

**DRAFT**

As of 8/09/06



# DeKalb County 2005-2025 Comprehensive Plan Draft

## Community Agenda

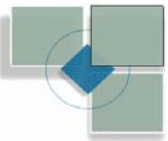
Flat Shoals Rd at  
Gresham Rd,  
Year 2001



Flat Shoals Rd at  
Gresham Rd  
Year 2005



DeKalb County Strategic Planning Division  
Department of Planning and Development



**DeKalb County Comprehensive Plan  
2005—2025**

**Community Agenda**

August 2006

Draft

Project Team:  
(Planning Director)  
DeKalb Planning and Development Department  
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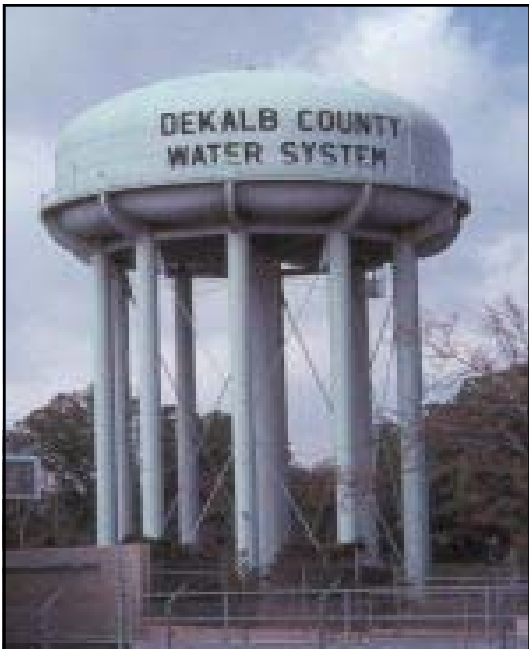
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# INTRODUCTION



## INTRODUCTION

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

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

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

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

As the County's amount of vacant land dwindles and older areas are in need of redevelopment, the County has sought strategies to handle new development. One technique is the formulation of Overlay Districts throughout the County. Overlay Districts are a method for the County to control growth, preserve existing land use patterns and promote aesthetic qualities consistent with the specific are. DeKalb County has three legislatively adopted overlay districts – Candler Road, Dunwoody Village and Stonecrest Overlay Districts. Additionally to address the growing population and decreasing land acreage throughout DeKalb County, key areas are identified to promote higher densities and mixed-use developments. To promote these live, work, play communities, DeKalb County actively works with local citizen groups and the Atlanta Regional Commission to establish Livable Center Initiative (LCI) areas. To date, there are six LCI areas in DeKalb County – Perimeter, Northlake, Kensington, Emory, Brookhaven and Tucker.

## Purpose

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

The Atlanta Metropolitan Area including DeKalb County has experienced significant growth over the last twenty years. This trend is expected to continue well into the next planning horizon of 2025. Overall, the population of DeKalb County increased 60% from 1980 to 2000 (483,024 to 665,865). The population is expected to increase to 848,706 in 2020. With such changes in population, there is an increase in the demand for housing, an increase in demand for goods and services, and also an increase in traffic congestion. The goal of this action plan is to equip the county's elected officials and residents for growth and change by preparing a road map of short-term and long-term critical planning actions for the county. The actions will help guide the allowable uses, location, density/intensity, and design character for future development.

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

Another purpose of the Community Agenda is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the county. The Community Agenda is the most important part to the plan, for it includes the community's vision for the future, key issues and opportunities it chooses to address during the planning period, and its implementation program for achieving this vision and addressing the identified issues and opportunities. The Community Agenda is intended to generate local pride and enthusiasm about the future of the county, thereby making citizens wish to ensure that the plan is implemented. With increased public support, the plan is more likely to be implemented.

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

## Public Participation

DeKalb County recognizes that the public involvement program is central to the Comprehensive Plan development. The County staff utilized a program that reached out to the residents, visitors, and business owners throughout the county. One goal of this process is to reach those citizens not traditionally involved in the planning process. The overall goal is to have stakeholder involvement up front and throughout the planning process. The motto is: *Bringing residents together to address the needs of tomorrow.*

The public meetings were jointly sponsored by the DeKalb County Planning and Development Department and the Public Works Department (Solid Waste Management Plan). The meetings were designed to:

- Increase public awareness,
- present the State mandated requirements,
- listen to public comments and reactions to the current plans

The first series of public meetings began back in 2004 with meetings held in each commission district. The meetings were held between 5:50 and 7:30 pm.

### 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.

### 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 commissioners.

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.

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.

During the visioning workshops two basic questions were asked:

1. What do you want to change or create in your community?
2. What do you want to preserve and protect in your community?

The results were as follows:

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

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

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

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

**Public Participation Activities in 2006**

The public participation process and opportunity for stakeholder involvement continued throughout 2006. In addition the traditional approach of mail outs, emails and post cards, the County also posted information on the webpage. [www.co.dekalb.ga.us/planning](http://www.co.dekalb.ga.us/planning)

The Comprehensive Plan has been available on the County Planning Department website since April 2004. 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. Once the plan is adopted, the public commenting period will be completed.

**Outreach**

The staff utilized several techniques to get resident involvement. Techniques included advertising in local newspapers and mailing post cards to those residents in the Department's Civic Association database. Every possible avenue will be attempted to continue to reach out to members of the public. 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.

- Posters—Design and display posters at public locations including libraries, post offices, grocery stores, and fast food restaurants.
- Community Council—Have special, short presentations on the Comprehensive Plan at the Community Council meetings, in an effort, to “tag on”.
- Schools—Attempt to also “tag on” at DeKalb County school meetings, such as PTA.
- Website—The Department website is currently under construction and new materials will be added to keep citizens more informed than ever.
- Press Releases—Distribute press releases through the County's Communications Department to spread the word about the meetings and the plan.
- Media—Utilize local news channels to do a small piece on the Comprehensive Plan and how citizens can get involved.

The goal of the public participation process is to allow the members of the public to take *ownership* of the document. It involves a two way communication between the county staff and community stakeholders.



Through resident meetings, the neighborhood issues, opportunities, and solutions were identified. Further meetings with the public helped to develop the future direction for the county.

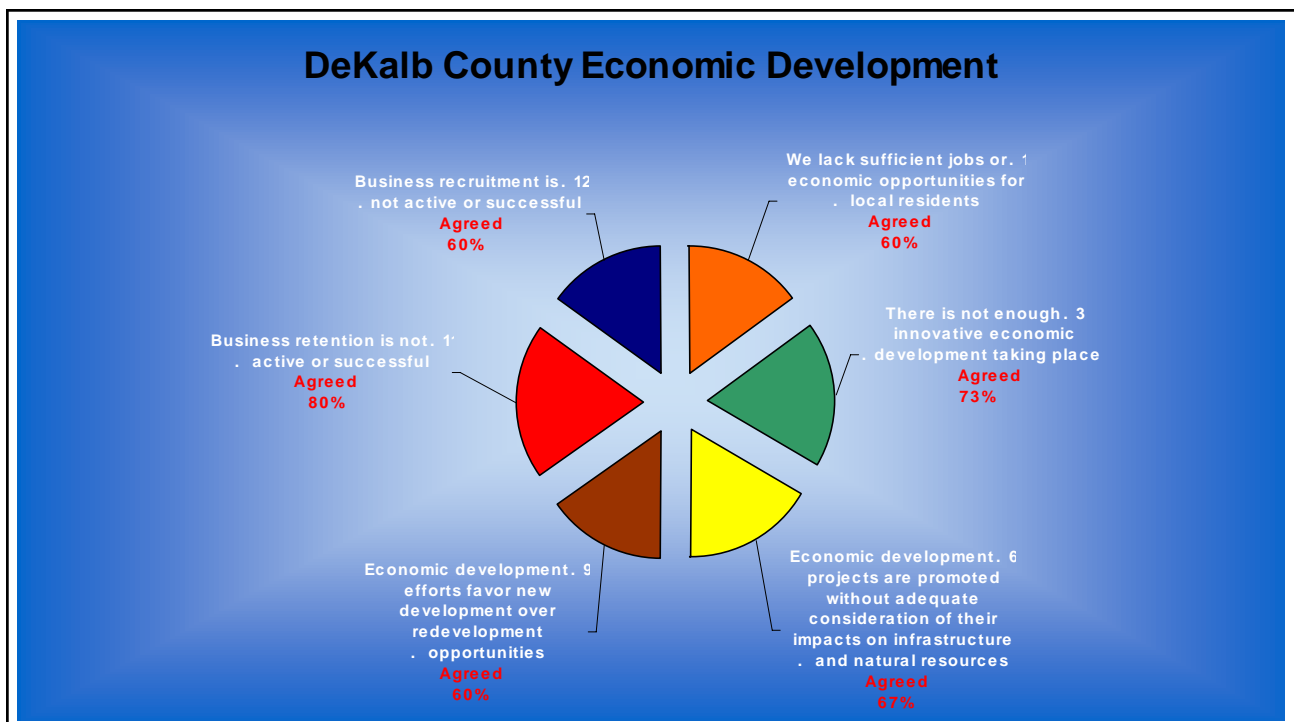
### Community Survey of Issues and Opportunities

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

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

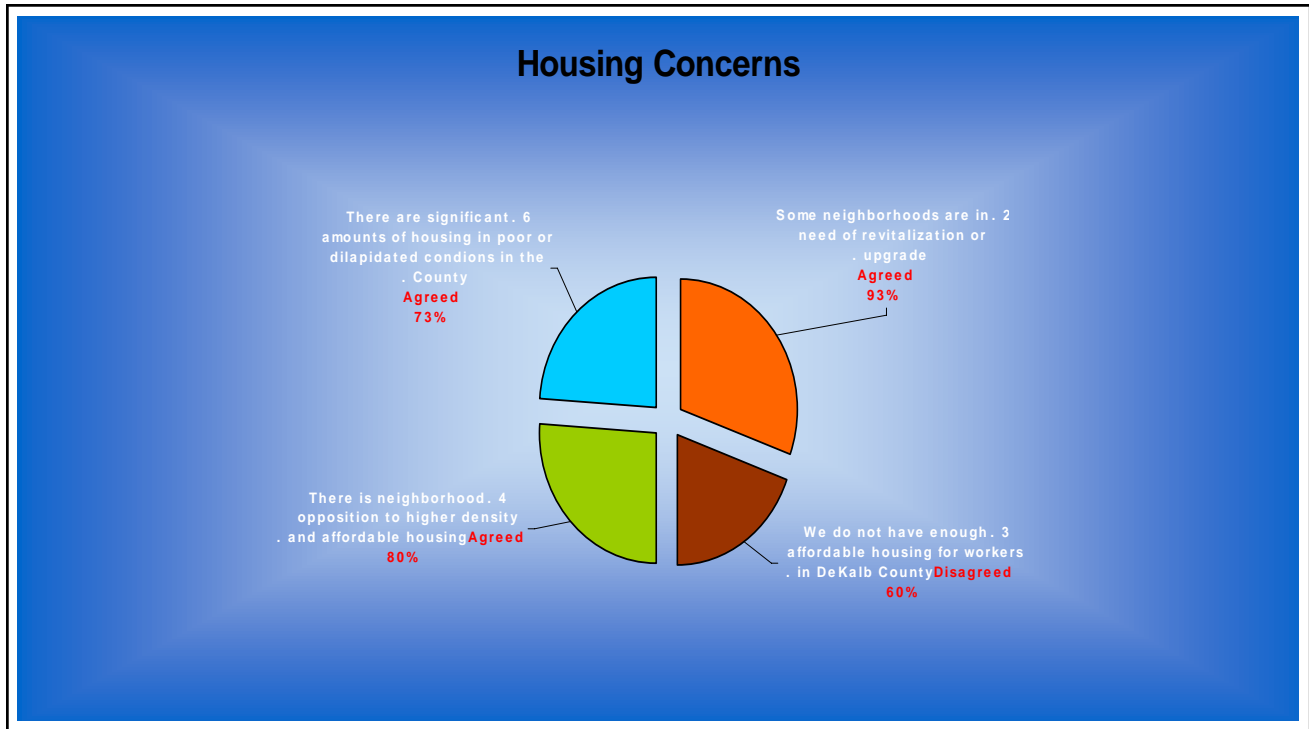
### Economic Development

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



## Housing

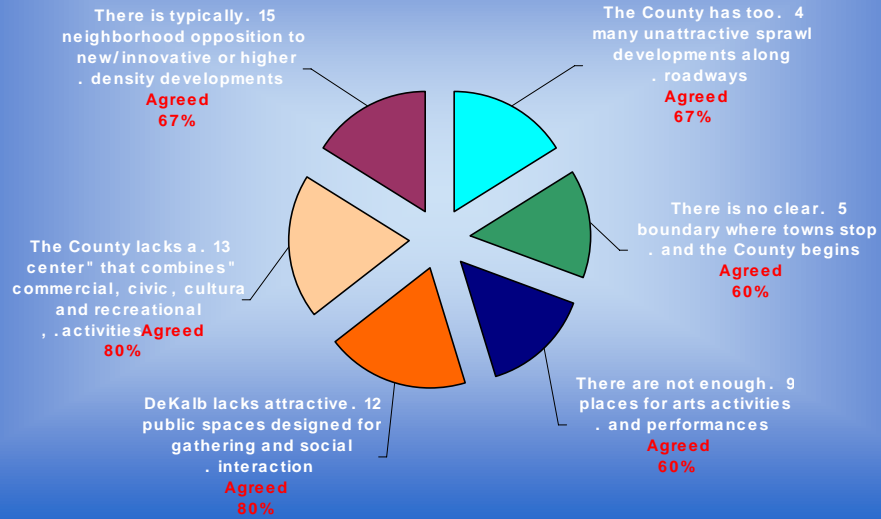
- The majority of citizens (93%) surveyed agree that some neighborhoods are in need of revitalization or upgrade
- 80% of citizens surveyed agree there is neighborhood opposition to higher density and affordable housing.
- 73% of the citizens surveyed agree there are significant amounts of housing in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



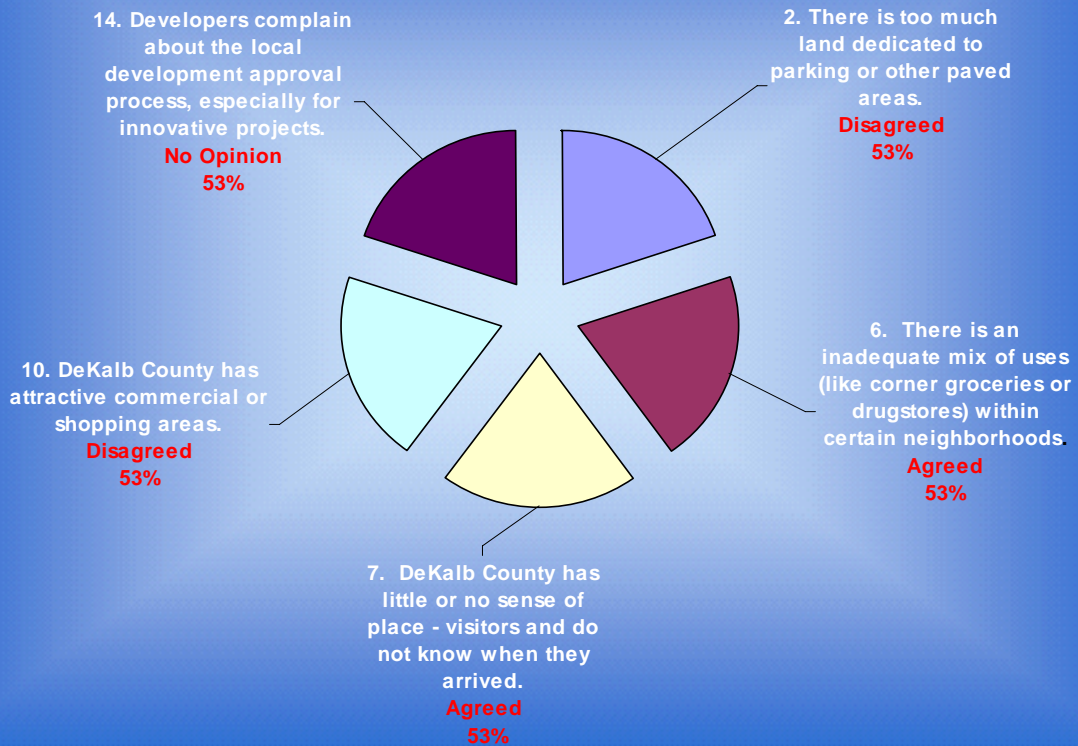
## Land Use / Sense of Place

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

## DeKalb County Land Use



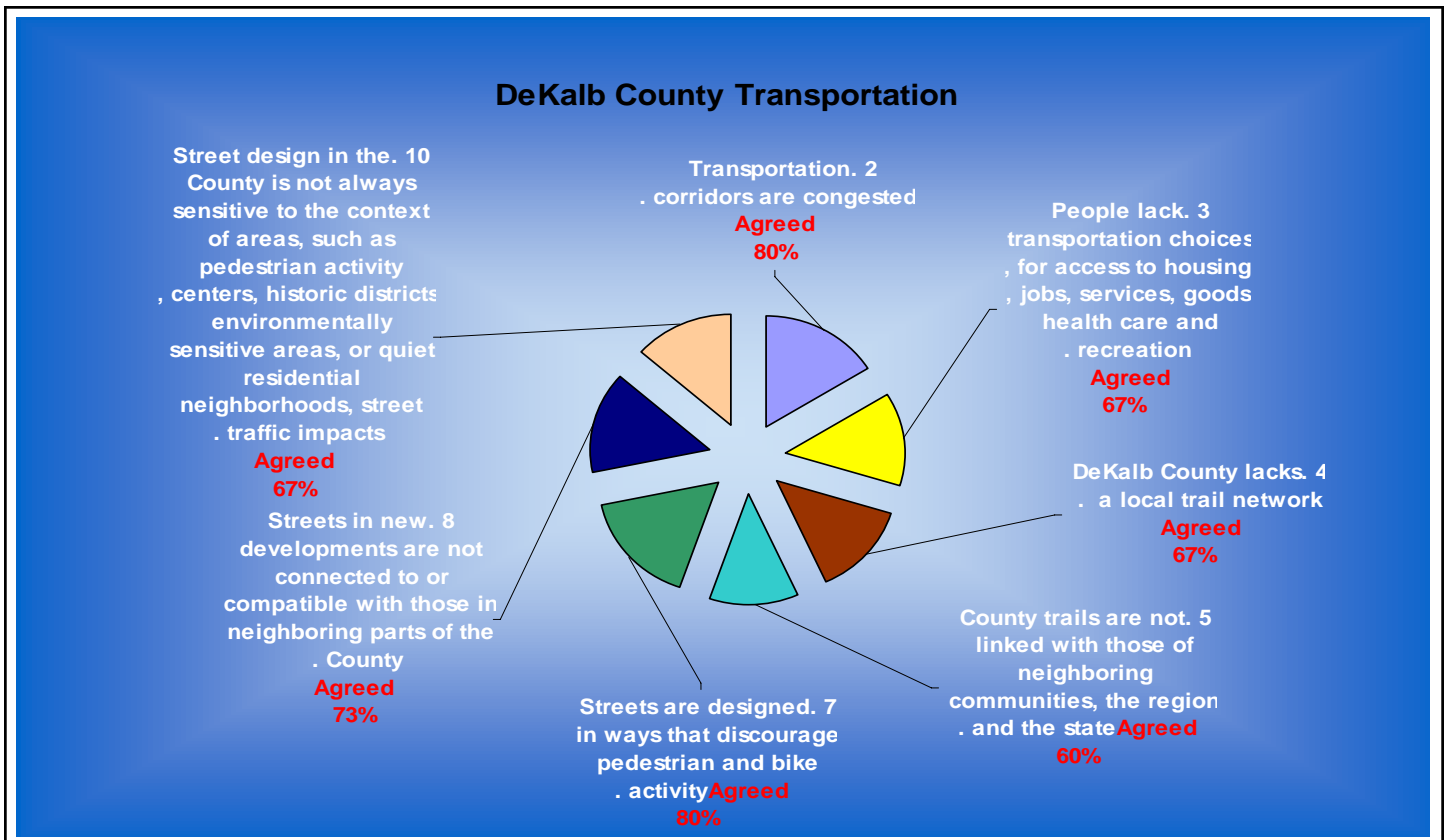
## DeKalb County Land Use



## Transportation

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

## Intergovernmental / Planning and Development Process

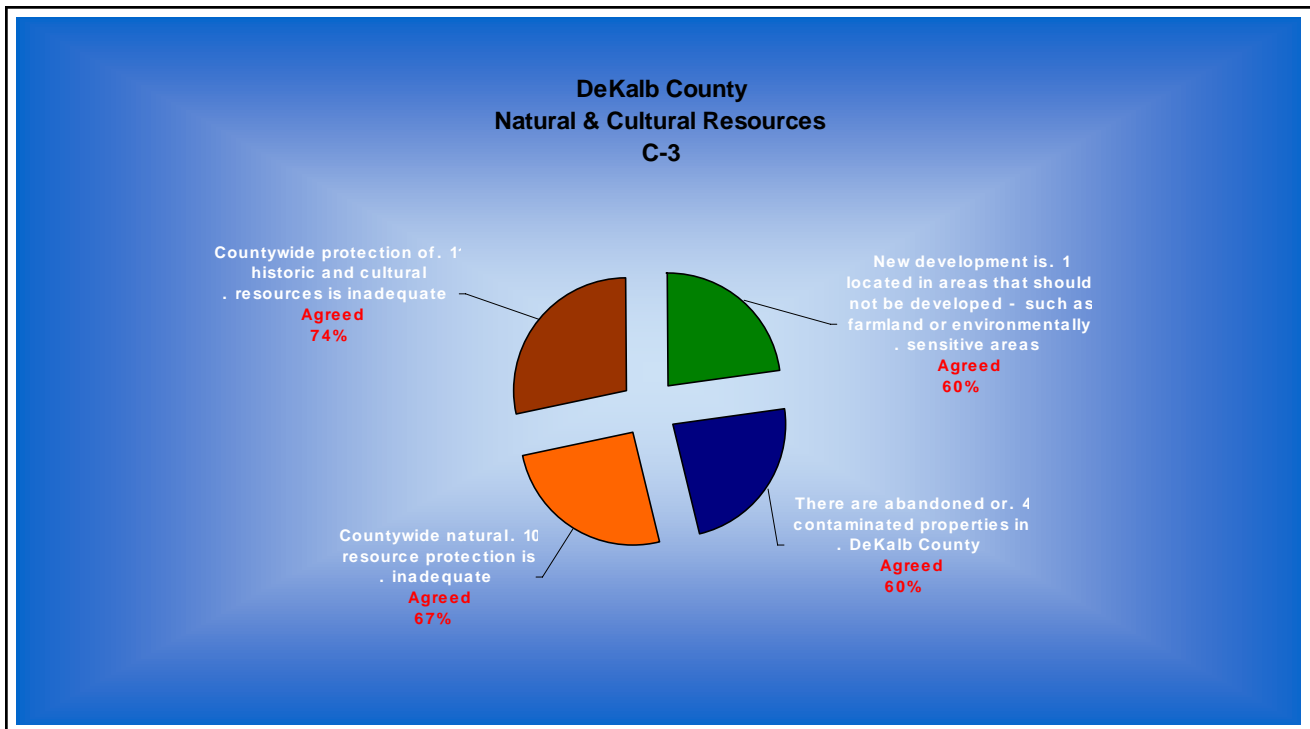


- The majority of citizens surveyed (80%) have no opinion about conflicts between our development plans and those of adjacent counties.
- 67% of citizens surveyed have no opinion about conflicts between our development plans and adjacent municipalities.
- 60% of the citizens surveyed agree the County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

## Natural and Cultural Resources

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

The table below shows how citizens responded to other natural and cultural resource issues.

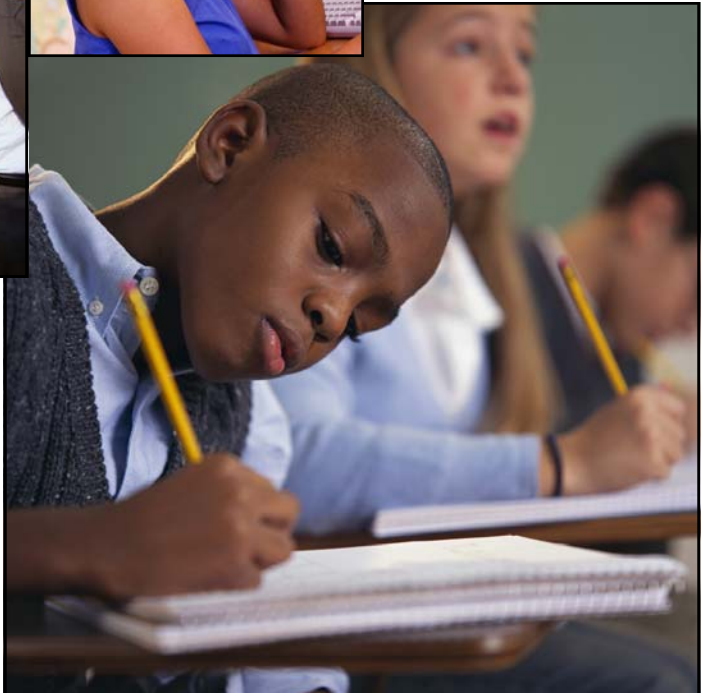


## Facilities and Services

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



# QUALITY OF LIFE



# QUALITY OF LIFE

This section is based on the standard of living conditions in DeKalb County. Quality of life use variables that will include public health, aging population, population demographics, and economic conditions. This chapter will help provide the foundation for the issues, opportunities, and policies to be discussed later in the plan.

## Population Demographics

Although the rate of population growth slightly declined between 1980 and 1990 (Table 2-1), the County experienced the greatest increase in 20 years during 2000. Overall, the population of DeKalb County is expected to experience an increase from 665,865 in 2000 to 763,192 in 2020. This growth is expected to occur mostly in the southeast portion of the County, where most of the vacant land remains.

**Table 2-1: POPULATION GROWTH: DEKALB COUNTY 1980-2005**

Year	Popula- tion	Change from Previous Census		Change Since 1980	
		Number	Percent	Number	Percent
1980	483,024	67,637	16%	67,637	16.3%
1985	514,430				
1990	545,837	62,813	13%	130,450	31.4%
1995	585,400				
2000	665,865	120,028	18%	250,478	60.3%
2005	711,577				

Note: 1970 population was 415,387

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

In 1990, 54% of the population was white compared to 32% in 2000. The majority population of DeKalb is African American, which has increased between 1990 and 2000 from 42% to 54%. The fastest growing population between 1990 and 2000 has been of Hispanic origin, followed by the Asian populous. The Hispanic/Latino population is integrated with all the races listed, because they are classified in many categories. African Americans are the majority population and reside mostly in the southeast and southwest portion of the County. Whites reside mostly in the northern half of the county and Hispanics/Latinos reside mostly around the Buford Highway corridor, City of Doraville and parts of Chamblee.



Table 2-2 separates the Hispanic population by origin to specifically recognize this ethnicity by number, rate of change, and percentage of the overall population. In 2025, the Black or African American population will continue to grow and dominate the majority of the population.

**Table 2-2: DEKALB COUNTY POPULATION BY RACE 1980-2005**

Race	1980	1985	1990	1995	2000	2005	Number Change		% of Population	
							1985-1995	1995-2005	1995	2005
<b>White</b>	344,254	318,282	292,310	265,416	238,521	212,088	-52,866	-53,328	43.8%	29.8%
<b>Black or African American</b>	130,980	180,703	230,425	295,768	361,111	418,644	115,065	122,876	48.8%	58.8%
<b>American Indian and Alaska Native</b>	605	802	998	1,273	1,548	1,784	471	511	0.2%	0.3%
<b>Asian or Pacific Islander</b>	4,633	10,450	16,266	21,657	27,047	32,651	11,207	10,994	3.6%	4.6%
<b>other race</b>	2,552	4,195	5,838	21,738	37,638	46,410	17,543	24,672	3.6%	6.5%
<b>Total</b>	483,024	514,432	545,837	605,852	665,865	711,577	91,420	105,725	100.0%	100.0%
<b>HISPANIC POPULATION 1980-2005</b>										
Race	1980	1985	1990	1995	2000	2005	1985-1995	1995-2005	1995	2005
<b>Persons of Hispanic origin</b>	7,470	11,545	15,619	34,081	52,542	63,810	22,536	29,729	5.6%	9.0%

Source: U.S. Census; Georgia DCA PlanBuilder 2005

## Aging Population

In both 1990 and 2000, the majority of the population was between the ages of 25 – 34. However, there was a decrease from 22.3% in 1990 to 19.6 % in 2000. The County also experienced a decline in the age groups of 5 – 14 and 15 – 24 since 1990. In contrast, the 2000 population indicated an increase in all age groups over the 1990 population. The largest increase from 1990 to 2000 was the 45 – 54 age group.

In 1900, life expectancy at birth was about 49 years. By 1960, life expectancy had increased to 70 years, and in 1997, life expectancy at birth was 79 years for women and 74 years for men. Life expectancies at ages 65 and 85 have also increased. “Under current mortality condition, people who survive to age 65 can expect to live an average of 18 or more years, more than five years longer than persons age 65 in 1900.” (Community Action Plan for Senior Services 2003-2007)

Age	1980	1985	1990	1995	2000	2005	Percent of Population		
							1985	1995	2005
0 – 4	31,115	34,886	38,657	43,007	47,357	51,418	6.8%	7.1%	7.2%
5 – 13	67,331	68,554	69,777	80,444	91,111	97,056	13.3%	13.3%	13.6%
14 – 17	36,192	28,656	21,119	23,315	25,510	22,840	5.6%	3.8%	3.2%
18 – 20	27,430	26,573	25,716	27,440	29,163	29,596	5.2%	4.5%	4.2%
21 – 24	39,669	38,942	38,215	40,970	43,724	44,738	7.6%	6.8%	6.3%
25 – 34	94,201	104,210	114,218	122,046	129,873	138,791	20.3%	20.1%	19.5%
35 – 44	63,741	78,797	93,852	104,212	114,571	127,279	15.3%	17.2%	17.9%
45 – 54	50,855	53,953	57,051	71,202	85,353	93,978	10.5%	11.8%	13.2%
55 – 64	38,507	39,642	40,776	43,378	45,979	47,847	7.7%	7.2%	6.7%
65 and over	33,983	40,220	46,456	49,840	53,224	58,034	7.8%	8.2%	8.2%
<b>Total</b>	483,024	514,433	545,837	605,854	665,865	711,577	100.0%	100.0%	100.0%

Source: DCA PlanBuilder

The County has seen its senior population of persons 60 years of age and older increase. Although originally projected to increase by only 2.5 percent in the Atlanta Region Area Plan on Aging FY 2002 Update, the population 60 years of age and older increased by 11% percent, from 65,776 in 1990 to 72,708 persons in 2000.

Seniors are an integral part of the citizenry of DeKalb County, Georgia. DeKalb County has the second largest population of seniors, 60 years of age and older, within the 10-county area of metropolitan Atlanta. (County Action Plan for Senior Services 2003-2007)

**Table 2-3: POPULATION BY AGE: DEKALB COUNTY 1980-2005**

<b>Age</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>Change 2000- 2025</b>	<b>% of Popula- tion 2000</b>	<b>% of Popula- tion 2025</b>
<b>0 - 4</b>	47,357	51,418	55,478	59,539	63,599	67,660	20,303	7%	8%
<b>5 - 13</b>	91,111	97,056	103,001	108,946	114,891	120,836	29,725	14%	14%
<b>14 - 17</b>	25,510	22,840	20,169	17,499	14,828	12,158	-13,352	4%	1%
<b>18 - 20</b>	29,163	29,596	30,030	30,463	30,896	31,329	2,166	4%	4%
<b>21 - 24</b>	43,724	44,738	45,752	46,765	47,779	48,793	5,069	7%	5%
<b>25 - 34</b>	129,873	138,791	147,709	156,627	165,545	174,463	44,590	20%	20%
<b>35 - 44</b>	114,571	127,279	139,986	152,694	165,401	178,109	63,538	17%	20%
<b>45 - 54</b>	85,353	93,978	102,602	111,227	119,851	128,476	43,123	13%	14%
<b>55 - 64</b>	45,979	47,847	49,715	51,583	53,451	55,319	9,340	7%	6%
<b>65 and over</b>	53,224	58,034	62,845	67,655	72,465	77,275	24,051	8%	9%
<b>Total</b>	665,865	711,577	757,287	802,998	848,706	894,418	228,553	100.0%	100.0%

Source: DCA PlanBuilder



**Table 2-4: DEKALB COUNTY POPULATION PROJECTIONS BY AGE 2005 - 2025**

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

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

**Table 2-5: DEKALB COUNTY HOUSEHOLD INCOME DISTRIBUTION**  
**NUMBER OF HOUSEHOLDS 1990 - 2010**

	Median Household Income				
	1980	1990	2000	2005	2010
DeKalb County	\$34,290	\$35,721	\$49,117	\$53,560	\$59,251
Georgia	\$27,743	\$29,021	\$42,433	N/A	N/A

Source: U.S. Census 2000 Summary File 3

## Economic Development

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



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

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

**Table 2-6 DeKalb County Employment Projections 1980-2025**

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

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

## Housing Choice

A significant portion of DeKalb County's housing stock was constructed over the last twenty years. In 1970, there were approximately 129,606 units in DeKalb County compared to 231,520 units in 1990. Overall, there has been a 78.6% increase in total available housing in DeKalb County. The largest portion of this development (40.3%) occurred during the 1970s and the remaining 27.4% occurred during the 1980s.

**Table 2-7: Total Housing Units by Year and Structure Type DeKalb County 1980 - 2000**

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

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

**Table 2-8: Projected Housing Units by Year and Structure Type DeKalb County 2005 - 2025**

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

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

## Owner and Renter Occupied Units

Between 1980 and 2000, the total year-round owner-occupied units increased from 56.6% to 58.5% (Table 2-9). Similarly, renter-occupied units increased from 38.5% in 1980 to 41.5% in 2000. Altogether, there has been an increase of 33,343 renter-occupied units since 1980. Owner-occupied housing units increased by 42,979 since 1980. While vacancy rates were not available for 1980, the vacancy rates decreased dramatically between 1990 and 2000. The owner-occupied vacancy rate decreased from 3.1% to 1.6%. Multi-family rental vacancy rates decreased significantly from 13.7% to 4.7%.

**Table 2-9: HOUSING TENURE AND VACANCIES DEKALB COUNTY 1980 - 2010**

DeKalb County	Year Round		All	Estimated	Projected
	1980	1990	2000	2005	2010
Total Units	181,798	231,520	261,231	288,494	300,591
Total Occupied	172,922	208,690	249,339	261,775	272,752
Total Vacant	8,876	22,830	11,892	26,719	27,839
Vacancy Rate % of Total	4.90%	9.90%	4.60%	9.26%	9.26%
Owner Occupied	102,842	120,587	145,821	159,785	173,006
% of Total	56.60%	52.10%	58.50%	61.03%	57.56%
Owner Vacancy Rate	N/A	3.10%	1.60%		
Renter Occupied	70,080	88,103	103,518	101,990	99,746
% of Total	38.50%	38.10%	41.50%	38.97%	33.18%
Renter Vacancy Rate	N/A	13.70%	4.70%		

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

The projected percentage of owner and renter occupied units are expected to decrease between the years of 2005 and 2010. As shown in Table 2-9 above, owner occupied units are projected to decrease by 3.47%, and renter occupied by 5.79%. A possible factor that may contribute to this decrease may be the limited availability of land in the County. Therefore, new construction on vacant land is expected to decline. The County is approximately 80% built out, with 5% of vacant land undevelopable. New trends for the development of housing are starting to occur. Residential housing is starting to become more dense, and the development of townhouses, lofts, and mixed-use are sufficing the need for a growing population.



## Jobs Housing Balance

Jobs-housing balance is a planning tool that local governments can use to achieve a roughly equal number of jobs and housing units or households in their jurisdiction or part of a jurisdiction. Ideally, the jobs available in a community need to match the labor force skills, and housing should be available at prices, sizes, and locations for workers who wish to live in the area. There is a “qualitative” as well as “quantitative” component to achieving job-housing balance. Jobs-housing balance is more of a planning technique than a regulatory tool. Nonetheless, this tool demonstrates various ways that the concept of jobs-housing balance can be applied in local land use regulations.

**Table 2-10: DeKalb County Jobs-Housing Balancing Measures**

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

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

**Table 2-11: DeKalb County Jobs-Housing Balance Ratios**

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

Source: DeKalb County Planning Department

As shown in Table 2-11, elements have been determined to calculate jobs-housing balance. The total occupied units include owners and renters. The majority of workers in DeKalb County do not reside in the County (77%). Therefore, a high number of residents are commuting in and out of the County, which is common for the Atlanta region. Also, figures show that there are twice as many jobs as housing units in DeKalb County (Table 2-11). According to those statistics, there is a need to increase the number of housing units currently provided in the County.



## Public Health

The prevention of disease, injury, disability and premature death is the primary purpose of the DeKalb County Board of Health. The agency monitors 44 reportable diseases, conducts surveillance and data collection for disease outbreaks, develops and implements emergency preparedness plans in the event of a bioterrorism or large-scale public health threat and provides environmental health services for the people who live, work and play in DeKalb County.



### DeKalb County Board of Health's Organization

The agency has four major divisions : Director's Office, which contains the Office of Public Relations and Volunteer Services and the Office of Emergency Preparedness, Division of Administrative Services, Division of Personal Health Services and Division of Population Based Services.

### Division of Population Based Services

Population Based Services (PBS) helps to prevent epidemics and the spread of disease, protects against environmental hazards, prevents injuries, promotes and encourages healthy behaviors, and responds to public health emergencies. To achieve this purpose, staff of PBS carry out the following essential public health functions

- Monitor health status to identify community problems.
- Diagnose and investigate health problems/hazards in the community.
- Inform, educate and empower people about health issues.
- Mobilize community partnerships and action to identify and solve health problems.
- Develop policies and plans that support community health efforts.
- Enforce laws and regulations that protect health and ensure safety.
- Research for new insights and innovative solutions to health problems.

The Population Based Services' divisions include: Health Assessment and Promotion , Environmental Health, Center for Community Health Transformation, Center for Public Health Preparedness and the Office of Vital Records.

### Health Assessment and Promotion

#### Assessment, Surveillance and Epidemiology

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

#### Chronic Disease Program

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

proved nutrition and physical activity among youth.

### **Office of Infectious Disease**

The Office of Infectious Disease works to decrease the rates of illness and death from infectious diseases by applying epidemiological principles and methods. The office is responsible for the surveillance, investigation, control and prevention of communicable diseases and clusters of diseases throughout DeKalb County.



### **Healthy DeKalb**

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

### **Injury Prevention**

Safe Communities of DeKalb County is funded by a grant from the Governor's Office of Highway Safety. It works with the community and other agencies to reduce the number of traffic-related injuries and fatalities. The number of motor vehicle crashes in DeKalb County is approximately 30,000 per year, resulting in approximately 3,000 injuries and 80 to 100 fatalities. Pedestrian safety is a high priority since DeKalb County has the highest pedestrian fatality rate in Georgia and one of the highest rates in the nation.

### **The Small Grants Program**

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

### **The Status of Health in DeKalb Program**

The Status of Health in DeKalb Committee oversees the Status of Health in DeKalb Program. This committee, using information about health status indicators, works with the community to identify health issues and behavior factors that can be changed to improve the health status of residents.

### **Tobacco Use Prevention**

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

## **Environmental Health Services**

### **Food Protection Services**

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

### **Residential Services**

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

### **Land Use Services**

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

### **Technical Services**

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

### **Special Projects**

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

### **The Office of Vital Records**

The Office of Vital Records maintains birth certificates for children born in DeKalb County and death certificates of county residents. Fees for records are set by the state Department of Vital Records and are consistent throughout Georgia.

### **The Center for Community Health Transformation**

The center's goals are to demonstrate a grassroots process in the Clarkston community for improving the health conditions and to then share lessons-learned with other communities. The center staff prepares individuals, organizations and communities to gain control over their own health, wellbeing and quality of life through health education trainings, workshops, youth projects, grantwriting and other empowerment methods.

### **The Center for Public Health Preparedness :**

Funded in 1999 by the Centers for Disease Control and Prevention and in subsequent years by NACCHO. The center is a resource and leader in the area of bioterrorism preparedness. The center focuses on : (1) developing

and integrating bioterrorism response plans, (2) developing systems to identify unusual disease patterns, and (3) facilitating public health trainings for clinicians, first responders, students and others.

## Community Health Assessment Areas

The Board of Health has divided the county into 13 geographic areas called Community Health Assessment Areas, or CHAAs, for the purposes of health planning. These areas are based on natural communities of the local DeKalb high schools. The demographic profile of the CHAAs is provided in Table 3.

Since the Board of Health first began using CHAAs to display geographic differences in health status, there have been changes in the distribution of high schools in DeKalb County. Shamrock and Henderson high schools are now middle schools, and Martin Luther King, Jr. and Stephenson are new high schools. The original census tracts for the CHAAs, based on the 1995-96 school districts, continue to be used to compare health status trends by communities over time.

**Table 2-12: DeKalb County – Demographic Profile of Community Health Assessment Areas (CHAAs)  
from the 2000 Census**

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

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

## **Public Health Trends, Programmatic, and Community Facility Needs**

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

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

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

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





# Community Vision



## COMMUNITY VISION

The vision for DeKalb County was developed through a series of meetings throughout the community. The DeKalb County process included all stakeholders in the public participation process. Stakeholders have a vested interest in the future of DeKalb County and include: residents, business owners, community council members, civic associations and community groups, ministers, non-profits, and elected officials. These participants were asked: *What do you want to see preserved? What are the major assets in the County? What do you want to see protected? What do you want to see changed?* The answers to these questions were used to create the following vision statement:

*By 2025, DeKalb County will consist of walkable communities connected to recreation and green space areas by trails and sidewalks. Neighborhoods will be protected and enhanced with compatible development. The county will develop with less sprawl, a full range of housing opportunities that is affordable to the residents, clean air and water with the protection of the environment, a good transportation system (less congestion) that uses alternative modes of travel, redevelopment of declining neighborhoods, and a strong economic base which includes job opportunities and training. A county that believes in citizen involvement in the planning and development process in order to improve the overall quality of life.*

This overall vision statement is the compilation of the input received at the various workshops, open houses, surveys, emails, and calls regarding the desired future direction for DeKalb County.



## Concept Plan

The county will continue to develop with Nodes or Activity Centers. These Nodes and Activity Centers are high intensity centers traditionally commercial in nature but can include mixed use development. These activity centers can also be institutional such as colleges and universities, sports facilities, entertainment areas, and major active recreational areas. The activity centers will serve as attractors for both residents and visitors to DeKalb County. The goal is to take advantage of all transportation and infrastructure facilities that currently exists and encourage additional densities within and around the nodes. These nodes will encourage walkable communities internal to the development.

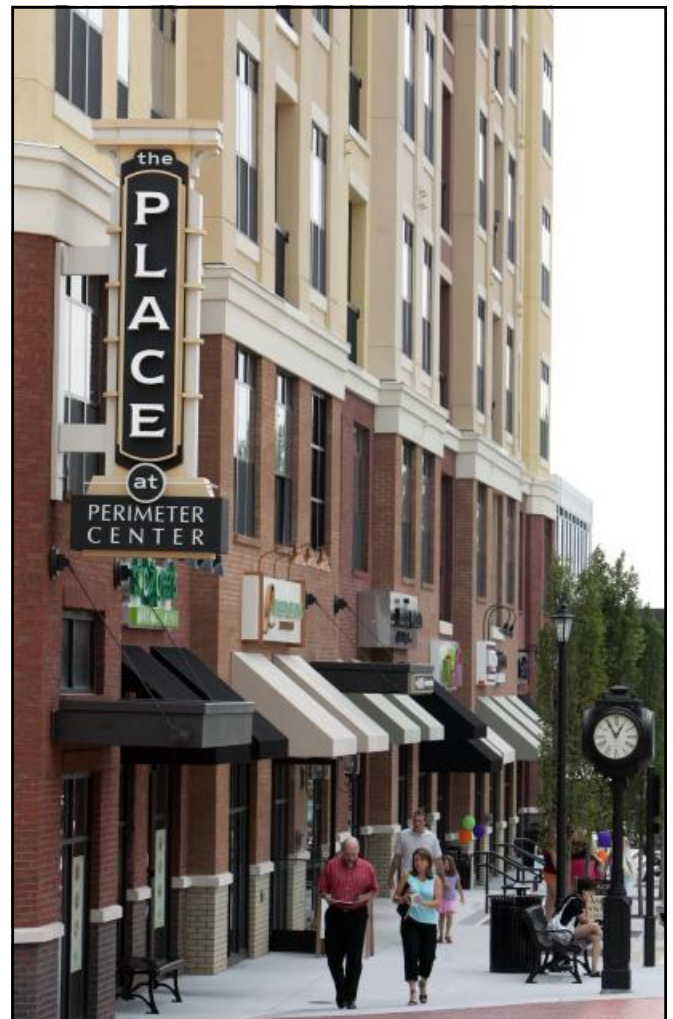
This nodal development is exemplified through current development such as North Lake Mall, Stone Crest Mall, Perimeter Center CID, Brookhaven, Emory University, DeKalb County Hospital, and Stone Mountain Park. The following concept map illustrates the current and future generalized development pattern for the county.



*The Place at Perimeter Center in North DeKalb County*

## Future Development

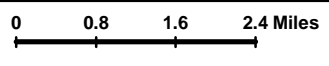
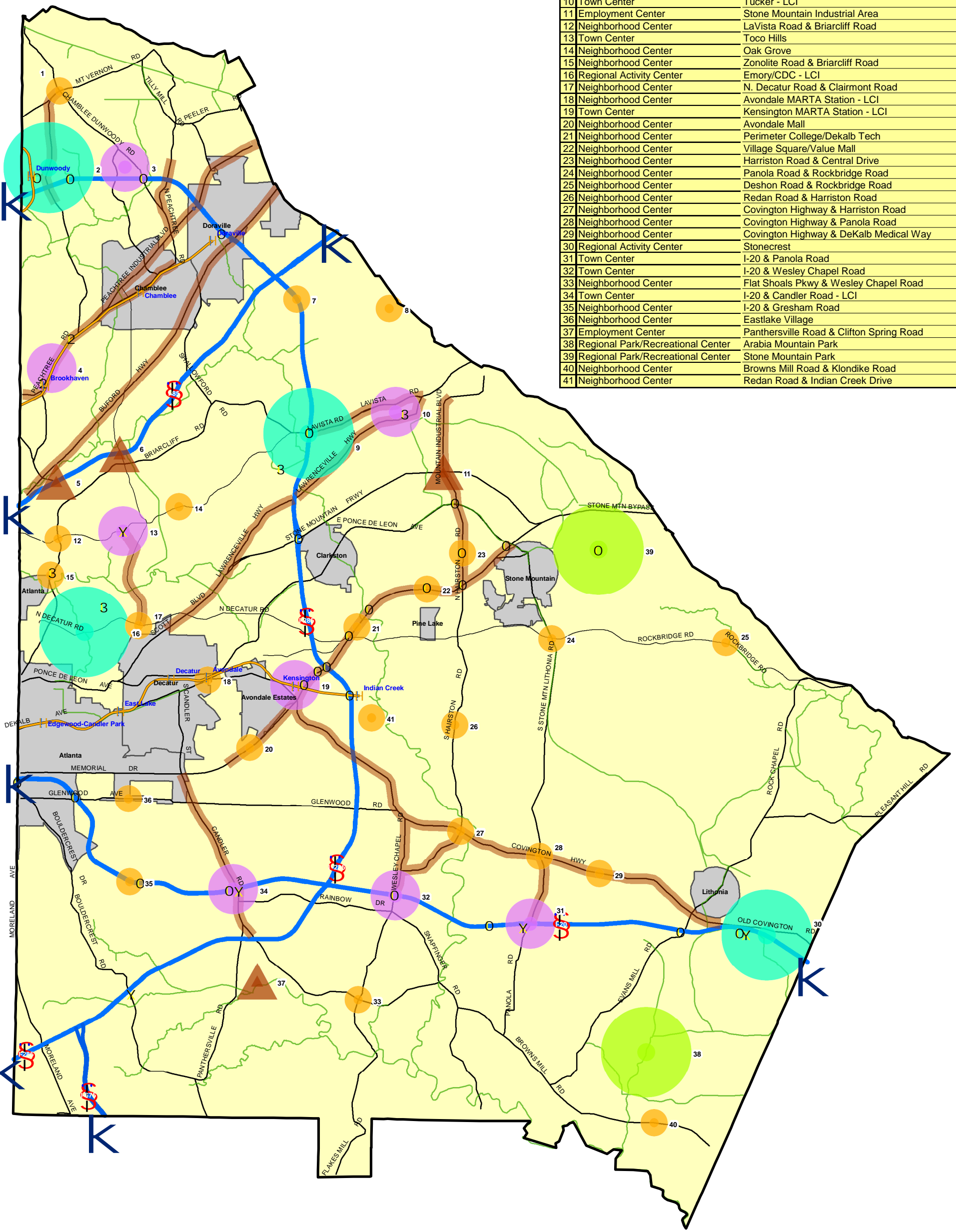
The Concept Plan takes the current trends of development and the results of the public participation to develop the Future Development map. This map is also based on the Character Areas as identified by the Georgia Department of Community Affairs. The recommended Character Areas identify both existing and potential conditions for DeKalb County.



*The Place at Perimeter Center combines retail and living space, a growing trend in close-in suburbs. (AJC, July 2006)*



Id	Character Area Type	Name/Location
1	Neighborhood Center	Dunwoody Village
2	Regional Activity Center	Perimeter - LCI
3	Town Center	I-285 & Chamblee Dunwoody Road
4	Town Center	Brookhaven - LCI
5	Employment Center	Executive Park
6	Employment Center	Century Center
7	Neighborhood Center	I-285 & Chamblee Dunwoody Road
8	Neighborhood Center	Pleasantdale Road & Chamblee Tucker Road
9	Regional Activity Center	Northlake - LCI
10	Town Center	Tucker - LCI
11	Employment Center	Stone Mountain Industrial Area
12	Neighborhood Center	LaVista Road & Briarcliff Road
13	Town Center	Toco Hills
14	Neighborhood Center	Oak Grove
15	Neighborhood Center	Zonolite Road & Briarcliff Road
16	Regional Activity Center	Emory/CDC - LCI
17	Neighborhood Center	N. Decatur Road & Clairmont Road
18	Neighborhood Center	Avondale MARTA Station - LCI
19	Town Center	Kensington MARTA Station - LCI
20	Neighborhood Center	Avondale Mall
21	Neighborhood Center	Perimeter College/Dekalb Tech
22	Neighborhood Center	Village Square/Value Mall
23	Neighborhood Center	Harriston Road & Central Drive
24	Neighborhood Center	Panola Road & Rockbridge Road
25	Neighborhood Center	Deshon Road & Rockbridge Road
26	Neighborhood Center	Redan Road & Harriston Road
27	Neighborhood Center	Covington Highway & Harriston Road
28	Neighborhood Center	Covington Highway & Panola Road
29	Neighborhood Center	Covington Highway & DeKalb Medical Way
30	Regional Activity Center	Stonecrest
31	Town Center	I-20 & Panola Road
32	Town Center	I-20 & Wesley Chapel Road
33	Neighborhood Center	Flat Shoals Pkwy & Wesley Chapel Road
34	Town Center	I-20 & Candler Road - LCI
35	Neighborhood Center	I-20 & Gresham Road
36	Neighborhood Center	Eastlake Village
37	Employment Center	Panthersville Road & Clifton Spring Road
38	Regional Park/Recreational Center	Arabia Mountain Park
39	Regional Park/Recreational Center	Stone Mountain Park
40	Neighborhood Center	Browns Mill Road & Klondike Road
41	Neighborhood Center	Redan Road & Indian Creek Drive

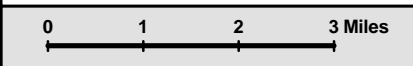
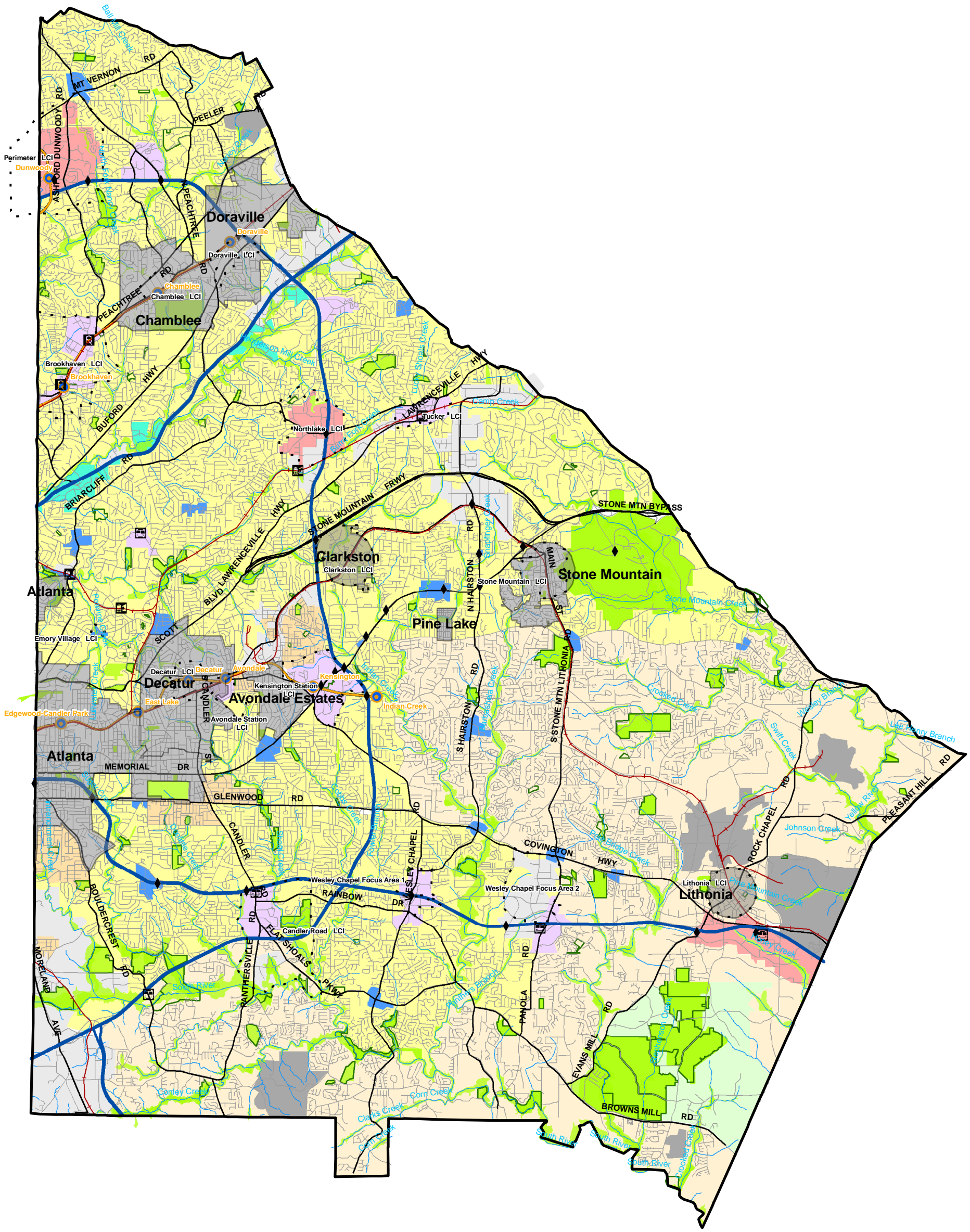


### DeKalb County Comprehensive Plan - Future Development Concept

<ul style="list-style-type: none"> <li><span style="color: red;">---</span> Existing/Proposed Activity &amp; Employment Centers</li> <li><span style="color: red;">---</span> Regional Activity Center</li> <li><span style="color: purple;">---</span> Town Center</li> <li><span style="color: orange;">---</span> Neighborhood Center</li> <li><span style="color: blue;">---</span> Employment Center</li> <li><span style="color: green;">---</span> Regional Park/Recreational Center</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: blue;">K</span> Gateways</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: brown;">---</span> Mixed Use/Linkage Corridors</li> <li><span style="color: green;">---</span> Linear Green Space (DeKalb CTP)</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: orange;">H</span> MARTA Stations</li> <li><span style="color: orange;">---</span> MARTA Rail</li> <li><span style="color: grey;">---</span> Municipalities</li> </ul>
<ul style="list-style-type: none"> <li><span style="color: orange;">O</span> DeKalb CTP - Proposed Transit Facilities</li> <li><span style="color: orange;">O</span> BRT Station</li> <li><span style="color: orange;">3</span> Rail Commuter/Shuttle Station</li> <li><span style="color: orange;">#</span> Streetcar Station</li> <li><span style="color: orange;">Y</span> Transit Center</li> </ul>			

Created: 4/17/06  
 Source: DeKalb County Planning & Development Dept./GIS Dept /Atlanta Regional Commission





### DeKalb County Comprehensive Plan - Recommended Character Areas

Created: 4/17/06  
 Source: DeKalb County Planning & Development Dept/GIS Dept /Atlanta Regional Commission

- |  |  |   |  |
|--|--|---|--|
| <ul style="list-style-type: none"> <li>Office Park</li> <li>Light Industrial Area</li> <li>Industrial Area</li> <li>Suburban Area - Developing/Built Out</li> <li>Suburban Area - Built Out</li> </ul> | <ul style="list-style-type: none"> <li>Traditional Neighborhood</li> <li>Rural Residential</li> <li>Neighborhood Center</li> <li>Town Center</li> <li>Regional Activity Centers</li> <li>Conservation/Greenspace Area</li> </ul> | <ul style="list-style-type: none"> <li>Local Studies/Projects</li> <li>DeKalb CTP - Proposed Transit Facilities</li> <li>X BRT Station</li> <li>3 Rail Commuter/Shuttle Station</li> <li>2 Streetcar Station</li> <li>O Transit Center</li> </ul> | <ul style="list-style-type: none"> <li>MARTA Rail</li> <li>Railroads</li> <li>Parks</li> <li>MARTA Stations</li> </ul> |
|--|--|---|--|

## Defining Narrative of Character Areas

Character Areas are used to define the visual and functional differences of communities, corridors and natural areas found within DeKalb County. Based on the current conditions and the Areas Requiring Special Attention identified in the Community Assessment, they will be used to formulate future development strategies that will result in specific policy, investment and regulatory recommendations discussed later in this document. Character Area narratives will consist of description, policies, implementation strategies, and primary land uses. Below is a table that summarizes each Character Area for DeKalb County. A more detailed description of Character Areas will be discussed following the summary.

**Summary Table of DeKalb County Character Areas**

<b>Character Area</b>	<b>Description</b>	<b>Applicable Land Use Description</b>
1. Conservation and Greenspace	Primarily undeveloped land and environmentally sensitive areas not suitable for development.	Public and Private Parks and Open Space (POS)
2. Linear Greenspace, Trail, & Pedestrian/Bike Network	Area of protected open space that follows natural and manmade linear features for recreation, transportation and conservation purposes and links ecological, cultural and recreational amenities	Public Parks and Open Space
4. Rural Residential	Rural, undeveloped land likely to face development pressures for lower density residential development.	Low Density Residential (LDR)
5. Rural Village	Commercial activity area located at a highway intersection.	Low Intensity Commercial (LIC)
6. Suburban (Developing)	Area where pressures for the typical types of suburban residential subdivision development are greatest.	Mod—High Density Residential (MHD)
7. Suburban (Built-Out)	Area where typical types of suburban residential subdivision development have occurred.	Mod-High Density Residential (MHD)
8. Traditional Neighborhood	Residential area in older part of the community typically developed prior to WWII.	Low-Mod Density Residential (LMD)
9. Neighborhood Centers	A neighborhood focal point with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open space.	Low Intensity Mixed Use (LMX)
10. Town Center	A focal point for several neighborhoods that has a concentration of activities such as general retail, service commercial, professional office, higher-density housing, & open space.	High Intensity Mixed-Use (HMX)
11. Regional Activity	Concentration of regionally-marked commercial and retail centers, office and employment areas, higher-education facilities, sports and recreational complexes.	High Intensity Commercial (HIC)
12. Light Industrial	Area used in low intensity manufacturing , wholesale trade, and distribution activities.	Low Intensity Industrial (LND)
13. Industrial	Land used in higher intensity manufacturing, assembly, processing activities.	Industrial (IND)
14. Historic	Historic district or area containing features, landmarks, civic or cultural uses of historic interest.	Institutional (INS)
15. Employment Center / Office Park	Typically campus-style development characterized by high degree of access by vehicular traffic, and transit if applicable.	Office Professional (OPR)



# Conservation and Greenspace Character Area

## Description

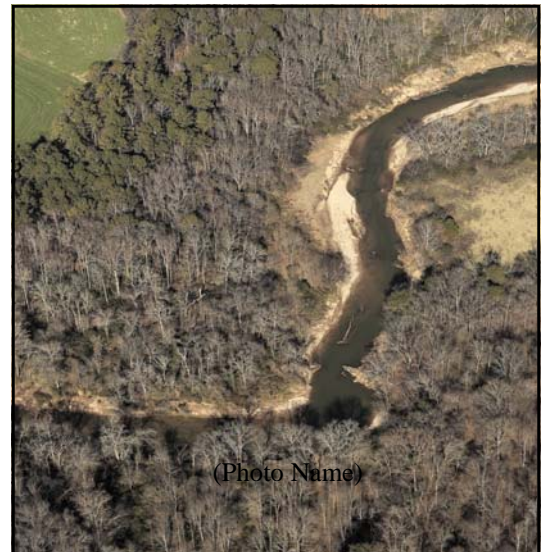
Primarily undeveloped natural lands and environmentally sensitive areas not suitable for development.

## Policies

Maintain natural, rural character by:

1. Not allowing any new development.
2. Promoting use of conservation easements.
3. Widen roadways in these areas only when absolutely necessary.
4. Carefully design the roadway alterations to minimize visual impact
5. Promote these areas as passive-use tourism and recreation destinations.
6. Ensure buffers are maintained

P



# Conservation and Greenspace Character Area

## Implementation Strategies

1. Conservation Easements
2. Environmental
  - Impact Review
  - Planning Criteria
3. Large Lot Zoning
4. Purchase of Development rights
5. Rural/Scenic Corridor Overlay Districts
6. Sign Control for Rural Corridors (Billboard Control)
7. Eco Tourism
8. Outdoor Classrooms

## Primary Land Uses

- Forest
- Scenic views
- Steep slopes
- Flood plains
- Wetlands
- Watersheds
- Wildlife Management Areas
- Other environmentally sensitive areas
- Rural Areas





# Linear Greenspace, Trail & Pedestrian/Bike Network Character Area

## Description

Area of protected open space that follows natural and manmade linear features for recreation, transportation and conservation purposes and links ecological, cultural and recreational amenities. Greenways can provide safe, efficient pedestrian linkages and at the same time give users an opportunity to enjoy the natural environment.

## Policies

Create these linkages by:

1. Linking greenspaces into a pleasant network of greenways
2. Set aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods and commercial areas.

## Implementation Strategies

1. Agricultural Buffers \*Agricultural designation may not require working farms
2. Agricultural Land Designation
3. Agricultural Zoning
4. Conservation Easements
5. Purchase of Development Rights
6. Rural/Scenic Corridor Overlay Districts
7. Eco Tourism
8. Adopt/implement CTP pedestrian/bike/greenway projects

## Primary Land Uses

- Alternative Transportation Networks
- Recreational Biking Paths
- Skateboarding Areas
- Walk and Jogging Paths



# Rural Residential Character Area

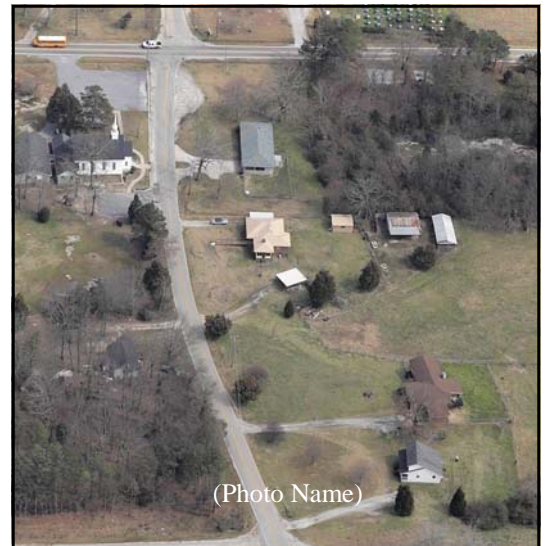
## Description

Rural, undeveloped land likely to face development pressures for lower density (one unit per two+ acres) residential development. Typically will have low pedestrian orientation and access, very large lots, open space, pastoral views and high degree of building separation.

## Policies

Maintain rural atmosphere while accommodating new residential development by:

1. Permitting rural cluster or conservation subdivision design that incorporate significant amounts of open space.
2. Encourage compatible architecture styles that maintain the regional rural character, and should not include “franchise” or “corporate” architecture.
3. Wherever possible, connect to regional network of green-space and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.
4. Can be designed for greater pedestrian orientation and access, more character with attractive clustering of buildings within the center, leaving open space surrounding the center.



# Rural Residential Character Area



## Implementation Strategies

1. Accessory Housing Units
2. Agricultural Buffers \*Agricultural designation may not require working farms
3. Agricultural Land Designation
4. Agricultural Zoning
5. Conservation Easements
6. Purchase of Development Rights
7. Rural/Scenic Corridor Overlay Districts
8. Large Lot Zoning
9. Maximum Setbacks
10. Cluster Zoning
11. Conservation Subdivisions
12. Historic
  - Preservation Ordinance
  - Resource Design Standards

## Primary Land Uses

- Large lot single family detached
- Agriculture related activities



## Rural Village Character Area

### Description

Commercial activity area located at a highway intersection. Typically automobile focused. There is a mixture of uses to serve highway passers-by, rural, and agricultural areas.

### Policies

Maintain rural atmosphere while accommodating new residential development by:

1. Encourage compatible architecture styles that maintain the regional rural character, and should not include “franchise” or “corporate” architecture.
2. Wherever possible, connect to regional network of green-space and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.
3. Can be designed for greater pedestrian orientation and access, more character with attractive clustering of buildings within the center, leaving open space surrounding the center.



(Photo Name)



(Photo Name)



# Rural Village Character Area

## Implementation Strategies

1. Accessory Housing Units
2. Conservation Easements
3. Purchase of Development Rights
4. Rural/Scenic Corridor Overlay Districts
5. Large Lot Zoning
6. Maximum Setbacks
7. Minimum Density
8. Mixed Use Zoning
9. Parking Management
10. Cluster Zoning
11. Conservation Subdivisions
12. Encourage On-Street Parking
13. Creative High Density Design
14. Density Bonuses
15. Flexible Parking Standards
16. Infill Development (Appropriately planned residential / commercial)
17. Parking Management
18. Shared Parking
19. Traffic Calming
20. Historic
  - Preservation Ordinance
  - Resource Design Standards

## Primary Land Uses

- Hardware Stores
- Groceries
- Lawn and Garden
- Feed Store
- Family Diner
- Bed and Breakfast
- Health Care

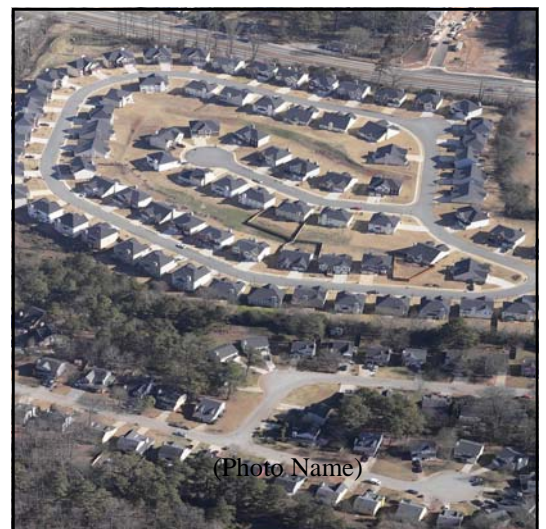
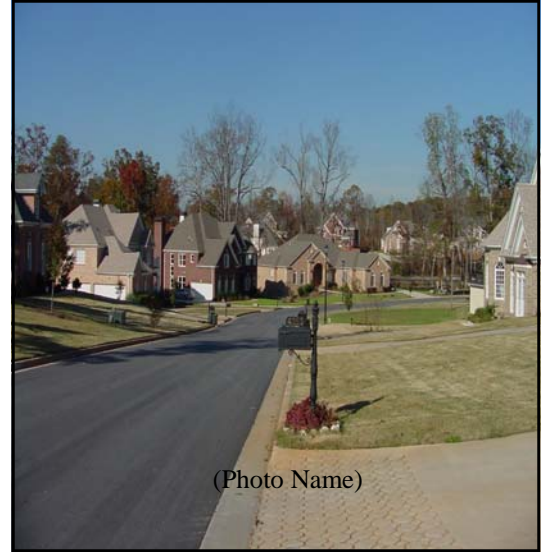
# Suburban (Built-Out) Character Area

## Description

Area where pressures for the typical types of suburban residential subdivision development have occurred. Characterized low pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, predominantly residential with scattered civic buildings and varied street patterns, often curvilinear.

## Policies

1. Foster retrofitting of these areas to better conform with traditional neighborhood development (TND) principles.
2. This includes creating neighborhood focal points by locating schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences.
3. Add traffic calming improvements, sidewalks, and increased street interconnections to improve walk-ability within existing neighborhoods.
4. Permit accessory housing units, or new well-designed, small-scale infill multifamily residences to increase neighborhood density and income diversity.



# Suburban (Built-Out) Character Area

## Implementation Strategies

1. Access Control Measures
2. Alternative Street & Pedestrian System Standards
3. Big Box Reuse/Redevelopment
4. Cluster Zoning
5. Compact Development
6. Conservation Easements
7. Conservation Subdivisions
8. Greenway/Trail Network
9. Creative Design for Higher Density
10. Density Bonuses
11. Walkable Community Design
12. Infill Development (Appropriately planned residential / commercial)
13. Interim Development regulations
14. Max Setback
15. Min Density
16. Mixed Use Zoning
17. Parking Management
18. Performance Standards for Off-site Impacts
19. PUDs
20. Redesigning Off-Street Parking Facilities
21. Right-of-way Improvements
22. Traffic Calming
23. Flexible
  - Parking Standards
  - Subdivision Reg

## Primary Land Uses

- Single Family Residential
- Low-mod density residential
- Townhomes
- Neighborhood retail





# Suburban (Developing) Character Area

## Description

Area where pressures for the typical types of suburban residential subdivision development are greatest (due to availability of water and sewer service). Without intervention, this area is likely to evolve with low pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, predominantly residential with scattered civic buildings and varied street patterns, often curvilinear.

## Policies

1. Promote moderate density, traditional neighborhood development (TND) style residential subdivisions.
2. New development should be a master-planned with mixed-uses, blending residential development with schools, parks, recreation, retail businesses and services, linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision.
3. There should be strong connectivity and continuity between each master planned development.
4. There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points.
5. Encourage compatible architecture styles that maintain the regional character, and do not include “franchise” or “corporate” architecture.
6. Wherever possible, connect to regional network of green-space and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.
7. Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities.



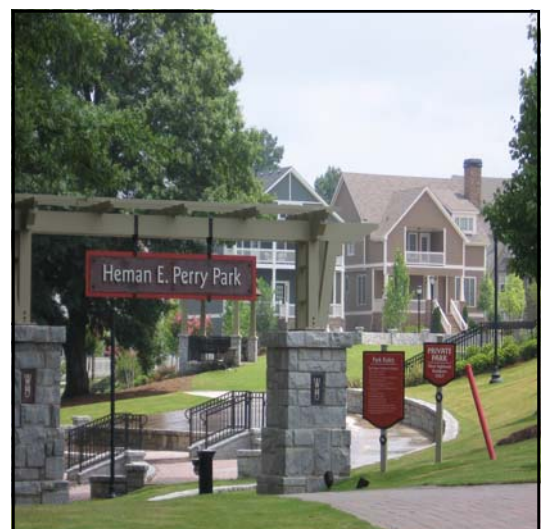
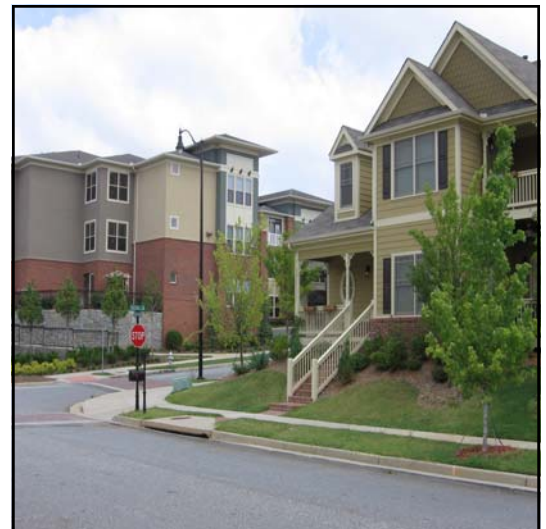
# Suburban (Developing) Character Area

## Implementation Strategies

1. Access Control Measures
2. Alternative Street & Pedestrian System Standards
3. Big Box Reuse/Redevelopment
4. Cluster Zoning
5. Compact Development
6. Conservation Easements
7. Conservation Subdivisions
8. Greenway/Trail Network
9. Creative Design for Higher Density
10. Density Bonuses
11. Walkable Community Design
12. Infill Development (Appropriately planned residential / commercial)
13. Interim Development regulations
14. Max Setback
15. Min Density
16. Mixed Use Zoning
17. Parking Management
18. Performance Standards for Off-site Impacts
19. PUDs
20. Redesigning Off-Street Parking Facilities
21. Right-of-way Improvements
22. Traffic Calming
23. Flexible
  - Parking Standards
  - Subdivision Reg

## Primary Land Uses

- Single Family Residential
- Higher Density along corridors and nodes
- Commercial at appropriate locations
- Health Care Institutions
- Senior Facilities





## Traditional Neighborhood Character Area

### Description

Residential area in older part of the community typically developed prior to WWII. Characteristics include high pedestrian orientation, sidewalks, street trees, and street furniture; on-street parking; small, regular lots; limited open space; buildings close to or at the front property line; predominance of alleys; low degree of building separation; neighborhood-scale businesses scattered throughout the area.

Traditional Neighborhood Character Areas can fall into three categories:

1. **Stable-** A neighborhood having relatively well-maintained housing, possess a distinct identity through architectural style, lot and street design, and has higher rates of homeownership. Location near declining areas of town may also cause this neighborhood to decline over time.
2. **Declining-** An area that has most of its original housing stock in place, but housing conditions are worsening due to low rates of homeownership and neglect of property maintenance. There may be a lack of neighborhood identity and gradual invasion of different type and intensity of use that may not be compatible with the neighborhood residential use.
3. **Redevelopment Area-** A neighborhood that has declined sufficiently that housing conditions are bad, there may be large areas of vacant land or deteriorating, unoccupied structures.





## Traditional Neighborhood Character Area



### **Policies**

Already exhibiting many of the characteristics of traditional neighborhood development (TND), these older neighborhoods should be encouraged to maintain their original character, with only compatible infill development permitted.

### ***Stable***

1. Focus on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties.
2. Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing
3. Include well-designed new neighborhood activity center at appropriate location, which would provide a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store, and similar appropriately-scaled retail establishments serving neighborhood residents.
4. Strong pedestrian and bicycle connections should also be provided to encourage these residents to walk/bike to work, shopping,

### ***Declining***

1. Focus on strategic public investments to improve conditions, appropriate infill development on scattered vacant sites, and encouraging more homeownership and maintenance or upgrade of existing properties.
2. Public assistance and investment should be focused where needed to ensure that the neighborhood becomes more stable, mixed-income community with a larger percentage of owner-occupied housing.
3. Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.

## Traditional Neighborhood Character Area

4. The neighborhood should, however, also include well-designed new neighborhood activity center at appropriate location, which would provide a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store, and similar appropriately-scaled retail establishments serving neighborhood residents.

### *Redevelopment*

1. The redevelopment strategy for the area should focus on preserving and rehabilitating what remains of the original housing stock, while rebuilding, on the remaining land, a new, attractive neighborhood following the principles of traditional neighborhood development.
2. The neighborhood should include a well-designed new neighborhood activity center at appropriate location, which would provide a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store, and similar appropriately-scaled retail establishments serving neighborhood residents.
3. Strong pedestrian and bicycle connections should also be provided to encourage residents to walk/bike to work, shopping, or other destinations in the area.
4. New streets should be connected (i.e. minimize or prohibit cul-de-sacs) to disperse traffic, shorten walking/biking trips.

## Traditional Neighborhood Character Area

### Implementation Strategies

1. Accessory Housing Units
2. Alternative Street/Pedestrian System
3. Cluster Zoning
4. Compact Development
5. Conservation Easements
6. Conservation Subdivisions
7. Encourage On-Street Parking
8. Greenway/Trail Network
9. Creative Design for Higher Density
10. Density Bonuses
11. Walkable Community Design
12. Infill Development (Appropriately planned residential / commercial)
13. Max Setback
14. Min Density
15. Mixed-Use Zoning
16. Parking Management
17. Performance Standards for Off-site Impacts
18. PUDs
19. Right-of-way Improvements
20. Traffic Calming
21. TOD
22. Coordinate with Housing Authority
23. Workforce Housing
24. Mixed Income Housing
25. Historic
  - Preservation Ordinance
  - Resource Design Standards
25. Flexible
  - Parking Standards
  - Subdivision Reg
26. Rehab/Redevelopment of declining areas
27. Grey/Brown Field Redevelopment

### Primary Uses

- Extension of grid pattern
- Traditional SF structures
- Complementary Architectural styles with pitch roofs and front porches
- Ancillary uses
- Residential supported uses

# Neighborhood Center Character Area

## Description

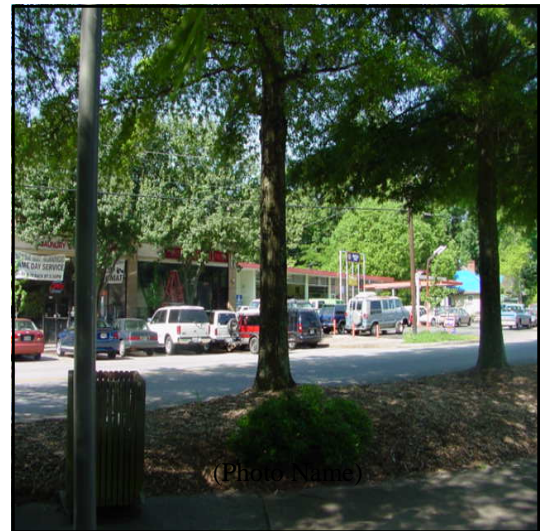
A neighborhood focal point with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians.

## Policies

1. Each Neighborhood Center should include a mix of retail, services, and offices to serve neighborhood residents day-to-day needs.
2. Residential development should reinforce the center through locating higher density housing options adjacent to the center, targeted to a broad range of income levels, including multi-family town homes, apartments and condominiums.
3. Design for each Center should be very pedestrian-oriented, with strong, walkable connections between different uses.
4. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Include direct connections to the greenspace and trail networks.
5. Enhance the pedestrian-friendly environment, by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to other neighborhood amenities, such as libraries, neighborhood centers, health facilities, parks, schools, etc.



(Photo Name)



(Photo Name)



(Photo Name)

# Neighborhood Center Character Area

## Implementation Strategies

1. Access Controls
2. Accessory Housing Units
3. Cluster Zoning
4. Compact Development
5. Big Box/Grey Field Redevelopment
6. Business Improvement Districts
7. Greenway/Trail Network
8. Encourage On-Street Parking
9. Greenway/Trail Network
10. Creative Design for Higher Density
11. Density Bonuses
12. Walkable Community Design
13. Infill Development (Appropriately planned residential / commercial)
14. Max Setback
15. Min Density
16. Mixed-Use Zoning
17. Parking Management
18. Shared Parking
19. PUDs
20. Redesigning Off-Street Parking Facilities
21. Right-of-way Improvements
22. Urban Service Areas
23. Suburban/Rural Arterial Overlay District
24. Flexible
  - Parking Standards

## Primary Uses

- Mixture of Uses including residential, retail, and office



# Town Center Character Area

## Description

A focal point for several neighborhoods that has a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians.

## Policies

1. Each Town Center should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area.
2. Residential development should reinforce the town center through locating higher density housing options adjacent to the center, targeted to a broad range of income levels, including multi-family town homes, apartments and condominiums.
3. Design for each Town Center should be very pedestrian-oriented, with strong, walkable connections between different uses.
4. Road edges should be clearly defined by locating buildings at roadside with parking in the rear.
5. Include direct connections to the greenspace and trail networks.
6. Enhance the pedestrian-friendly environment, by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc.





## Town Center Character Area

### Implementation Strategies

- [See Neighborhood Center](#)

### Primary Land Uses

- Health Care
- Retail
- Office
- Churches



## Regional Activity Character Area

### Description

Concentration of regionally-marketed commercial and retail centers, office and employment areas, higher-education facilities, sports and recreational complexes. These areas are characterized by high degree of access by vehicular traffic, and high transit use, including stops, shelters and transfer points; on-site parking; low degree of internal open space; high floor-area-ratio; large tracts of land, campus or unified development.

### Policies

1. Should include relatively high-density mix of retail, office, services, and employment to serve a regional market area.
2. Include a diverse mix of higher-density housing types, including multi-family town homes, apartments, lofts, and condominiums, including affordable and workforce housing.
3. Design should be very pedestrian oriented, with strong, walkable connections between different uses.
4. Include direct connections to nearby networks of greenspace or trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreation purposes.
5. Road edges should be clearly defined by locating buildings at roadside with parking in the rear.
6. Provide bike lanes or wide curb lanes to encourage bicycling and provide additional safety, provide conveniently located, preferably sheltered, bicycle parking at retail and office destinations and in multi-family dwellings.
7. Encourage compatible architecture styles that maintain the regional character, and should not include “franchise” or “corporate” architecture.



# Regional Activity Center Character Area

## Implementation Strategies

- See Neighborhood Center

## Primary Land Uses

- High density housing
- Professional Office
- Retail Uses
- Civic Space / Plaza
- Health Care





## Employment Center / Office Park Character Area

### Description

Typically campus-style development characterized by high degree of access by vehicular traffic, and transit if applicable; on-site parking; low degree of open space; moderate floor-area-ratio.

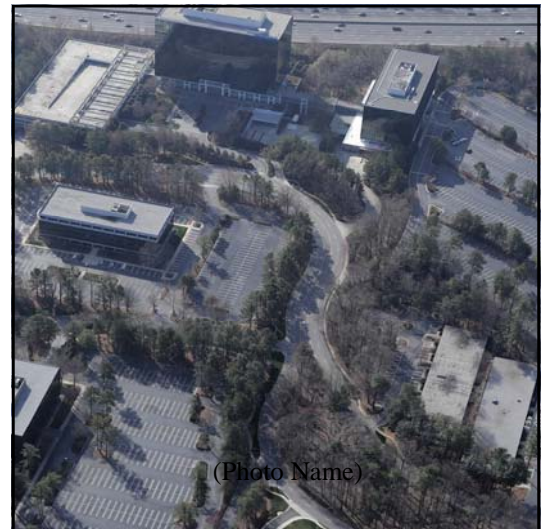
### Policies

1. Focus upon encouraging pervious paving and screening of cars and other unattractive aspects of businesses.
2. Use buffers to separate from adjacent uses.
3. Encourage greater mix of uses (such as retail and services to serve office employees) to reduce automobile reliance/use on site.

### Implementation Strategies

### Primary Land Uses

- Office Development
- Business Services
- Corporate Offices
- Major Employment Companies





# Light Industrial Character Area

## Description

Area used in low intensity manufacturing, wholesale trade, and distribution activities that do not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics.

## Policies

1. Develop or, where possible, retrofit as part of planned industrial park having adequate water, sewer, storm-water, and transportation infrastructure for all component uses at build-out. Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc.
2. Incorporate signage and lighting guidelines to enhance quality of development.

## Implementation Strategies

### Primary Land Uses

- Light Industrial Uses
- Manufacturing
- Distribution
- Wholesale
- Automotive
- Animal care



# Industrial Character Area

## Description

Land used in higher intensity manufacturing, assembly, processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics are not contained on-site.

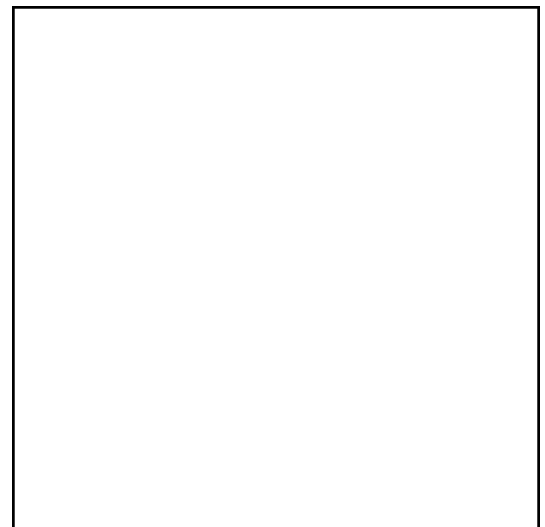
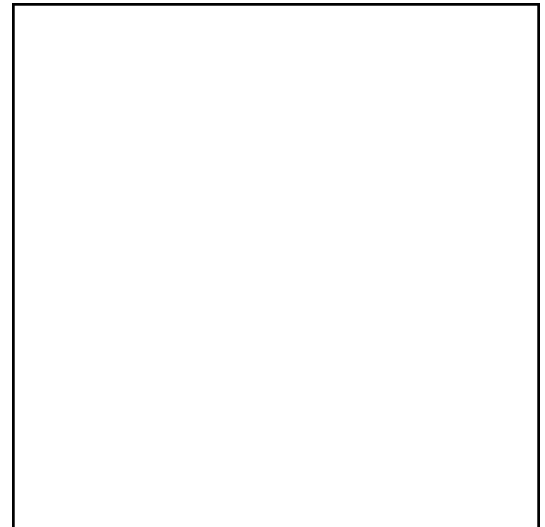
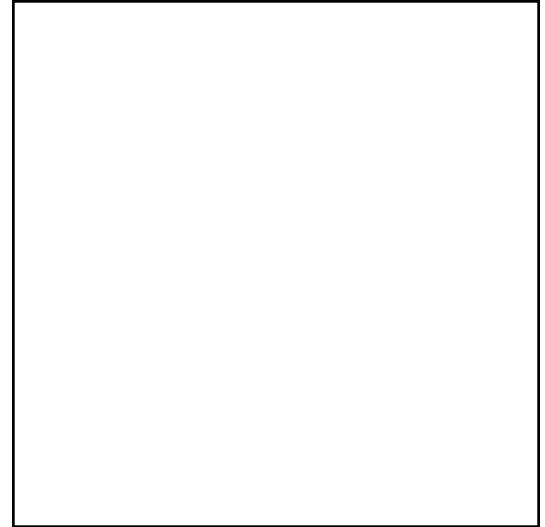
## Policies

Encourage greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site.

## Implementation Strategies

## Primary Land Uses

- Construction Businesses
- Educational Institutions
- Heavy Manufacturing
- Retail Sales (with restrictions)
- Storage
- Community Facilities



# Historic Character Area

## Description

Historic district or area containing features, landmarks, civic or cultural uses of historic interest. Characteristics may vary based on size, location and history of the community.

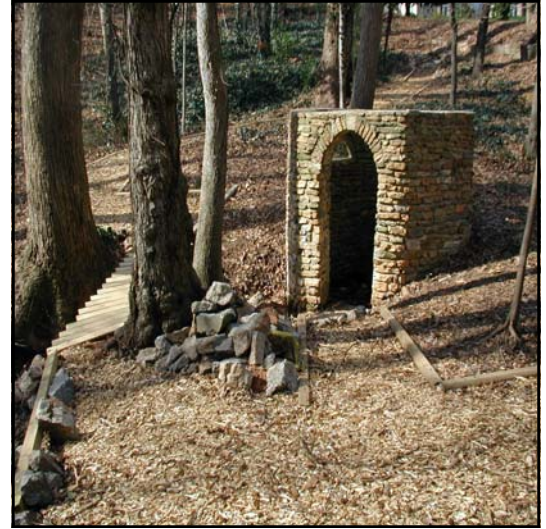
## Policies

1. Protect historic properties from demolition and encourage rehabilitation with appropriate incentives, including National Register of Historic places designation, which enables eligibility for tax incentive programs.
2. Historic properties should be maintained or rehabilitated/restored according to the Secretary of the Interior's Standards for Rehabilitation.
3. New development in the area should be of scale and architectural design to fit well into the historic fabric of that area.
4. Pedestrian access and open space should be provided to enhance citizen enjoyment of the area.
5. Linkages to regional greenspace/trail system should be encouraged as well.

## Implementation Strategies

## Primary Land Uses

- Historical Structures, Markers, and Sites
- Cemeteries





# Scenic Corridor Character Area

## Description

Developed or undeveloped land paralleling the route of a major thoroughfare that has significant natural, historic, or cultural features, and scenic or pastoral views.

## Policies

- Establish guidelines on development to protect the characteristics deemed to have scenic value.
- Enact guidelines for new development that enhances the scenic value of the corridor and addresses landscaping and architectural design.
- Manage access to keep traffic flowing; using directory signage to clustered developments.
- Provide pedestrian linkages to adjacent and nearby residential or commercial districts.

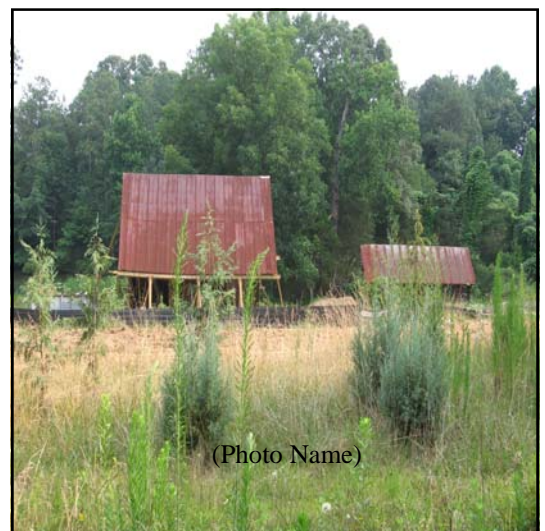
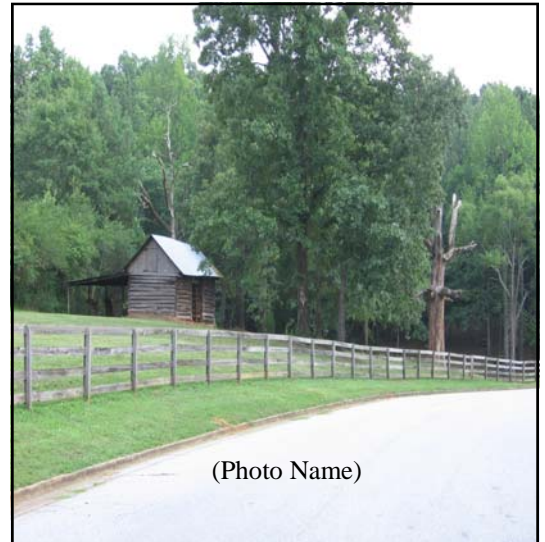
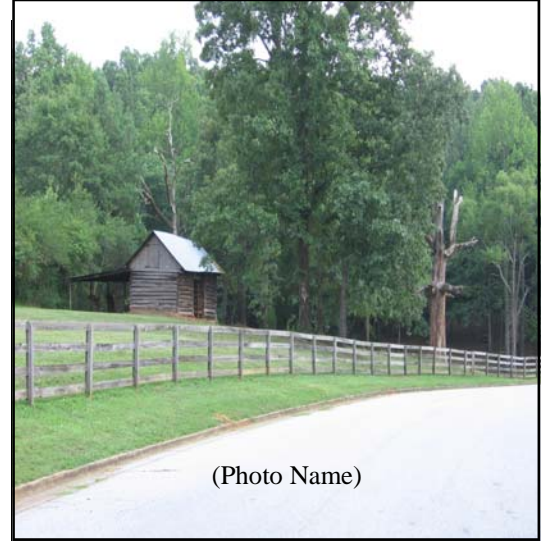
## Implementation Strategies

Enhance Setbacks

Restriction on uses

## Primary Land Uses

Protection of views





# Gateway Corridor Character Area

## Description

Developed or undeveloped land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community.

## Policies

1. Focus on appearance with appropriate signage, landscaping and other beautification measures.
2. Manage access to keep traffic flowing; using directory signage to clustered developments.
3. Retrofit or mask existing strip development or other unsightly features as necessary.

## Implementation Strategies

## Primary Land Uses

# **Community Issues and Opportunities Revised List**

## **COMMUNITY ISSUES AND OPPORTUNITIES (Revised List )**

The potential issues and opportunities identified in the Community Assessment have been identified, and modified based on stakeholder knowledge of the community, and staff interpretation of the Community Assessment report. Public Health and Aging Population have been added to the list, based on concerns raised during the public participation process. Each of these issues or opportunities will be followed-up with corresponding implementation measures in the Implementation Program.

### **Public Health Issues**

The DeKalb County Board of Health anticipates that the following public health issues will need to be addressed regarding an increase *in high density residential, commercial and/ or industrial areas* in the county.

- Septic tank policies, review and planning
- Community education and review of public health issues related to landfills.
- Smart growth (with environmental health's involvement in the planning process.
- Pollution, smog and the public health impact.
- Public transportation access for the workforce and clients.
- Emergency preparedness planning for bioterrorism and/or large-scale public health crisis.

### **Public Health Opportunities**

The DeKalb County Board of Health's facilities will need to be expanded to meet changing populations and health care trends. The following list reflects community facility needs for the next five to ten years.

- Expansion of existing clinics to meet growing population.
- Better coordinated resource integration at health centers.
- Expanded hours- flexible schedules for staff and for delivery of programs.
- New warehouse space (30,000 square feet)
- Non traditional health care settings for teens.
- "Boutique" health clinics based on population needs and health trends. (May include small office space strategically located that includes services for one to three chronic diseases only.)
- Expansion for occupational health services for DeKalb County Government employees
- School- based clinics in collaboration with DeKalb County School System.
- Additional support services within health centers
- Mobile health units (dental and others)
- Contingency planning for facilities
- Improved handicapped access at health center facilities (rest rooms, etc.)
- Service elevators at health centers
- Security for facilities needs to be enhanced
- Childcare facility for workforce
- Shower facility for health staff
- Access to large, low-cost meeting space for 550 employees.

### **Aging Population**

Information gathered for the aging citizens of DeKalb County has been provided by the Human and Community Development Department. It is part of the Bridge Builders effort, which is a five-year Community Action Plan for Senior Services. The Bridge Builders Plan is an extensive document, and we have extracted only portions to provide a general scope of issues and opportunities. The full scope of issues, recommendations, and implementation can be found in that document.

### **Aging Population Issues**

- *Housing*—Many seniors are struggling to maintain deteriorating single-family homes and grounds due to lack of funds, frailties, or both. Most of the single-family homes in which DeKalb’s seniors reside were built in the 1960s.
- *Housing*—Most seniors have larger homes than they need for this season of their lives.
- *Resource Development*—More attention needs to be devoted to obtaining foundation and government grants.
- *Resource Development*—Service providers need to ensure maximum utilization of programs that offer reimbursements for services delivered to clients meeting certain eligibility criteria.
- *Facilities & Activities*—Adult day health facilities and modernized nutrition sites are needed to promote healthy aging and socialization opportunities for older adults with impaired functional and/or cognitive skills.
- *Supportive Services*—Family members/Caregivers for seniors are often isolated and lack social outlets and emotional support. Additionally, care-giving responsibilities can take a toll on one’s own health.

### **Aging Population Opportunities**

- *Community Education*—Increase awareness among DeKalb County residents about aging issues.
- *Community Education*—Develop a public relations/communications campaign for senior transportation.
- *Health*—Increase awareness of strategies to prevent and manage disease.
- *Health*—Increase the percentage of older adults participating in a physical activity to prevent injury and promote health.
- *Health*—Increase awareness of influenza and pneumonia prevention strategies among older adults and their caregivers; increase the number of older adults who receive flu vaccines.
- *Housing*—Facilitate communication among experienced developers and seasoned senior resident managers with potential equity partners.
- *Housing*—Recommend policies and appropriate incentives that will increase the long-term availability of housing.
- *Housing*—Create cost-effective ways to renovate and modernize housing stock presently occupied by seniors who choose not to relocate to new single or congregate facilities.
- *Housing*—Enable senior citizens to remain in their own homes for as long as possible through several measurable activities.
- *Resource Development*—Identify funding opportunities that support community health to help older adults and their families.
- *Resource Development*—Partner with colleges and universities in the metropolitan Atlanta area to expand community service projects for seniors.
- *Facilities and Activities*—Develop model multipurpose senior facilities that offer comprehensive affordable program and services.
- *Facilities and Activities*—Increase the capacity to provide adult day health services.
- *Supportive Services*—Identify business opportunities to enhance and expand Supportive Services.



## **Economic Development Issues**

- *Public Concern*—There is not enough innovative economic development taking place
- *Public Concern*—Business retention is not active or successful
- *Public Concern*—Economic development projects are promoted without adequate consideration of their impacts on infrastructure and natural resources
- *Retain Industrial and Commercial Property*—As a rapidly growing urban county, DeKalb does not have the luxury of endless green-fields like our suburban counterparts. Therefore, it is critical that we protect our existing industrial and commercial properties even as residential development pressures increase.
- *Redevelopment Issues*—It is critical for DeKalb that our economic development strategy relies heavily on the redevelopment of our existing corridors and activity centers. Being 80% developed, future population and employment growth must come within existing communities.

## **Economic Development Opportunities**

- *Retention and Expansion of Existing Businesses*—The greatest opportunities for economic growth are with our existing businesses which are the foundation of our economy. According to the Georgia Department of Labor, existing companies create up to 80% of all new jobs. Therefore, it is critical that our economic development strategy have retention as a key component.
- *Focus Recruitment on Strategic Industry Clusters*—DeKalb has an opportunity to capitalize on our existing strengths by recruiting companies that fit into an existing strategic industry cluster. Criteria for choosing these industries should include: long-term growth potential, jobs offer relatively high wages, DeKalb or the region has an existing concentration of firms and employment, and DeKalb possess a competitive advantage compared to other communities.
- *Build Capacity for Economic Development*—A critical component for growing and securing DeKalb’s economic well being is building capacity to aggressively react to future opportunities by developing best practices within our economic development operations. These “best practices” include: using technology, forging alliances and coordinating our efforts with key economic development partners, assessing our current situation and planning for the future.
- *Workforce Development*—A trained workforce is a critical piece of every economic development plan. DeKalb must continue to provide access to training resources for our citizens to prepare them for the jobs of the future.
- *Small Business Development*—Small businesses are the bedrock of our economy and the growth engine for job creation. DeKalb’s future is inextricably linked to the success of our entrepreneurs. We must continue to support these businesses by keeping operating costs low, providing access to tools and resources

## **Housing Issues**

- *Affordability*—Even though people who work in DeKalb County can afford to live here too, the most affordable neighborhoods are located away from amenities such as mass transit, high-end retail, and nature trails.
- *Affordability*—The County lacks adequate units for those at the lowest incomes.
- *Building standards* need to be improved.

Land Use Issues (forthcoming; to be inserted here)

Land Use Opportunities (forthcoming; to be inserted here)

## **Intergovernmental / Planning and Development Process Issues**

- Relations between DeKalb County government and the Department of Education need to improve.
- Coordination between DeKalb County and DeKalb municipality elected officials need to improve.

Intergovernmental / Planning and Development Process Opportunities (forthcoming; to be inserted here)

Natural and Cultural Resources Issues (forthcoming; to be inserted here)

Natural and Cultural Resources Opportunities (forthcoming; to be inserted here)

Facilities and Services Issues (forthcoming; to be inserted here)

Facilities and Services Opportunities (forthcoming; to be inserted here)

Transportation Issues (forthcoming; to be inserted here)

Transportation Opportunities (forthcoming; to be inserted here)

# **IMPLEMENTATION PROGRAM**

## COUNTY-WIDE POLICIES

This section includes policies (such as, “New development will be encouraged to locate on infill sites closer to town, whenever possible.”) DeKalb County will adopt to provide ongoing guidance for the Board of Commissioners to make decisions consistent with achieving the Community Vision or addressing Community Issues and Opportunities.

### Economic Development Policies

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- EDP-1** Build on the County's leadership role by setting the vision and agenda for economic development in DeKalb County, and by marshaling and guiding other organizations involved in economic development activities.
- EDP-2** Create, maintain and promote the image of DeKalb County reflecting its strengths as a place to live, work, and do business.
- EDP-3** Encourage the availability of investment capital for business initiatives in the county.
- EDP-4** Coordinate the economic development plans for the county with those of surrounding political jurisdictions.
- EDP-5** Obtain consensus through TEAM DEKALB on a unified, coordinated approach to promotion of the county's key attractions for new businesses as well as existing business retention and expansion.
- EDP-6** Utilize existing agencies and organizations through TEAM DEKALB to further economic development goals.
- EDP-7** Encourage area businesses to support and participated in volunteer efforts that improve their area of the county.
- EDP-8** Focus promotional and marketing activities on attracting and retaining employment generating businesses, particularly basic industry.
- EDP-9** Target industries that pay high wages for attraction to DeKalb County.
- EDP-10** Foster small business assistance.
- EDP-11** Support a growth management plan in the Clifton Road, North Decatur Road, Emory, Zonolite and Briarcliff Road, and Decatur areas.
- EDP-12** Aggressively market areas that have strong development potential, such as the Central Perimeter Area, Downtown Decatur, Brookhaven, Lenox Park, Chamblee and the International Village, Stone Mountain Industrial Park, Lithonia and the Interstate corridors.
- EDP-13** Develop a process for evaluating the cost/benefit of enhancing quality of life through public expenditure.
- EDP-14** Encourage new industrial growth that provides quality employment opportunities and makes effective use of existing resources.



- EDP-15** Assure an attractive and stable living environment through protection of existing neighborhoods and the continued provision of quality community facilities and amenities.
- EDP-16** Encourage a balance of residential, commercial and industrial growth that is based on the needs of area residents but eliminates encroachment on neighborhoods.
- EDP-17** Facilitate the land development process in concert with the Comprehensive Plan text and map.
- EDP-18** Provide for a more rational and less political rezoning and land development process.
- EDP-19** Promote industrial and business development that does not negatively impact the area's natural land historic resources and transportation systems.
- EDP-20** Recognize as a strength the many elements of diversity that exist in the county, and promote them through the formation of Business Councils that reflect the special interests of different geographical areas.
- EDP-21** Effectuate "local" business assistance through the Business Councils, tailored to the interests and characteristics of each area.
- EDP-22** Build on the International Village concept to promote DeKalb County's business diversity.
- EDP-23** Develop and implement strategies to assist disadvantaged business owners in DeKalb County.
- EDP-24** Build linkages between business councils and neighborhood civic and planning organizations to develop a sense of community.
- EDP-25** Organize a holistic approach to the reuse and redevelopment of declining business and Industrial areas, combining job training activities, physical redevelopment of obsolete facilities, and aesthetic improvements through signage and landscaping controls.

## **Housing Policies**

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- HP-1** Protect established single family residential neighborhoods from encroachment by incompatible development.
- HP-2** Encourage appropriate transitions between various residential districts by applying appropriate intermediate land uses between land uses and appropriate radically different buffers along adjoining boundaries.
- HP-3** Control the distribution of service organizations and institutions throughout the county.
- HP-4** Encourage the preservation and adaptive reuse of historic structures for residential use.
- HP-5** Reduce cut-through traffic through residential neighborhoods.
- HP-6** Protect established single family residential neighborhoods from encroachment by higher density development.

- HP-7** Enhance the county's existing supply of housing by promoting conservation practices, supporting rehabilitation programs and encouraging the replacement or restoration of dilapidated structures.
- HP-8** Create open space areas within one mile or within a twenty-minute leisurely walk from every housing unit in DeKalb County.
- HP-9** While meeting infill/historic guidelines, identify and encourage new and innovative approaches to quality residential development which expand housing opportunities and minimize public and private costs.
- HP-10** Strive for expanded code enforcement and timely, improved response to enforcement requests.
- HP-11** Improve the quality of apartment structures within DeKalb County.
- HP-12** Strive to eliminate the barriers to home ownership.
- HP-13** Improve Public Assistance Housing Programs.
- HP-14** Develop design guidelines for residential infill compatible with surrounding residential development and encourage open space in established residential areas.
- HP-15** Strive to prevent the occurrence of discrimination in housing on the basis of age, race, religion, sex, or national origin.
- HP-16** Encourage housing for the elderly that is well planned, soundly financed and located within a pedestrian friendly residential.
- HP-17** Ensure through the enforcement of appropriate development standards that the level and type of residential development will be compatible with the physical limitations of the land and the surrounding natural and built environment.
- HP-18** Develop density reduction standards in the county code to apply to proposed residential developments with access to local roads.
- HP-19** Restrict the construction of apartments in DeKalb County until such time as all counties within the Atlanta Metropolitan Planning Region have an equivalent ratio of apartments to single family housing.
- HP-20** Restrict the number and density of apartments to a percentage that does not exceed 25% of single-family housing within each Commission District.
- HP-21** Ensure a licensing and certification program for builders and developers and assure that all new construction meets minimum building code requirements, is energy and water efficient, that all materials meet quality standards, and that standards for material are equal to or better than the standards set by the manufacturer.
- HP-22** Strengthen local building code.
- HP-23** Ensure that building inspectors are thoroughly trained and supervised.

## Natural Resource Policies

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- NRP-1** Encourage the Preservation of Open Space, Farmland, Natural Beauty and Critical Environmental Areas.
- NRP-2** Encourage the development of innovative programs, such as transfer of development rights, purchase of development rights, and other market mechanisms to conserve private lands.
- NRP-3** Encourage the coordination and linking of local, state, federal planning on land conservation and development.
- NRP-4** Encourage the use of financing tools to facilitate open-space acquisition and preservation.
- NRP-5** Employ regional development strategies that better protect and preserve open space in edge areas.
- NRP-6** Encourage the adoption of a formal green infrastructure plan.
- NRP-7** Encourage the creation of a network of trails and greenspace.
- NRP-8** Encourage the design and implementation of an information-gathering and education program.
- NRP-9** Encourage the development and implementation of zoning tools that preserve open space, natural resources and the environments.
- NRP-10** Encourage the partnering with non-governmental organizations to acquire and protect land.

## Historic Resource Policies

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- HRP-1** To encourage the protection of identified historic valuable sites.
- HRP-2** To identify additional historically significant sites and institute formal protection through historic preservation designation.
- HRP-3** To continue the preservation of the Druid Hills Historic Architectural District.
- HRP-4** To continue the preservation of the Soapstone Ridge Archeological District.
- HRP-5** To complete the Historic Resource Survey.
- HRP-6** To increase the public's education and awareness of DeKalb's historic resources.
- HRP-7** To implement and enforce the Cemetery Protection Ordinance.
- HRP-8** To continue the review of new development plans to ensure that they do not harm historic valuable sites.

## Public Health Policies

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- PHP-1** Increase culturally competent resources—Provide translation services, train health care staff on cultural competency issues.
- PHP-2** Promote a comprehensive plan for health promotion and disease prevention—Partner with other providers, implement weight control and disease management strategies.
- PHP-3** Provide clean indoor air ordinances—Prohibit smoking in confined areas, advocate for local and state ordinances.
- PHP-4** Develop healthy workplaces—Provide healthy food options in cafeterias, promote use of stairs, encourage time for physical fitness.
- PHP-5** Implement a plan for healthy schools-Encourage the implementation of nutrition and physical activity policy in all DeKalb County Schools.
- PHP-6** Participate in partnerships with community groups—Encourage the improvement of social and physical environment of areas suffering from health disparities.

# **Short Term Work Program**



## **Short Term Work Program**

The purpose of this section is to identify specific implementation actions DeKalb County, or other entities, intend to take during the first five-year time frame of the planning period. This includes any ordinances, administrative systems (such as site plan review, design review, etc.), community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan. The Short Term Work Program includes the following information for each listed activity:

Brief description of the activity;

- Timeframe for undertaking the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and
- Funding source(s), if applicable.

### **Responsible Departments and Partners**

- Atlanta Regional Commission
- DeKalb County Board of Commissioners
- DeKalb County Planning and Development Department
- DeKalb County Chamber of Commerce
- DeKalb County Finance Department
- DeKalb County Tax Assessors Office
- DeKalb County Office of Economic Development
- DeKalb Housing Authority
- DeKalb County Public Works Department
- DeKalb County Community Development Department
- DeKalb County Parks and Recreation Department
- DeKalb County Libraries
- Georgia Regional Transportation Authority
- The Cities of DeKalb County
- DeKalb County Board of Education
- DeKalb County Board of Health
- DeKalb Police
- DeKalb Fire and Rescue
- DeKalb County Sheriff
- Georgia Department of Transportation
- Metropolitan Atlanta Regional Transportation Authority
- Georgia Environmental Protection Division

## Draft Short Term Work Program

(To be completed by various departments)

Project	Responsibility	Year of Implementation						Estimated	Funding Source
		2006	2007	2008	2009	2010	2011		
<b>Planning / Growth Management</b>	Planning and Development Department								
<b>Economic Development</b>	Office of Economic Development								
<b>Housing</b>	Community Development								
	Housing Authority								
<b>Historic Resources</b>	Planning Division								
<b>Natural Resources</b>	Parks & Recreation								
	Greenspace								
<b>Transportation</b>	Planning (CTP)								
	DeKalb DOT								
<b>Community Facilities</b>	Parks & Recreation								
	Public Works								
	Libraries								
	Police								
	Fire								

# Supplemental Plans

## SUPPLEMENTAL PLANS

The purpose of this section is to reference all supplemental plans that focus on special areas, situations, or issues of importance to DeKalb County. These plans include and are not limited to redevelopment plans, neighborhood plans, corridor plans, or plans for conservation management.

DeKalb County has adopted a joint **Solid Waste Management Plan**, which includes seven (7) municipalities. These municipalities include:

- Avondale Estates
- Chamblee
- Clarkston
- Decatur
- Doraville
- Lithonia
- Pine Lake

### Summary of DeKalb County Supplemental Plans

Project Name	Location / Planning Area	Plan Type	Status as of July 2006	Link / Resource
Kensington Station	Central West	Livable Centers Initiative	Adopted	
Perimeter	North DeKalb	Livable Centers Initiative	Adopted	
Northlake	Central East	Livable Centers Initiative	Adopted	
Brookhaven	North	Livable Centers Initiative	In Progress	
Emory	North	Livable Centers Initiative	In Progress	
Candler Road / Flat Shoals Parkway	South West	Livable Centers Initiative	Pending	
Buford Highway Study	North	Corridor Study	In Progress	
Memorial Drive	Central East	Corridor Study	Complete	
La Vista Blueprints	Central East	Community Plan	In Progress	
Scottsdale	Central East	Community Plan	In Progress	
Tucker Strategic Neighborhood Plan	Central East	Community Plan	Adopted 2003	
Tucker LCI	Central East	Livable Centers Initiative	Adopted	

## **Livable Centers Initiative (LCI)**

This 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.

Planning grants are awarded on a competitive basis to local governments and non-profit organizations to prepare plans for the enhancement of existing centers and corridors, taking advantage of the infrastructure and private investments committed in these communities and achieving more balanced regional development, reducing vehicle miles traveled and improving air quality. The primary goals of the program are to:

1. Encourage a diversity of mixed-income residential neighborhoods, employment, shopping and recreation choices at the activity center, town center, and corridor level;
2. Provide access to a range of travel modes including transit, roadways, walking and biking to enable access to all uses within the study area;
3. Develop an outreach process that promotes the involvement of all stakeholders.

The Livable Centers Initiative program is open for funding to government jurisdictions and non-profit organizations in the 18-county Atlanta Metropolitan Planning Organization (MPO) boundaries (includes all of 13 counties and portions of 5 additional counties). The LCI program utilizes federal transportation program Q-23 funds administered through ARC. In order for a jurisdiction to be considered for an LCI award, it must maintain Qualified Local Government (QLG) status, or show progress toward reinstating QLG status through the Georgia Department of Community Affairs (DCA).

LCI study areas must be one of the following four:

1. Town Center
2. Activity Center
3. Corridor
4. “Emerging” Regional Center or Corridor

For more information, see the website for the Atlanta Regional Commission (ARC) [www.atlantaregional.com](http://www.atlantaregional.com)



# Kensington Station LCI

## Overview

In an effort to revitalize the Memorial Drive corridor, DeKalb County was awarded one of ten Atlanta Regional Commission (ARC) Livable Centers Initiative (LCI) planning grants. Through urban design and market analysis, the area surrounding the Kensington MARTA Station was selected as the mixed use activity center with the greatest opportunity for redevelopment due to its location, market opportunities, and property ownership development interest.

## Implementation Strategies

The implementation or "action plan" identifies a series of tasks, viable mechanisms, and responsible parties to help assure that the planned revitalization becomes a physical reality. Through the planning process, we have been able to achieve the support of the community and local government. This support, combined with cooperation and leadership provided by the public partners (DeKalb County and MARTA), can attract and encourage private investment.

Successful redevelopment of the Kensington Station LCI area, conceived herein as a partnership between the County, MARTA and to-be-identified private developers, must operate on the following principles:

- Time is of the essence. The County has 12 months to establish the guidelines and to identify districts eligible for Tax Allocation District (TAD) designation and benefits. Similarly, other pre-development activities are likely to be time-sensitive, affected by economic and business cycles, subject to funding cycles, and highly competitive.
- A collaborative approach among the primary public entities, DeKalb County, MARTA and ARC can increase the probability of success.
- Internal coordination at the County level, and leadership to insure cooperation and coordination, are essential elements of the implementation plan. At minimum, "Team DeKalb" should include the CEO's Office, Office of Economic Development, Office of Community Development, and the following key departments: public works, facilities management, planning and zoning, public safety and code enforcement, and transportation. Staffing requirements and budget issues for the project implementation should be high on the agenda of Team DeKalb.



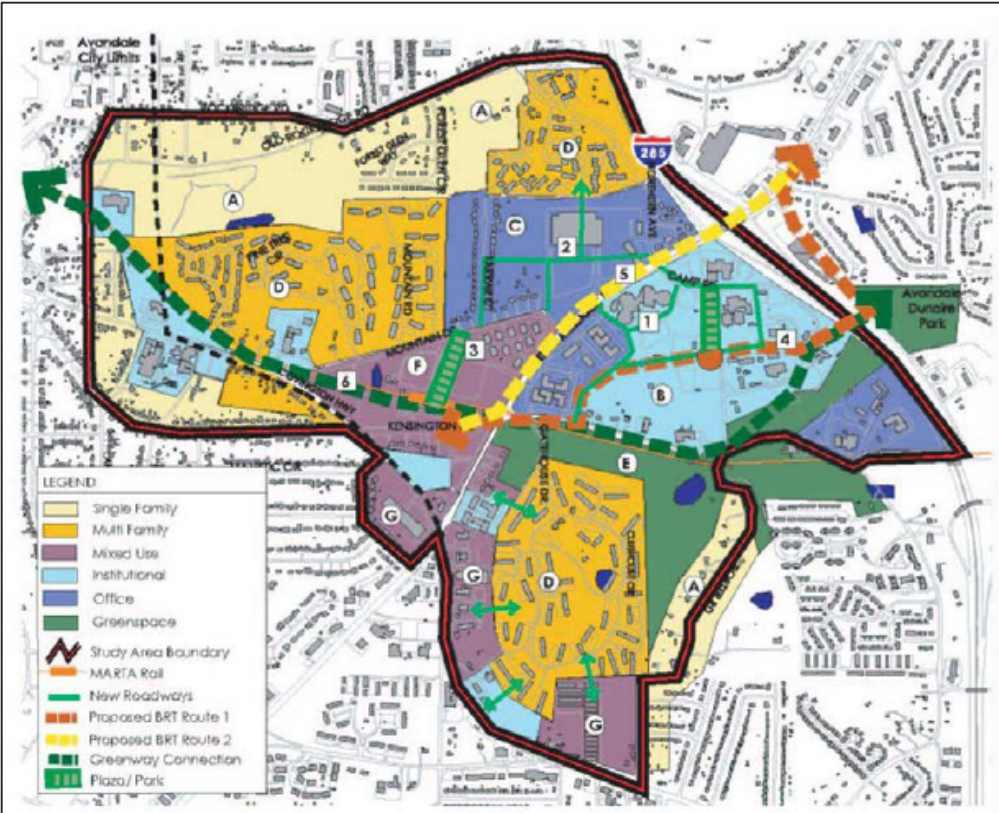
## Development Strategies

Future Land Use Plan:

- Preserve single family residential
- Consolidate DeKalb County facilities on existing site and establish a Government Center
- Develop a regional Employment Center on the Roberds site
- Anticipate long-term redevelopment of aging multi-family housing stock
- Preserve and expand greenspace
- Redevelop Kensington MARTA Station area as a mixed-use community
- Develop mixed-use along Memorial Drive and Covington Hwy. to create a 24-hour community.

**Kensington LCI Concept Plan**

The LCI Study Area Concept Plan is a compilation of future land use patterns and transportation and circulation improvements designed to create a more pedestrian-friendly and transit-oriented environment in and around the study area. The plan incorporates seven (7) land use initiatives and six (6) transportation and circulation improvements and enhancements. In general, they encourage increased density in the heart of the study area surrounding the Kensington MARTA Station, and reduced densities of development moving towards the periphery and the surrounding single family residential areas.



**Kensington MARTA Station Plan**

The area immediately surrounding the Kensington MARTA station is targeted as a T.O.D., or Transit-Oriented Development. The fact that the surrounding land is, in large part, owned by MARTA and is relatively open makes the area very amenable to redevelopment. The overall goal is to create a high-density, mixed-use development that provides a central transit “village”, offering all the elements of a complete live/work/play environment. In addition, the development would strengthen connections between MARTA and outlying parcels. Pedestrian paths would be developed and a BRT, or Bus Rapid Transit, system would be implemented.



# Kensington Station Conceptual Plans



# Perimeter Focus



## Overview

“Perimeter Focus” is jointly sponsored by the Perimeter Community Improvement District (PCID), Atlanta Regional Commission (ARC), DeKalb and Fulton Counties. This project is funded through ARC’s Livable Centers Initiative (LCI) program and is focused on developing comprehensive recommendations for transportation enhancements, future land use, zoning, development standards and urban design features. Following a four-phase planning process that began in July 2001 and ended in December 2001, Perimeter Focus resulted in a strategic action plan for implementation. The plan identifies opportunities, projects and partnerships that increase mobility for all modes of transportation and improve the public infrastructure to enhance pedestrian accessibility and safety throughout the area. In addition, the plan identifies important connections between land use and transportation allowing for the creation of a future transit-oriented development in the vicinity of the Dunwoody MARTA Station.

## Implementation Strategies

- Create a single implementation entity to implement the vision
- Provide financial incentives to encourage quality development
- Revise zoning regulations to encourage more housing and mixed-use
- Identify a catalytic demonstration project

## Implementation Partners

**Perimeter Community Improvement District (PCID)** – established in 1998, the PCID is a self-taxing district that is focused on traffic operations, maintenance and transportation improvements.

**DeKalb County** – DeKalb County, particularly the Dept. of Planning, the Dept. of Transportation and several Commission members, have been actively involved in crafting projects and programs as part of the LCI process.

**Fulton County** – Fulton County, most notably its Dept. of Planning, has also been actively involved as a member of the Client Team.

**Perimeter Transportation Coalition (PTC)** – this transportation management association (TMA) has effectively served to promote comprehensive and balanced transportation improvements.

## Development Strategies

### **Efficiency/Feasibility of Land Uses:**

- Diverse, sustainable mix of land uses including residential, retail, office, entertainment, cultural, and open space
- Emphasis on creating a “24-hour” balanced urban environment maximizing existing MARTA access and complementing Perimeter’s strong office and retail markets
- Future revision of DeKalb and Fulton County’s land use and zoning regulations to encourage mixed-use development and additional housing

### **Mixed-Income Housing, Job/Housing Match:**

- Several possible incentives including density bonuses, tax allocation districts, and other development assistance

### **Continuity of Local Streets:**

- Underdeveloped surface parking areas will be encouraged to redevelop to include new local streets through block interiors to provide more local options for vehicular circulation

### **Need/Identification of Future Transit Systems:**

- Local circulator/shuttle system
- Possible east-west I-285 Light Rail Transit line along Hammond Drive

## Livable Corridor Concept

Fundamentally, the Livable Corridor Concept is envisioned as a catalytic opportunity to enhance the redevelopment of vacant and underutilized land on the west side of Perimeter Mall. This would be accomplished by optimizing the relationship between future land use along Perimeter Center Parkway and the significant transportation investment already made by MARTA at the Dunwoody MARTA Station. The result would be the creation of a walkable urban street flanked by mixed-use development and a community focal point in the form of a linear park and greenway carved out of the unbuildable areas immediately adjacent to and underneath the MARTA rail line.

