



DeKalb County Comprehensive Plan 2005-2025

Community Participation Program

May 2007



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DeKalb County Strategic Planning Division
Department of Planning and Development



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1. Introduction

1.1 Purpose

DeKalb County recognizes that the public involvement program is central to the Comprehensive and Solid Waste Plan development. The County has designed a program that reaches out to DeKalb's residents, visitors, and business owners in their communities. From the very beginning, the public, agency staff, community leaders, and elected officials were invited to participate in the process and their involvement will be maintained throughout the project.

The public involvement program will meet the challenges and build consensus on the Comprehensive Plan and the Solid Waste Plan. One goal of this process is to try to reach those citizens not traditionally involved in the planning process. The following pages summarize the purpose, approach, and key findings from the first phase of the public involvement program—public meetings.

1.2 Scope

The 2006 Comprehensive and Solid Waste Plan is essential in promoting, developing, and sustaining comprehensive planning by DeKalb County Government. Interagency cooperation drives the planning process and includes the Governor's Development Council, the Department of Community Affairs (DCA), the Atlanta Regional Commission (ARC), as well as DeKalb County, its municipalities, and constituents. ***State law requires that counties maintain and periodically update a 20-year comprehensive plan.*** Through the planning process the community develops a vision and assesses its needs in a range of planning areas including population, economic development, housing, natural and cultural resources, solid waste management, community facilities, land use, and transportation. Solutions are then established to meet those needs. The current DeKalb County Comprehensive Plan (completed in 1996) and the DeKalb County Solid Waste Plan (completed in 1999) outline program goals and objectives through the year 2015. In accordance with the planning standards established by state law, DeKalb County is reviewing those existing plans, determining public expectations for the future, and updating the content of both plans through the year 2026.

1.3 Requirements for Success

DeKalb County is the most culturally diverse county in the metro area with many different nationalities calling it home. Since the last Comprehensive Plan Update, the Asian and Hispanic populations have significantly grown. It is important that during this process of updating the plan, we try to reach all of DeKalb County's citizens.



In the past, the public meetings have generated “repeat” participants. We need to reach those that do not regularly come or have never come to a public meeting to discuss land use or transportation. These issues affect all of us, as we make our way to work or look on as a new shopping center is built.

The County is changing: more people are moving to DeKalb County, more development is occurring, and traffic is more congested. We have a plan at the County and we need to hear from the citizens and work together to modify and create a plan for the future. Without a plan, quality of life will be affected. The approach is to develop a plan that includes citizen input, maintains the quality of life, mitigates identified weaknesses, and creates a plan for the future.

This County is rich in cultural diversity and will be taken into account during this update of the Comprehensive Plan. The goal is to reach more people than ever before and communicate in languages previously neglected. Our outreach goal for more diverse participation includes working with the DeKalb Latin American Association and others.



June 2006 Public Meeting at The Lou Walker Senior Facility

This public meeting was one of four planned for the Community Assessment and Community Participation Program review.





2. Identification of Stakeholders

Throughout the planning process, it is important to include members of the public and stakeholders. Stakeholders are those individuals that have a “stake” in the future of the community. Those with an vested interests. This includes residents, land owners, business owners, ministers, neighborhood association, non-profits and public officials.

DeKalb County CEO, Vernon Jones

DeKalb County Board of Commissioners

- Elaine Boyer—District 1
- Gale Walldorff—District 2
- Larry Johnson—District 3
- Burrell Ellis—District 4
- Hank Johnson—District 5
- Kathie Gannon—District 6
- Connie Stokes—District 7

DeKalb County Planning Commission

- Tommy Arnold
- Robert Dallas
- Don Broussard
- Vivian Moore
- Tess Snipes
- Kathy Register
- Larry Danese
- Vickie Elisa
- Robert Godfrey

DeKalb County Municipalities

- Atlanta (in DeKalb)
- Avondale Estates
- Chamblee
- Clarkston
- Decatur
- Doraville
- Lithonia
- Pine Lake
- Stone Mountain

2. Identification of Stakeholders (continued)

Surrounding Jurisdictions

- Gwinnett County Planning Department



- Rockdale County Planning Department
- Fulton County Planning Department
- Henry County Planning Department
- Clayton County Government

Community Council Members

Community Council Members are a great resource for stakeholder purposes. There are five community council areas in the County. These community residents provide input on rezoning and land use amendments. They know the issues that are important to their neighborhoods and act as one voice to keep the community strong and healthy. This plan will be presented to the Council Members at their monthly meetings. The Council Members will spread the word about the public participation plan through their connections.

Civic Associations and Community Groups

Many organizational and individual stakeholders participated in meetings throughout DeKalb County. Meetings were held throughout DeKalb County to solicit input from all citizens. The Stakeholders listed in this section have represented or spoken as associations or organizations.

- Tucker Civic Association
- Northlake Community Alliance
- Pride Rings In Stone Mountain (PRISM)
- Nancy Creek Civic Association
- Sexton Woods Community
- Silver Lake Community
- Perimeter
- Dunwoody Homeowners Association
- Tucker (Main Street)
- Brookhaven
- East Lake Heights
- Gresham Park
- Highland Park
- South DeKalb Community Development
- East Lake Terrace Neighborhood
- South DeKalb Citizens Good Neighbors
- Rainbow Forest/Knollview Estates
- Hidden Lake
- Kings Park



2. Identification of Stakeholders (continued)

- Pinehurst
- Amherst
- Friends of Arabian Mountain

Other Groups and Organizations

- GDOT
- Board of Education
- Board of health



3. Identification of Participation Techniques

3.1 Public Participation Activities in 2004

Public Meetings

Public meetings are an important component of the Comprehensive Plan process. The meetings are designed to bring the community together to discuss the issues that are important to them now and in the future. It is a dialogue between the community and government officials who help shape the landscape.

Public Meeting Purpose and Objectives

The public meetings were jointly sponsored by the DeKalb County Planning Department and the Public Works Department. The meetings were designed to:

1. Increase public awareness of the DeKalb County comprehensive and solid waste management planning processes;
2. Present the requirements, planning elements, and public outreach process;
3. Listen to public comments and reactions to the current plans; and
4. Discuss community values, needs, and priorities related to each element of both plans.

The public discussions provided an excellent opportunity for interdepartmental coordination as well as a candid, open debate of the issues surrounding the update of these important county-wide plans.

Public Meetings

The first public meetings were held in 2004. One meeting was held in each commission district as an effort to reach all citizens. The meetings were held between 5:30 and 7:30 pm.

District	Date	Meeting Location	Address
District 1	June 22, 2004	Chamblee Library	4115 Clairmont Rd Chamblee, GA 30341
District 2	June 30, 2004	Tucker Library	4316 Church St Tucker, GA 30084
District 3	June 24, 2004	Wesley Chapel Library	2861 Wesley Chapel Rd Decatur, GA 30034
District 4	June 29, 2004	Stone Mountain Library	952 Leon St Stone Mountain, GA 30083
District 5	June 28, 2004	Bruce Street Library	2484 Bruce Street Lithonia , GA 30058



Comprehensive Plan and the Solid Waste Management Plan update. A postcard notice announcing the public meeting dates was mailed to over 450 residents just prior to the June meetings. At the public meetings, a DeKalb County representative requested each participant sign-in, state how they heard about the meeting, and shared an information packet that included public comment forms and fact sheets for each element of the Comprehensive Plan and Solid Waste Management Plan.

Public Notices and Informational Materials

Printed and electronic mailing lists were consolidated from several sources to create a mailing list for public notices. This database consisted of approximately 500 residents and businesses.

Public Meeting Format

The two-hour meeting combined a variety of communications methods to ease information gathering, share community concerns, priorities, and reactions to plan elements.

First, the “walk-around” meeting format 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 elements. Areas were designated for each planning element and display boards were positioned around the meeting room.

Next, DeKalb County representatives delivered a formal presentation that described each element and requirements, tasks, and schedule for the Comprehensive Plan and Solid Waste Management Plan update.

The last part of the meeting was dedicated to a Question and Answer session. These comments were recorded and compiled into a summary of public comments. These comments can be found in Appendix 1.



3.2 Public Participation Activities in 2005

Public Meetings

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 what their thoughts and concerns.

Three other meetings were held as a special request for a civic association or on behalf of a commissioner. As a result, additional meetings were held with the Tucker Civic Association and Northlake Community, as did Commissioner Elaine Boyer, District 1.

Meeting Type	Date	Meeting Location	Address
Public Meeting	January 13, 2005	Lakeside High School	3801 Briarcliff Rd, NE Atlanta, GA 30345
Public Meeting	January 20, 2005	Stephenson High School	701 Stephenson Rd Stone Mountain, GA 30087
Visioning Workshop	May 4, 2005	Tucker High School	5036 Lavista Rd Tucker, GA 30084
Visioning Workshop	May 10, 2005	Malooof Auditorium	1300 Commerce Dr Decatur, GA 30030

The visioning workshops are designed to engage citizens in an interactive, hands-on meeting to develop a future land use map and packages of planning strategies for housing, 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. The main point of discussion centered around three questions. *What do you want to see preserved? What do you want to see protected? What do you want to see changed?*

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.

Meeting	Date	Meeting Location	Address
Tucker Civic Association	March 14, 2005	Tucker High School	5036 Lavista Rd Tucker, GA 30084
Commission District 1	April 14, 2005	Board of Commissioner's Conference Room, 6th Floor	100 Commerce Dr Decatur, GA 30030



3.3 Public Participation Activities in 2006

Project Webpage

The Comprehensive Plan has been available on the County Planning Department website since April 2005. The draft will soon be updated and the final version will also be posted. On the website, we are working to feature an option that would allow citizens to send comments about the plan online. These comments would be reviewed by Planning Staff and citizens would receive a response, if appropriate.

Public Meetings

Because of the new format regulations in the Comprehensive Plan, we felt it was necessary to present the changes to the public. In addition, this would also provide citizens with another chance to give feedback on the plan. Four meetings were held throughout the County to present updated information and gather input. Meetings were spread county-wide to capture maximum input (see table below).

Meeting Type	Date	Meeting Location	Address
Public Meeting	May 17, 2006	Wesley Chapel Library	2861 Wesley Chapel Road Decatur, GA 30034
Public Meeting	May 25, 2006	Brook Run Park / Auditorium	4770 N. Peachtree Road Dunwoody, GA 30338
Public Meeting	June 3, 2006	Lou Walker Senior Center	2538 Panola Road Lithonia, GA 30058
Public Meeting	June 7, 2006	Maloof Auditorium	1330 Commerce Drive Decatur, GA 30030

Public Meeting Format

The two-hour meeting combined a variety of communications methods to ease information gathering, share community concerns, priorities, and reactions to plan purpose and format.

First, the “walk-around” meeting format 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 to discuss development activities. Development activities consisted of various map displays. Map displays consisted of existing land use, areas of special interest, and character areas. Transportation boards were added to show the link between the Comprehensive Plan, and the Comprehensive Transportation Plan (CTP). Display boards were positioned around the meeting room.

Next, DeKalb County representatives delivered a formal presentation that described the changes between the old and new standards of the comprehensive plan, new format for the plan, links to the CTP, outreach efforts, and the project schedule for completion.



3.3 Public Participation Activities in 2006 (continued)

A second presentation was added to the agenda to further explain the Existing Development Patterns. Because of the added changes to the planning process, special attention and character areas are new. This presentation attempted to define these new areas, list descriptions, explain recommended strategies, and show links between the existing land use and future land use plans. The last part of the meeting was dedicated to a Question and Answer session. Surveys of Potential Issues and Opportunities and Quality Community Objectives were available for public comment and input for the Community Assessment.



June 2006 Public Meeting at The Lou Walker Senior Center

Outreach

In the past two years since we began our public outreach efforts, the response from the community has been hit and miss. Only a few meetings turned out a significant attendance. Techniques included advertising in local newspapers and mailing post cards to those residents in the Department's Civic Association database. It is clear that we must do more. In 2006, we plan to ramp up our outreach efforts. In addition to advertising in the newspaper, mailing the post cards, and public hearings, we will try the following techniques.

1. Posters—We designed and displayed posters at public locations.
2. Community Council—Short presentations on the Comprehensive Plan at the Community Council meetings were held in an effort, to inform the status of the plan and to gather public comments.
3. Cable TV—We utilized the County's Cable Television Channel, DC23, to talk about the Comprehensive Plan and advertise upcoming meetings.
4. Website—The Department website was reconstructed and updated in 2006. We took advantage of this resource to retrieve access to comp plan documents, receive public comments, and to notify the public of upcoming events.
5. Press Releases—We forwarded press releases through the County's Communications Department to spread the word about the meetings and the plan.
6. CEO Townhall—All of the DeKalb County departments are featured usually on a weekend at the mall. It is a way to bring resources and information to the community. We used this opportunity to promote the comprehensive plan and to gather public input.



3.4 Public Participation Activities in 2007

Project Webpage

As mentioned earlier, the Comprehensive Plan has been available on the County Planning Department website since April 2005. All draft updates are posted on the site monthly, until Plan adoption. On the website, we have provided a feature an option that would allow citizens to send comments about the plan online (*Planninganddevelopment@co.dekalb.ga.us*). These comments would be reviewed by Planning Staff and citizens would receive a response, if appropriate.

Public Meetings

Because of continued public input through 2006 to the Comprehensive Plan, we felt it was necessary to present results to the public. In addition, this would also provide citizens with another chance to give minimal feedback on the plan. These final meetings are held to provide support leading to plan adoption.

Public Meeting Format

First, the “walk-around” meeting format 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 to discuss development activities. Development activities consisted of various map displays. Map displays consisted of existing land use, areas of special interest, and character areas. Transportation boards were added to show the link between the Comprehensive Plan, and the Comprehensive Transportation Plan (CTP). Display boards were positioned around the meeting room.

Next, DeKalb County representatives delivered a formal presentation that described the changes between the old and new standards of the comprehensive plan, new format for the plan, links to the CTP, outreach efforts, and the project schedule for completion.

Meeting Type	Date	Meeting Location	Key Audience
Public Hearing	January 18, 2007	Maloof Auditorium 1330 Commerce Drive Decatur, GA 30030	General Public
Sketch Plat Public Hearing	February 14, 2007 March 28, 2007 (Rezoning)	Maloof Auditorium 1330 Commerce Drive Decatur, GA 30030	Planning Commission
Public Hearing	April 11, 2007	Maloof Auditorium 1330 Commerce Drive Decatur, GA 30030	Board of Commissioners



4.1 Schedule of Completion for the Community Agenda—2006

TASK	2006													Estimated Completion Dates
	DAYS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
<i>Pre-Community Agenda Tasks</i>	120													
Adoption of SDS	90						◆							3/27/2006
Completion and Submittal of Community Assessment and Public Participation Program	120						◆							6/10/2006
<i>Community Agenda Tasks</i>	60													
Community Vision	60						◆							6/14/2006
Future Development Map	60													6/14/2006
Defining Narrative	30													6/14/2006
Community Issues and Opportunities (Revised)	7						◆							6/21/2006
Implementation Program	7						◆							6/28/2006
Short Term Work Program (STWP)	30													6/28/2006
Policies	30													6/28/2006
Draft Document	7													7/3/2006
Staff Review and Edits	5													7/5/2006
<i>Public Review and Submittal Process of Community Agenda</i>	180													
Public Hearing—Phase I	2													8/17/06
BOC Review	10													8/21/2006
Staff Review and Edits	5													9/8/2006
Public Hearing—Phase II	3													9/20/2006
Prepare resolution for BOC Hearing	2													9/21/2006
Resolution to Transmit Community Agenda to ARC/DCA	1													9/22/2006
Submit Community Agenda to DCA / ARC	5													9/22/2006
ARC Review Period	7													9/29/2006
Community Agenda Completeness Certification	7													9/29/2006
DCA Review Period	60													11/30/2006
BOC Hearing to adopt Community Agenda	1													◆ 12/5/2006
DCA QLG Certification	30													◆ 12/8/2006
Document Printing/Website/CDs and other Publications	5													12/11/2006



4.2 Schedule of Completion for the Community Agenda— Revised for 2007

Task	2007						Estimated Completion Date
	Days	Jan	Feb	Mar	Apr	May	
Public Meeting	1						1/18/2007
Planning Commission Sketch Plat Hearing	1						2/14/2007
BOC Land Use Committee Meeting	1						3/13/2007
BOC Committee of the Whole	1						3/20/2007
Planning Commission Hearing (Rezone)	1						3/28/2007
BOC Hearing to Adopt 2025 Comp Plan	1						4/10/2007
Publication Process							
Update Website	3						4/17/2007
Advertise Availability of Comp Plan Document	7						4/12/2007
Forward to ARC/DCA (2 Hard Copies)	2						4/13/2007
Forward to DeKalb Libraries (25 Hard Copies)	5						4/13/2007
DeKalb County Department Heads (CDs)	1						4/13/2007



5. Appendix

Public Meeting Comments

The two-way dialogue generated by the public meetings allowed participants to express their concerns, to hear other viewpoints, and to enhance DeKalb County's understanding of community needs and expectations for a variety of planning factors. Furthermore, the project website enabled the County to reach out to citizens unable to attend public meetings, to exchange information with the public at their convenience, and to promote greater participation in the planning process.

The following describes the County residents' view on comprehensive planning issues.

Key Findings from the Public Meetings (2004-2005)

Nearly 100 citizens from communities throughout DeKalb County attended the public meetings for the Comprehensive Plan and the Solid Waste Management Plan Update. Throughout the County, individuals and communities benefited from the public discussions because they provided a platform to respond to the data, information, and planning process outlined by DeKalb County. Eight major messages, listed below in order of importance, emerged from these meetings that were voiced by a number of citizens during the public outreach phase.

- **Solid Waste Management**

Regular and timely pickup of household and yard waste are the most important solid waste collection issues to County residents. Most residents believe the solid waste collection is adequate for current and future needs. Residents recommend the County consider weekly disposal collection and requiring mandatory recycling of certain goods. Other recommended improvements include better cleaning and maintenance of streets, roads, and areas surrounding fast food establishments.

The majority of the residents would participate in curbside recycling if it was available from the County and some residents utilize the existing Doraville drop-off recycling facility. Many residents voiced concern about litter and illegal dumping—this is viewed as a major problem and residents recommend increased fines to discourage continued litter in the streets and in driveways. Residents strongly emphasized that the location identified for recycling and solid waste disposal (landfills) in DeKalb County were not suitable to the community and environment. Instead, residents restated the need for more recycling programs. Residents would like to see the Keep DeKalb Beautiful program extended to include more staff and resources as well as continued implementation of the litter control programs, such as Adopt-A-Road and school system programs, for effective solid waste management education. Residents indicated the most pressing need for residential solid waste management services is recycling.



Key Findings from the Public Meetings / 2004-05 (continued)

- **Land Use**

Citizens believe that DeKalb County policies should promote more of the following land uses: parks and recreation, pedestrian oriented development, and compact/mixed use development. South DeKalb was identified as an area where new developments should be located as well as abandoned industrial sites, Candler Road and Wesley Chapel Road. Established neighborhoods, historic areas, sensitive environmental/wetland areas, and property within one mile of landfills should be avoided or protected from development. Citizens indicated the most pressing needs for land use in DeKalb County are: redevelopment for areas in serous decline, compatibility with transportation; high-end commercial development and to control and manage growth.

- **Housing**

Residents agree that dilapidated buildings and properties are a problem in their DeKalb County communities; however, residents describe the overall quality of housing as good/average. There are concerns about adequate housing for the aging population. Senior residents suggest more quality, single story, maintenance-free developments. Residents would like to see more code enforcement regarding property maintenance, more incentives for redevelopment and restoration. On the whole, residents believe the most pressing needs for housing are: mixed-income/mixed-use development that is accessible to employment centers via transit; housing for seniors; and controlling infill development such as townhomes, condos, and apartment complexes.

- **Transportation**

Congestion on major roads is the most serious concern and is the most important transportation issue to DeKalb County residents. Other transportation issues and tier relative importance are depicted in the following table:



Key Findings from the Public Meetings / 2004-05 (continued)

Residents recommended a variety of solutions to address these transportation issues. For congestion, residents suggest synchronization of traffic lights at major intersections; increased investment and availability of alternative modes of transportation including MARTA. Express buses and carpooling; more and wider roadways; and improved safety for pedestrians and bicycles.

For road conditions/design, residents would like more right turn in/out only driveway in highly congested areas; reflectors on roads to improve night vision and driving conditions; intersection improvements; more connectivity between communities; more streetscapes, trees, light posts, and traffic calming. For interstate access, residents desire improved access for I-20 entrance and exit ramps in DeKalb County as well as acceleration of GDOT and ARC approved transportation projects.

<p align="center">High Priority A serious concern exists/ very important</p>	<p align="center">Medium Priority A concern exists/somewhat important</p>	<p align="center">Not a Priority Not a concern/not important</p>
<ul style="list-style-type: none"> • Congestion on major roads • Congestion at entrance/exit on I-285 • Lack of traffic signal synchronization • Congestion at entrance/exit on I-20 • Not enough space/not safe for bikes on roads • Congestion at entrance/exit on I-85 • Need additional entrance/exit ramps on I-20 • Need new roads to re-route traffic due to congestion • Not enough MARTA rail service • Need additional entrance/exit ramps on I-285 • Need wider roads to alleviate congestion • Unreliable MARTA rail service • Not enough alternative modes of transportation • Inadequate road surface conditions • Lack of sidewalks 	<ul style="list-style-type: none"> • No traffic signal where needed • Lack of HOV lanes • Dangerous curves 	<ul style="list-style-type: none"> • A traffic signal where it is not needed • Need additional entrance/exit ramps on I-85



Key Findings from the Public Meetings / 2004-05 (continued)

• Economic Development

Some DeKalb citizens believe there are not enough job opportunities that pay sufficient wages to support a decent living in DeKalb County. Others believe the jobs exist; however, the trained workforce does not. Workforce training, research park development, tax incentives for major corporations are some of the initiatives DeKalb County residents would support to attract new jobs and to retain existing jobs in the County. Most residents support the use of tax dollars to improve public infrastructure (sewer, water, roads, and public transit) that may help to attract new developments and businesses to DeKalb County. Residents believe the most important industries for DeKalb County to attract are trade, health/biosciences, engineering, and finance. To preserve quality of life in DeKalb County that may be impacted by economic development initiatives, residents suggest land credit, reuse and seeking economic development opportunities that enhance the environment.

• Vision

Some residents believe there needs to be more progress on the vision and goals for DeKalb County. Residents are calling for more follow-through and implementation of action plans as well as updates on DeKalb's progress. Residents believe the most pressing issues requiring the attention of the County are transportation, infrastructure, air, and water quality. In the next decade, residents believe the issues that will become most important to the growth of DeKalb's communities and economy are infrastructure maintenance, transportation and redevelopment as well as protecting the environment. Residents believe the greatest assets of DeKalb County are its location within metropolitan Atlanta, economic base, and County services. Conversely, residents believe the greatest drawbacks are the lack of affordable housing, current County greenspace. Protection of established neighborhoods, walkable communities, less sprawl, and, more dense developments. Land Use followed by Transportation and Housing are the most important planning elements to most DeKalb County residents.

• Community Facilities

Residents indicated that the community facilities needed most are: parks/greenspace, recreational centers, arts/cultural facilities, police departments, and public schools. Connecting residential areas to recreation areas by trails or sidewalks is also needed.

• Intergovernmental Coordination

Most residents agree that neighboring towns, cities, and counties should identify and work together toward shared goals. These goals should be to maintain and enhance communities; to increase connectivity; to preserve greenspace and reduce air, water, and sewer pollution; to improve public transportation and infrastructure, and to create more commerce and economic development opportunities.

Most citizens are not satisfied with the level of communication between DeKalb County government and neighborhood communities. One citizen explained that neighborhood goals include maintaining and enhancing quality of life and too often individuals that are not part of the neighborhoods seek changes for financial gain, negatively impacting the look and feel of the community. Citizens would like the county government to do more to enforce the County laws, rules, and guidelines that protect neighborhoods from outside developers and spend more time communicating with affected neighborhoods. Residents would also like more notice of planned developments before developers and individuals get too far along in the zoning and variance process; more coordination of land use and transportation plans; and more review of Developments of Regional Impact.



Advertisements

Flyer cards were mailed to all those on the Comprehensive Plan mailing list, DeKalb County Board of Commissioners, Planning Commission, Community Council, and various County staff and Department Heads.

November 15, 2006
Please mark your calendar and plan to attend a public hearing for the Community Agenda of the Comprehensive Plan. A presentation will be prepared for viewing and discussion. The hearing will begin at 6:00 p.m.
<u>Wednesday November 15, 2006</u> Maloof Auditorium 1300 Commerce Drive Decatur, GA 30030
<i>Note: If you wish to attend but can not, please send your comments to:</i> <i>DeKalb County Planning and Development Department</i> <i>330 W. Ponce de Leon Ave. Suite 500, Decatur, GA 30030</i> <i>404-371-2155</i> Planninganddevelopment@co.dekalb.ga.us <i>View document on the web: www.co.dekalb.ga.us/planning/pdf/longRange/CommAgenda_Doc.pdf</i>



THE DeKalb COUNTY PLANNING DEPARTMENT



Shari R. C. Strickland
Acting Director

The Honorable Vernon Jones
Chief Executive Officer

NOTICE OF PUBLIC MEETING

DeKalb County Solid Waste Plan 2005-2014

Please mark your calendar and plan to attend a public meeting to discuss your needs and concerns about the Solid Waste Plan for DeKalb County. The meeting will be held in the *Malooof Auditorium*, on *Tuesday, June 14, 2005 at 6:30p.m.*

Background

State law requires DeKalb County to maintain and periodically update its Comprehensive Plan and Solid Waste Management Plan. Together, with the community, we seek to develop a vision and assess our long-term needs in a range of planning areas including population, economic development, housing, natural and cultural resources, solid waste management, community facilities, land use, and transportation.

This meeting will direct immediate attention on the solid waste management plan. Included in the discussion will be waste disposal, waste reduction, waste collection, disposal, land limitation, education, implementation strategy, and disaster management.

For more information please contact:

Cedric G. Hudson
Department of Planning
404-371-2155

Tracy A. Hutchinson
DeKalb County Public Works
(404) 244-4995 office



Public Service Announcements (PSAs)

This is a new method of outreach that we have not used in the past. Various media sources of PSAs were available for use. These media types consisted of television, radio, websites, newspapers. There were a few university and website groups we did not use this round, but will use them for the Community Assessment. PSA sources are listed on the following pages.

PUBLIC SERVICE ANNOUNCEMENTS TO MEDIA (It is best to give at least 30 days notice for programming)			
Media Type	Name	Fax	Website
Website	Blair Belton's DeKalb Zoning Site		www.dekalbzoning.com
Transportation Group	I-20 DeKalb HOV Project		www.I-20DeKalbHOV.com
Radio	WCLK 91.9 FM Clark Atlanta University		www.wclk.com
Radio	WRFG 89.3 FM (Radio Free Georgia)		www.wrfg.org
Radio	WABE-FM 90.1[**Public Broadcasting Atlanta/Atlanta Educational Telecommunications Collaborative, Inc.		www.wabe.org
TV	WPBA-TV 30[**]		www.wabe.org
Radio	WMRE Emory University Student Radio	404-712-8000	www.students.emory.edu
Radio	VIVA 105.7 FM		www.vivaatlanta.com
Newspaper	AJC/Atlanta Journal Constitution		www.ajc.com/services/content/services/open/customer-care/index.html
Newspaper online	City of Decatur/Decatur Focus	404-378-2678	www.decaturga.com
Newspaper online	Home Town News, Inc	770-934-0989	www.hometownnewsatlanta.com
Newspaper	Southern Voice	404-876-2709	www.southernvoice.com
Newspaper	DeKalb Neighbor		www.neighbornewspapers.com/dekalb/
Website***	http://www.ontheradio.net/metro/Atlanta_GA.aspx		www.ontheradio.net
Website***	http://www.capitolimpact.com/		www.capitolimpact.com



PUBLIC SERVICE ANNOUNCEMENTS TO MEDIA (It is best to give at least 30 days notice for programming)			
Media Type	Name	Fax	Website
TV	Channel 46		www.cbs46.com
TV	GPB		www.gpb.org/public
Radio	GPB		www.gpb.org/public
TV	WAGA Fox 5		www.fox5atlanta.com
TV	WXIA TV/Channel 11		www.11alive.com
TV	WSB Channel 2		www.wsbtv.com
County Chamber	DeKalb Chamber of Commerce	404-378-3397	www.dekalbchamber.org
Radio	WREK 91.1 FM (GA Tech Student Radio)	404-894-6872	www.wrek.org
University	Agnes Scott College	471-6000	www.agnesscott.edu
University	Columbia Theological Seminary	378-8821	www.ctsnet.edu
University	DeKalb Technical College	297-9522	www.dekalbtech.org
University	DeVry Atlanta University	292-7900	www.atl.devry.edu
University	Emory University	727-6123	www.emory.edu
University	Georgia Perimeter College	299-4000	www.gpc.edu
University	Mercer University	547-6000	www.mercer.edu
University	Oglethorpe University	261-1441	www.oglethorpe.edu
Radio	V-103	NA	www.v-103.com
Radio	92.9 atlanta davefm	404-303-6593	www.929dave.fm
Radio	790 The Zone/WQXI AM	(404) 231-5923	www.790thezone.com
Radio	WSB 750 AM News-Talk Radio	404-897-7363	www.wsbradio.com
Radio	94.9 Lite FM		www.peach949.com
Radio	Star94FM	(404) 365-9026	www.star94.com
Newspaper	Creative Loafing	404-420-1402	www.creativeloafing.com
Newspaper	The Champion	404-373-7721	www.championnewspaper.com
E newsletter	Tucker Today		www.tuckertoday.com
E newsletter	GoDeKalb		www.godekalb.com
Newspaper	Dunwoody Crier	770-451-4223	www.thecrier.net
Newspaper	Cross Roads News	404-284-5007	www.crossroadsnews.com
Newspaper	The Story/Community Review		www.communityreview.net



Advertisement for Public Meeting

STUDY BACKGROUND

State law required DeKalb County to maintain and periodically update its Comprehensive Plan. Together, with the community, we seek to develop a vision and assess our long-term needs for the County. Some of the goals in shaping the vision include identifying potential issues and opportunities, analyzing development trends, and providing recommendations for future quality of life policy.

November 15, 2006

Please mark your calendar and plan to attend a public hearing for the Community Agenda of the Comprehensive Plan. A presentation will be prepared for viewing and discussion. The hearing will begin at 6:00 p.m.

Wednesday November 15, 2006

**Maloof Auditorium
1300 Commerce Drive
Decatur, GA 30030**

Note: If you wish to attend but can not, please send your comments to:

*DeKalb County Planning and Development Department
330 W. Ponce de Leon Ave. Suite 500, Decatur, GA 30030
404-371-2155*

Planninganddevelopment@co.dekalb.ga.us

View document on the web: www.co.dekalb.ga.us/planning/pdf/longRange/CommAgenda_Doc.pdf



Spanish Advertisement for Comprehensive Plan Meetings

**AVISO DE REUNIONES PÚBLICAS
DEKALB CONDADO
PLAN COMPRESIVO**

FONDO DEL ESTUDIO

Indique que la ley requirió el condado de DeKalb mantener y poner al día periódicamente su plan comprensivo. Junto, con la comunidad, intentamos desarrollar una visión y determinar nuestro largo plazo necesita para el condado. Algunas de las metas en formar la visión incluyen identificar ediciones y oportunidades potenciales, analizar tendencias del desarrollo, y el abastecimiento de las recomendaciones para la calidad futura de la política de vida.

PROPÓSITO DE REUNIONES

El condado de DeKalb está repasando los planes existentes y necesita actualmente su entrada determinar las necesidades y las expectativas de la comunidad para el futuro. Ensámblenos por favor a partir del 7:00 P.M. hasta 9:00 P.M. a las exhibiciones de la visión, hablan con el equipo de estudio y comentan respecto a los planes del bosquejo. El personal también estará disponible para discutir el plan comprensivo del transporte

Septiembre de 2006

Marque por favor su calendario y planee asistir a una reunión pública para discutir sus necesidades y preocupaciones por la agenda de la comunidad del plan comprensivo. Todas las reuniones serán celebradas a partir del 7:00 P.M. - 9:00 P.M. Para más información entre en contacto con por favor, Cedric Hudson en (404) 371-2155.

Jueves 7 de septiembre de 2006
Funcionamiento del arroyo
4770 N. Peachtree Rd.
Dunwoody, GA 30338

Jueves 14 de septiembre de 2006
Centro del mayor del Walker de Lou
2538 Panola Rd.
Lithonia, GA 30038

Miércoles el 20 de septiembre de 2006
Maloof Auditorium

1300 Commerce Drive, Decatur, GA 30030

Nota: Si usted desea atender pero no puede, enviar por favor sus comentarios a:
Departamento del planeamiento y del desarrollo del condado de DeKalb
330 W. Ponce de Leon Ave. Habitación 500, Decatur, GA 30030
O visítenos en el Web site en: WWW.co.dekalb.ga.us/planning



DEKALB COUNTY
STRATEGIC PLANNING

DEKALB COUNTY COMPREHENSIVE PLAN 2005-2025

NOTICE OF PUBLIC MEETINGS

Please mark your calendar and plan to attend a public meeting to discuss your needs and concerns about the Comprehensive Plan. All meetings will be held from 6:00 pm–8:00 pm. For more information please contact the Planning Department at (404) 371-2155.

May 17, 2006

Wesley Chapel Library
2861 Wesley Chapel Road
Decatur, GA 30034
(404) 286-6980

May 25, 2006

Brook Run Park / Auditorium
4770 N. Peachtree Road
Dunwoody, GA 30338
(770)-604-8924 or
DeKalb County Parks and Rec.
(404) 371-2681



Contact Us:

DeKalb County Planning and Development Dept.
330 W. Peachtree Avenue
Suite 500
Decatur, Georgia 30090-0221
Phone: 404-371-2155
Fax: 404-371-2853
Email: www.co.dekalb.ga.us/planning

Before



After



Study Background

State law requires DeKalb County to maintain and periodically update its Comprehensive Plan and Solid Waste Plan. Together, with the community, we seek to develop a vision and assess our long-term needs for the County. Some of the goals in shaping the vision include identifying potential issues and opportunities, analyzing development trends, and providing recommendations for future quality of life policy.

Purpose of Meetings

DeKalb County is currently reviewing the existing plans and needs your input to determine the community needs and expectations for the future. Please join us any time between 6:00 pm and 8:00 pm to view displays, speak with the study team, and comment on the plans. Staff will also be available to discuss the Comprehensive Transportation Plan.



DeKalb County Comprehensive Plan Meeting

Maloof Auditorium—September 20, 2006
7:00 p.m. to 9:00 p.m.

AGENDA

- Sign In/Viewing of Displays
- Introductions Commissioners / Patrick
- Purpose (This meeting is:)
 1. Present the Draft Plan (Community Agenda)
 2. Illustrate Where We are Headed
 3. Received Input and Comments
 4. Continue to Make Changes
 5. Only deal with Issues of Unincorporated DeKalb
- (This meeting is not:)
 1. A Final Document
 2. A Zoning Code
 3. Implementation Tool with all the small details
- Comprehensive Plan Presentation (PowerPoint)
 1. State Mandate
 2. Three Components (Community Assessment, Community Participation, and Community Agenda)
 3. Draft Community Agenda based on Assessment and Participation
- **Community Agenda Concept Plan Detail Discussion**
 1. Previous Comments
 2. Vision Statement
 3. Concept Map
 - Principles
 - Foundation
- Future Development Plan
 1. Character Areas
 - Non Residential
 - Residential
 3. Future Land Use Map (TBD)
- Overview of Character Area Descriptions
- Question and Answer Session
- Next Steps

*For more information please contact us:
Phone: (404) 371-2155
Email: Planninganddevelopment@co.dekalb.ga.us*



QUESTIONS &
ANSWERS
POINTS OF INTEREST

PLANNING AND DEVELOPMENT

COMPREHENSIVE PLAN MEETING SUMMARY

2006

QUESTIONS AND ANSWERS/POINTS OF INTEREST

COMMUNITY AGENDA



Patrick Ejike, Director of Planning and Development, has a candid discussion with a community member regarding the Comp Plan, at the August 24, 2006 Community

The success of any Comprehensive Plan is dependent upon community involvement. In an effort to obtain citizen input, the DeKalb County Planning Department hosted a series of progressive public meetings. The format for the meeting was “open forum” followed by a formal staff presentation. During the initial stage of the meeting, large size boards, color maps, fact sheets and handouts were available for the members of the public. This was followed by a welcome, introductions, and Power-Point presentation. At the end of the presentation, a question and answer



Staff explains the concept maps to those in attendance at the Lou Walker Senior Center during the

Another opportunity to listen to the community at September 7, 2006 meeting in the Brook



SPECIAL POINTS OF INTEREST:

- Neighborhood Centers
- Town Centers
- Employment Centers
- Regional Activity Centers
- Linear Green space
- Mixed Use Linkage Corridor
- Regional Park/Recreation



Andrew Baker, Associate Director of Planning explains the proposed Character Areas for



Commissioner Gannon attends the August 24, 2006 meeting for Comp Plan community agenda.



Population Questions & Comments	Staff Response
The plan needs to have a serious growth policy.	The strategy of the plan is to allow growth in the County, and to direct growth to specific nodes and activity centers. DeKalb is an urban county and the plan direction is consistent with policies from DCA and ARC.
Will continued population and land development be assumed and facilitated?	Yes, the Plan assumption is continued population growth and how best to accommodate that growth. The strategy is to focus growth and development in specific areas and mitigate negative impacts on residential neighborhoods.

Economic Development Questions & Comments	Staff Response
What is proposed for the area near I-675 and I-285 close to the airport? Are there any employment opportunities?	This area has now been recognized as an employment area. This is based on current uses, transportation access, and expected future development patterns.
Can Doraville donate the General Motors plant to maintain jobs?	Staff is working with Economic Development and the City of Doraville to strategize on the best use of the subject parcel (attracting another similar industry or mix use redevelopment of the site). GM's plans are to close the plant and most likely sell the land/facility.

Housing Questions & Comments	Staff Response
What is Affordable Housing?	Affordable housing is relative is a relative term to each specific community. In addition, HUD has a definition. Regardless of how it is defined, DeKalb County wants to ensure that there are a variety of housing choices for people that want to live in the County. "Work force" housing is a key strategy of the Plan.
The communities planned for police, teachers, and nurses(workforce housing)...are there any plans to include other professions?	Those professions were mentioned as examples. The intent is to ensure that some housing is available for those working in DeKalb (i.e., manger of pharmacy).



Natural Resources Questions & Comments	Staff Response
What is being done to keep streams from being blocked? What is being done about existing problems?	TBD
Maintain stream buffers-stop routine granting of variances	The code establishes criteria by which a variance can be obtained. Staff will review the policy.
How can we physically identify Green space, and does it include creeks and streams?	The GIS system can separate greenspace, wetlands and floodplains. The current maps are proposed development. Please visit the PATH website for an in-depth view of the those areas. Yes, it does include creeks and streams
Will the Parks Plan come out at the same time as the CP?	Parks Dept is developing a Master Plan however the CP will coordinate with that plan. The CP will be adopted prior to completion of the Parks and Recreation Master Plan.
South DeKalb does not have enough parks and green space.	The county continues it land acquisition program through the Parks Department. The new direction for plan implementation is to require that land is set aside for residential developments during the subdivision review process.
There is not enough green space in the East Lake Terrace area.	This comment will be past on to the Parks and Recreation Acquisition Program.
Environmental Protection component should be included.	Environmental review is part of each zoning application and permit application. The new zoning code should enhance requirements during implementation.
Does the Comp Plan particularly the Land Use and Transportation elements highlight and commit to environmental protection and air pollution control as a basic policy of the county? How will that be achieved?	There are specific policies in the Implementation section relative to protection of natural resources. See page 125. In addition, the new zoning code should include additional protection measures.

Facilities and Services Questions & Comments	Staff Response
Long stretches of LaVista and Lawrenceville Hwy that lack infrastructure...please note needed implementation.	New implementation regulation to address this issue are being considered.
What plans do we have for land fills?	TBD based on expected life and possible redevelopment or adaptive re-use.
Our current infrastructure does not accommodate waste leaving all the subdivisions...what is planned?	Coordinate with Public Works to ensure that adequate capacity exist prior to permit issuance.
How is the county handling sewer spills such as the one on Flakes Mill Rd?	Immediate issues should be dealt with on a case-by-case basis.
Infrastructure analysis should focus on growth impact.	The Concept Plan should be use to direct infrastructure investment. In addition, rezoning reports will include info. from various departments to determine impact.
CIP – wish list these items should flow from concept	Agreed, the CIP should focus capacity in Nodes.
Will the Comp Plan be the source of public improvements?	In combination with other factors, such as funds availability, match dollars, and local priorities.



Transportation Questions & Comments	Staff Response
Public transportation.	Comment not clear.
Is there anyway you can help me get a speed breaker on my street?	A traffic calming petition process is in place and can be initiated by the neighborhood.
The asphalt or street needs to be repaved and several others streets in the area.	The specific street should be brought to the attention of Public Works and District Commissioner.
The light at Candler and I-20 holds too long. Can we fix or correct this?	This comment should be provided directly to Public Works traffic division).
Is it possible to have a red light at Candler Rd. and Ousley Ct.? It is hard to get out of Ousley Ct.	This comment should be provided directly to Public Works (traffic division).
Rockbridge, Stone Mountain Lithonia and Shadow Rock is getting over crowded with traffic...what is planned for this problem?	Coordination with Public Works, CIP, STWP should highlight this concern. The Plan intent is to encourage more mixed use type development to decrease the need to drive.
One street subdivisions...will they be stopped in the Wesley Chapel area?	Chapter 14 has a specific number of drives necessary for subdivisions based on the number of units. Planning Commission meetings are where decisions are made and public participation is welcomed.
When roads are widen, what happens to existing right-of-way? The community would like to be educated?	At times the right of way exists to widen roads. Other times, land acquisition occurs in order to do road widening. County Department representatives will attend neighborhood meetings to provide more detailed definitions.
Gateways need to be set up to handle mixed uses due to traffic issues.	Transportation approval
Why can't South DeKalb have bike trails like Clarkston has rather than painted lines on main streets?	That issue will be addressed in the ARC Bicycle Transportation and Pedestrian Walkways Plan to be completed June 2007. This will be coordinated with the Parks Master Plan and the CTP.
What is the status of the Light Rail proposed for the I-20 Corridor/Lithonia area	TBD (coordinate with MARTA)
Use Land Use as basis for transportation corridors	The transportation corridors, transit stops are components of the nodal/activity centers and commercial redevelopment corridors.



Intergovernmental Coordination / Planning Process Questions & Comments	Staff Response
Go beyond the minimum standards of DCA.	Staff has adjusted minimum standards to fit the character of DeKalb County. The forum is open for public suggestions.
Enforce subdivision ordinance especially environmental protection and interconnectivity.	Addressed with tighter restrictions and stronger regulations. Education of staff and developer is necessary . We will develop tools in code.
Do not allow new S/D with variances.	Address with Code Text Amendments, staff policy, training of BOC, PC, and BOA.
What is the position to support temporary moratorium on rezoning? If there is no position how can we bridge this?	Currently, there is no moratorium. The lottery system is currently in place for rezoning cases.
DeKalb is not following current Planning principles for rezoning.	The County is following planning principles supported by the Zoning Ordinance. In addition, review procedures will be put in place such as a completeness checklist and adoption of new policies.
Coordinate with school system and cities, use as a basis for Capital improvement	Intergovernmental coordination is a major push in the Short Term Work Program. All departments submitted their work program and projects. The Service Deliver Strategy is a coordination of all municipalities in DeKalb County.
Will the Board of Education coordinate its construction programs with the County Comp Plan to include parks and access points to existing cities?	Coordination with the School Board Staff members has been initiated . The idea is under consideration.
Are there any plans to better coordinate schools with parks, residences and other development?	The proposed Development Review Committee will allow for better coordination of all departments. We have no control over the Board of Education (BOE). There is no coordination and there have not been any opportunities. Citizens are encouraged to find out when the next BOE meetings are and attend.
Please include DOT in zoning review process....traffic is a major issue.	DOT provides comment in our zoning analysis reports for rezoning.
Possibility of coordination between the local governments for synergy.	Discussions will occur with the BOC committees on the subject.
Strengthen Community Councils	A review of the current make-up, purpose and training is recommended.
Training for the board (ZBA).	Planning will hold training during the first quarter of 2007. Training for BZA is ongoing.
Review boards need more "teeth" in the process.	We will review the policies during the first quarter of 2007 and take comments to the BOC workshop.
Many recent zoning classification are far too complex an unmanageable.	Our zoning code will be updated this year. Classifications may be subject to change throughout this process.
To what extent will the Land Use Plan control zoning and land development?	The LUP will control zoning through implementation tools, zoning, locational policies, overlay districts, and the conversion matrix



Intergovernmental Coordination / Planning Process Questions & Comments	Staff Response
How will you implement the proposed Comprehensive and Transportation Plans?	Zoning, sub; overlays, location criteria, TOD, mixed-use development, implementation matrix and other tool will be utilized. By first building the Plan. Due to some changes, none of our own, we had to sit down with the BOC to address the future progress of the Plans. The Matrix—a table that identifies zoning classifications, land use types and designation and codes that match land use types, was discussed with the BOC so that we have a guide that maps out the future Comprehensive Plan. Afterwards, policies will be set in place to follow the Comprehensive Plan.
How do we maintain what we have?	Development of policies and to preserve and protect the character desired by the residents. By looking at the current codes to determine what should be kept and what needs to be addressed.
Could the Planning Department legally consider putting a hold on rezone applications until the Comprehensive Plan is in place?	One of the reasons the Board of Commissioners changed the rezone calendar to every other month is because they realize the issues with properties being rezoned. However, current codes do not allow a complete ban on rezones. The BOC and the Planning and Development Department has come up with a matrix to filter what does not fit into what needs to be done and allow for some flexibility.
Eliminate non-conforming “Legacy lots”	Current zoning laws prohibits eliminating non-conforming “Legacy Lots”. However, this can be investigated further. There are few, if any, solutions available (i.e. aggregation of parcels, reduction in lot sizes).
What happened to 2002 public input to the Comprehensive Plan?	This input is still applicable and being considered for the plan. The information at the meeting was a synopsis.
This question came from the General Manager of North-lake Mall: We would like to begin to implement planning for a CID for the mall area?	Need to develop policy to implement comment.



Land Use / Sense of Place Questions & Comments	Staff Response
Suburban (build out) Character Area...how does this relate to mixed use?	It does not. Suburban Character Areas are primarily residential. Refer to the Community Vision Chapter of the Community Agenda document for more detail on mixed use character areas.
Concerned about development corridor concept...i.e., Lawrenceville Hwy...worried that category will promote development where its not wanted.	These corridors focus more on redevelopment of underutilized, vacant, and/or blighted areas, where applicable along the thoroughfare. They will not exceed intensity of the activity centers that boarder their ends.
Mixed use should not be equated to high-rise development; need corridors to connect mixed uses...primarily in S DeKalb.	Majority of mixed use is planned for the Activity Centers throughout the county. Re-development corridors connect all Activity Centers. See Community Vision chapter of Community Vision for more detail.
When will community be allowed to comment on the Land Use maps?	We are currently in the process of analyzing future land use in our activity centers. These changes will not be adopted without public viewing.
Will there be minimal sized parcels addressed in ordinances?	This will be addressed in the update of our zoning ordinances.
Land Use plan should be getting more attention. It would have been better to start with the LU plan and separate it from the Concept plan.	In the Community Assessment, the existing land use plan was the basis of our analysis for the Concept and Character Area plan.
Connections to other counties are not shown/addressed	We have discussed this issue internally, and decision is pending.
Identify future land use.	We are currently in the process of analyzing future land use in our activity centers. These changes will not be adopted without public viewing.
Why do we want retail to connect to our subdivisions?	This improves the quality of life for citizens by making amenities more walkable in communities.
<i>Industrial zoning</i> is not shown on the current maps...what is proposed for this type of <i>zoning</i> ?	<i>Zoning</i> maps are not a part of the Comprehensive Plan. However, industrial <i>land use</i> and <i>character areas</i> are shown.
Is useable (buildable) land identified on the maps?	Refer to the exiting land use, located in the Community Assessment document.
There is a disconnect between what is existing and what is proposed... what is being done in the meantime?	We do not recognize a disconnect between existing and future land use at this time.
Smart Growth should not be encouraged by the county.	Smart Growth is not only encouraged by the County, but supported by the Atlanta Regional Commission and State planning agency as an acceptable strategy for future land use development.
Traditional neighborhoods should have a classification for improving neighborhoods, not just stable and declining neighborhoods.	TN is a general description, however, the detailed description classification discusses stable, declining and redeveloping neighborhoods .
How do we identify on the maps the communities that are single family in nature with amenities geared towards serving the community?	Communities are planned based on small area studies or master plans such as LaVista Blueprint, Scottsdale and Indian Creek studies. One of the structured plans is the Livable Center Initiatives (LCI). These communities then fit into the bigger plan, the Comp Plan.
E. Roxboro (road to Buckhead) would like to see mixed use development as it's already being widened and community development is occurring rapidly (high rises in Lenox Park, which is in Buckhead-DeKalb). It is a major corridor to Buckhead.	This area will incorporate mixed use in the form of a Town Center Character area. Refer to the Community Vision Chapter for more detailed information.



Land Use / Sense of Place Questions & Comments	Staff Response
To what extent will the Land Use Plan control zoning and land development?	The LUP will control zoning through implementation tools, zoning, locational policies, overlay districts , matrix, etc. The elected officials have final approval/disapproval.
Will the Comp Plan clearly identify and describe the treatment for each Character Area and identify on map?	Yes. Each Character Area is identified and described. Refer to the Community Vision chapter of the Community Agenda.
What is the purpose of the Land Use Planned and how will it be used?	It is the blueprint for guiding future development.
We would like to begin to implement planning for a CID for the Northlake Mall area.	A CID is created through state enabling legislation and a vote by the majority of the corporate property owners in the defined district. It takes the agreement of a simple majority of the commercial property owners within the district to create a Community Improvement District. In addition, it is required that this simple majority of owners must represent at least 75% of the taxable value of the commercial property located within the proposed CID.
How did you determine Dunwoody Village and Georgetown as town centers?	Based on existing dev patterns and intensity of development
What is the true meaning of the Comprehensive Plan and will the coordination and future goals be in accordance with its true definition?	The Community Agenda is the guiding principal for future development for DeKalb County. This portion of the plan contains the policies that elected officials will use to make important decisions.
How did you determine Dunwoody Village and Georgetown as town centers?	Based on existing dev patterns and intensity of development
Will the County be bound by the limits of ARC and DCA plans for the Comp Plan?	No. We have taken the opportunity to create character areas that fit the specific needs of DeKalb County.
Enforce existing policies and codes Stop creative interpretation of the codes	Codes are enforced per Chapter 27 of the County Zoning Ordinance. Policies will be enforced as defined in the Implementation Chapter of the Community Agenda.
Are they going to redevelop Ousley Court? There are a lot of vacant houses in this area.	There is a strong possibility this will happen over time. This is possible because Ousley Court is located within the Candler Overlay District.
The plan should encourage grease traps in all new apartment development complexes.	Consider the development of a land development policy to specify traps in multi-family and high density development.



Land Use / Sense of Place Questions & Comments	Staff Response
Explain the grandfathering of zoning into current ordinance types of permits.	Refer to Section 27.936, Division 5 of the Zoning Ordinance for more detail on this issue. Feel free to contact staff for additional explanation.
Focus on Traditional Neighborhood standards.	Traditional Neighborhood is recognized as a character area. Refer to the Community Vision chapter of the Community Agenda.
What is the status of the beautification in the Wesley Chapel area?	There is a proposed LCI for the Wesley Chapel community. Refer to ARC website for more detailed information.
What is the status of the proposed Amusement Park near Stonecrest Mall?	That project is pending financial feasibility at this time. We have no further information on this project.



COMMUNITY AGENDA



All in attendance at the Lou Walker Senior Center listened intently to the staff as they explained the purpose and importance of the community's input for future growth in DeKalb



Thanks to those in our communities who came out to help make the "Community Agenda" portion of the Comp Plan com-

SPECIAL POINTS OF INTEREST:

- Neighborhood Centers
- Town Centers
- Employment Centers
- Regional Activity Centers
- Linear Green space
- Mixed Use Linkage Corridor
- Regional Park/Recreation



DeKalb County staff was on hand, including elected officials to discuss any proposed changes during the Community Agenda meeting at the Lou Walker Senior Center in Lithonia.



On August 24, 2006, public input was wel-



DeKalb County Comprehensive Plan

PLANNING THE FUTURE OF



Currently, DeKalb County is finalizing the Ten-Year Update of its Comprehensive Plan. The Comprehensive Plan / Community Agenda is responsible for the future growth and development of the county. Please join us and offer your comments:

Time: **7:00 pm to 9:00 pm**
Place: **Maloof Auditorium**
Date: **January 18, 2007**

In addition to this public meeting, Community Agenda Updates will be provided at each Community Council Meeting during the week of December 18, 2006. Please come and bring a friend. Comments may be provided via public meetings, email, or mail. See address listed as follows:

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

Website Address for the Community Agenda document:
http://www.co.dekalb.ga.us/planning/pdf/longRange/CommAgenda_Doc.pdf

Page 20B The Champion Legal Section, Thursday, December 21, 2006

2007, why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your

pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. **Jeryl Debra Rosh**

Probate Judge
By: Jacqueline King
Probate Clerk/Deputy Clerk
DeKalb County Probate Court
556 N. McDonough Street,
Rm 1100
Decatur, GA 30030
404-371-2223

310-106779 12/7,12/14,12/21,12/28/06

NOTICE
Georgia, DeKalb County
Probate Court 2006-2310

TO: All Interested Parties
The petition of **Marion P. Jackson**, for a year's support from the estate of **Emanuel Jackson, Jr.**, deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **January 2, 2007**, why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your

pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. **Jeryl Debra Rosh**

Probate Judge
By: Barbara Abrams
Probate Clerk/Deputy Clerk
DeKalb County Probate Court
556 N. McDonough Street,
Rm 1100
Decatur, GA 30030
404-371-2601

310-166424 12/7,12/14,12/21,12/28/06

NOTICE
Georgia, DeKalb County
Probate Court 2006-2315

TO: All Interested Parties
The petition of **Mary Elizabeth Brown Ziegler**, for a year's support from the estate of **Alphonzo Ziegler**, deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **January 2, 2007**, why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your

pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at

310-166423 12/7,12/14,12/21,12/28/06

NOTICE
Georgia, DeKalb County
Probate Court 2006-2261

TO: All Interested Parties
The petition of **Aaron Mays**, for a year's support from the estate of **Wynette W. Mays**, deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **January 2, 2007**, why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your

pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. **Jeryl Debra Rosh**

Probate Judge
By: Nicolisha Allen
Probate Clerk/Deputy Clerk
DeKalb County Probate Court
556 N. McDonough Street,
Rm 1100
Decatur, GA 30030
404-371-2601

310-169422 12/7,12/14,12/21,12/28/06

NOTICE
Georgia, DeKalb County
Probate Court 2006-2269

TO: All Interested Parties
The petition of **Sandra Faye Chandler**, for a year's support from the estate of **Floyd Horace Chandler**, deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **January 2, 2007**, why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your

pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. **Jeryl Debra Rosh**

Probate Judge
By: Nicolisha Allen
Probate Clerk/Deputy Clerk
DeKalb County Probate Court
556 N. McDonough Street,
Rm 1100
Decatur, GA 30030
404-371-2601

310-166421 12/7,12/14,12/21,12/28/06

NOTICE
Georgia, DeKalb County
Probate Court 2006-2257

TO: All Interested Parties
The petition of **Zolitan Hodinka**, for a year's support from the estate of **Anna Elizabeth Hodinka**, deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **January 2, 2007**, why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your

pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at

310-166420 12/7,12/14,12/21,12/28/06

NOTICE
Georgia, DeKalb County
Probate Court 2006-1648

TO: All Interested Parties
The petition of **Estella C. Speir**, for a year's support from the estate of **Thomas R. Speir A/K/A Thomas Reid Speir**, deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **January 2, 2007**, why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your

pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. **Jeryl Debra Rosh**

Probate Judge
By: Nicolisha Allen
Probate Clerk/Deputy Clerk
DeKalb County Probate Court
556 N. McDonough Street,
Rm 1100
Decatur, GA 30030
404-371-2601

310-166419 12/7,12/14,12/21,12/28/06

NOTICE
Georgia, DeKalb County
Probate Court 2006-1125

TO: All Interested Parties
The petition of **Elizabeth L. Gabst**, for a year's support from the estate of **Michael Anthony Gabst**, deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **January 2, 2007**, why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your

pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. **Jeryl Debra Rosh**

Probate Judge
By: Nicolisha Allen
Probate Clerk/Deputy Clerk
DeKalb County Probate Court
556 N. McDonough Street,
Rm 1100
Decatur, GA 30030
404-371-2601

310-166418 12/7,12/14,12/21,12/28/06

NOTICE
Georgia, DeKalb County

Probate Judge
By: Nicolisha Allen
Probate Clerk/Deputy Clerk
DeKalb County Probate Court
556 N. McDonough Street,
Rm 1100
Decatur, GA 30030
404-371-2601

310-166418 12/7,12/14,12/21,12/28/06

NOTICE
Georgia, DeKalb County

Contact probate court personnel at the following address/telephone number the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. **Jeryl Debra Rosh**

Probate Judge
By: Nicolisha Allen
Probate Clerk/Deputy Clerk
DeKalb County Probate Court
556 N. McDonough Street,
Rm 1100
Decatur, GA 30030
404-371-2601

310-166363 12/7,12/14,12/21,12/28/06

NOTICE
Georgia, DeKalb County
Probate Court 2006-2273

TO: All Interested Parties
The petition of **Peggy Juanita Clay**, for a year's support from the estate of **Frank Clay Jr.**, deceased, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **January 2, 2007**, why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your

pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. **Jeryl Debra Rosh**

Probate Judge By: Carmen M. Rudica
Probate Clerk/Deputy Clerk
DeKalb County Probate Court
556 N. McDonough Street,
Rm 1100
Decatur, GA 30030
404-371-2601

PUBLIC HEARINGS

320-167302 12/21/06
PUBLIC NOTICE
DeKalb County
2005-2025

Comprehensive Plan Hearing
January 16, 2007

We welcome your comment! State law requires DeKalb County to maintain and periodically update its Comprehensive Plan. Together with the community, we seek to develop a vision and assess our long-term needs for the County. Some of the goals in shaping the vision include identifying potential issues and opportunities, analyzing development trends, and providing recommendations for future quality of life policy. Ten (10) public meetings have been held throughout the year 2005 for public input. This is the final public hearing prior to adoption by the Board of Commissioners in February 2007.

Time: 7:00 pm to 9:30 pm
Place:
The Malco Auditorium
1380 Commerce Drive
Decatur, GA 30030

Date: Thursday,
January 16, 2007

Please make plans to attend a public hearing to finalize updated Comprehensive Plan for 2005-2025. For more information please contact Cadric Hudson at (404) 371-2165.

8430 Peachtree Road (Terminal # 1), Doraville, Georgia. The primary purpose of this permit is to identify and consolidate existing State and Federal air requirements applicable to BP's Doraville Terminal and to provide practical methods for determining compliance with these requirements. The Georgia Environmental Protection Division (EPD) is preparing Title V Operating Permits in accordance with Title V of the Clean Air Act. This permit will be enforceable by the Georgia EPD, the U.S. Environmental Protection Agency, and other persons as otherwise authorized by law.

The facility consists of two bulk gasoline terminals, including a vapor recovery system and eight storage tanks in Terminal #1 and a vapor recovery system and eleven storage tanks in Terminal #2. The draft permit and all information used to develop the draft permit are available for review at the office of the Air Protection Branch, 4244 International Parkway, Atlanta Tradeport - Suite 120, Atlanta, Georgia 30354. Copies of the draft permit, narrative, application summary, and permit application will be available at our internet site <http://www.georgiaair.org/permits/> by selecting "Title V Permits Draft" under the Permitting tab menu. (Please note that the internet is generally accessible from most public libraries in Georgia and at the Air Protection Branch office listed above.)

If copies are desired, the first 25 pages are free of charge, and every page thereafter costs \$0.10 per page. A copying machine for public use is provided by EPD at the Atlanta Air Protection Branch office only and is available on a first-come, first-served basis. Office hours are 8:30 a.m. to 4:00 p.m., Monday - Friday, excluding holidays.

You are hereby notified of the opportunity to submit written public comments concerning the draft Title V Air Quality Operating Permit. Persons wishing to comment on the draft Title V Operating Permit are required to submit their comments in writing to EPD at the above Atlanta Air Protection Branch address. Comments must be received by the EPD no later than 30 days after the date on which this notice is published in the newspaper. (Should the comment period end on a weekend or holiday, comments will be accepted up until the next working day.) The Division, in making its final decision to issue the Title V permit, will consider all comments received on or prior to that date.

Any requests for a public hearing must be made within the 30-day public comment period. A request for a hearing should be in writing and should specify, in as much detail as possible, the air quality related issues that constitute the basis for the request. Where possible, the individual making the request should also identify the portions of the Georgia Rules for Air Quality Control and/or the Federal Rules that the individual making the request is concerned may not have been adequately incorporated into the draft permit. If a public hearing on the draft Title V Operating Permit is to be held, the date, time, and location of the hearing will be provided in a subsequent, separate public notice. At that hearing, anyone may present data, make a statement or comment, or offer a viewpoint or argument either orally or in writing concerning the draft Title V permit. During the Division's decision-making process, a copy of the permit is available for review at the following address/telephone number the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. **Jeryl Debra Rosh**

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Source: Permits
Atlanta address
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notice when req
330-167268 12/

NOTICE OF MOTION
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Color: Burgan
Body Style: 21
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330-167244 12/2

NOTICE OF MOTION
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Color: Blue
Body Style: 4D
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330-167116 12/21

PUBLIC QUICK DROP TOWING & R.
The vehicle is
done and the s
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2481 Old Couv
ryers, GA 30012

1990 Burgandy
VIN 4T15V21E
From: Stone M
Marietta, Geor

330-167302 12/21/06

NOTICE OF Amendment To Charter Of The City Of Atlanta.
Notice is hereby d
dinance (06-0-0
introduced to am
(Entitled "Power
Section 5-402 (E
Procedures") of
City of Atlanta,
L. (Act No. 1019,
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authority, to adju
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Council of Altes
purposes.
A copy of the me
is on file i



DeKalb County Comprehensive Plan Meeting

Maloof Auditorium—January 18, 2007
7:00 p.m. to 9:00 p.m.

AGENDA

- Sign In/Viewing of Displays
- Introductions Commissioners / Patrick
- Purpose (This meeting is:)
 1. Present the Final Draft Plan (Community Agenda)
 2. Plan was “progressive” in nature
 3. Received Input and Comments
 4. Make Logical Changes based on Concept
 5. Only deal with Issues of Unincorporated DeKalb

(This meeting is not:)

 1. A Zoning Code
 2. All the details of the 152 page document
- Comprehensive Plan Presentation (PowerPoint)
 1. State Mandate
 2. Three Components (Community Assessment, Community Participation, and Community Agenda)
 3. Community Agenda based on Assessment and Participation
- ***Community Agenda Concept Plan Detail Discussion***
 1. Non-residential Character Areas
Neighborhood / Town / Regional / Employment Centers
 2. Residential Character Areas
Rural / Suburban / Traditional
 3. Corridors Link
Commercial Redevelopment and Highway
- Plan Implementation
 1. Interim guidelines
 2. Future Land Use/Zoning Consistency Matrix
 3. Policies
- Question and Answer Session
- Next Steps

For more information please contact us:
Phone: (404) 371-2155
Email: Planninganddevelopment@co.dekalb.ga.us



2005 Comprehensive Plan Update

DeKalb County Planning and Development Department
www.co.dekalb.ga.us/planning/pdf/longRangeCommAgenda_Doc.pdf

Purpose of Presentation

- To **highlight** the Final Draft of the Comprehensive Plan (Community Agenda).
- Update status of the *Community Agenda*.
- Provide key tools for *Plan Implementation*.
- Update status of the *Comprehensive Transportation Plan*
- Provide the *Next Steps* in the process.

Comprehensive Plan Format

- Plan Consists of Three Components
 - **Community Assessment** (approved by ARC and DCA).
 - **Community Participation Program** (approved by ARC and DCA).
 - **Community Agenda** (approved by ARC and DCA).

Future Development Plan

Existing Land Use Map → Concept Map = Character Area Map → Future Land Use Map
To be developed in 2007

Character Areas

- Visual and functional differences of communities.
- Includes descriptions and development strategies.
- Represent both present and future development patterns.

Character Areas

- **Additional consideration**
 - Existing Land Use
 - Future 1996 Land Use Plan
 - Population Growth
 - MARTA stops and routes
 - Transit Oriented Development
 - Capital Improvements Program
 - Infrastructure prioritization
 - Decreasing vehicular trips



Development Concept

- **ACTIVITY CENTER CHARACTER AREAS**
 - Neighborhood Center
 - Town Center
 - Regional Activity Center
 - Employment Center
 - Regional Park/Recreation Center
 - Conservation / Greenspace Area
 - Linear Greenspace/Trail
- **RESIDENTIAL CHARACTER AREAS**
 - Rural Residential
 - Suburban Area
 - Traditional
- **LINKING CORRIDORS AND TRANSIT FACILITIES (FROM CTP)**
 - Gateways
 - Mixed Use Linkages
 - Transit Facilities - Existing & Proposed

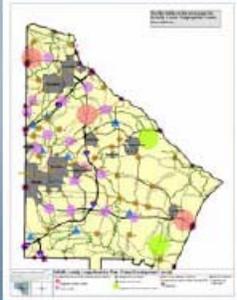


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Plan Implementation

Need For Interim Guidelines

- Community Agenda Policies
- Implementation Matrix
- Completeness Checklist



vision -DCA does not require a Future Land Use Map

Interim Guidelines

Note that the intent of the new plan is NOT to allow intense development throughout the designated node.

- Location Criteria for Intense Development
- Land Use Compatibility and Transition
- Neighborhood Compatibility
- Services / Facilities
- Environmental Controls
- Policies
- Mandatory Pre-Application Meeting
- Mandatory Community Meeting

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Future Land Use and Zoning Consistency Conversion Matrix

- **Implementation Matrix**
 1. Illustrate consistency between zoning and new future land use
 2. "X" marks the spot
- **New process requirements:**
 1. Pre-submittal meeting with staff
 2. Meeting with Community groups
 3. Site plan
- **Applications evaluated based on following:**
 1. Adopted Community Agenda
 2. Compatibility with surrounding land uses
 3. Impacts on public facilities
- **Guiding principles:**
 1. Higher intensities / densities in activity centers
 2. Sensitivity along development periphery
 3. New development to transition to adjacent neighborhoods

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Comprehensive Transportation Plan

- Confirm coordination of mixed use linkages, gateways, and transit facilities (Comprehensive Plan link).
- Revisions based on Board of Commissioners input
- Develop monitoring system
- Prioritization of transportation projects
- Finalize plan and deliver report

vision

Our Next Steps

If you desire more detail

- Executive Summary
- Community Agenda Document
- Visit Web Site or Review CD

- If you have questions, please contact the Planning and Development Department @ 404.371.2155.
- Planning Commission Meeting and recommendation February 14, 2007
- Board of Commissioners Meeting/adoption February 27, 2007

vision



2005 Comprehensive Plan

Questions

DeKalb County Planning and Development Department
Strategic Planning Division

Planninganddevelopment@co.dekalb.ga.us

Activity Center Character Areas

Activity Center Character Areas include: CENTER, SOUTH CENTER, REGIONAL CENTER, REGIONAL PARK / RECREATIONAL CENTER / LINEAR GREENSPACE.

Residential Character Areas

NEIGHBORHOODS

- Rural Residential
- Suburban
- Traditional

Future Landuse / Zoning Consistency Conversion Matrix Residential-A

Old 1996 Plan	R-200 1 ac/200'	R-330 1 ac/330'	R-35,000 80/33,000'	R-35,000 80/33,000'	R-200 1 ac/200'	R-65 80/22,000'	R-75 11,000'	R-60 60/8,000'	TMD	RSD	New 2025 Plan
LRP 0-4 du/ac	X	X	X	X	X	X	X		sln	X	Rural 0-4 du/ac
UPSR up to 8 du/ac								X	sln	X	Suburban 4-8 du/ac
HR up to 12 du/ac									sln		TR up to 12 du/ac
HR 10 du/ac									sln		Neighborhood Center up to 24 du/ac
HR 20 du/ac									sln		Town Center up to 60 du/ac
HR 24 du/ac									sln		Regional up to 120+ du/ac
New Designation										X	CR up to 10 du/ac

*RSD - This category is based on Community Agency Policies, compatibility with adjacent facilities, and historical context.
 *CR - Conventional Subdevelopment Center - Allow a mixture of uses consistent with adopted Community Agency policies, compatibility with adjacent facilities, and historical context.
 *TR - Town Center for Walkable Living

Future Landuse / Zoning Consistency Conversion Matrix Residential-B

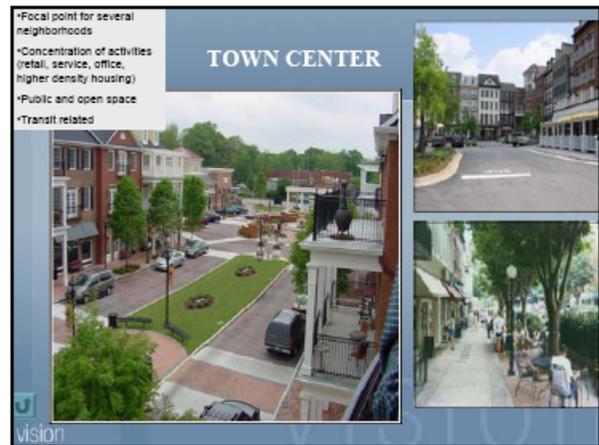
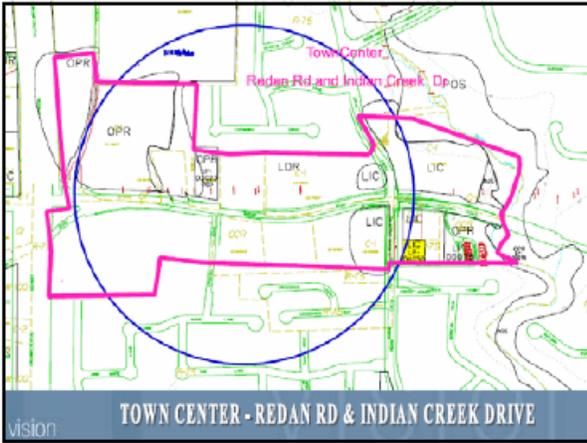
Old 1996 Plan	R-45	R-60	R-90	R-120	R-150	R-200	R-300	R-400	R-500	RD	PCD*	RCD	New 2025 Plan
LRP 0-4 du/ac													Rural 0-4 du/ac
UPSR up to 8 du/ac	X	X	X	X	X							X	Suburban 4-8 du/ac
HR up to 12 du/ac		X	X	X	X	X	X	X		X	X	X	TR up to 12 du/ac
HR 10 du/ac					X	X	X	X		X	X	X	Neighborhood Center up to 24 du/ac
HR 20 du/ac						X	X	X	X	X			Town Center up to 60 du/ac
HR 24 du/ac							X	X	X	X			Regional up to 120+ du/ac
New Designation					X	X	X	X	X	X	X	X	CR up to 10 du/ac

*RSD - This category is based on Community Agency Policies, compatibility with adjacent facilities, and historical context.
 *CR - Conventional Subdevelopment Center - Allow a mixture of uses consistent with adopted Community Agency policies, compatibility with adjacent facilities, and historical context.
 *TR - Town Center for Walkable Living

Future Landuse / Zoning Consistency Conversion Matrix Non-Residential

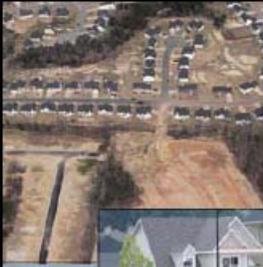
Old 1996 Plan	HO	C-1	O-1	OH	C-2	GEY	OKR	RM-1B	OD	MCD	M	R-2	R-300	R-400	New 2025 Plan
LIC	X	X	X			X									WHEED CENTERS UP TO 24 DU/AC
HIC	X	X	X		X	X								X	TOWN CENTER UP TO 60 DU/AC
OP			X				X		X					X	TOWN CENTER UP TO 60 DU/AC
OMX		X	X	X	X	X	X							X	REGIONAL CENTERS UP TO 120+ DU/AC
IND					X							X	X		INDUSTRIAL
TRANS															N/A
PUBLIC															N/A
AGR															RURAL RESIDENTIAL
NEW DESIGNATION		X	X	X	X	X	X	X	X	X	X	X	X	X	CR UP TO 10 DU/AC

*RSD - This category is based on Community Agency Policies, compatibility with adjacent facilities, and historical context.
 *CR - Conventional Subdevelopment Center - Allow a mixture of uses consistent with adopted Community Agency policies, compatibility with adjacent facilities, and historical context.
 *TR - Town Center for Walkable Living





Suburban Areas



- Typically suburban subdivisions
- Low pedestrian orientation
- High level of building separation
- Scattered civic buildings
- Curvilinear street system

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Traditional Areas



Older communities:

- Specific architectural style
- Smaller lots with alleys
- Buildings close front property line

High pedestrian orientation:

- Street trees
- Sidewalks
- On street parking

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Community Agenda Public Meeting

January 18, 2007

On January 24, 2007, the final in a series of public meetings was held at the Maloof auditorium on the DeKalb County Comprehensive Plan. The format of the meeting was a formal staff presentation followed by an “open forum” of questions and answers by the public. The following is a summary of the comments and questions received:

Public Question/Comment	Staff Response
<p>There appear to be inconsistencies with some of the zoning categories and land use allowances on the Matrix, specifically the RA-8. Doesn't RA-8 allow 8 du/acre, but the X shows it will allow 0-4 du/acre?</p>	<p>Based on the existing 1996 Future Land Use Plan, there were exceptions allowed in Chapter 27 Zoning Code (Sec. 27-45 (b)) which was adopted in 1999. Chapter 27 allowed additional zoning districts as long as they were conditioned by BOC. We have revised the matrix and made changes to reflect consistency with the 2025 Community Agenda Plan and not the existing 1996 Future Land Use Plan. As a result, only those zoning districts that are consistent with the 2025 Community Agenda will be allowed for rezoning until a new zoning code is adopted and future land use map (tentatively later part of 2007).</p>
<p>Can the density/intensity be adjusted for lands with environmentally sensitive resources (i.e. floodplain/stream buffers)? Would the du/acre allowances be adjusted to accommodate the location of these on property?</p>	<p>Density is based on the total acreage zoned and not just buildable area. Therefore density/intensity cannot be adjusted for lands with environmentally sensitive resources such as floodplain or streams buffers. However some sites may meet the criteria for a NCD (Neighborhood Conservation) District which allows alternative design of residential construction due to natural features of a site.</p>
<p>How will the character areas be promoted or laid out along corridors in terms of density and intensity?</p>	<p>Commercial Redevelopment Corridors allow density up to 18du/acre sensitive to existing residential areas. The main focus is to redevelop vacant or underutilized commercial corridors through the promotion of mixed-use and transit oriented development.</p>
<p>Currently, there is a two part re-zoning application; will the new process of review now eliminate the second part of the application that relates to land use?</p>	<p>No, land use requests would go through the Strategic Planning Division</p>
<p>Is it state law that zoning “trumps” all else and if so how will these changes to reviews, etc. be made?</p>	<p>No, there is a Zoning Procedures Law (ZPL), which does not address land use; allowing for more discretion with land use implementation. The ZPL requires that local governments assure the general public due process and that they follow the indicated municipal procedures when exercising zoning authority. Georgia is also a “home rule” state, which allows communities to govern themselves, which also relates to zoning, land use and all else.</p>



<p>There appears to be a potential problem with down-playing the site plan process as a result of the proposed changes, how can this be rectified? Perhaps it's an issue of enforcement and may need to be enforced in the application process?</p>	<p>Beginning January 2007, all applications for rezoning, special land use permits (SLUPS), and land use plan amendments require site a plan with specified features. The site plan submittal requirements are defined in the Application Checklist for each process.</p>
<p>The plan needs some type of language standardization in the plan, as it relates to bicycle and pedestrian facilities. For example it mentions (on-road/bike lanes/multi-use facility/on-street-bike lanes). Is it a path or on-road facility? Please explain what it will be specifically?</p>	<p>The CTP makes reference to several bicycle and pedestrian facility types, some of which have similar names and definitions. These facilities have been incorporated into the comprehensive plan.</p>
<p>Page 21 of the plan needs further delineation, as there are some wetlands missing that need to be denoted on the plan.</p>	<p>We are not able to show all wetlands on a county level; the wetlands will be addressed on a site by site basis during the development review process.</p>
<p>The Comprehensive Plan needs meld with the Transportation Plan; there are some items missing from the Comp Plan that relate to the Trans Plan. For example the BRT stops on Memorial Drive. Items in the Trans Plan warrant further evaluation for inclusion in the Comp Plan.</p>	<p>The Comp Plan used the CTP in developing the Community Assessment and Agenda. Congested corridors were analyzed during the assessment and through out the study all proposed transit stops were incorporated. The planning area maps in the Community Vision section show proposed transit stops and greenways from the CTP in relation to the Character Areas. Activity Centers have been proposed in areas to support TOD.</p>
<p>There current version of the Agenda is different from the one submitted to ARC. The designation of the area near the proposed Sembler site has been changed; why has this been done? This poses ethics questions.</p>	<p>There have been several changes to the Agenda sense submittal to ARC. A few more changes are expected due to further review from PC and BOC. The proposed Sembler site (Briarcliff & Druid Hills) qualifies as a Town Center based on its existing size (commercial SF & pop density). The recent mixed-use development attention further justified the area though it was already under consideration.</p>
<p>The ARC projections over the next 20 years are high; does the plan accommodate the amount of growth predicated?</p>	<p>Yes, ARC and DCA projections were taken into consideration during plan preparation.</p>
<p>The most quality developments are in the Perimeter area. Will anything be done to bring quality development to S. DeKalb county?</p>	<p>Our housing, land use and economic development policies are applied county-wide. Mixed-use development had been proposed in all areas of S. DeKalb that support proposed transit lines or were actives already exist. If we proposed more mixed use areas, we would have to redevelop existing residential areas. The efforts needed fix the historical uneven development patterns will take more a coordinated efforts between the Office of Economic Dev., elected officials, and the community residents.</p>



<p>Page 184 and 185 discusses the Scottdale Revitalization Plan; is it in progress currently? What efforts were made to reach out to land owners in the community?</p>	<p>The Scottdale Plan was completed by The Collaborative Firm in December 2006. The private firm was responsible for community outreach. However, an implementation Steering Committee was formed and held its first meeting January 11, 2007. One of the subcommittees formed was Overlay Committee. The first meeting for this group is January 25, 2007. The Steering Committee welcomes additional participation from residents, land, and business owners. Anyone interested in an update can contact our office for additional information.</p>
<p>At the beginning of the planning process we were told that most of the future land development will be S. DeKalb. However, District two is to be surrounded by at least 2 Town Centers (Briarcliff/LaVista/Druid Hills). How is that possible if development will be in the South?</p>	<p>The proposed centers in District 2 are based on the existing commercial nodes and corridors in the area. The number of proposed centers does not automatically make them the priority. The activity centers proposed for S. DeKalb, like N. DeKalb, are based on existing commercial centers, corridors in need of redevelopment and proposed transit stations without intruding into existing stable residential areas.</p>
<p>The public wants neighborhoods protected and congestion improved. How can having the Town Center designations protect surrounding neighborhoods and relieve congestion?</p>	<p>All of the Activity Center designations (Neighborhood, Town, and Regional) are areas where mixed-use development will be encouraged. These areas will help to protect surrounding neighborhoods by encouraging higher density development within these areas instead of within existing neighborhoods. These areas will not completely relieve congestion but should contribute towards its reduction by reducing the "local trip" through walk able developments and supporting transit ridership through transit oriented development.</p>
<p>The North Druid Hills school site may not be sold; so how can this area be designated a Town Center?</p>	<p>The North Druid Hills school and it surrounding area qualifies as a Town Center based on its existing size (commercial SF & pop density). The recent mixed-use development attention further justified the area though it was already under consideration.</p>
<p>The moving forward process may not always be having more; sometimes it needs to be less. Just because it is going on now does not mean it should be going on now or in the future. Please consider this.</p>	<p>The Comp Plan has a 20 year planning horizon. Even if no growth takes place within some areas, the character area designations still define the way certain area should be built in the future. Over time areas will see the redevelopment of existing structures with no net gain in population.</p>
<p>The county should so it's "due diligence" and re-submit the plan to ARC or whomever based on the current revisions.</p>	<p>Most of the revisions made to the plan were made as a result of the comments made by ARC and DCA. Once the plan is adopted, copies will be submitted to DeKalb Libraries, BOC, PC, CC, ARC, and DCA.</p>
<p>Based on comments, it seems that the County has committed to the Sembler project at Briarcliff, is that correct?</p>	<p>No, the county has not committed or approved the project; it is still in the proposal stage.</p>



<p>It seems that the plan supports growth and development in efforts to generate revenues. Do we really want more high density development?</p>	<p>The support of growth and development is only encouraged at the designated character areas and is not an effort to generate revenue, but to improve the quality of life for residents.</p>
<p>What about the support from MARTA and transportation resources to these proposed high density areas like additional lines in the Emory/Tucker area? What is this plan other than a vision?</p>	<p>The Comp Plan used the CTP in developing the Community Assessment and Agenda. All proposed transit lines/stops were incorporated into the selection of proposed high density/mixed-use areas. The planning area maps in the Community Vision section show proposed transit stops from the CTP in relation to the Character Areas. Where ever possible, Activity Centers have been proposed in areas to support TOD and existing transit proposals.</p>
<p>The plan needs to include a concept for the inclusion of all the cities in the county.</p>	<p>Each of the local government have their own comprehensive plans, we have attempted to incorporate any overlapping issues and opportunities fro the local governments into the County plan. The CTP and the Service Delivery Strategy, which we consider to be a part of the plan provides more involvement with the cities.</p>
<p>Is the current infrastructure (transportation system, etc.) able to support the activity centers and other character areas? If it does not exist currently, how can it be accommodated in the future?</p>	<p>The Activity Centers were designated based on the existing development, 1996 Land Use Plan, Existing Zoning and current development trends. The new approval process requires review from the various infrastructure departments (water, sewer, transportation, solid waste, etc). If improvements are necessary, those improvements will become “conditions of approval” that will be recommended by staff to BOC. By designating the locations for more intense development, all county departments can better plan for Capital Improvements to accommodate growth and development specifically in these target areas.</p>
<p>There seems to be three new Town Centers in the Central West planning area since the September draft from published, when were these added?</p>	<p>During November/December 2006, many character areas were added due to selection criteria of activity centers as well as recommendation from ARC. All activity centers were not completely identified in the previous meetings.</p>
<p>In the (Briarcliff/LaVista/Druid Hills) areas there is significant congestion, please explain how increased density in these areas with the Town center designations improve congestion?</p>	<p>These areas will not completely relieve congestion but should contribute towards its reduction by reducing the “local trip” (non-work trips often made for retail/service needs) through walkable developments and supporting transit ridership through transit oriented development.</p>
<p>Please provide some concrete ideas to relieve congestion.</p>	<p>Specific recommendations are found in the CTP. The Comp Plan supports the reduction of congestion by, supporting transit ridership at existing and proposed transit stops through TOD and promoting walkable communities that can reduce “local” non-work automobile trips.</p>



<p>The county has proposed the activity center concept to reduce automobile trip generation and increase walkability, but what about the inclusion of bicycles as an alternative?</p>	<p>We will be sure to place additional emphasis on bicycle and pedestrian facilities. However, the CTP places great emphasis on bicycle and pedestrian facilities.</p>
<p>The cul-de-sac subdivisions do not promote walkability and connectivity, how can this be addressed?</p>	<p>Interconnection between parcels is encouraged by policies in the Community Agenda. However, when new developments are proposed, the residents surrounding the proposed project usually come out in opposition to connectivity. Staff plans to educate the public and various boards on the benefits of interconnection between parcels to decrease the number of trips on county roadways.</p>

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February 13, 2007

Patrick Ejike
Director, DeKalb Planning and Development Department
330 W. Ponce de Leon Ave.
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RE: Comprehensive Plan Update

Dear Patrick,

Thank you for the opportunity to comment on the County's Comprehensive Plan. As part of the rapidly growing metro Atlanta region, DeKalb faces a number of challenges in planning for future growth and development. The Council for Quality Growth commends the Strategic Planning Division's efforts in drafting the Comprehensive Plan update.

The Future Development Concept map illustrates three (3) Regional Activity Centers, thirteen (13) Town Centers, twenty-five (25) Neighborhood Centers, six (6) Employment Centers, and two (2) Regional Park/Recreational Centers. How will the actual radius of these centers be defined? Will maps delineating the individual parcels included in the centers be available to the public? Will there be an appeals process for property owners who do not wish to be included in a center, prior to final plan adoption?

There are a number of inconsistencies within the text of the plan, specifically within the Character Area definitions:

- Table 3-2, DeKalb County Character Areas, lists the applicable land use for Suburban Character Area as Low-Medium Density Residential. However, the Suburban Character Area narrative lists only Single Family Detached Residential as a Primary Land Use and does not address appropriate density.
- The Character Area maps for each Planning Area of the county do not match what is already there. For example, the North Planning Area, which includes Brookhaven, Lynwood Park, and Ashford Park does not show Traditional Neighborhood Character Areas, as these historic areas represent.
- The Land Use-Character Area Policies and Strategies section lists offering "residents more choices in housing, retail, transportation, and recreational opportunities" as one policy objective for the Traditional Neighborhood Character Area. Yet, the list of Primary Land Uses for this character area names Traditional Single Family Residential Homes as the only residential use. There are many examples all over the county of neighborhoods that contain a successful mix of single-family and low density multifamily dwellings in traditional neighborhoods. In fact, one of the hallmarks of Traditional Neighborhood Design is an integrated mix of housing types and price ranges.

There are also fundamental questions raised by the policy objectives of the Comprehensive Plan. For example, the Office Park/Institutional Character Area is described as a campus-style development of offices, with the Primary Land Uses as different types of office. Housing is not listed as a primary use. This raises the question of whether the Comprehensive Plan addresses the quality of life issues raised in the Community Agenda, as the Plan states that only 23% of DeKalb residents actually work in the county.

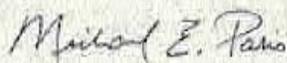
Smart Growth is about designing neighborhoods that have shops, offices, schools, churches, parks, and other amenities near homes, so that residents and visitors have the option of walking, bicycling, taking public transportation, or driving as they go about their business. Shouldn't the future vision of the Office Park/Institutional Character Area include housing to bring people closer to where they work? What is described in this character area is the "old school" notion of an office park, which is a sprawling campus of offices without shops, community green space, or nearby housing. To further confuse the description, one of the Implementation Measures listed is Mixed-Use Zoning, but alternative uses are not included in the list of Primary Land Uses.

Finally, the DeKalb County Code of Ordinances requires that there be a relationship between the land use category and the zoning district. Section 27-45 of the Code lists the different land use categories and the zoning districts that are allowed in those land use categories. Some of the residential land use categories have density caps expressed as maximum units per acre. The DeKalb County Character Areas table lists a new category of Very High Density Mixed Use. However, this land use category is not clearly defined. What distinguishes Office/Mixed Use from Very High Density Mixed Use? More importantly, it is not clear what zoning categories are required in the Very High Density Mixed Use category. Also, in the January 2007 draft of the Plan, the Commercial Redevelopment Corridor Character Area does not list applicable land uses, but rather says "TBD", after listing Moderate-High Intensity Commercial (MHIC) in the September 2006 draft.

The Council for Quality Growth is an advocate of *planning* for future growth, and feels that County Comprehensive Plans are a major part of future planning efforts. The Council is not opposed to DeKalb's Comprehensive Plan, but believes it is not ready for approval. The Comprehensive Plan will be in place for twenty years, and will be the policy document that will guide important decisions regarding future infrastructure needs. Therefore, it needs to be carefully crafted in order to guide the County in the future.

The Council respectfully requests that Planning staff, the Planning Commission, and the Board of Commissioners consider and address our comments so that the Comprehensive Plan will be a document that will adequately address the County's anticipated growth. Thank you for allowing the Council for Quality Growth to participate in the review of the proposed Comprehensive Plan. We will continue to be available as future revisions may take place.

Sincerely,



Michael E. Paris
President and CEO
Council for Quality Growth

Cc: Arthur Duncan, Strategic Planning Administrator
CEO Vernon Jones
Board of Commissioners
Planning Commission Members



Council for Quality Growth Comments

February 13, 2007

(Revised 2/28/07)

On February 13, 2007, a letter was received from the Council for Quality Growth concerning the DeKalb County Comprehensive Plan. The following is a summary of the comments and the consequential responses from the Strategic Planning staff:

Question/Comment	Staff Response
<p>The Future Development Concept Map Illustrates 3 Regional Centers, 13 Town Centers, 6 Employment Centers, and 2 Regional Park Recreation Centers. How will the radius of these centers be defined? Will maps delineating the individual parcels included in the centers be available to the public? Will there be an appeals process for property owners who do not wish to be included in a center, prior to plan adoption?</p>	<p>Radius Defined -- The boundaries of the activity centers are shown on the Future Development Map. Most Activity Centers follow the existing commercial and high density residential boundaries with the intent to redevelop these areas in the future in a more mixed-use/pedestrian friendly pattern. For those activity centers in study areas (i.e. LCI's), the currently adopted study boundaries are the same to avoid any potential conflicts. The Future Development Concept only highlights the most intense activity centers for visual purposes. It provides the "Big Picture" while the details are shown on the Future Development Map. Parcel specific maps are being developed for the Neighborhood, Town and Regional Activity character areas. These areas are collectively considered "activity centers".</p>
<p>Table 3-2, DeKalb County Character Areas lists the applicable land use for the Suburban Character Area as Low Medium Density Residential. However the Suburban Character Area narrative lists only single family residential as a primary land use and does not address appropriate density.</p>	<p>The applicable land uses provided in the table are based on the 1996 future Land Use Plan and are further delineated in the Future Land Use Consistency conversion Matrix on pp. 157-160, which also discusses density. The primary land uses also include Town Homes and Apartments as indicated on p. 53.</p>
<p>The character area maps for each planning area of the county do not match what is already there. For example, the North planning area, which include Brookhaven, Lynwood Park and Ashford park does not show Transitional neighborhood Character Areas, as these historic areas represent.</p>	<p>These are valid points that warrant further consideration and analysis. We may have overlooked those neighborhoods. We will investigate those neighborhoods and consider including them as Traditional Neighborhood Character Areas.</p>



<p>The Land Use Character Area policies and strategies section lists offering” residents more choices in housing, retail, transportation and recreational opportunities” as one policy objective for the Traditional Neighborhood Character area. Yet, the list of primary uses for this character area names traditional single family residential homes as the only residential use. There are many examples all over the county of neighborhoods that contain a successful mix of single family and low density multi family dwellings in traditional neighborhoods. In fact, one of the hallmarks of Traditional Neighborhood design in an integrated mix of housing types and price ranges.</p>	<p>The staff did consider having residential uses, such as apartments included as primary uses. Perhaps this is something that needs be reconsidered. Although, single family residential is listed as the primary use does not mean that other residential uses will not be encouraged.</p>
<p>There are also fundamental questions raised by the policy objectives of the Comprehensive Plan. For example, the Office Park Institutional Character Area is described as a campus style development of offices, with the primary uses of different types of office. Housing is not listed as a primary use. This raised the question of whether the Comprehensive Plan addresses the quality of life issues raised in the Community Agenda, as the plan states that only 23% of DeKalb residents actually work in the county.</p>	<p>These are valid points that warrant further consideration and analysis.</p>
<p>Smart growth is about designing neighborhoods that have shops, offices, schools, churches, parks and other amenities near homes, so that residents and visitors have the option of walking, bicycling, taking public transposition or driving as they go about their business. Shouldn't the future vision of the Office Park institutional Character Area include housing to bring people closer to where they work? What is described in this character area is the old school notion of the office park, which is a sprawling campus of offices without shops community greenspace or nearby housing. To further confuse the description, one of the implementation measures listed is Mixed Use Zoning, but alternatives uses are not included in the list of primary Land Uses.</p>	<p>These are valid points that warrant further consideration and analysis, especially in view of the inclusion of the mixed use implementation measure.</p>
<p>The DeKalb County Code of Ordinances requires there be a relationship between the land use category and the zoning district. Section 27-45 of the Code lists the different land use categories and the zoning districts that are allowed in those land use categories. Some of the residential land use categories have density caps expressed as maximum units per acre.</p>	<p>The Future Land Use Consistency conversion Matrix on pp. 157-160, discusses the relationship between land uses and zoning categories as well as density.</p>



<p>The DeKalb County Character Area table lists a new category of Very High Density Mixed Use. However, this land use category is not clearly defined. What distinguishes Office/Mixed Use from Very High Density Mixed Use? More importantly it is not clear what zoning categories are required in the Very High Density Mixed Use category.</p>	<p>The applicable land uses provided in the table were based on the 1996 Future Land Use Plan, which does not list Very High Mixed Use. This was done in error and has been corrected to state "Office Mixed Use and Very High Density Residential", which would be the best applicable uses for a Regional Activity Center.</p>
<p>Also, in the January 2007 draft of the plan, the Commercial Redevelopment Corridor Character Area does not list applicable land uses, but rather says "TBD", after listing Moderate High Density Commercial (MHIC) in the September 2006 draft.</p>	<p>There was some debate as to what applicable uses should be encouraged in the Commercial Redevelopment Corridor Character Area, which is why it was changed from MHIC to "TBD". The goal is to redevelop existing strip commercial centers that are vacant or under utilized and replace them with a combination of mixed-use, higher density residential and commercial uses.</p>



SUMMARY

Over a span of two and a half years, a total of fifteen (25) public meetings, workshops, and community meetings have been held. A total of six (12) public meetings, staff workshops, and Board of Commissioner (BOC) work-sessions have been held to review and comment on the comprehensive plan (new standards).

In completion of the Community Agenda, we are expecting to facilitate at least two (3) meetings for review and comment. All meetings will be public hearings; one for the general public, two for the Planning Commission, two BOC work-sessions, and one BOC Hearing. We have made strides to expand and improve upon previous marketing techniques, in order to reach a broader range of the County. Minority organizations have been added to the list of contacts, to provide a more diverse base for participation. Also, the Board of Commissioners will be a valuable resource to help improve our marketing.