DeKalb County, Georgia

Annual Development Activity Report

2009-2012

Department of Planning & Sustainability

The Annual Development Activity Report is intended to be an evolving, useful tool for staff as well as the public to track rezoning, building and development activity throughout unincorporated DeKalb County, Georgia by providing a picture of growth trends. It is the intent of staff to assess these trends in an effort to anticipate development in key areas throughout the county.

This report will focus primarily on three data sets: Rezoning Calendar Activity, Land Development Permit Activity, and Building Permit Activity. The Rezoning Calendar Activity will focus on applications approved by the Board of Commissioners from 2009 through 2012. The Land Development Permit Activity will focus on applications processed in which land is "disturbed" from 2009 through 2012. And lastly, the Building Permit Activity will focus on building permits issued between 2009 and 2012.

To assist in assessing growth trends, the county has been divided into five Planning Areas: 1. North, 2. Central West, 3. South West, 4. Central East, and 5. South East. A map depicting these areas is on the next page. (See Map 1) The Long Range Planning Division of the Department of Planning and Sustainability compiled the information in this report.

The Department of Planning and Sustainability is comprised of five divisions: Current Planning, Long Range Planning, Development Services, Code Compliance, and the Office of Neighborhood Empowerment. Below is a brief overview of the tasks carried out by each of them.

Current Planning Division

The Current Planning Division's duties and tasks include:

- Administration of the cases for the BOC's Rezone Calendar
- Administration of the cases for the Zoning Board of Appeals/Historic Preservation Commission
- Administration of the cases for Sketch Plat Hearings
- Zoning Interpretation/Review

Long Range Planning Division

- The Long Range Planning Division's duties and tasks include:
- Administration of the Comprehensive Plan
- Administration of the Comprehensive Transportation Plan
- Administration of the Service Delivery Strategy
- Overlay Zoning Implementation
- The preparation of Small Area Plans/Studies

Development Services Division

The Permits Division's duties and tasks include:

- Permit Processing (Building, Watershed, Land Disturbance, etc.)
- Plan Review
- Zoning Review
- Certificate's of Occupancy Processing
- Coordination with Business License

Code Compliance Division

The Code Compliance Division's duties and tasks include:

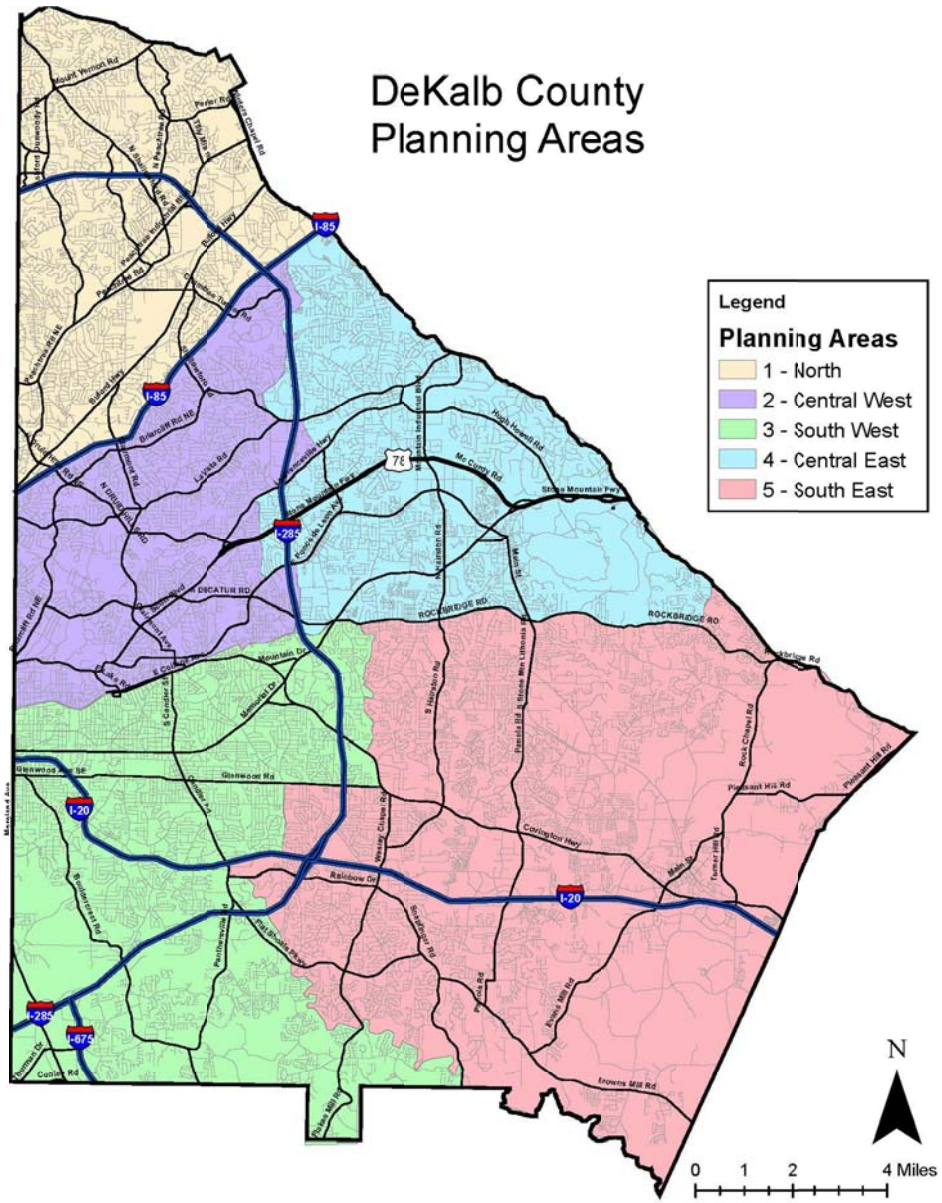
- Responding to customer calls/complaints
- Inspecting property/uses for compliance with the county's Code of Ordinances

Office of Neighborhood Empowerment

The Office of Neighborhood Empowerment's duties and tasks include:

- Distribution of information regarding DeKalb County to residents and stakeholders
- Empowerment through education of community organizations and stakeholders
- Organization of community forums for exchange of information
- Capacity building of Neighborhood Leaders and Association Boards

Map 1


DeKalb County
Planning Areas
Legend
Planning Areas
1 - North
2 - Central West
3 - South West
4 - Central East
5 - South East
I-85
I-285
I-20
I-675
78
DECATUR RD
ROCKBRIDGE RD
N
0 1 2 4 Miles

1. Rezoning Calendar Activity

Property owners have the opportunity to apply for amendments to the zoning and land use designations of parcels. Decisions on the applications are executed by DeKalb County's seven-member Board of Commissioners. The majority of cases approved in 2009 were in North DeKalb (Brookhaven), while the least number of cases were approved in Central East DeKalb (Stone Mountain).

2009

Planning Area	Adopt w/ Changes	Approval	Approval w/ Conditions	Deferral	Denial	Withdrawal w/ Prejudice	Withdrawal w/o Prejudice	Grand Total
North			8	2				10
Central West		6					5	11
South West	1		7		2			10
Central East		2	1	1	2		1	7
South East			6				2	8
Grand Total	**1**	**8**	**22**	**3**	**4**		**8**	**46**

Table 1.1

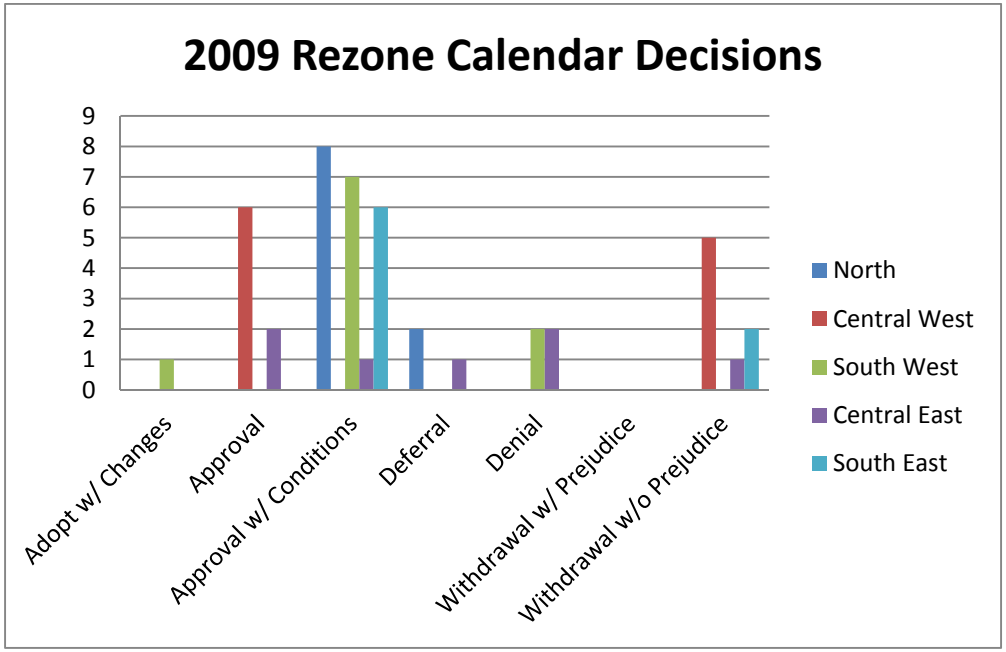


Chart 1.1

In 2009, a total of 46 amendment applications were submitted countywide. Eight (8) were Withdrawn without Prejudice, Four (4) were Denied, Three (3) were Deferred, Twenty Two (22) were Approved with Conditions, Eight (8) were Approved, and one (1) case was Adopted with Changes.

NOTE: Cases with a decision of Deferral typically become other decisions or are later withdrawn. Also, in cases where the decisions are Adopted with Changes, it refers to Text Amendments to either the Zoning Ordinance or the Comprehensive Plan.

Rezoning Activity

2009

Rezoning Applications	Approval	Approval w/ Conditions	Deferral	Denial	Withdrawal w/o Prejudice	Grand Total
North		8				8
Central West	2				3	5
South West		7		2		9
Central East		1	1	1	1	4
South East		6				6
Grand Total	**2**	**22**	**1**	**3**	**4**	**32**

Table 2.1

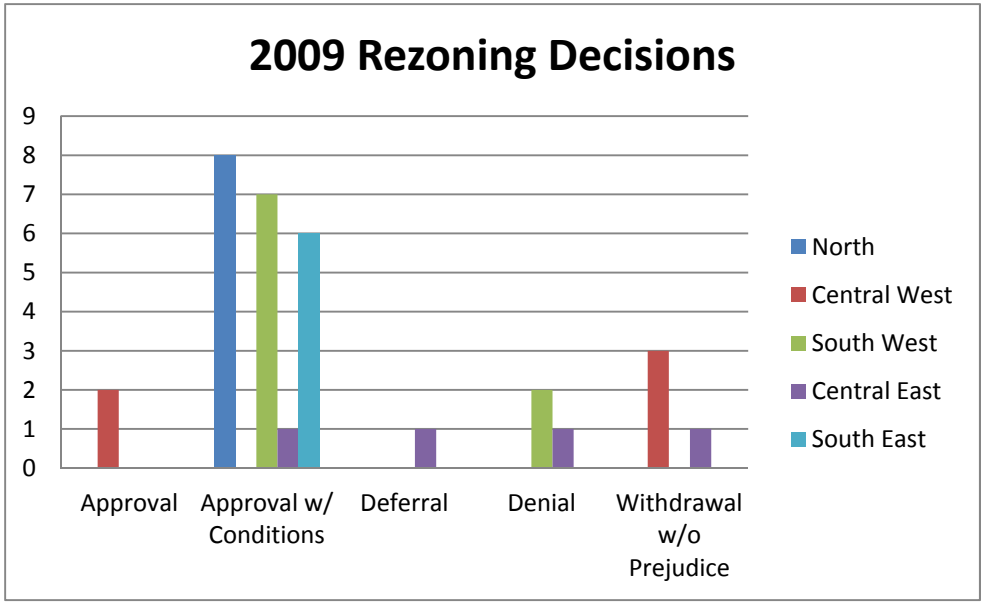


Chart 2.1

Table 2 (previous page) shows that a total of twenty four (24) of the thirty two (32) rezoning applications submitted were approved in 2009.

Land Use Amendments	Approval	Deferral	Withdrawal w/o Prejudice	Grand Total
North		2		2
Central West	4		2	6
Central East	2			2
South East			2	2
Grand Total	**6**	**2**	**4**	**12**

Table 3.1

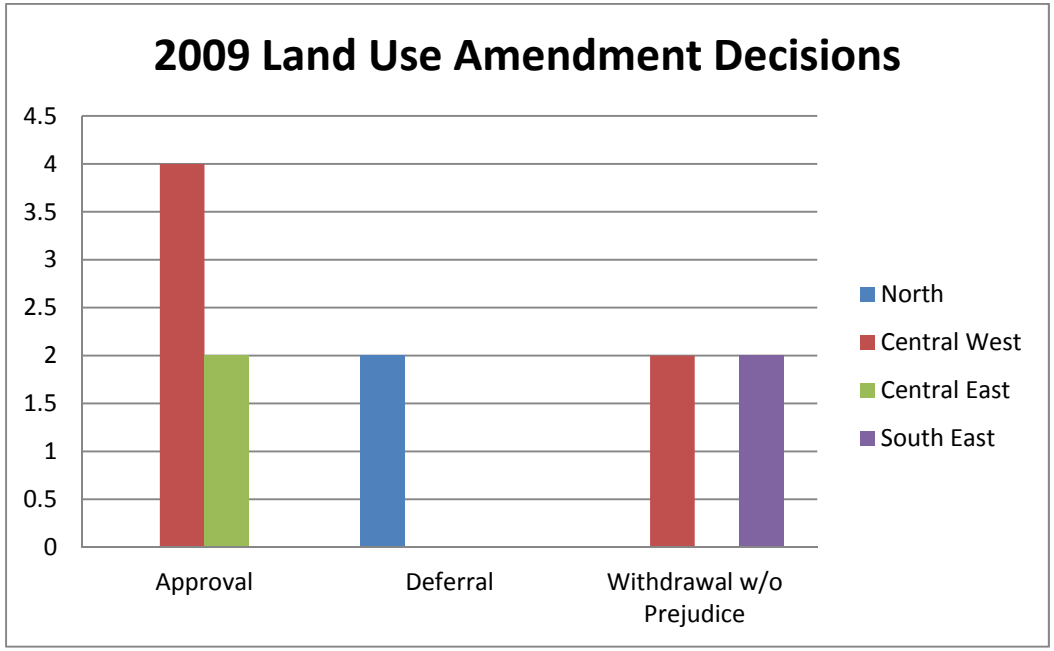


Chart 3.1

Table 3.1 (above) shows that a total of six (6) of the twelve (12) land use amendment applications submitted were approved in 2009.

2010

Planning Area	Approval	Approval w/ Conditions	Deferral	Denial	Withdrawal w/ Prejudice	Withdrawal w/o Prejudice	Withdrawn	Grand Total
North		2			2	5		9
Central West		17				1		18
South West		5		3		2		10
Central East		6				5		11
South East		6				2	3	11
Grand Total		**36**		**3**	**2**	**15**	**3**	**59**

Table 4.1

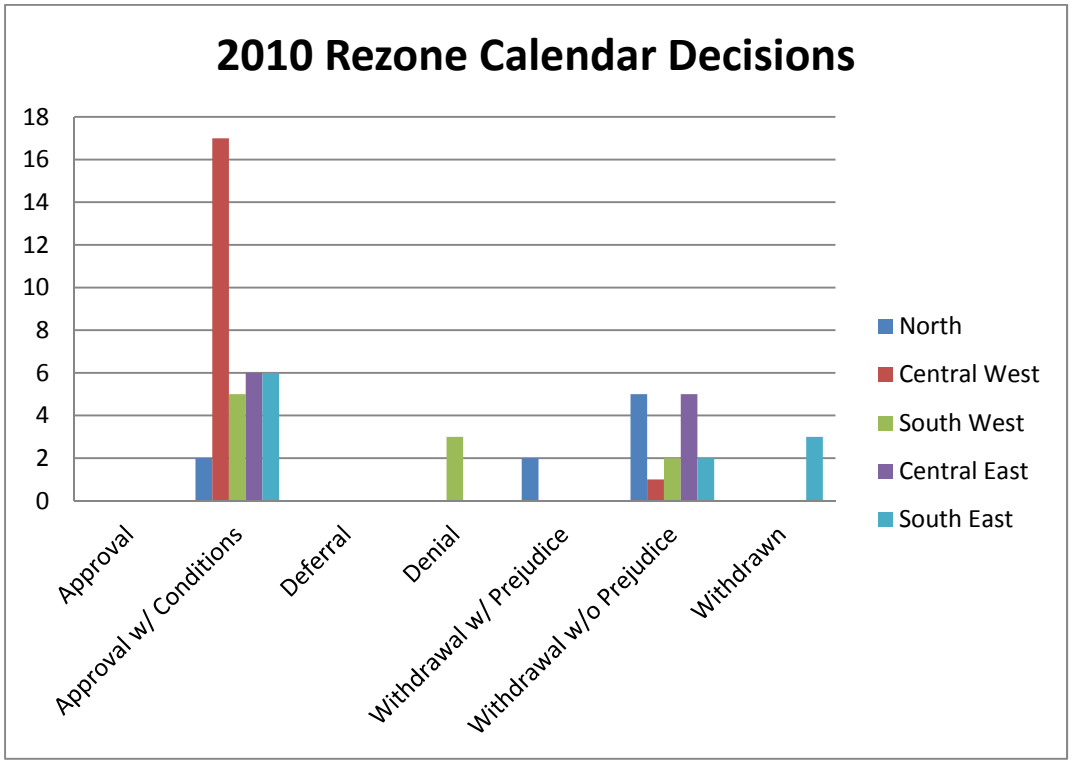


Chart 4.1

In 2010, a total of fifty-nine (59) amendment applications were considered by the Board of Commissioners. Thirty-six (36) were Approved with Conditions, Three (3) were denied, Two (2) were Withdrawn with Prejudice, Fifteen (15) were Withdrawn without Prejudice, and Three (3) were simply withdrawn.

Rezoning Activity

Rezoning Applications	Approval w/ Conditions	Denial	Withdrawal w/ Prejudice	Withdrawal w/o Prejudice	Withdrawn	Grand Total
North	2		2	3		7
Central West	17			1		18
South West	5	3		2		10
Central East	6			5		11
South East	6			2	2	10
Grand Total	**36**	**3**	**2**	**13**	**2**	**56**

Table 5.1

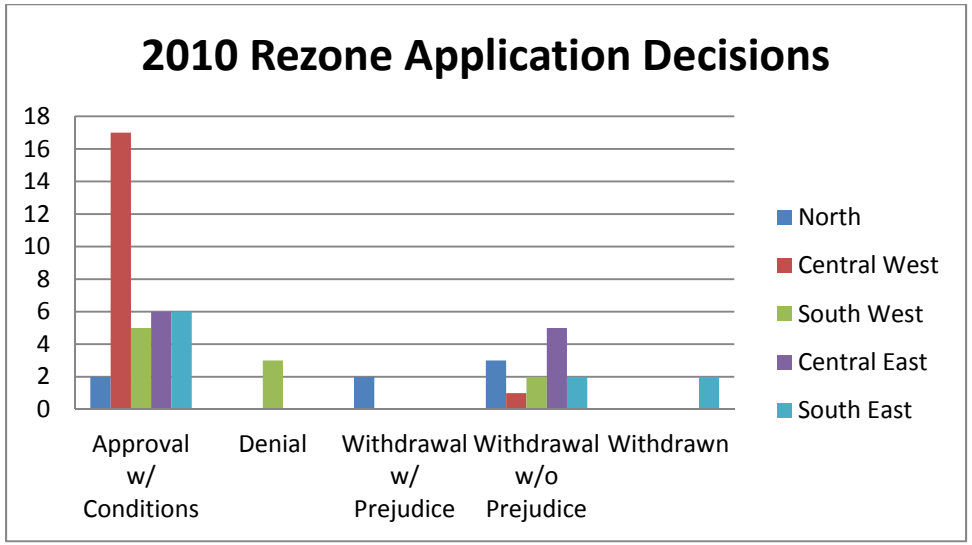


Chart 5.1

Table 5.1 (above) and its corresponding Chart 5.1 depict the quantity of Rezone Applications submitted, the resolutions reached on them, and the Planning Area in which they were located.

Land Use Amendments	Withdrawal w/o Prejudice	Withdrawal	Grand Total
North	2		2
South East		1	1
Grand Total	**2**	**1**	**3**

Table 6.1

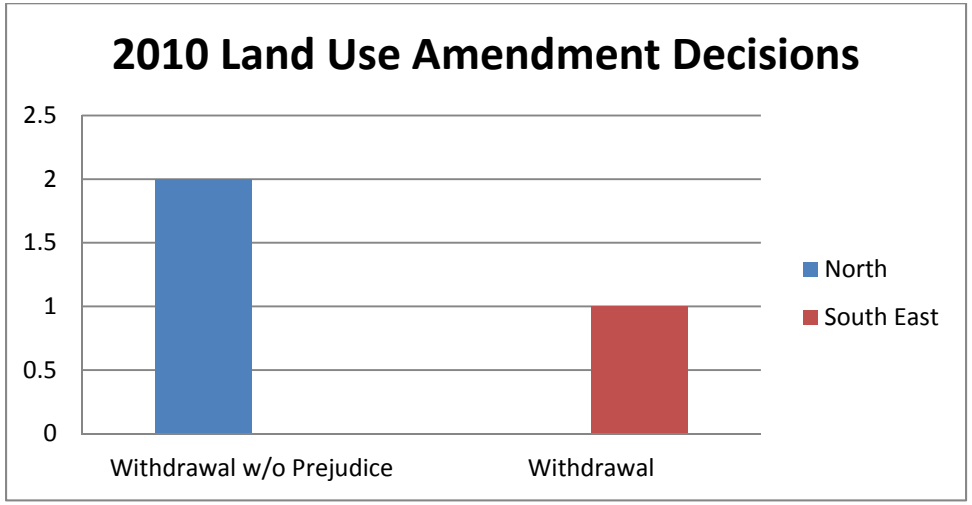


Chart 6.1

Table 6.1 (above) and its corresponding chart (Chart 6.1) depict the quantity of Land Use Amendment Applications submitted, the resolutions reached, and the Planning Area in which they were located.

2011

Planning Area	Approval w/ Conditions	Deferral	Denial	Withdrawal w/ Prejudice	Withdrawal w/o Prejudice	Grand Total
North	8		5			13
Central West						
South West	6		2		2	10
Central East	11		3			14
South East	7		2		2	11
Grand Total	**32**		**12**		**4**	**48**

Table 7.1

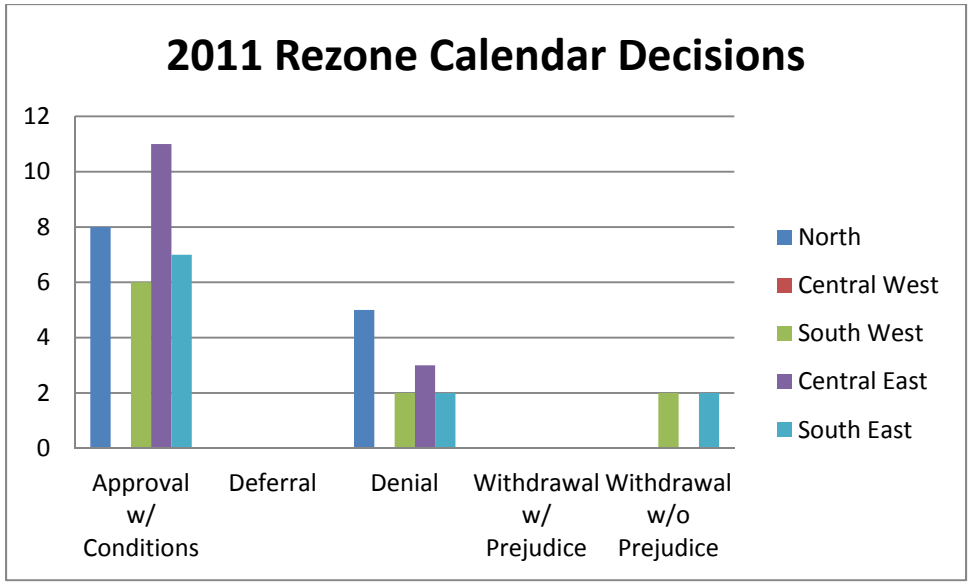


Chart 7.1

Table 7.1 (above) and its corresponding chart (Chart 7.1) depict the quantity of Rezone Calendar Applications considered by the Board of Commissioners in 2011, the resolution of the applications, and in which Planning Area the applications were filed.

Rezoning Applications	Approval w/ Conditions	Denial	Withdrawal w/o Prejudice	Grand Total
North	8	5		13
South West	6	2	2	10
Central East	11	3		14
South East	7	2	1	10
Grand Total	**32**	**12**	**3**	**47**

Table 8.1

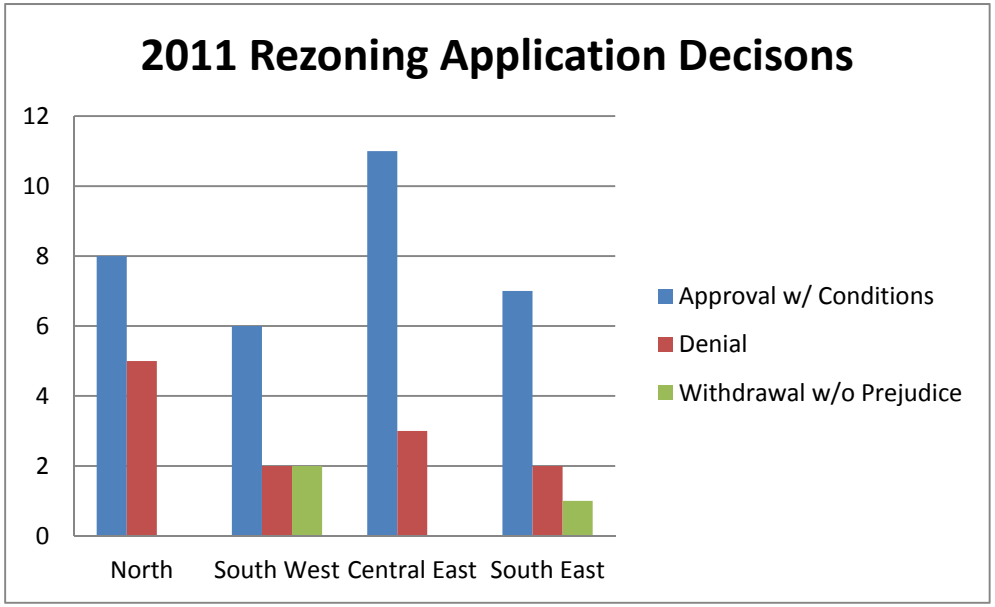


Chart 8.1

Land Use Amendments	Withdrawal w/o Prejudice	Grand Total
South East	1	1
Grand Total	**1**	**1**

Table 9.1

Table 8.1 (above) and it corresponding chart (Chart 8.1) depict the quantity of Rezoning Applications considered by the Board of Commissioners in 2011, the resolution of the applications, and in which Planning Area the applications were filed. Table 9 depicts that there was one Land Use Amendment Application submitted in the South East Planning Area and it was subsequently Withdrawn without Prejudice.

2012

Planning Area	Approval w/ Conditions	Deferral	Denial	Withdrawal w/o Prejudice	Grand Total
North	7			1	8
Central West	8		1	2	11
South West	12			2	14
Central East	6				6
South East	18	1	1	6	26
Grand Total	**51**	**1**	**2**	**11**	**65**

Table 10.1

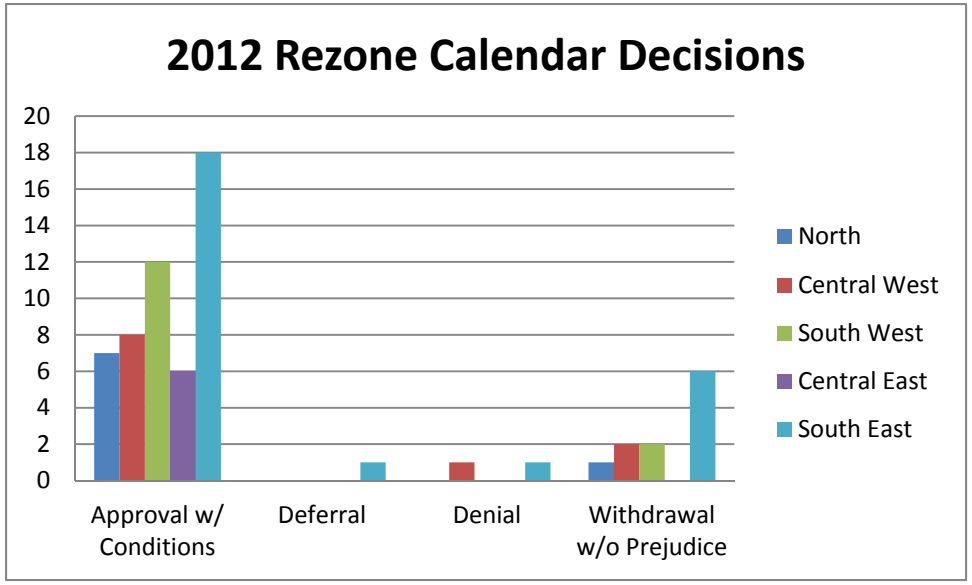


Chart 9.1

Table 10.1 (previous page) and its corresponding chart (Chart 9.1) depict the quantity of Rezone Calendar Applications considered by the Board of Commissioners in 2012, the resolution of the applications, and in which Planning Area the applications were filed.

Rezoning Applications	Approval w/ Conditions	Deferral	Denial	Withdrawal w/o Prejudice	Grand Total
North	7			1	8
Central West	8		1	2	11
South West	12			2	14
Central East	6				6
South East	18	1	1	6	26
Grand Total	**51**	**1**	**2**	**11**	**65**

Table 11.1

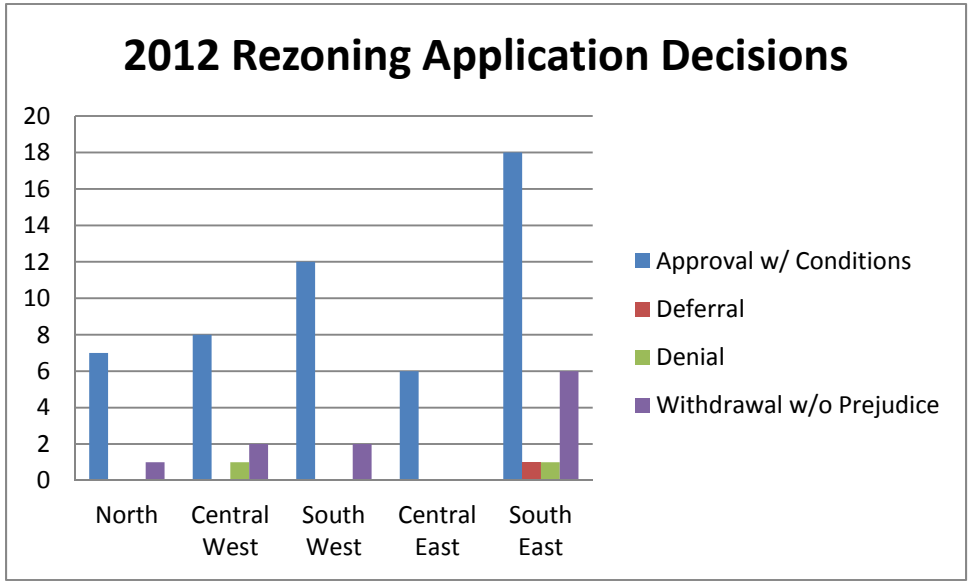


Chart 10.1

Table 11.1 (above) and its corresponding chart (Chart 10.1) depict the quantity of Rezoning Applications considered by the Board of Commissioners in 2012, the resolution of the applications, and in which Planning Area the applications were filed. There were no applications for Land Use Amendments filed in 2012.

Summary

Rezone Calendar Applications			
Year	Submitted	Approved	% Approved
2009	46	30	65%
2010	59	36	61%
2011	48	32	67%
2012	65	51	78%
Total	**218**	**149**	**68%**

Table 12.1

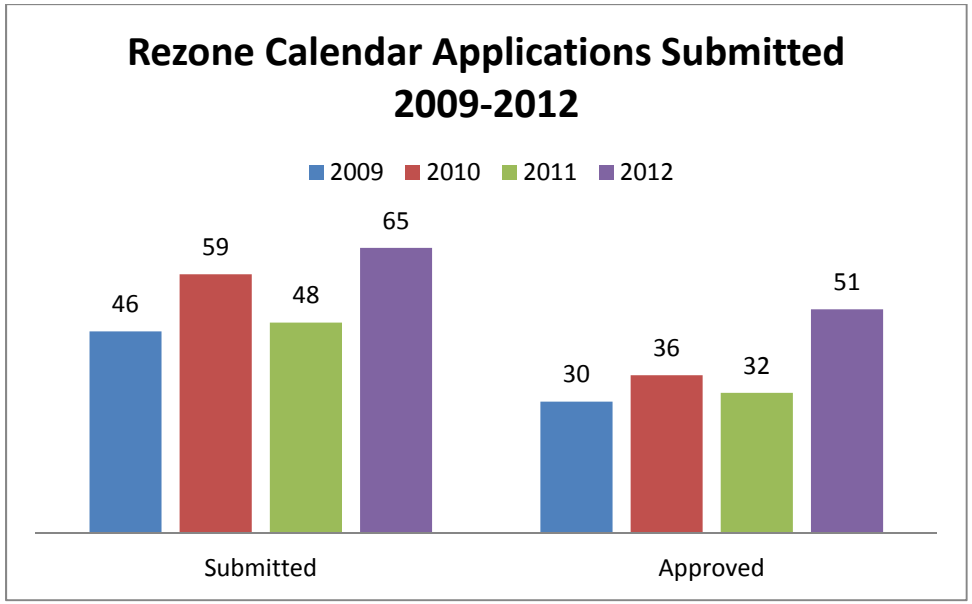


Chart 11.1

The quantity of cases submitted and ultimately approved from 2009 through 2012 is presented in Table 12.1 (above) and in its corresponding chart (Chart 11.1). Over the last four years staff has administered an average of fifty-five (55) Rezone Calendar Applications and approved an average of thirty-seven (37). That means that nearly seventy percent (70%) of all applications submitted are approved.

Tracking this type of information is important when considering the types of Zoning and Land Use designations we have that necessitate amendments.

2. Land Development Permit Activity

The Land Development Division of Planning & Sustainability administers the Land Disturbance Permit (LDP) process. Visually, they are responsible for assuring that all horizontal or site work is done according to local, regional, and state guidelines.

Land Disturbance Permits are an effective way to track development and any patterns in the county.

2009

LDP by Structure Type	North	Central West	South West	Central East	South East	Total	% of total
Accessory Structures	1	0	0	1	0	2	2%
Commercial	1	3	12	6	3	25	21%
Institutional	2	17	12	11	5	47	40%
Mixed Use	1	2	0	0	3	6	5%
Multi Family	3	2	0	1	0	6	5%
Office	2	5	3	5	3	18	15%
Single Family Detached	2	3	0	3	2	10	9%
Single Family Attached	0	0	0	0	0	0	0%
TCU	0	1	1	1	0	3	3%
Total	12	33	28	28	16	117	100%

Table 1.2

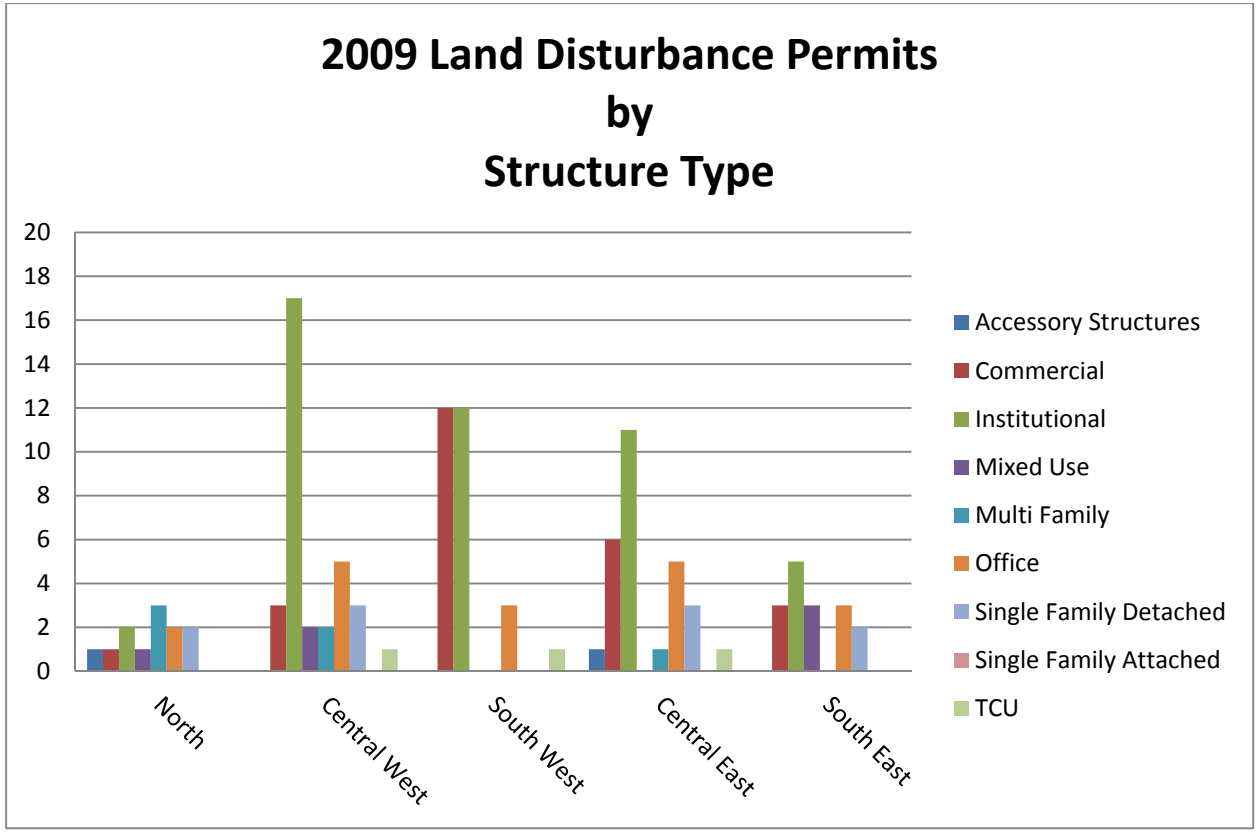


Chart 1.2

Table 1.2 and its corresponding chart (Chart 1.2) show the quantity of Land Disturbance Permits issued by Structure Type in 2009. Institutional LDP's lead all others. This number was driven by school construction. Institutional construction was followed by Commercial and Office construction respectively. New construction for housing units was still very low.

LDP by Work Type	North	Central West	South West	Central East	South East	Total	% of total
Additions/Alterations	3	12	12	14	4	45	38%
Demolition	3	0	1	0	0	4	3%
New Construction	5	19	15	10	11	60	51%
Repairs	0	1	0	2	0	3	3%
Revised/Final Plat	1	1	0	0	1	3	3%
Other	0	0	0	2	1	3	3%
Total	12	33	28	28	17	118	100%

Table 2.2

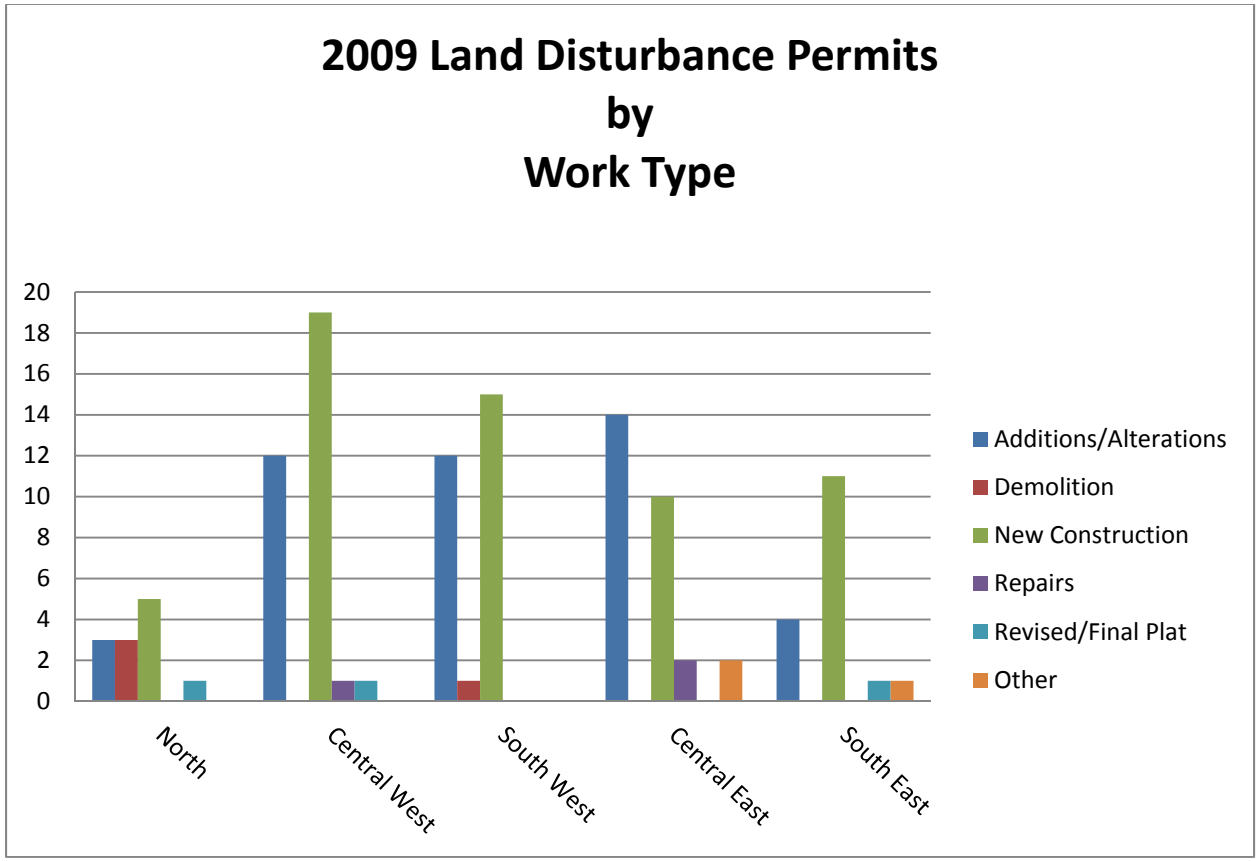


Chart 2.2

2010

LDP by Structure Type	NORTH	CENTRAL WEST	SOUTH WEST	CENTRAL EAST	SOUTH EAST	Grand Total	% of Total
ACCESSORY STRUCTURES		1	2			3	1.86%
APARTMENT	1		4	11		16	9.94%
ASSEMBLY USE	1	4	2	3	6	16	9.94%
CELL TOWERS AND EQUIP ROOMS					2	2	1.24%
COMMERICAL PARKING STRUCTURE	1	1		2	1	5	3.11%
CONDOMINIUM, APARTMENT STYLE		1				1	0.62%
EXTREMELY HEAVY EQUIPMENT	1				2	3	1.86%
HOTELS, MOTELS				1		1	0.62%
JAILS, PO'S, POUNDS		4	1	3	3	11	6.83%
MANUFACTURING			1		2	3	1.86%
OFFICE	7	8		3	2	20	12.42%
RESTAURANT		1		2	1	4	2.48%
RETAIL OR MERCANTILE	3	5	5	5	10	28	17.39%
SCHOOLS, PUBLIC OR PRIVATE	4	9	4	2	2	21	13.04%
SINGLE FAMILY DETACHED	1	6	6		2	15	9.32%
TENTS AND CANOPIES		1				1	0.62%
TOWNHOUSE	2	1	2		1	6	3.73%
WAREHOUSE	2			1	2	5	3.11%
Grand Total	**23**	**42**	**27**	**33**	**36**	**161**	**100.00%**

Table 3.2

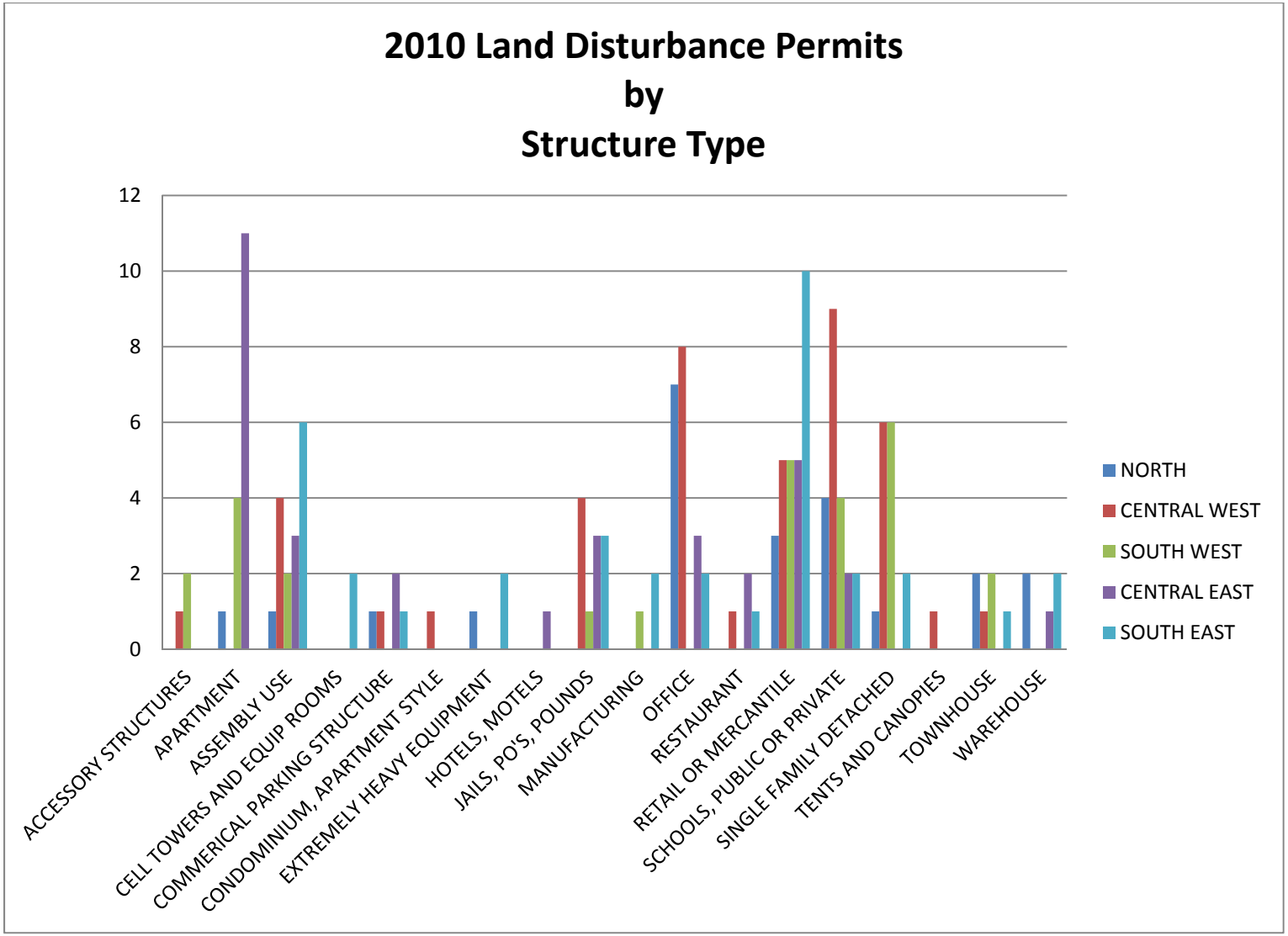


Chart 3.2

Table 3.2 and its corresponding chart (Chart 3.2) show the quantity of Land Disturbance Permits issued by Structure Type in the various Planning Areas. Retail or Mercantile LDP's lead all other Structure Types.

LDP by Work Type	NORTH	CENTRAL WEST	SOUTH WEST	CENTRAL EAST	SOUTH EAST	Grand Total	% of Total
ADDITIONS TO EXISTING STRUCTUR	7	14	8	14	10	53	32.92%
ALTERATIONS TO EXISTING STRUCT	6	1	1	1	3	12	7.45%
BUILDING A RETAINING WALL					1	1	0.62%
CLEARING AND GRUBBING		1			3	4	2.48%
DEMOLITION	2	3			1	6	3.73%
FINAL PLAT	1	2	1	1		5	3.11%
FIRE SPRINKLER SYSTEM			1			1	0.62%
NEW CONSTRUCTION	4	18	11	11	17	61	37.89%
PERMANENT CONSTRUCTION				1		1	0.62%
REPAIRS TO EXISTING STRUCTURE	1	2		5	1	9	5.59%
REVISED PLAT	1	1				2	1.24%
SKETCH PLAT	1		5			6	3.73%
Grand Total	**23**	**42**	**27**	**33**	**36**	**161**	**100.00%**

Table 4.2

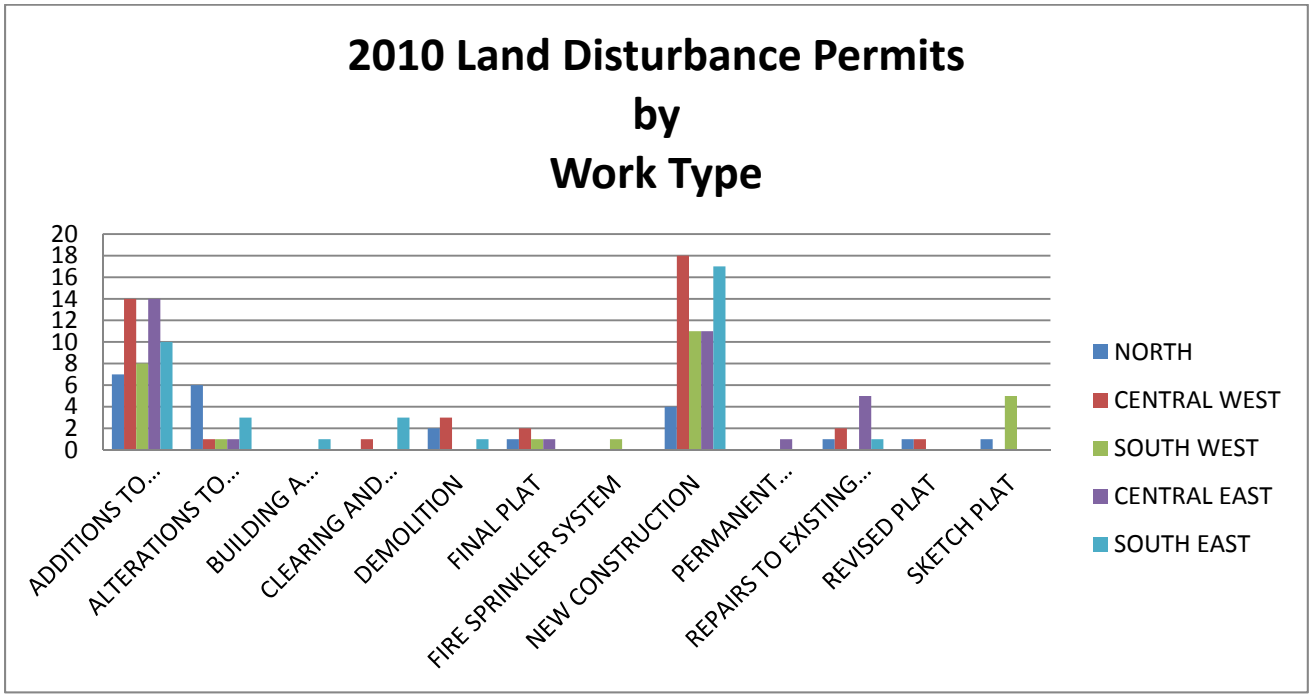


Chart 4.2

Table 4.2 and its corresponding chart (Chart 4.2) shows the quantity of Land Disturbance Permits issued by Work Type in the various Planning Areas. New Construction LDP's lead all other work types.

2011

LDP by Structure Type	NORTH	CENTRAL WEST	SOUTH WEST	CENTRAL EAST	SOUTH EAST	Grand Total	% of Total
ACCESSORY STRUCTURES		1				1	1%
AMUSEMENT PARK OR CARNIVAL				1		1	1%
APARTMENT	3	7	6		3	19	10%
ASSEMBLY USE	1	5	4	1	6	17	9%
CELL TOWERS AND EQUIP ROOMS				1		1	1%
COMMERICAL PARKING STRUCTURE			3		1	4	2%
CONDOMINIUM, APARTMENT STYLE		1				1	1%
CONDOMINIUM, TOWNHOUSE STYLE		2				2	1%
EXTREMELY HEAVY EQUIPMENT			2			2	1%
HOTELS, MOTELS	2					2	1%
JAILS, PO'S, POUNDS	5	4	6	2		17	9%
MANUFACTURING		3		1	3	7	4%
MIXED USE	1	5			1	7	4%
NIGHT CLUB	1					1	1%
OFFICE	2	12	2	2	8	26	14%
RESTAURANT	2	2	1	3	2	10	5%
RETAIL OR MERCANTILE	6	6	3	7	6	28	15%
SCHOOLS, PUBLIC OR PRIVATE	6	12	2	4	1	25	13%
SINGLE FAMILY DETACHED	3	3		4	2	12	6%
TOWNHOUSE		1				1	1%
WAREHOUSE		1	2	2	2	7	4%
Grand Total	**32**	**65**	**31**	**28**	**35**	**191**	**100%**

Table 5.2

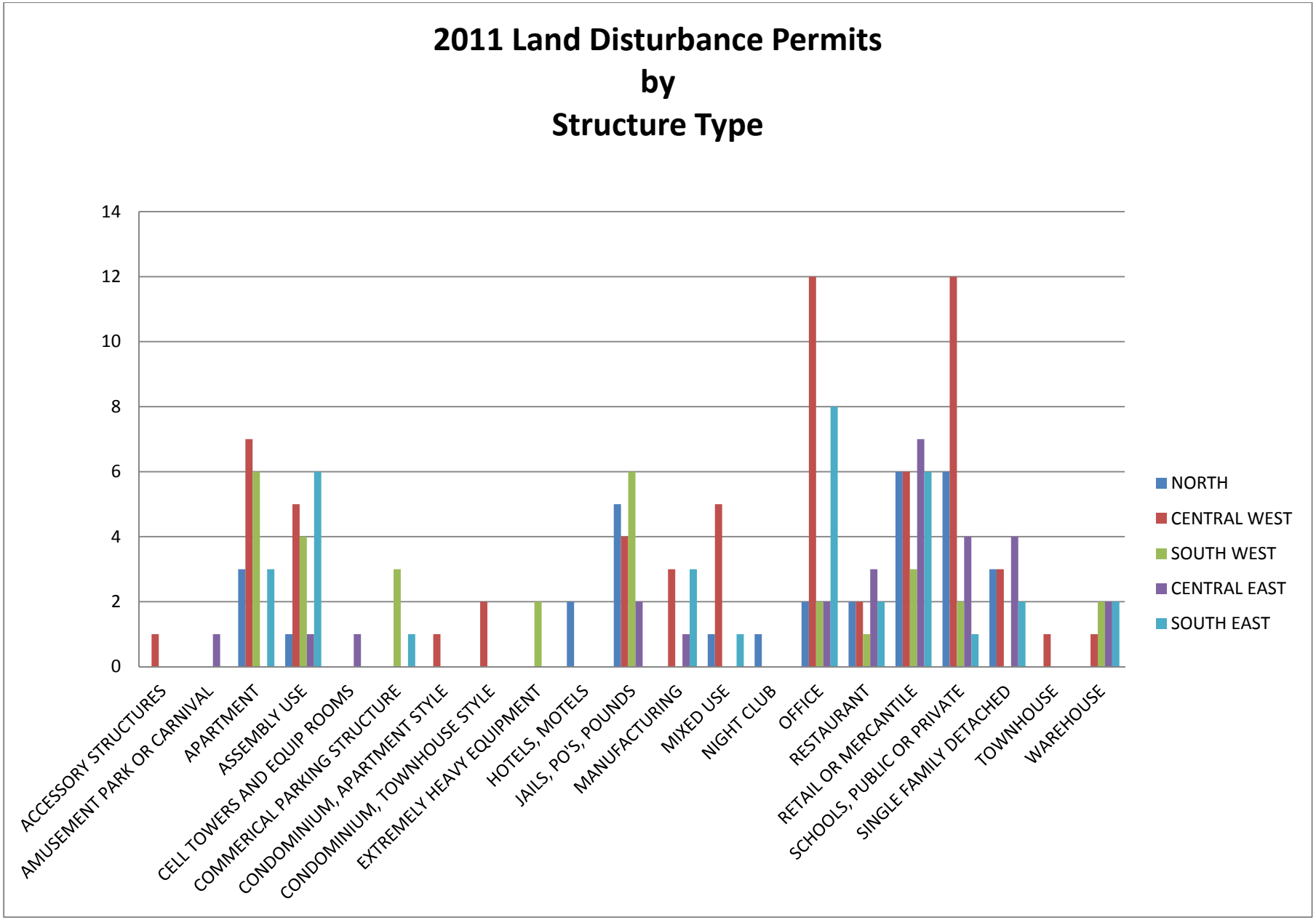

2011 Land Disturbance Permits
by
Structure Type
14
12
10
8
6
4
2
0
ACCESSORY STRUCTURES
AMUSEMENT PARK OR CARNIVAL
APARTMENT
ASSEMBLY USE
CELL TOWERS AND EQUIP ROOMS
COMMERICAL PARKING STRUCTURE
CONDOMINIUM, APARTMENT STYLE
CONDOMINIUM, TOWNHOUSE STYLE
EXTREMELY HEAVY EQUIPMENT
HOTELS, MOTELS
JAILS, PO'S, POUNDS
MANUFACTURING
MIXED USE
NIGHT CLUB
OFFICE
RESTAURANT
RETAIL OR MERCANTILE
SCHOOLS, PUBLIC OR PRIVATE
SINGLE FAMILY DETACHED
TOWNHOUSE
WAREHOUSE
NORTH
CENTRAL WEST
SOUTH WEST
CENTRAL EAST
SOUTH EAST

Chart 5.2

Table 5.2 and its corresponding chart (Chart 5.2) show the quantity of Land Disturbance Permits issued by Structure Type in 2011 in the various Planning Areas. Retail/Mercantile and Office LDP's lead all Structure Types.

LDP by Work Type	NORTH	CENTRAL WEST	SOUTH WEST	CENTRAL EAST	SOUTH EAST	Grand Total	% of Total
ADDITIONS TO EXISTING STRUCTUR	9	11	11	5	3	39	20%
ALTERATIONS TO EXISTING STRUCT	8	8	6	2	3	27	14%
CLEARING		1				1	1%
CLEARING AND GRUBBING			1		1	2	1%
DEMOLITION	2	5	2	1	3	13	7%
DEV.STREAM ADMIN VARIANCE		2				2	1%
FINAL PLAT	1					1	1%
FIRE SPRINKLER SYSTEM					2	2	1%
GRADING					1	1	1%
NEW CONSTRUCTION	11	35	9	20	18	93	49%
REPAIRS TO EXISTING STRUCTURE	1	1	2		4	8	4%
REVISED PLAT		2				2	1%
Grand Total	**32**	**65**	**31**	**28**	**35**	**191**	**100%**

Table 6.2

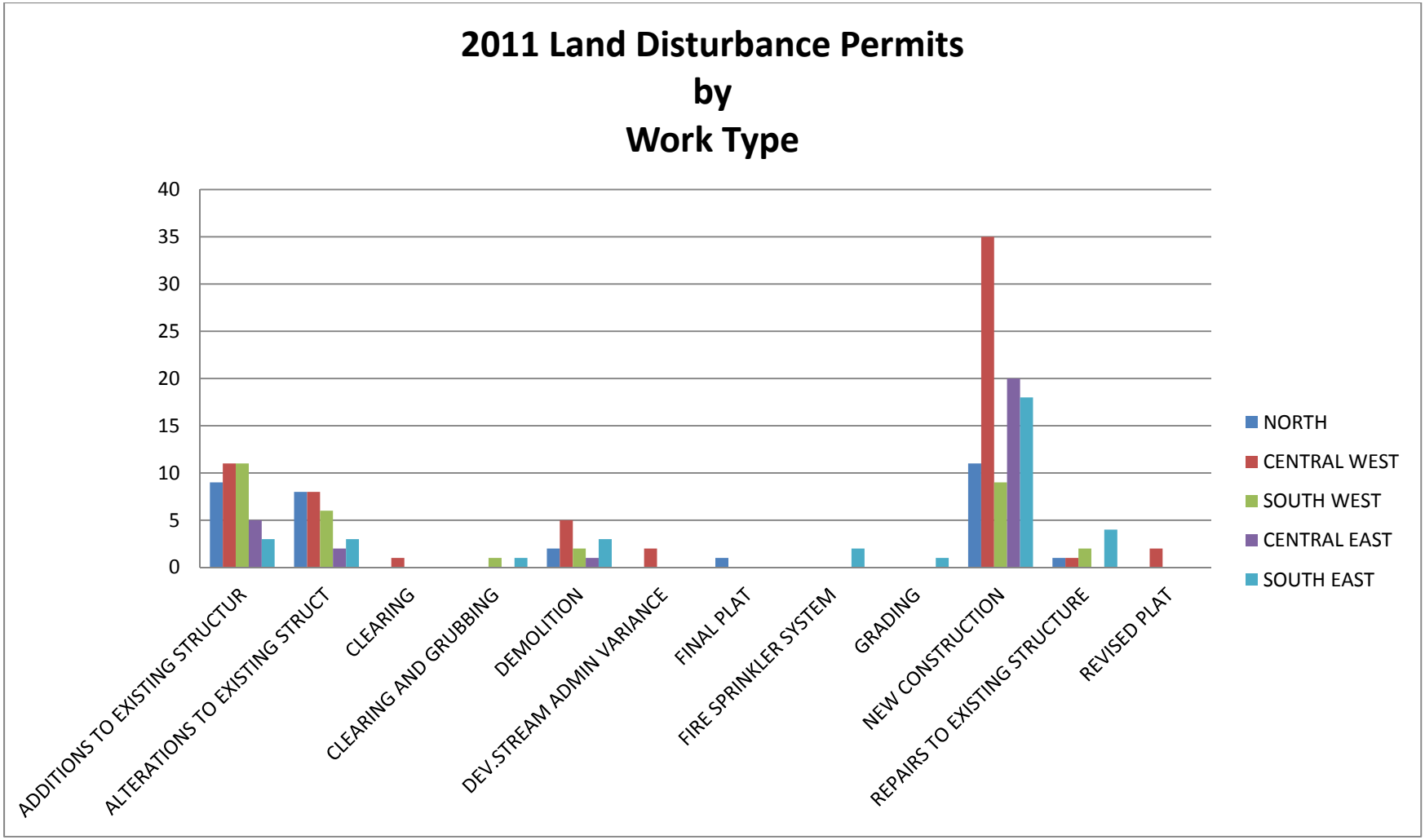


Chart 6.2

Table 6.2 and its corresponding chart (Chart 6.2) show the quantity of Land Disturbance Permits issued by Work Type in the various Planning Areas in 2011. New Construction projects lead all others. Addition to Existing Structure LDP's was a distant second.

2012

LDP by Structure Type	NORTH	CENTRAL WEST	SOUTH WEST	CENTRAL EAST	SOUTH EAST	Grand Total	% of Total
ACCESSORY STRUCTURES	1					1	0%
APARTMENT	20	4	9	6	1	40	16%
ASSEMBLY USE	7	5	4	2	4	22	9%
CELL TOWERS AND EQUIP ROOMS			1			1	0%
COMMERICAL PARKING STRUCTURE			2			2	1%
CONDOMINIUM, TOWNHOUSE STYLE	18					18	7%
EXTREMELY HEAVY EQUIPMENT		1	2		2	5	2%
HOSPITAL		6				6	2%
HOTELS, MOTELS	1					1	0%
JAILS, PO'S, POUNDS	3	6	5		1	15	6%
LATE NIGHT ESTABLISHMENT				1		1	0%
MIXED USE		1	2			3	1%
NIGHT CLUB	1					1	0%
OFFICE	2	4		4	7	17	7%
RESTAURANT	6	3	1		2	12	5%
RETAIL OR MERCANTILE	10	11	7	4	9	41	16%
SCHOOLS, PUBLIC OR PRIVATE	5	15	6		3	29	12%
SINGLE FAMILY DETACHED	11	7				18	7%
TOWNHOUSE	1	1		2		4	2%
WAREHOUSE	2	2	1	7	2	14	6%
Grand Total	**88**	**66**	**40**	**26**	**31**	**251**	**100%**

Table 7.2

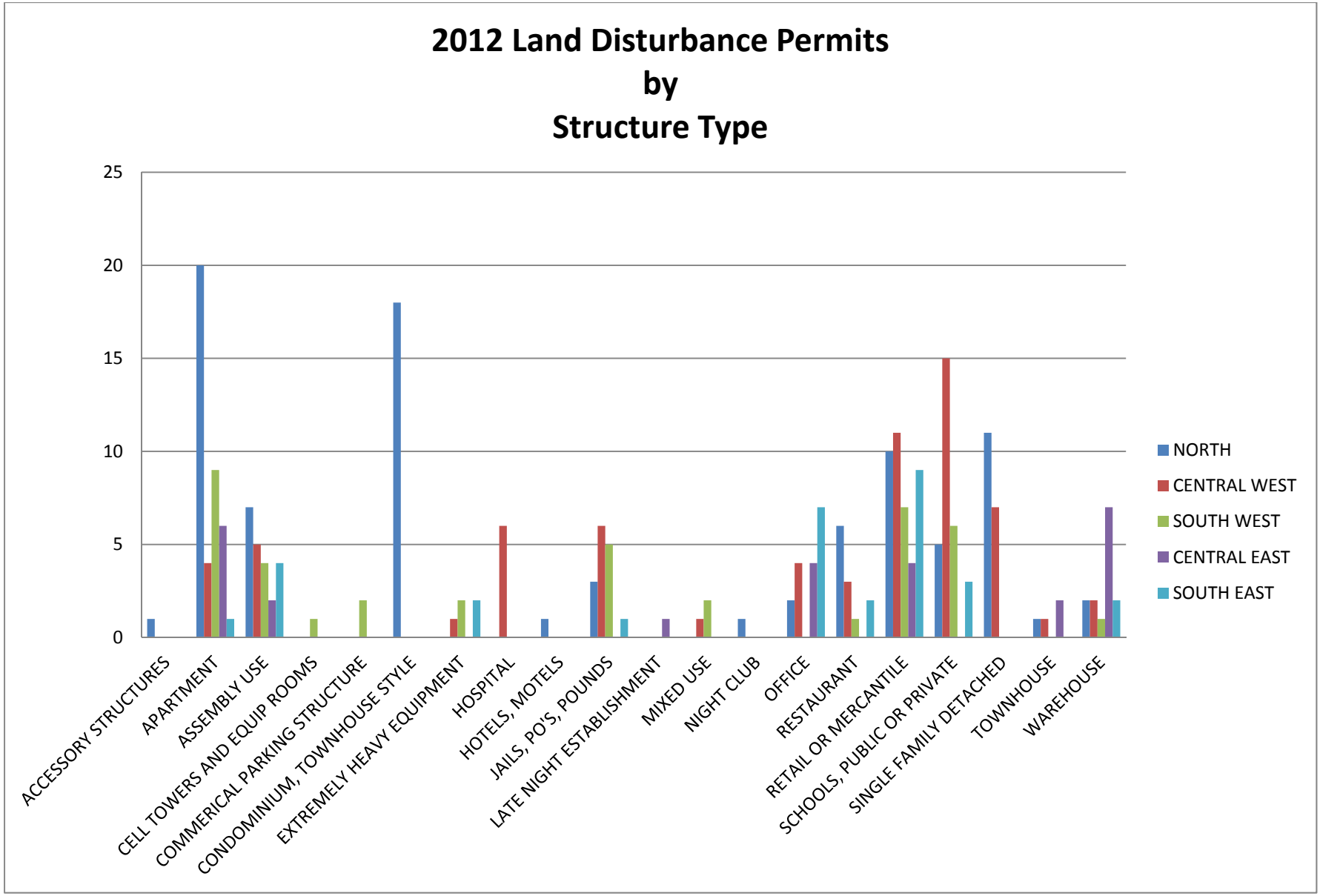


Chart 7.2

Table 7.2 and its corresponding chart (Chart 7.2) shows the quantities of Land Disturbance Permits, by Structure Type, in the various Planning Areas. Retail or Mercantile Permits lead all, with Apartment Permits a close second.

LDP's by Work Type	NORTH	CENTRAL WEST	SOUTH WEST	CENTRAL EAST	SOUTH EAST	Grand Total	% of Total
ADDITIONS TO EXISTING STRUCTUR	13	8	6	6	13	46	18%
ALTERATIONS TO EXISTING STRUCT		16	1	4	1	22	9%
CLEARING AND GRUBBING	2	4				6	2%
DEMOLITION	2	7	2	6	3	20	8%
FINAL PLAT	1	1				2	1%
FIRE SPRINKLER SYSTEM	1					1	0%
GRADING					1	1	0%
NEW CONSTRUCTION	62	25	15	20	13	135	54%
ORDINANCE TEXT AMNEDMENT				1		1	0%
PLUMBING SEWER LINE				1		1	0%
REPAIRS TO EXISTING STRUCTURE		1		2		3	1%
REVISED PLAT	1					1	0%
SKETCH PLAT	6	4	2			12	5%
Grand Total	**88**	**66**	**26**	**40**	**31**	**251**	**100%**

Table 8.2

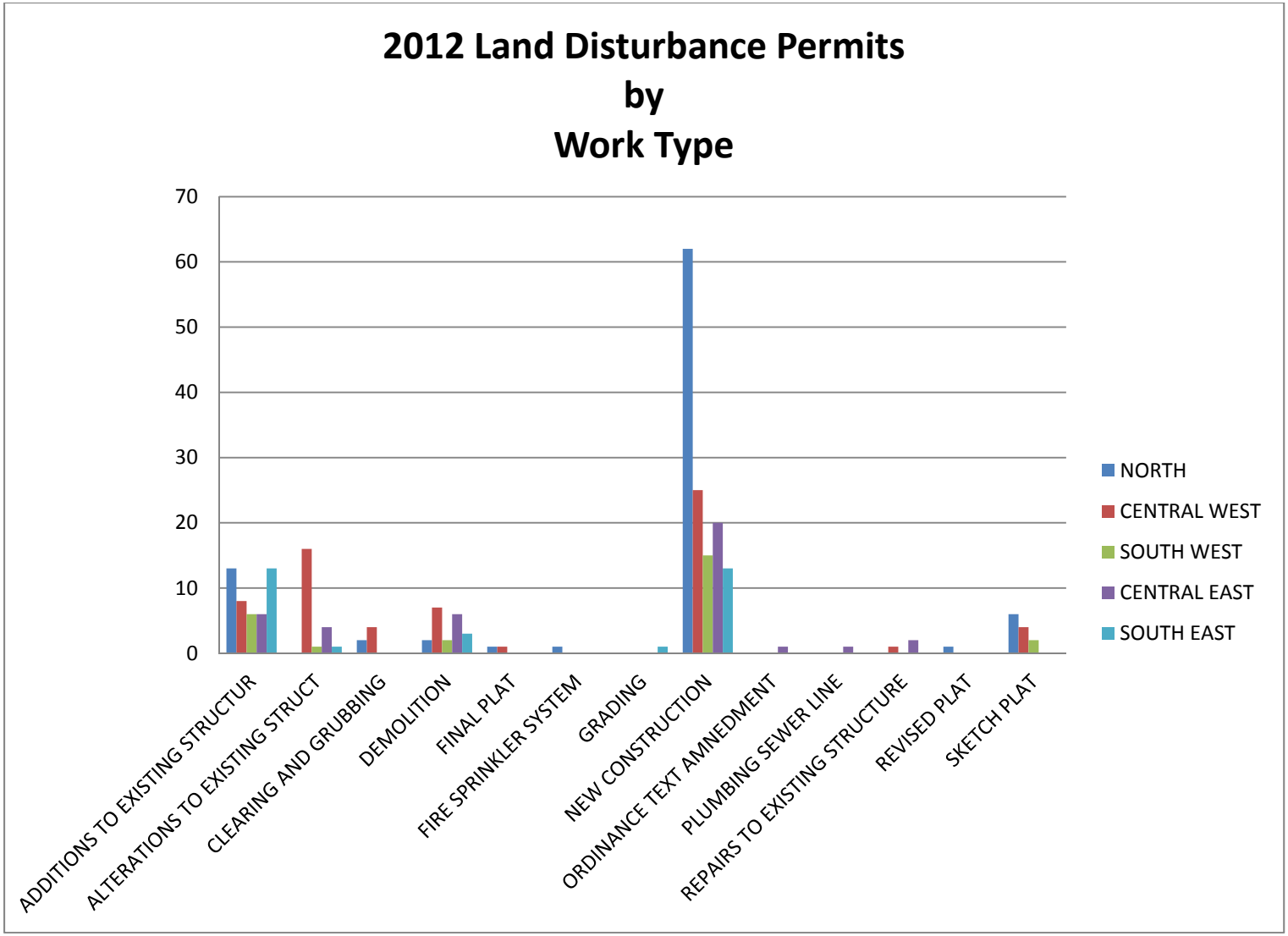


Chart 8.2

Table 8.2 and its corresponding chart (Chart 8.2) shows the quantities of Land Disturbance Permits, by Work Type, in the various Planning Areas. New Construction lead all permits. A distant second was Addition to Existing Structure Permits.

Summary

This section presented the Land Disturbance Permit activity by Planning Area. The title Land Disturbance Permit is really self-explanatory. Land is disturbed for (1) additions to existing structures or expansion of an existing use, (2) new construction, and (3) repairs to existing structures or uses (typically involving underground, grading, or grubbing work). But it is in this data set that staff does analysis to make development, economic development, and transportation projections. (Especially in the New Construction LDP's)

In the height of the housing boom, development patterns leaned heavily single-family residential. So much so, that many communities have insufficient accessory commercial to service themselves. In an effort to learn from recent history, staff is trying to assess the proper mix of commercial and or office/industrial uses to sustain tax revenues to provide efficient services for communities.

3. Building Permit Activity

Building Permit data reflects Structural Permits, Shell Building Permits (Apartment Shells), and Miscellaneous Building Permits for Move-In As Is. Analysis of activity focuses on the location of the activity (Planning Area), and the type of activity. (Work Type or Structure Type, Commercial, or Residential)

2009

Housing Building Permits

Building Permits by Housing Type	North	Central West	South West	Central East	South East	Grand Total	% of Total
APARTMENT	456	9	6	38	237	746	39%
CONDOMINIUM, APARTMENT STYLE		1				1	0%
DUPLEX		1	2			3	0%
SINGLE FAMILY DETACHED	130	324	248	153	295	1150	60%
TOWNHOUSE	2					2	0%
Grand Total	**588**	**337**	**256**	**191**	**532**	**1904**	**100%**

Table 1.3

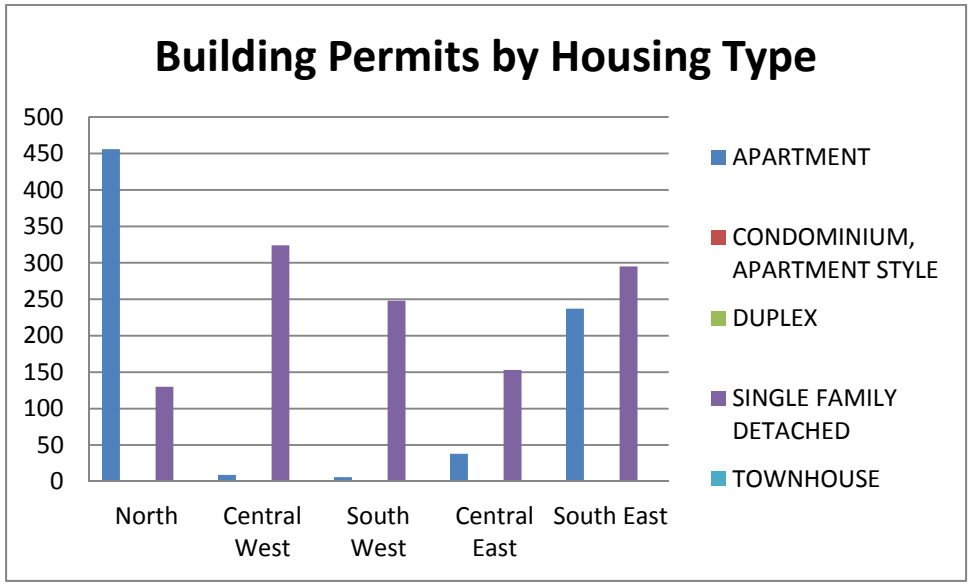


Chart 1.3

Table 1.3 shows the quantities of Building Permits by Housing Type in the various Planning Areas. Single family residential building permits make up 60% with Apartment building permits making up nearly all of the remainder.

Commercial Building Permits

Commercial Building Permits	North	Central West	South West	Central East	South East	Grand Total	% of Total
CELL TOWERS AND EQUIP ROOMS	8	7	30	14	18	77	19%
COMMERICAL PARKING STRUCTURE		2				2	1%
HOTELS, MOTELS	1	2		1		4	1%
MIXED USE		1		3		4	1%
OFFICE	31	34	12	22	17	116	29%
RESTAURANT	8	9	8	6	7	38	10%
RETAIL OR MERCANTILE	24	23	32	26	31	136	34%
WAREHOUSE	8	3		5	3	19	5%
Grand Total	**80**	**81**	**82**	**77**	**76**	**396**	**100%**

Table 2.3

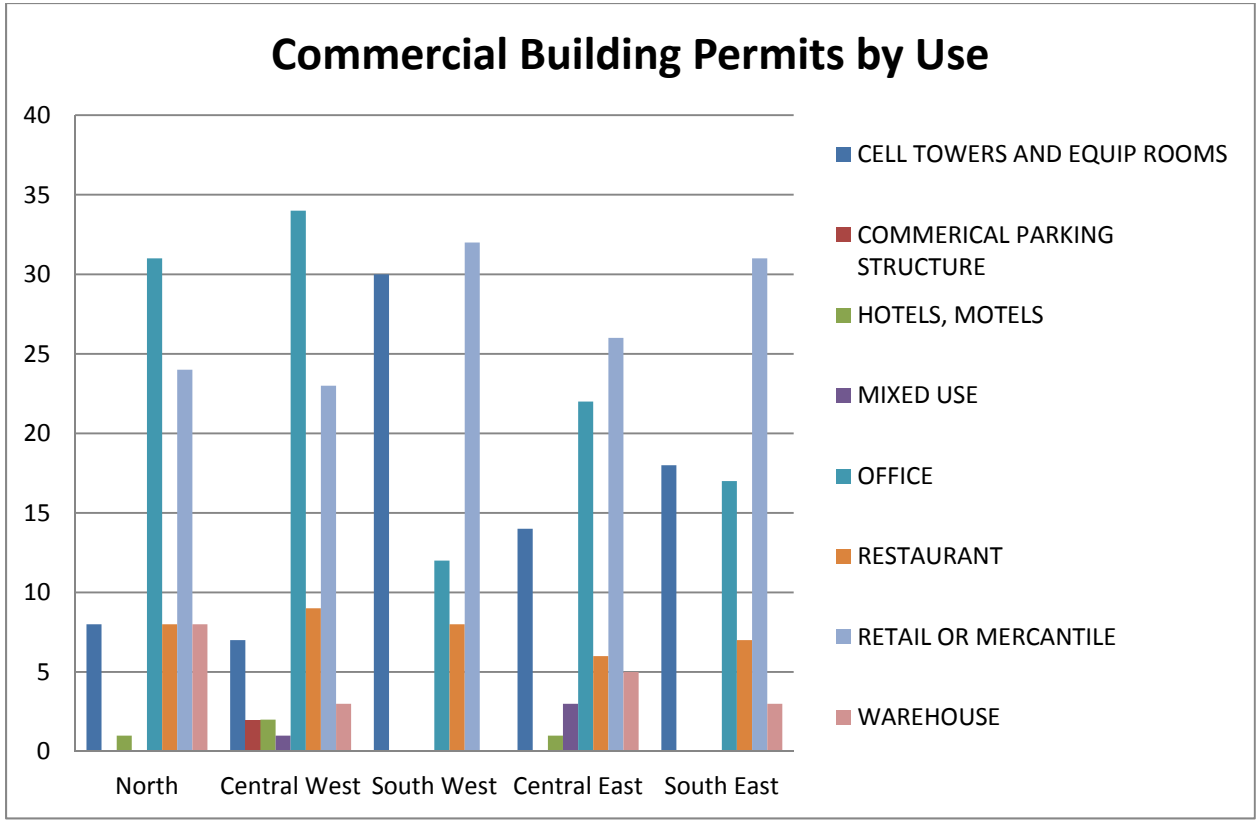


Chart 2.3

Table 2.3 and its corresponding chart (Chart 2.3) shows the quantities of Commercial Building Permits by Use Type in the various Planning Areas. Retail or Mercantile Building Permits lead the way at 34% of the Grand Total. Office Building Permits was second at 29%.

Amusement and Entertainment Building Permits

Staff tracks these types of building permits because quite often these uses draw great demand as well as great criticism.

Amusement/Entertainment Building Permits	North	South West	Central East	South East	Grand Total	% of Total
AMUSEMENT PARK OR CARNIVAL		2	1		3	30%
LATE NIGHT ESTABLISHMENT	3	1		1	5	50%
NIGHT CLUB		2			2	20%
Grand Total	**3**	**5**	**1**	**1**	**10**	**100%**

Table 3.3

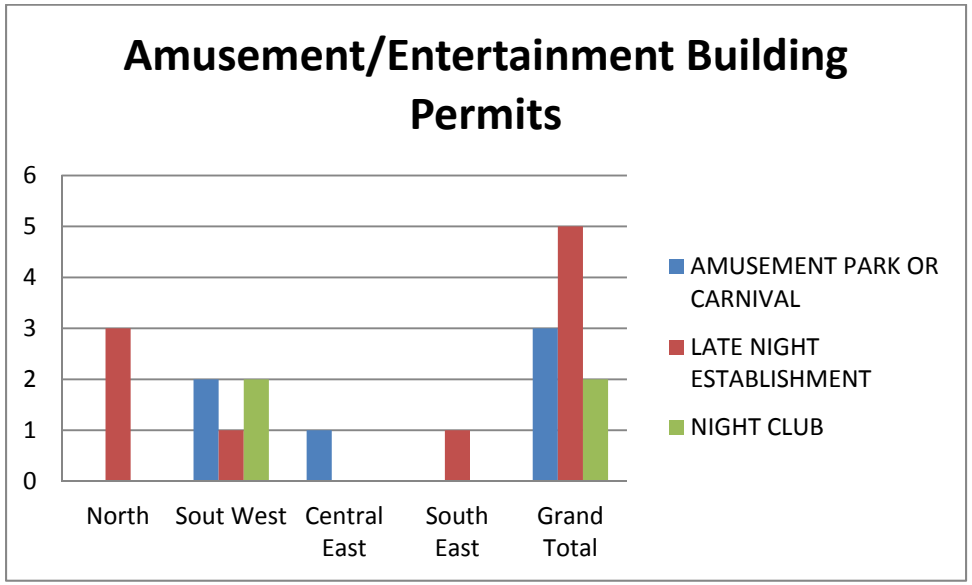


Chart 3.3

Table 3.3 and its corresponding chart (Chart 3.3) shows the quantities of Building Permits for Amusement/Entertainment Uses in the various Planning Areas.

Institutional Building Permits

Institutional Building Permits	North	Central West	South West	Central East	South East	Grand Total	% of Total
ASSEMBLY USE	6	27	25	25	29	112	29%
HOSPITAL		16			2	18	5%
JAILS, PO'S, POUNDS			4		2	6	2%
SCHOOLS, PUBLIC OR PRIVATE	26	67	22	47	83	245	64%
Grand Total	**32**	**110**	**51**	**72**	**116**	**381**	**100%**

Table 4.3

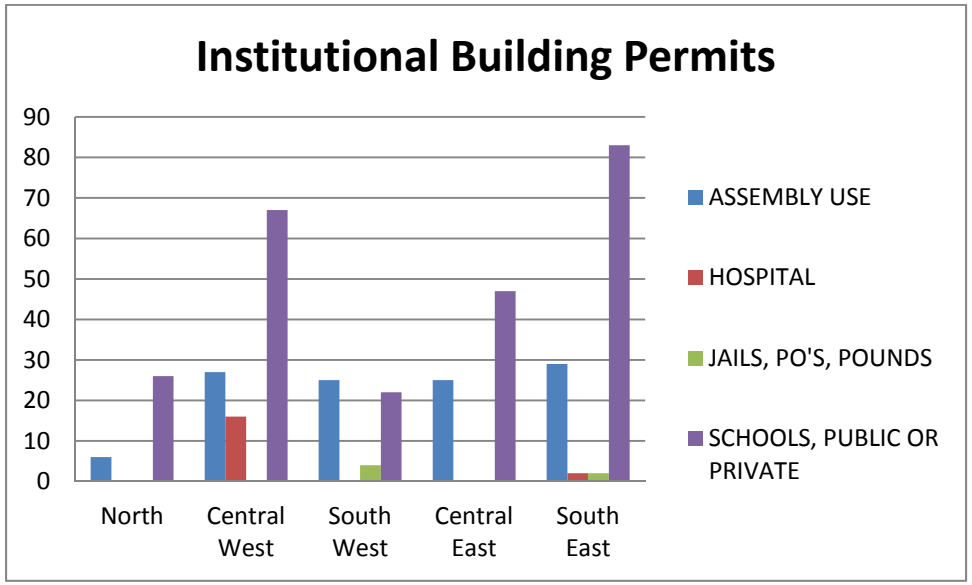


Chart 4.3

Table 4.3 and it corresponding chart (Chart 4.3) shows the quantities of Institutional Building Permits issued in 2009. They are broken out by Structure Type and Planning Area.

Below are the total of all Building Permits issued in 2009. They are broken out by Planning Area and by Application Type.

Bldg Permits by Application	North	Central West	South West	Central East	South East	Total	Percent Total
MISC	81	143	100	112	118	554	21.4%
Shell	3	1	4	0	3	11	0.4%
Structural	626	367	280	205	548	2026	78.2%
Total	710	511	384	317	669	2591	100.0%

Table 5.3

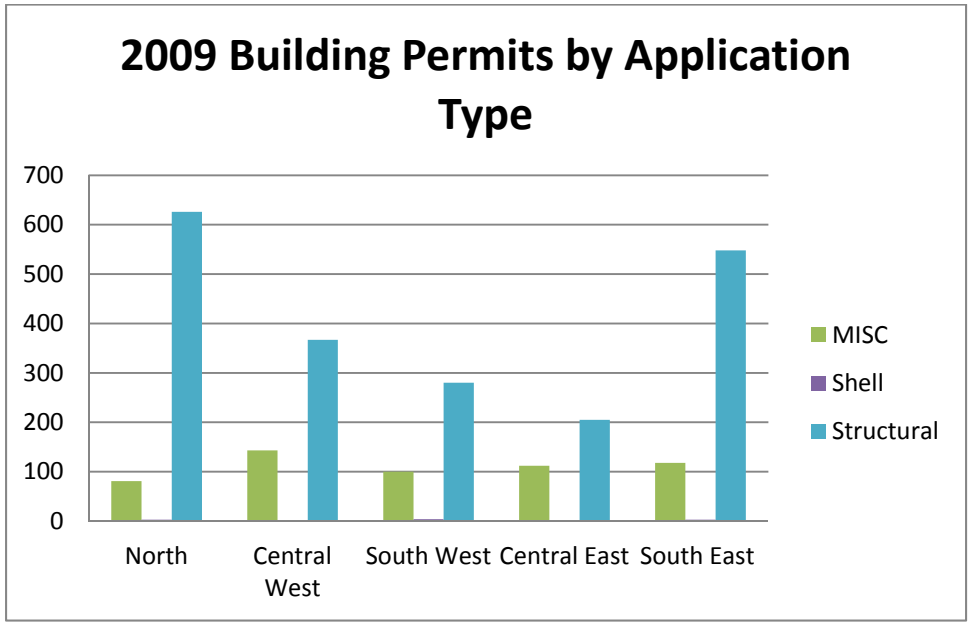


Chart 5.3

2010

Housing Building Permits

Building Permits by Housing Type	North	Central West	South West	Central East	South East	Grand Total	% of Total
APARTMENT	95	82	174	444	243	1038	17%
CONDOMINIUM, APARTMENT STYLE	6	7	1	1		15	0%
CONDOMINIUM, TOWNHOUSE STYLE	1	2		1	1	5	0%
DUPLEX	3	4	4	2	4	17	0%
MOBILE HOMES					1	1	0%
MODULAR HOMES	2		1	7	6	16	0%
SINGLE FAMILY DETACHED	566	1194	1173	613	1420	4966	82%
TOWNHOUSE			2		2	4	0%
TRIPLEX			5			5	0%
Grand Total	**673**	**1289**	**1360**	**1068**	**1677**	**6067**	**100%**

Table 6.3

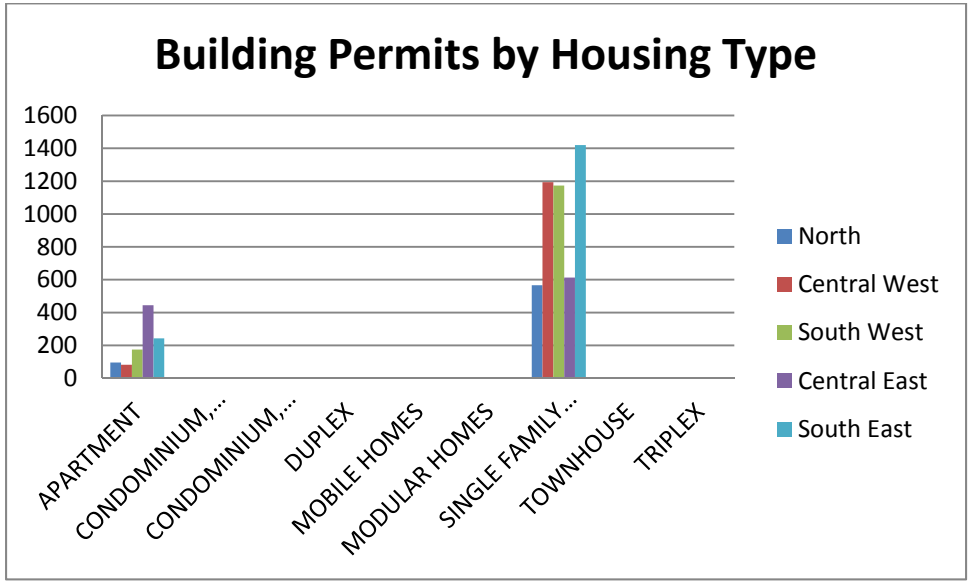


Chart 6.3

Table 6.3 and its corresponding chart (Chart 6.3) shows the quantities of building permits issued by housing type. Single Family Detached led all types.

Commercial Building Permits

Building Permits by Commercial Type	North	Central West	South West	Central East	South East	Grand Total	% of Total
CELL TOWERS AND EQUIP ROOMS	37	20	40	22	33	152	14%
COMMERICAL PARKING STRUCTURE		1	1			2	0%
EXTREMELY HEAVY EQUIPMENT		1				1	0%
HOTELS, MOTELS	10	1	1	4	3	19	2%
MANUFACTURING				1	3	4	0%
MIXED USE		6		3	1	10	1%
RESTAURANT	48	40	22	28	22	160	15%
RETAIL OR MERCANTILE	119	161	127	130	122	659	61%
WAREHOUSE	11	4	19	28	9	71	7%
Grand Total	**225**	**234**	**210**	**216**	**193**	**1078**	**100%**

Table 7.3

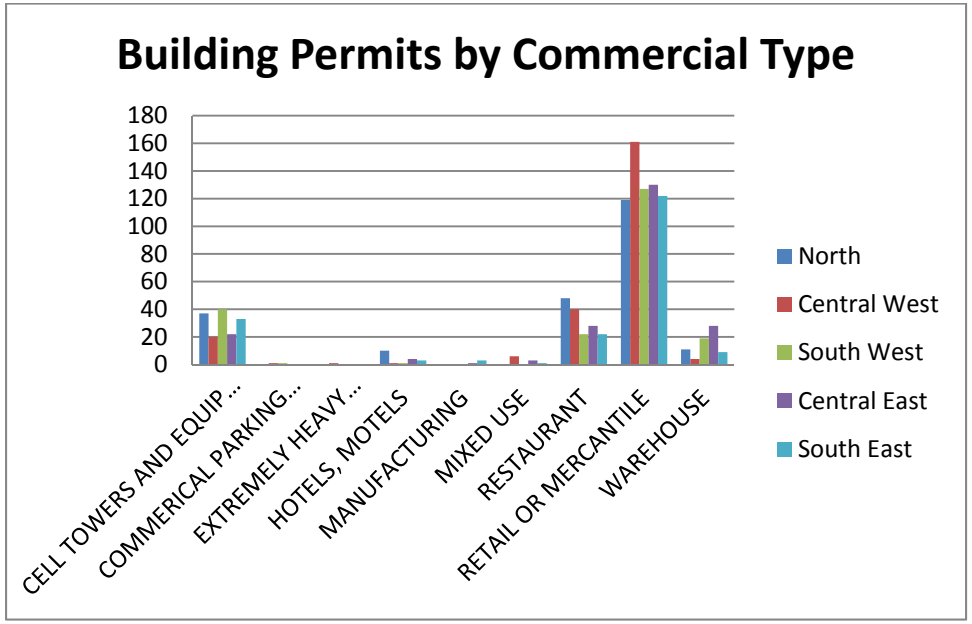


Chart 7.3

Table 7.3 and its corresponding chart (Chart 7.3) shows the quantities of commercial building permits issued by use type. Retail or Mercantile permits lead all.

Amusement and Entertainment Building Permits

Staff tracks these types of building permits because quite often these uses draw great demand as well as great criticism.

Amusement/Entertainment Building Permits	North	South West	Central East	South East	Grand Total	% of Total
AMUSEMENT PARK OR CARNIVAL			1	2	3	30%
LATE NIGHT ESTABLISHMENT	3	1			4	40%
NIGHT CLUB	3				3	30%
Grand Total	**6**	**1**	**1**	**2**	**10**	**100%**

Table 8.3

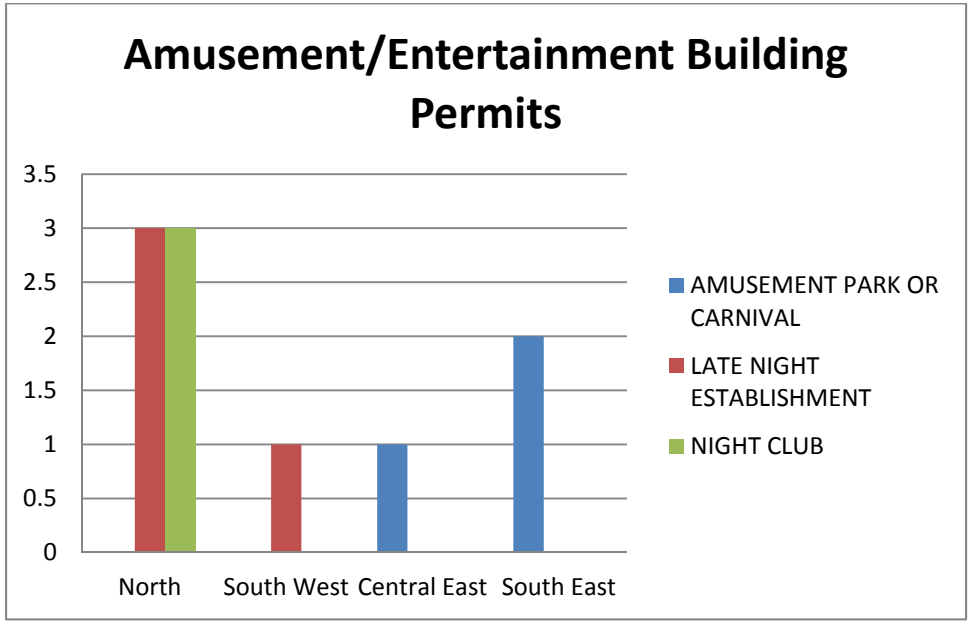


Chart 8.3

Table 8.3 and its corresponding chart (Chart 8.3) shows the quantities of building permits issued for amusement and/or entertainment. They are broken out by use type.

Institutional Building Permits

Institutional Building Permits	North	Central West	South West	Central East	South East	Grand Total	% of Total
ASSEMBLY USE	6	22	21	7	29	85	34%
HOSPITAL		12	1			13	5%
JAILS, PO'S, POUNDS		1	1	1	2	5	2%
SCHOOLS, PUBLIC OR PRIVATE	13	54	22	37	22	148	59%
Grand Total	**19**	**89**	**45**	**45**	**53**	**251**	**100%**

Table 9.3

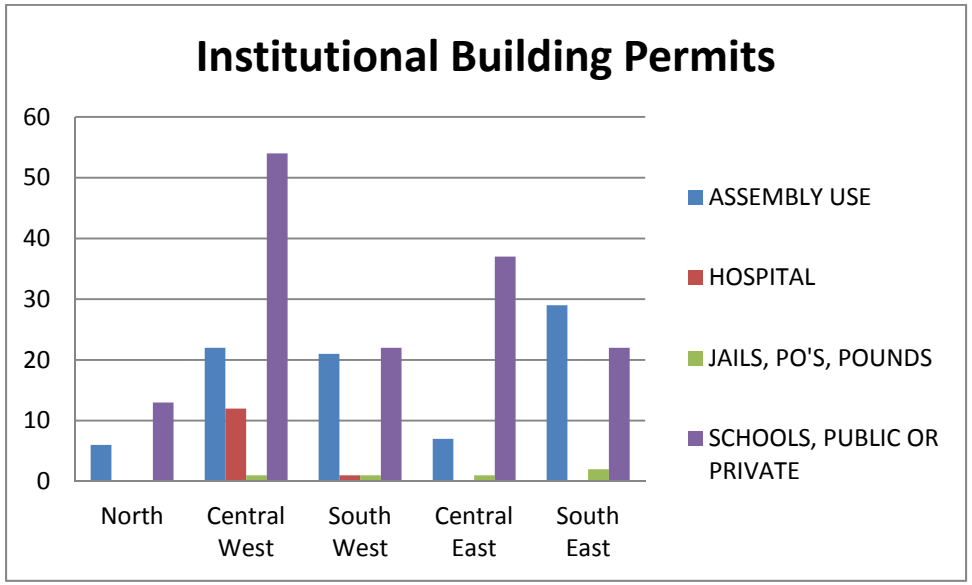


Chart 9.3

Table 9.3 and its corresponding chart (Chart 9.3) shows the quantities of building permits issued for institutional uses. They are broken out by use type and planning area.

Below are all of the building permits issued in 2010. They are broken out by application type and planning area.

Building Permits by Application Type	North	Central West	South West	Central East	South East	Grand Total	% of Total
Miscellaneous	143	187	190	187	243	950	46%
Shell	3				2	5	0%
Structural	120	281	200	239	280	1120	54%
Grand Total	**266**	**468**	**390**	**426**	**525**	**2075**	**100%**

Table 10.3

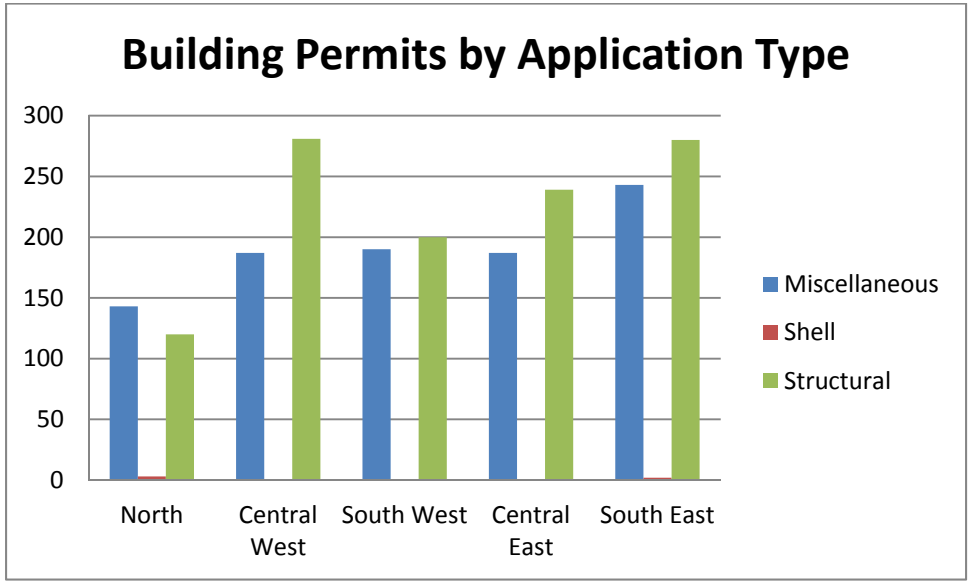


Chart 10.3

2011

Housing Building Permits

Building Permits by Housing Type	North	Central West	South West	Central East	South East	Grand Total	% of Total
APARTMENT	10	120	48	4	54	236	17%
DUPLEX	2					2	0%
MOBILE HOMES					1	1	0%
SINGLE FAMILY DETACHED	186	362	190	150	237	1125	82%
TOWNHOUSE			1			1	0%
Grand Total	**198**	**482**	**239**	**154**	**292**	**1365**	**100%**

Table 11.3

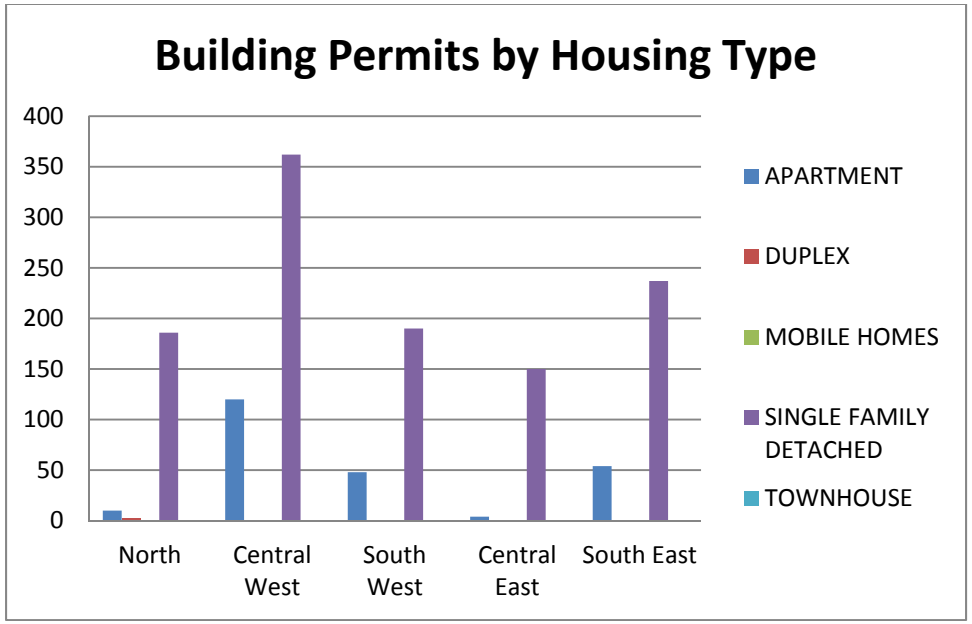


Chart 11.3

Table 11.3 and its corresponding chart (Chart 11.3) shows the quantities of building permits issued by housing type. They are broken out by planning area. Single Family Detached leads all others.

Commercial Building Permits

Commercial Building Permits by Use Type	North	Central West	South West	Central East	South East	Grand Total	% of Total
CELL TOWERS AND EQUIP ROOMS	2	9	8	13	31	63	19%
COMMERICAL PARKING STRUCTURE		1				1	0%
HOTELS, MOTELS	2	2			1	5	2%
MIXED USE		7	2	2		11	3%
OFFICE	42	58	7	15	14	136	42%
RESTAURANT	4	10	1	4	6	25	8%
RETAIL OR MERCANTILE	12	22	13	13	18	78	24%
WAREHOUSE	4			3	1	8	2%
Grand Total	**66**	**109**	**31**	**50**	**71**	**327**	**100%**

Table 12.3

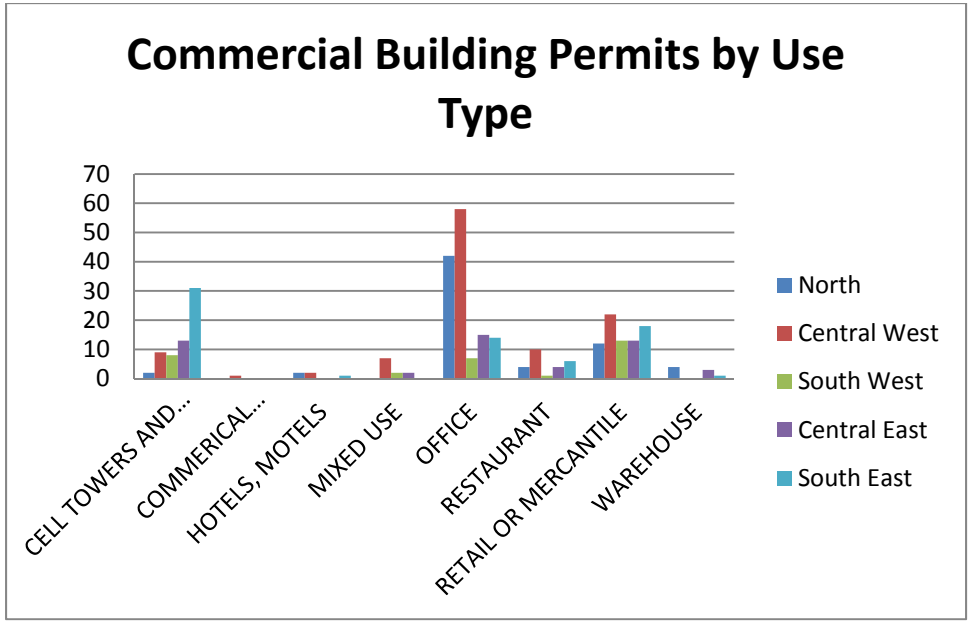


Chart 12.3

Table 12.3 and its corresponding chart (Chart 12.3) shows the quantities of commercial building permits issued by use type. They are broken out by planning area. Building permits for office use lead all others.

Amusement and Entertainment Building Permits

Staff tracks these types of building permits because quite often these uses draw great demand as well as great criticism.

Amusement/Entertainment Building Permits	North	Central West	Grand Total
LATE NIGHT ESTABLISHMENT		1	1
NIGHT CLUB	1		1
Grand Total	**1**	**1**	**2**

Table 13.3

One night club and one late night establishment building permit was issued in the county in 2011.

Institutional Building Permits

Institutional Building Permits	North	Central West	South West	Central East	South East	Grand Total	% of Total
ASSEMBLY USE	5	2	1	5	5	18	36%
HOSPITAL		3				3	6%
SCHOOLS, PUBLIC OR PRIVATE	7	13	1	3	5	29	58%
Grand Total	**12**	**18**	**2**	**8**	**10**	**50**	**100%**

Table 14.3

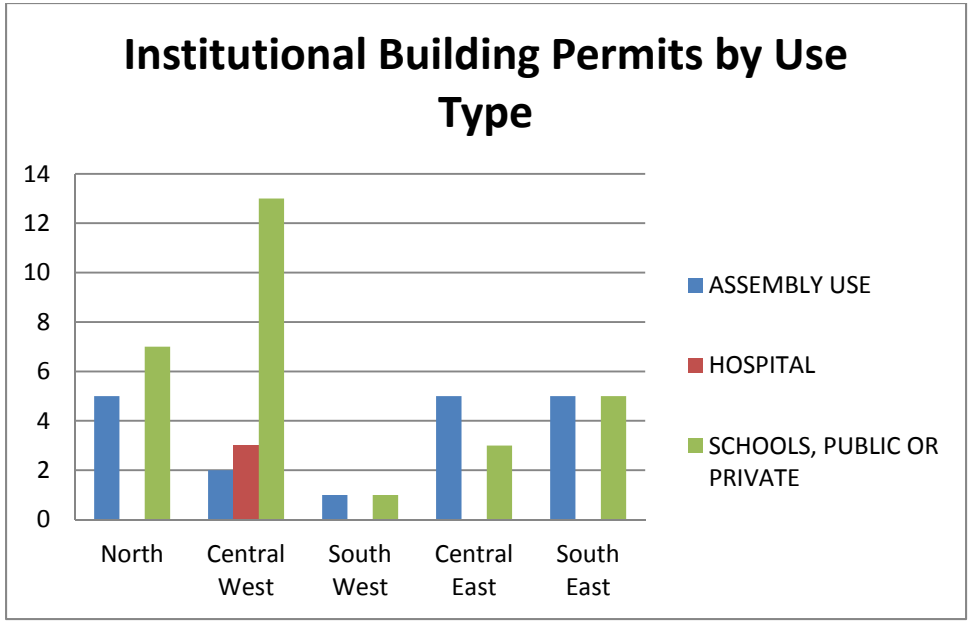


Chart 14.3

Table 14.3 and its corresponding chart (Chart 14.3) shows the quantities of building permits issued for institutional uses. They are broken out by planning area. Schools, Public or Private lead all types.

Building Permits by Application Type	North	Central West	South West	Central East	South East	Grand Total	% of Total
Miscellaneous	144	345	153	136	252	1030	55%
Shell		5			3	8	0%
Structural	161	296	134	101	148	840	45%
Grand Total	**305**	**646**	**287**	**237**	**403**	**1878**	100%

Table 15.3

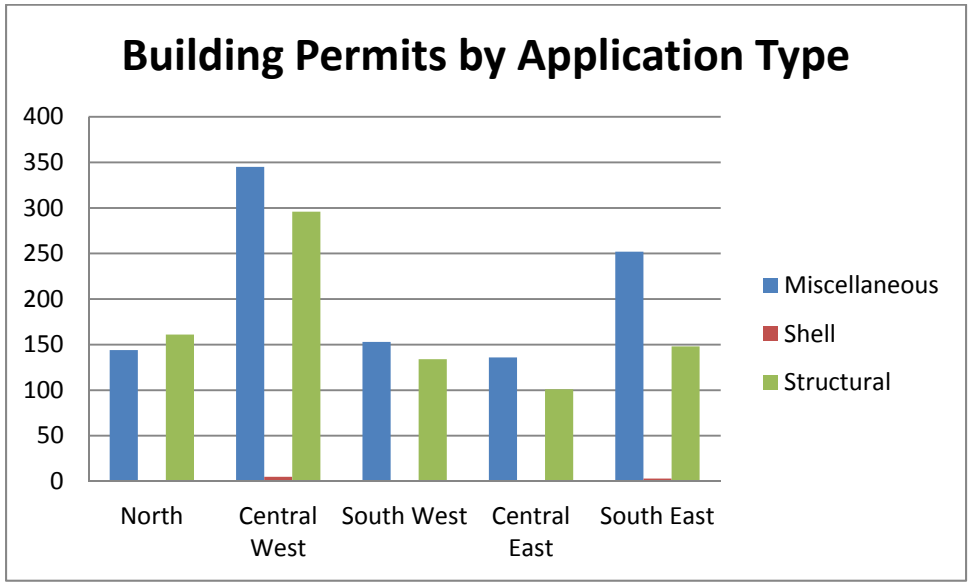


Chart 15.3

Table 15.3 and its corresponding chart (Chart 15.3) shows the quantities of building permits issued in 2011. They are broken out by planning area. Miscellaneous building permits lead all other types.

2012

Housing Building Permits

Building Permits by Housing Type	North	Central West	South West	Central East	South East	Grand Total	% of Total
APARTMENT	30	18	130	98	55	331	19%
CONDOMINIUM, APARTMENT STYLE		2				2	0%
DUPLEX			1			1	0%
MOBILE HOMES					3	3	0%
SINGLE FAMILY DETACHED	309	416	229	151	277	1382	80%
Grand Total	**339**	**436**	**360**	**249**	**335**	**1719**	**100%**

Table 16.3

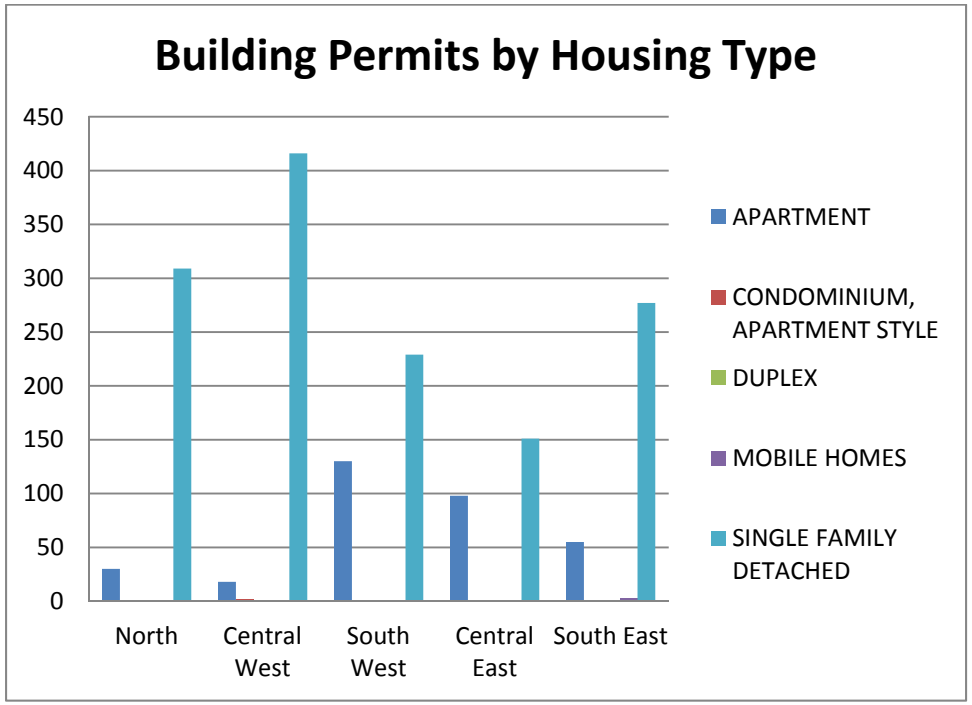


Chart 16.3

Table 16.3 and its corresponding chart (Chart 16.3) shows the quantities of building permits issued by housing type. They are broken out by planning area. Single Family Detached building permits lead all other types.

Commercial Building Permits

Commercial Building Permits by Use Type	North	Central West	South West	Central East	South East	Grand Total	% of Total
CELL TOWERS AND EQUIP ROOMS	19	38	45	30	61	193	26%
COMMERICAL PARKING STRUCTURE	2	1				3	0%
HOTELS, MOTELS	9		1	1	1	12	2%
MANUFACTURING				3		3	0%
MIXED USE				1		1	0%
OFFICE	78	81	16	47	24	246	33%
RESTAURANT	17	30	7	8	17	79	11%
RETAIL OR MERCANTILE	26	40	24	42	26	158	21%
WAREHOUSE	11	5	4	14	10	44	6%
Grand Total	**162**	**195**	**97**	**146**	**139**	**739**	**100%**

Table 17.3

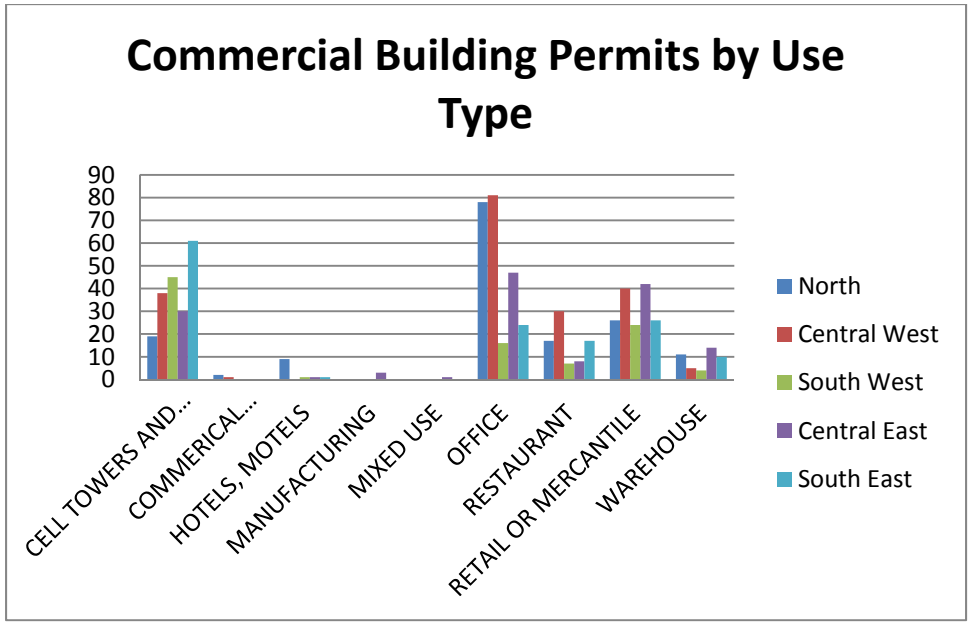


Chart 17.3

Table 17.3 and its corresponding chart (Chart 17.3) shows the quantities of commercial building permits issued by use type. They are also broken out by planning area. Office building permits lead all other types.

Amusement and Entertainment Building Permits

Staff tracks these types of building permits because quite often these uses draw great demand as well as great criticism.

Amusement/Entertainment Building Permits	North	Central West	Central East	South East	Grand Total	% of Total
AMUSEMENT PARK OR CARNIVAL	2				2	9%
LATE NIGHT ESTABLISHMENT				1	1	5%
NIGHT CLUB	1				1	5%
TENTS AND CANOPIES	2	14	1	1	18	82%
Grand Total	**5**	**14**	**1**	**2**	**22**	**100%**

Table 18.3

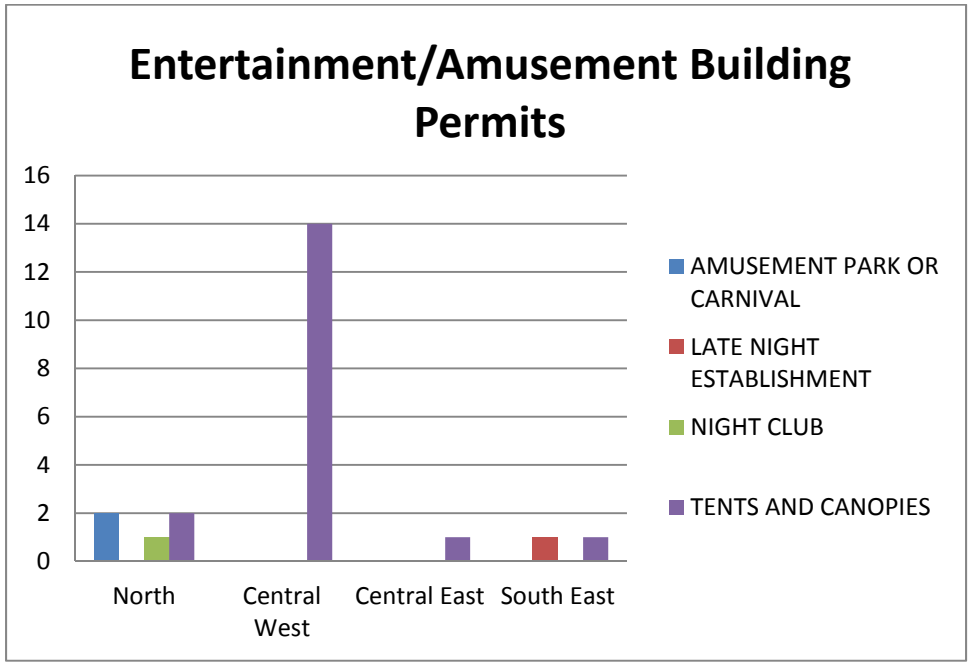


Chart 18.3

Table 18.3 and its corresponding chart (Chart 18.3) shows the quantities of entertainment and/or amusement building permits. They are broken out by planning area. Building permits issued for tents and canopies lead all other types.

Institutional Building Permits

Building Permits for Institutional Uses	North	Central West	South West	Central East	South East	Grand Total	% of Total
ASSEMBLY USE	16	8	13	3	14	54	54%
HOSPITAL	4	20				24	24%
SCHOOLS, PUBLIC OR PRIVATE	4	10	2	2	4	22	22%
Grand Total	**24**	**38**	**15**	**5**	**18**	**100**	**100%**

Table 19.3

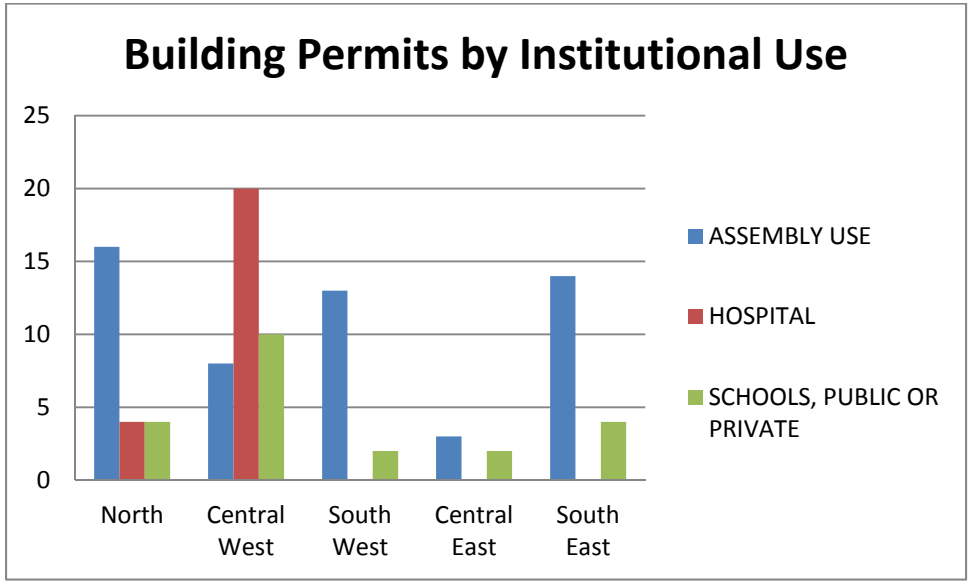


Chart 19.3

Table 19.3 and its corresponding chart (Chart 19.3) shows the quantities of building permits issued for institutional uses. They are broken out by planning area. Assembly Use (Place of Worship) permits lead all other types.

Building Permits by Application Type	North	Central West	South West	Central East	South East	Grand Total	% of Total
Miscellaneous	40	67	71	41	76	295	15%
Shell	2		24			26	1%
Structural	370	493	272	181	283	1599	83%
Grand Total	**412**	**560**	**367**	**222**	**359**	**1920**	**100%**

Table 20.3

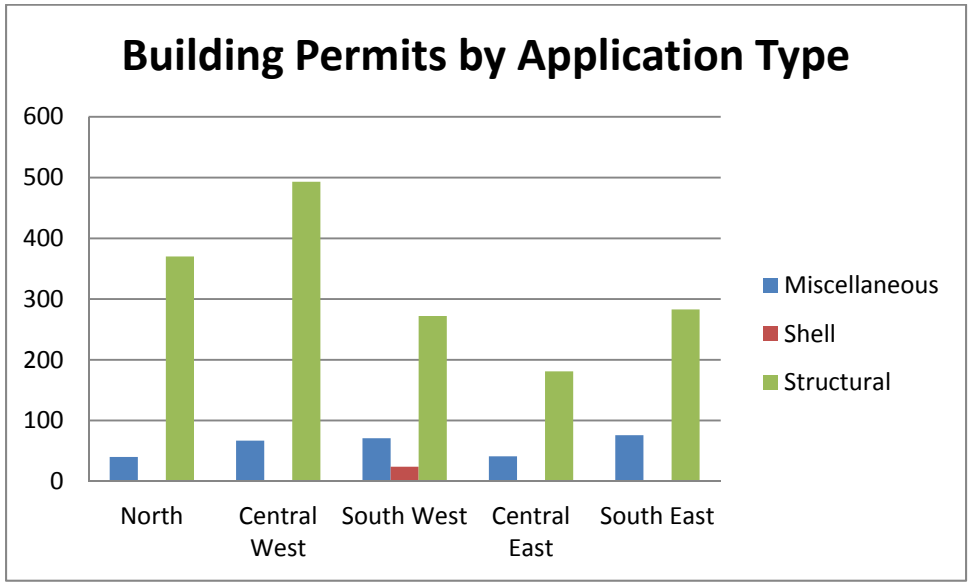


Chart 20.3

Table 20.3 and its corresponding chart (Chart 20.3) shows the quantities of building permits issued by application type. They are broken out by planning area. Structural building permits lead all other types.

Summary

Building permit activity during the four-year period of review shows an overall shift from development patterns past. Commercial and Office permits are proportionately increasing and so are attached dwelling units (Condominiums, Apartments, & Townhouses). This time period also saw the completion of once shuttered subdivision projects. These are indicators of evolutionary demand from the citizenry.

All appear to be market driven. Markets with complimentary infrastructure (complete streets, MARTA, etc.) were the beneficiaries of dense redevelopment. Markets with a traditional suburban footprint were the beneficiaries of housing stock completion (pipe farms) and additional accessory commercial. (grocery, retail, etc.).

2013 Outlook

DeKalb County is an attractive place to live, work, and play. It has great wealth in its history. The Arabia Mountain National Heritage Area and Stone Mountain Park have a national as well as a regional draw. The County enjoys partnerships with regional entities such as the Path Foundation. This partnership has resulted in cycling and pedestrian trails connecting the county to the region.

DeKalb County is planted firmly in the Atlanta Metropolitan Region. In fact, it is part of its core. DeKalb County is home to a robust catalog of education destinations such as: Emory University, Georgia Perimeter College, Georgia Piedmont Technical College (formerly DeKalb Tech), and DeVry University to name a few. (NOTE: All of these schools are also employers of DeKalb County residents.)

DeKalb County is also home to employment centers anchored by companies/entities like: CDC, AT&T, MARTA, and Southern Company (Georgia Power).

DeKalb County is home to two MARTA Stations (Kensington & Indian Creek (terminus)) that are poised for transit-oriented redevelopment (TOD). Also, both of these MARTA Stations either abut or are in close proximity to Memorial Drive which is a major thoroughfare and state route that currently possess the infrastructure for high density redevelopment. When considering these projections the conventional wisdom was to compare the infrastructure in these two areas to other areas that had similar infrastructure prior to redevelopment. These two areas are Brookhaven and Dunwoody.

Considering the above brief overview of some of DeKalb County's positives, the county is very much in a state of flux.

DeKalb County has historically been home to cities within its boundaries. Many factors are driving existing cities to expand by annexing adjacent tracts of land. (typically commercial/industrial for the tax base) But in recent years, communities have begun taking advantage of their ability to create smaller, more local governments by incorporating into cities by referendum through a process now known as municipalization.

In Georgia, a government is recognized if it provides a minimum of three (3) services. Typically, new municipalities have opted to have millage rates of taxation designated for services that the county once provided diverted to their government to provide those services themselves. These services are typically, Police, Planning Services (Permits, Development Services, & Business License), and Parks and Recreation.

The amount of taxes that property owners pay is directly related to the assessed value of their property. Naturally some communities have maintained or seen increases in their property values, others have been hard hit. Stable areas would see revenue generated per line item that would potentially exceed needed revenues for that particular service. This is because the line item is now concentrated in a much smaller area.

One issue at hand is that municipalization will leave some areas unincorporated and with insufficient tax base to provide comprehensive services to residents of those areas. It is also likely that these areas would become further depressed. Depressed property is seldom redeveloped without government leading the effort. While government does and should have a role, the preferred formula is property owners and land developers take the lead in this effort and government assist with tools such as rezoning or amendments to the property's land use.

While this concern is real, the reality is no one knows the impact of these decisions until the final vote is counted. The county won't know if they will have less government services to provide until vote night. Vote night determines if the county has less: police precincts, parks, redevelopment locales, partnerships with employers/educators, etc.

A few municipalities have attempted to annex tracts and failed. The City of Doraville attempted multiple times to annex two unincorporated tracts of land on their northern boundaries. Eventually, state legislators representing the area were able to legislatively reincorporate the boundaries of the cities of: Doraville, Decatur, and Avondale Estates after referendums failed to achieve the same results. In these cases, the property owners couldn't decide whether they wanted to be part of cities so the state legislature settled the matter.

Efforts have either been successful or are underway to annex or incorporate tracts in which every planning effort by county staff has been completed in the last decade. Staff is currently projecting that by 2020 either all of the county will be incorporated or some tracts will be seen as undesirable and be left as unincorporated, virtually creating a blighted unincorporated community.