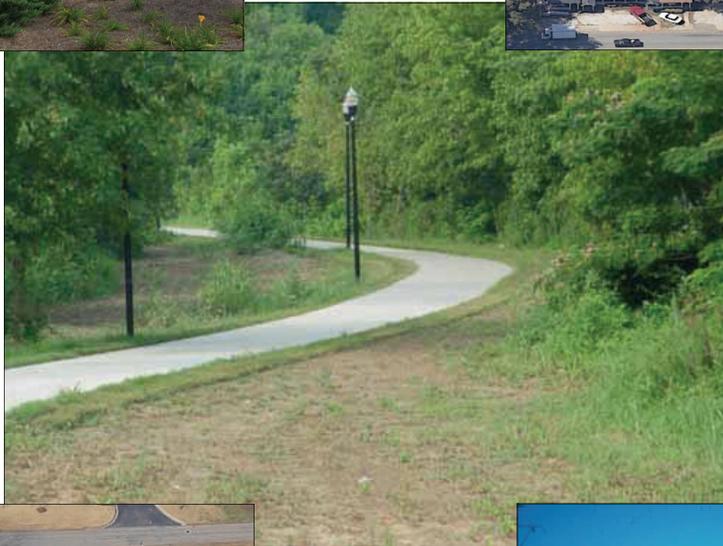
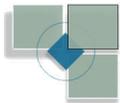


DEFINITIONS GLOSSARY





6. DEFINITIONS GLOSSARY

Access Management -The process of providing and managing access to land development while preserving the regional flow of traffic in terms of safety, capacity and speed.

Accessory Housing Unit – is a separate and complete dwelling unit that is contained on the same lot as the structure of a single-family dwelling or business.

Affordable Housing - housing where the costs are affordable to those living in the unit. Commonly accepted principles for housing affordability are costs that do not exceed 30% of the household's gross income.

Army Corps of Engineers (USACE) - is a division of the U.S. Army comprised of military and civilian men and women. The Corps' mission is to provide engineering services, which include the planning, design and construction of dams, military facilities, and design and construction management support for other Defense and federal agencies.

Atlanta Regional Commission (ARC) - is the regional planning and intergovernmental coordination agency for the 10-county metropolitan area.

Board of Commissioners (BOC), DeKalb County - the seven member, part-time Board of Commissioners are elected, by district, to four-year terms and serve as the legislative branch of the County. DeKalb is divided into five districts, each served by a commissioner. Additionally, there are two "super districts" commissioners, each serving roughly one-half of the County's population. The commissioners are charged with upholding and enforcing the County Code of Ordinance.

Blighted Area – an area within a municipal corporation, with a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, and unsanitary or unsafe conditions, among others.

BRT Bus Rapid Transit- BRT is a high speed bus system operated within an exclusive right-of-way. BRT incorporates exclusive transit ways, modern stations, on-board fare collection, high-tech vehicles and frequent service.

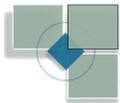
Buffer - an area of land, including landscaping, berms, walls, fences, and building setbacks, that is located between land uses of different character and is intended to mitigate negative impacts of the more intense use on a residential or vacant parcel.

Builder – also referred to as a General Contractor is an organization or individual that contracts or has an agreement with another organization or individual for the construction of a building, road, facility or structure.

Building Code - is a set of rules that specify the minimum acceptable level of safety for constructed objects. The main purpose of the building codes is to protect public health, safety and general welfare as they relate to the construction and occupancy of buildings and structures.

Capital Improvements Plan – is a plan setting forth, by category of public facilities, those capital improvements and that portion of their costs which are attributable to serving new development within designated service areas for such public facilities over a specified time frame.

Centers for Disease Control and Prevention (CDC) - based in Atlanta, Georgia it is an agency of the U.S. Department of Health and Human Services that focuses attention on developing and applying disease prevention and control measures with emphasis on infectious diseases, environmental health, health promotion and education activities.



Chief Executive Office (CEO), DeKalb County - DeKalb is the only county in the metropolitan Atlanta area to have a Chief Executive Officer in addition to the Board of Commissioners. The CEO, elected countywide, administers the day-to-day operations of the county government and manages its 7,000 employees. The CEO is limited to two consecutive four-year terms.

Character Area – a geographic area with unique or special characteristics to be preserved or enhanced; refers to how land uses relate to one another.

Charette – a form of public participation as a technique for consulting with community stakeholders. The technique typically involves intense, possibly, multiple day meetings, that involve local government officials, developers, and residents.

Clean Water Act (CWA) - the primary federal law in the United States governing water pollution. The act established the symbolic goals of eliminating releases to water of toxic amounts of toxic substances, eliminating additional water pollution and ensuring that surface waters would meet standards necessary for human sports and recreation.

Community – a sub area of a local government (city, county, town) consisting of residential, institutional, and commercial uses sharing a common identity.

Community Agenda – the portion of the Comprehensive plan that provides guidance for future decision making about the community.

Community Assessment – the portion of the Comprehensive plan that is an objective and professional assessment of data and information about a community.

Community Council – an advisory group of voluntary citizens that meet and review applications for land use amendments, rezones and special land use permits.

Community Development Block Grant (CDBG) – it is one of the longest-running programs of the U.S. Department of Housing and Urban Development (HUD); the grant funds local community development activities such as affordable housing, and infrastructure development, among others.

Community Participation Program – the portion of the Comprehensive plan that describes the participation program for ensuring adequate public and stakeholder involvement in the preparation of the plan.

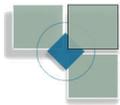
Comprehensive Plan – also know as a Master Plan, it is the adopted official statement of a legislative body of a local government that recognizes the physical, economic, social, political, aesthetic, and related factors of the community and compiles policy statements, standards, maps, and statistical data for the physical, social, and economic development, to create a unified physical design for the public and private development of land and water.

Density - The number of dwelling units permitted per net acre of land.

Density Bonus - the allowance of additional density in a development in exchange for the provision by the developer of other desirable amenities.

Development Regulation – they are any zoning, subdivision, impact fee, site plan, corridor map, floodplain or stormwater regulations, or other governmental controls that affect the use of land.

Developer – commonly referred to as a real-estate developer, one who clears and builds on land or changes and enhances the use of an existing building for some new purpose or to better effect.



Development of Regional Impact (DRI) - A very large project that will have impacts affecting significant portions of a region. Any development that, because of its character, magnitude, or location, would have substantial effect upon the health, safety, welfare, or environment or more than one unit of local government.

Easement - grant by a property owner to the use of land by the public, a corporation, or persons for specific purposes as the construction of utilities, drainage ways, and roadways.

Environmental Impact Statement - Under the [state law], a statement on the effect of development proposals and other major actions that significantly affect the environment.

Environmental Protection Agency (EPA) - is an agency of the federal government that is charged with protecting human health and safeguarding the natural environment.

Functional Classification: The classification of the segment of road, as defined by FHWA (Federal Highway Administration), which is broken down between rural and urban areas. The functional classification system is based on the grouping of streets and highways into classes, or systems, according to the character of the service they are intended to provide.

Georgia Conservancy - The Georgia Conservancy is a statewide environmental organization. The job of the Conservancy is to make sure that Georgians have healthy air, clean water, unspoiled wild places and community green space now and in the future.

Georgia Department of Community Affairs (DCA) – serves as the state's lead agency in housing finance and development; promulgates building codes to be adopted by local governments; provides comprehensive planning, technical and research assistance to local governments; and serves as the lead agency for the state's solid waste reduction efforts.

Georgia Department of Transportation (GDOT) – serves as the lead transportation agency for the State. The Georgia Department of Transportation plans, constructs, maintains and improves the state's road and bridges; provides planning and financial support for other modes of transportation such as mass transit and airports; provides airport and air safety planning; and provides air travel to state departments.

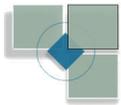
Georgia Regional Transportation Authority (GRTA) - it is an agency created by the General Assembly in 1999 that is charged with combating air pollution, traffic congestion and poorly planned development in the metropolitan Atlanta region, which is currently designated non-attainment under the federal Clean Air Act.

Geographic Information System (GIS) - it is a computer system capable of integrating, storing, editing, analyzing, sharing, and displaying geographically-referenced information.

Greenspace is an area of largely undeveloped wild or agricultural land surrounding or neighboring an urban area; applied to certain urban areas, including parks, preserves and public or private lands.

Greenway- it is a corridor of repurposed land running through an urban or suburban area. They are often converted into a long-distance paths or trails for cyclists and walkers; these corridors are often multipurpose, vegetated and linear routes.

Historic District - is a group of buildings, properties or sites that have been designated by one of several entities on different levels as historically or architecturally significant. Districts greatly vary in size, some having hundreds of structures while others have just a few.



Impact Fees - an impact fee is a one time payment imposed upon a developer to pay a proportionate share of a system improvement that is needed to serve new growth and development. Such fees can be charged by Cities, Counties and some water and sewer authorities. Impact fees may be charged for water supply and treatment; wastewater treatment; roads, streets and bridges; stormwater systems; parks open space and recreation; libraries and public safety (police, fire and jails).

Infill Development - The use of vacant land, the reuse or change of use of a previously developed parcel or group of parcels, or the intensification of use or change of use by remodeling or renovating an entire structure.

Infrastructure - is generally a set of interconnected elements that provide the framework that support an entire structure. The term has diverse meanings in different fields, but is perhaps most widely understood to refer to roads, airports, and utilities.

Intensity - The degree to which land is used, measured by a combination of the type of land used and the amount of land or floor area devoted to that use.

Metropolitan Atlanta Rapid Transit Authority (MARTA) - consists of a network of bus routes linked to an urban heavy rail metro system.

Metropolitan Planning Organization (MPO) - is a transportation policy-making organization made up of representatives from local government and transportation authorities. MPO's exist for any Urbanized Area (UZA) with a population greater than 50,000.

Mixed Use Development - a project which integrates a variety of land uses including residential, office, commercial, service, and employment and can result in measurable reductions in traffic impacts.

National Register of Historic Places - is the government's official list of districts, sites, buildings, structures, and other objects worthy of preservation.

National Pollutant Discharge Elimination System (NPDES) – it is the system for granting and regulating discharge permits, which regulates sources that discharge pollutants into waters.

Neighborhood - an area of a community with characteristics that distinguish it from other community areas and that may include schools, or social clubs, or boundaries defined by physical barriers, such as major highways and railroads, or natural features, such as rivers.

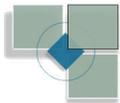
Non-Conforming Use - A use which lawfully occupied a building or land at the time the zoning or land use code became effective, which has been lawfully continued and which does not now conform to the current use regulations.

Land Rehabilitation - is the process of returning the land in a given area to some degree of its former self, after some process (business, industry, natural disaster, etc.) has damaged it.

Livable Centers Initiative (LCI) - is a program offered by the Atlanta Regional Commission that encourages local jurisdictions to plan and implement strategies that link transportation improvements with land use development strategies to create sustainable, livable communities consistent with regional development policies.

Overlay District - a district provided for particular neighborhoods or communities in order to protect the aesthetic appeal and character of the area from the impacts of development while accommodating compatible new development.

Pedestrian Community District (PCD) A plan designation or implementing land-use regulations, such as an overlay zone, that establish requirements to provide a safe and convenient pedestrian environment in an area planned for a mix of uses likely to support a relatively high level of pedestrian activity.



Planning Commission - a board of the local government consisting of elected and *or* appointed members whose functions include advisory or aspects of planning and may also include such other powers and duties as may be assigned to it by the legislative body.

Policies - guidelines intended to direct the present and future physical, social, and economic development

Quality of Life - attributes or amenities that combine to make an area a good place to live. Examples include the availability of political, educational, and social support systems; good relations among constituent groups; a healthy physical environment; and economic opportunities for both individuals and businesses.

Regional Transportation Plan (RTP) - The long-range, multi-modal plan documenting policies, initiatives, and projects designed to meet the surface transportation needs of the region over a minimally specified planning horizon.

Sense of Place - The characteristics of a location that make it readily recognizable as being unique and different from its surroundings and that provides a feeling of belonging to or being identified with that particular place.

Smart Growth - is an urban planning and transportation theory that concentrates growth in predetermined areas (i.e. city centers) to avoid sprawl; and advocates compact, transit-oriented, walkable, bicycle-friendly land use, including mixed-use development with a range of housing choices.

Stakeholder – people who are (or might be) affected by any action taken by an organization or group. Examples are parents, children, customers, owners, employees, associates, partners, contractors and others that are related or located near by.

Statistics – it is a mathematical science pertaining to the collection, analysis, interpretation or explanation, and presentation of data and other information.

Stormwater Management - any storm water management technique, apparatus, or facility that controls or manages the path, storage, or rate of release of storm water runoff.

Streetscape - the visual image of a street, including the combination of buildings, parking, signs, and other hardscaping and street furniture.

Traffic calming - a concept fundamentally concerned with reducing the adverse impact of motor vehicles on built-up areas. Usually involves reducing vehicle speeds, providing more space for pedestrians and cyclists, and improving the local environment.

Transfer of Development Rights (TDR) - a legal covenant that protects the subject land in perpetuity from development beyond any development rights reserved subject to the underlying zone at the time the covenant is signed and grants enforcement of the covenant to the county.

Truck Routes - auxiliary routes of a U.S. or State Highway system that is the preferred (or sometimes mandatory) route for commercial truck traffic.

U.S. Census Bureau - the census bureau is the government agency mandated in collecting statistics about the nation, its people, and economy. The first census taken was in 1790.

Wetland - Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Zoning - A police power measure in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, placement, and other development standards.