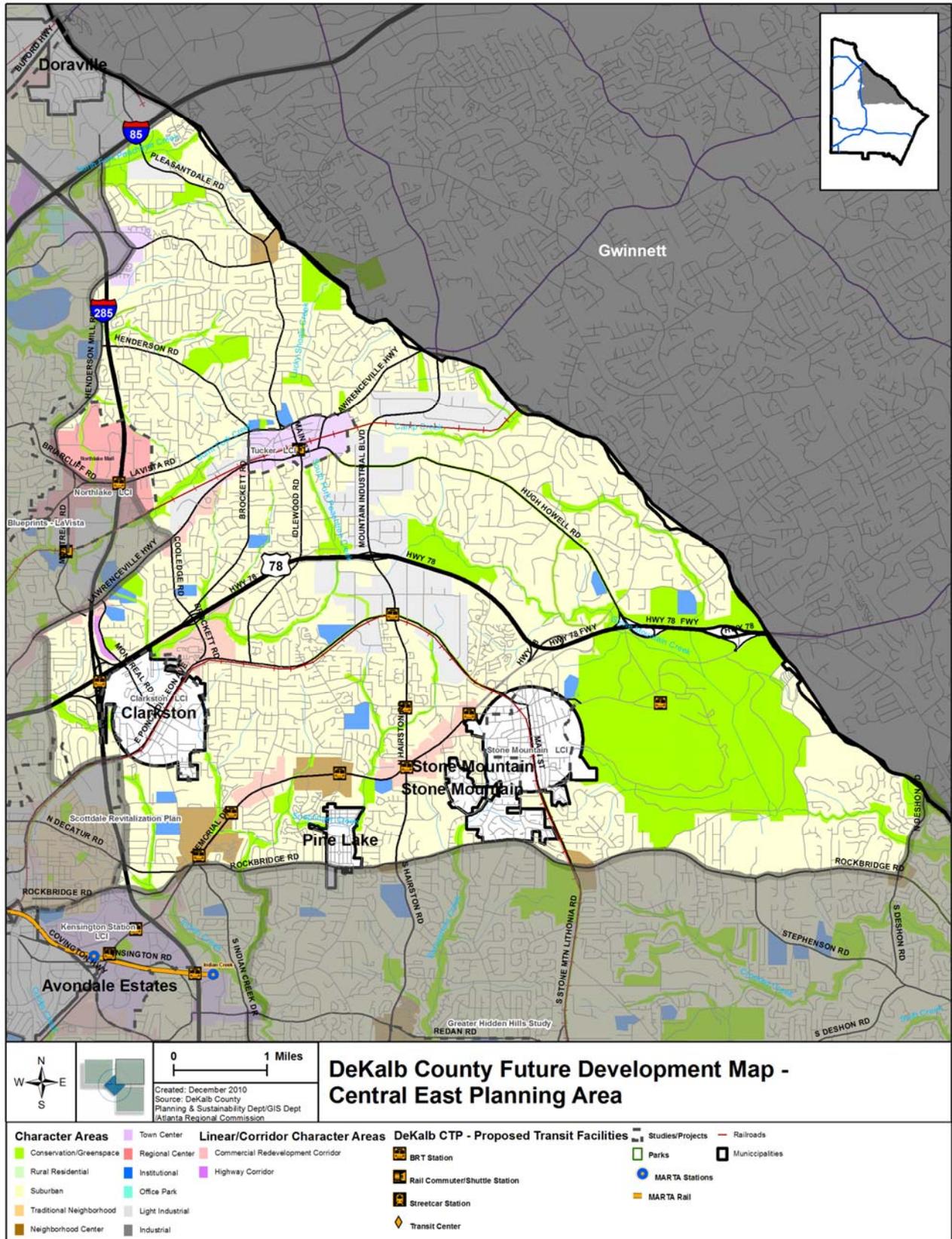


**Table 4-6:
Character Areas - Central East Planning Area**

Character Area	Central East Planning Area 4 Location/Description
Conservation/Greenspace	Refer to map
Suburban	Most residential sections within planning area
Neighborhood Center	<ol style="list-style-type: none"> 1. Chamblee Tucker & Tucker Norcross Road 2. DeKalb Technical College Area (Memorial Drive & N Decatur Road), Village Square Shopping Center Area and Hairston Road & Central Drive <ul style="list-style-type: none"> • Supports proposed Bus Rapid Transit Station as part of the MARTA Memorial Drive BRT Study . • Supports Memorial Drive Economic Development Strategic Action Plan. 3. Rockbridge Road & Stone Mountain Lithonia Road
Town Center	<ol style="list-style-type: none"> 1. The downtown Tucker area has been recommended for this designation in order to support the Tucker Livable Center Initiative small area study that will be discussed in further detail in the Community Agenda. 2. Pleasantdale Road from Chamblee Tucker Road to Shadow Walk Lane due the proximity and concentration of commercial and higher density residential uses. 3. Henderson Mill Road east of I-285 4. A 17 acre parcel of land was granted approval near the Indian Creek MARTA Station (LP-13-18753)
Regional Activity Center	Northlake Mall and surrounding area. This recommendation also supports the Northlake Livable Center Initiative small area study that will be discussed in further detail in the Supplemental Plans Section.
Office/Institutional	<ul style="list-style-type: none"> • DeKalb Technical College - Memorial Drive
Light Industrial	<p>Light Industrial areas mixed in with warehouse and distribution uses:</p> <ol style="list-style-type: none"> 1. Stone Mountain Industrial Park - along Mountain Industrial Boulevard 2. Intersection of I-85 & I-285 3. Lawrenceville Highway Corridor
Corridors	TPA Arrowhead Senior Residential Community (CRC) 1 four-story and 1 single-story.
Institutional	Refer to map



Map 4-7: Character Areas - Central East Planning Area





**Table 4-7:
Character Areas - South East Planning Area**

Character Area	South East Planning Area Location/Description
Conservation/Greenspace Area	Refer to map
Suburban	Most residential sections of planning area.
Rural Residential	This area has been recommended for some of the remaining large areas of rural character found around Arabia Mountain Park. The development generated from Stonecrest Mall place pressures on these remaining rural areas.
Neighborhood Center	<ol style="list-style-type: none"> 1. Rockbridge Road & the following intersections <ul style="list-style-type: none"> • Deshon Road • Stone Mountain Lithonia Road • Hairston Road 1. Redan & South Hairston Road 2. Stone Mountain Lithonia Road (Old Redan Area) 3. Covington Highway & the following intersections: <ul style="list-style-type: none"> • South Hairston Road • Panola Road • DeKalb Medical Parkway 6. Flat Shoals Parkway & Wesley Chapel Road/Flakes Mill Road 7. Salem Crossing Shopping Center (Panola Road & Salem Road) 8. The intersection of Klondike Road and Browns Mill Road in order to preserve and support the remaining commercial node of the historic Klondike Community and the surrounding residential growth along Browns Mill Road. 9. Panola Road & Young Road
Town Center	<ol style="list-style-type: none"> 1. Wesley Chapel Road & I-20—includes a proposed Bus Rapid Transit Station as part of the MARTA I-20 East Corridor Study and the Wesley Chapel Overlay Study 2. Panola Road & I-20 (Wal-Mart Super Center) 3. Elijah Mountain - Browns Mill Road at the DeKalb/Rockdale County Line 4. Swift Creek - Rock Chapel Road & Pleasant Hill Road
Regional Activity Center	The Stonecrest Mall Area is growing to become a regional center due to the level of retail, planned office development, and higher density residential development existing and planned for the surrounding area.
Light Industrial	Recommended for the industrial/distribution areas at Panola & I-20, including the Snap-finger Woods Industrial Park.
Industrial	<ul style="list-style-type: none"> • Quarry based business north and east of Lithonia. • Poolebridge Wastewater Treatment Plant south of Browns Mill Road • Snapfinger Creek Wastewater Treatment Plant below Chapel Hill Park • GA Power facility east of Klondike Road
Corridors	Refer to map
Institutional	Refer to map



Map 4-8: Character Areas - South East Planning Area

