

EXISTING CONDITIONS AND NEEDS ASSESSMENT

DEKALB COUNTY 2050 UNIFIED PLAN:

COMPREHENSIVE TRANSPORTATION PLAN AND COMPREHENSIVE PLAN UPDATE

APPENDICES

DRAFT

The background features a complex geometric pattern of overlapping triangles and hexagons in various shades of purple and lavender. A large, semi-transparent watermark with the word "DRAFT" in a bold, sans-serif font is centered over the page. The overall design is modern and abstract.

APPENDIX A – SERVICE DELIVERY MATRIX



DeKalb County

2019 Service Delivery Strategy

Includes the Cities of Atlanta, Avondale Estates, Brookhaven, Chamblee, Clarkston, Decatur, Doraville, Dunwoody, Lithonia, Pine Lake, Stonecrest, Stone Mountain and Tucker

DeKalb County Service Delivery Strategy 2019

Summary of Services in DeKalb County Cities

Planning & Related	Atlanta	Avondale Estates	Brookhaven	Chamblee	Clarkston	Decatur	Doraville	Dunwoody	Lithonia	Pine Lake	Stone Mountain	Tucker	Stonecrest	DeKalb County
Planning / Zoning	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Business & Alcohol License	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Community Development - CDBG	D	D	DC	DC	DC	DC	DC	N/A	DC	N/A	DC	DC	DC	D
Economic Development	D	D	D	D	D	D/A	D/A	D	D	N/A	D	A	D	A
Code Enforcement/Beautification	D	D	D	D	D	D	D	D	D	N/A	D	D	D	D
Public Housing	A	N/A	N/A	N/A	A	A	A	N/A	A	N/A	A	A	A	A
Public Works	Atlanta	Avondale Estates	Brookhaven	Chamblee	Clarkston	Decatur	Doraville	Dunwoody	Lithonia	Pine Lake	Stone Mountain	Tucker	Stonecrest	DeKalb County
Water Treatment / Water Distribution	DC	These services are provided by DeKalb County as an enterprise fund paid for by users fees. There is no fee differential between customers living in incorporated cities and unincorporated DeKalb County.												D
Wastewater Collection & Treatment	DC													D
Sanitation	Atlanta	Avondale Estates	Brookhaven	Chamblee	Clarkston	Decatur	Doraville	Dunwoody	Lithonia	Pine Lake	Stone Mountain	Tucker	Stonecrest	DeKalb County
Refuse Collection	D	D	DC	D	D	D	D	DC	DC	DC	DC	DC	DC	D
Landfill	DC	DC	DC	DC	DC	DC	DC	DC	DC	DC	DC	DC	DC	D
Recycling Programs	D	D	DC	D	D	D	D	DC	D/DC	DC	DC	DC	DC	D
Roads & Drainage	Atlanta	Avondale Estates	Brookhaven	Chamblee	Clarkston	Decatur	Doraville	Dunwoody	Lithonia	Pine Lake	Stone Mountain	Tucker	Stonecrest	DeKalb County
Street Construction	D	D	D	D	D	D	D	D	D	D	D	D/DC	D/DC	D
Street Maintenance	D	D	D	D	D	D	D	D	D	D	D	DC	DC	D
Street Cleaning	D	D	D	D	D	D	D	D	D	D	D	DC	DC	D
Traffic Signaling	D	DC	D	D	D	DC	DC	D	DC	DC	DC	DC	DC	D
Street Signage	D	D	D	D	D	D	D	D	D	D	D	DC	DC	D
Storm Water	D	D	D	D	D	D	D	D	D	D	D	DC	DC	D
Cemetery	D	D	DC	DC	DC	D	DC	DC	DC	DC	D	DC	DC	D
Transportation	Atlanta	Avondale Estates	Brookhaven	Chamblee	Clarkston	Decatur	Doraville	Dunwoody	Lithonia	Pine Lake	Stone Mountain	Tucker	Stonecrest	DeKalb County
Development Permit Reviews	D	D	D	D	D	D	D	D	D	DC	D	D	D	D
Utility Encroachment Permitting	D	D	D	D	DC	D	D	D	DC	DC	D	DC	DC	D
Transportation Planning	D	D	D	D	D	D	D	D	D	D	D	DC	DC	D
Traffic Calming Program	D	D	D	D	D	D	D	D	DC	DC	DC	DC	DC	D
TC - Design and Petition ONLY!	D	D	D	D	D	D	DC	D	DC	DC	D	DC	DC	D
Airport	D	DC	DC	DC	DC	DC	DC	DC	DC	DC	DC	DC	DC	D
Leisure Services	Atlanta	Avondale Estates	Brookhaven	Chamblee	Clarkston	Decatur	Doraville	Dunwoody	Lithonia	Pine Lake	Stone Mountain	Tucker	Stonecrest	DeKalb County
Parks	D	D	D	D	D	D	D	D	D/DC	D	D	D	D	D
Recreation Programs	D	D	D	D	D	D	D	D	DC	D	D	D	D	D
Libraries	DC	DC	DC	DC	DC	DC	D/DC	DC	DC	DC	DC	DC	DC	D
Health and Social Services	Atlanta	Avondale Estates	Brookhaven	Chamblee	Clarkston	Decatur	Doraville	Dunwoody	Lithonia	Pine Lake	Stone Mountain	Tucker	Stonecrest	DeKalb County
Physical Health / Environmental Health	N/A	These services are provided by DeKalb County and paid for by general funds. There is no fee differential between customers living in incorporated cities and unincorporated DeKalb County.												D
Hospital	N/A													D
Mental Health / Substance Abuse	N/A													D
Welfare	N/A													D
Senior Services	N/A													D

D: Direct (Jurisdiction provides its own service)

DC: DeKalb County (The County is the sole provider of service)

A: Authority



Service Categories / Cities (Groups of like services)

Sub-Categories / Cities (More detailed services that require additional grouping)

APPENDIX B – FUTURE LAND USE OF INCORPORATED MUNICIPALITIES



CITY OF ATLANTA 2021 COMPREHENSIVE DEVELOPMENT PLAN

Released October 26, 2021

Pending Final Approval Pursuant to Atlanta City Charter Section 2-403.

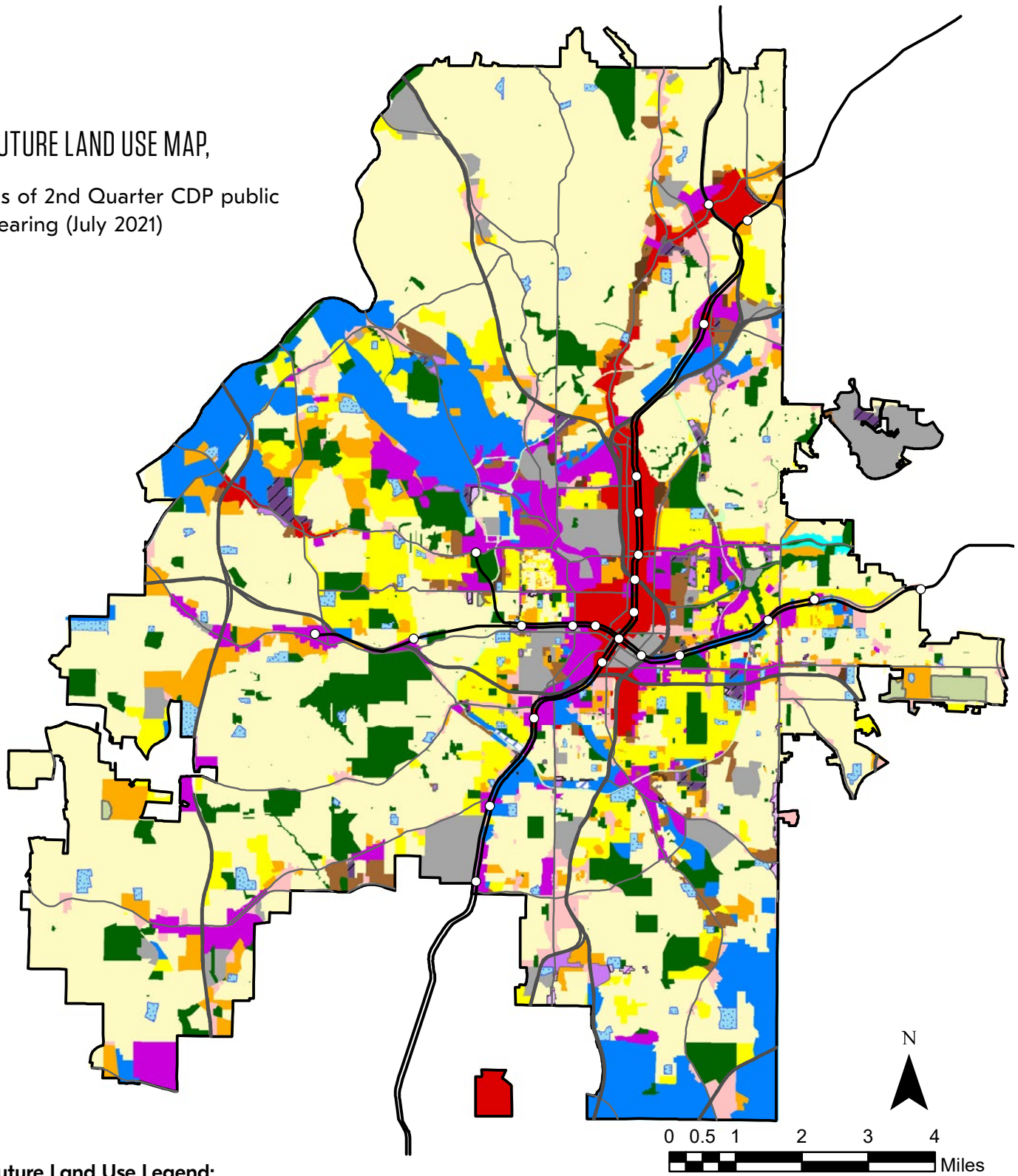
PLAN A



Department of
CITY PLANNING

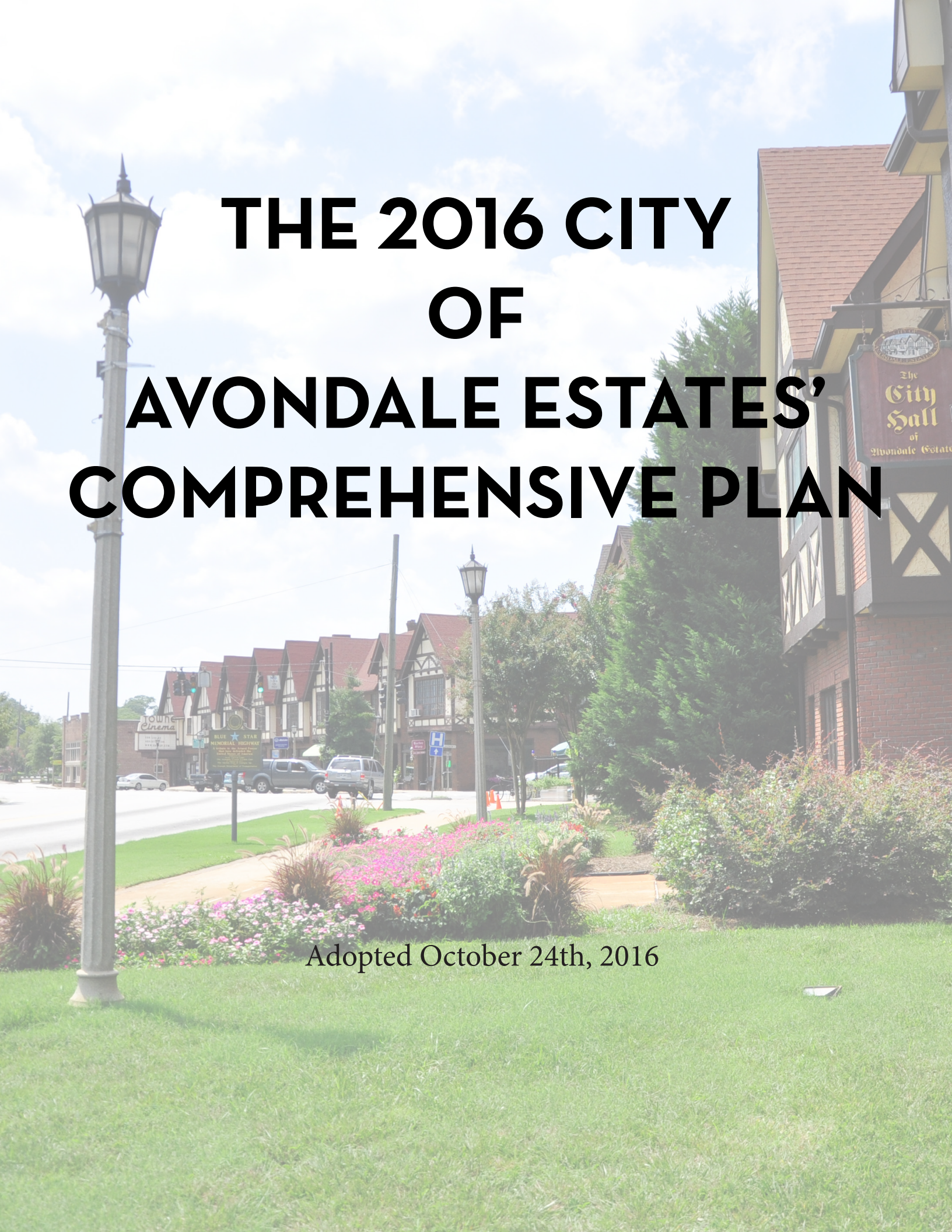
FUTURE LAND USE MAP,

As of 2nd Quarter CDP public hearing (July 2021)



Future Land Use Legend:

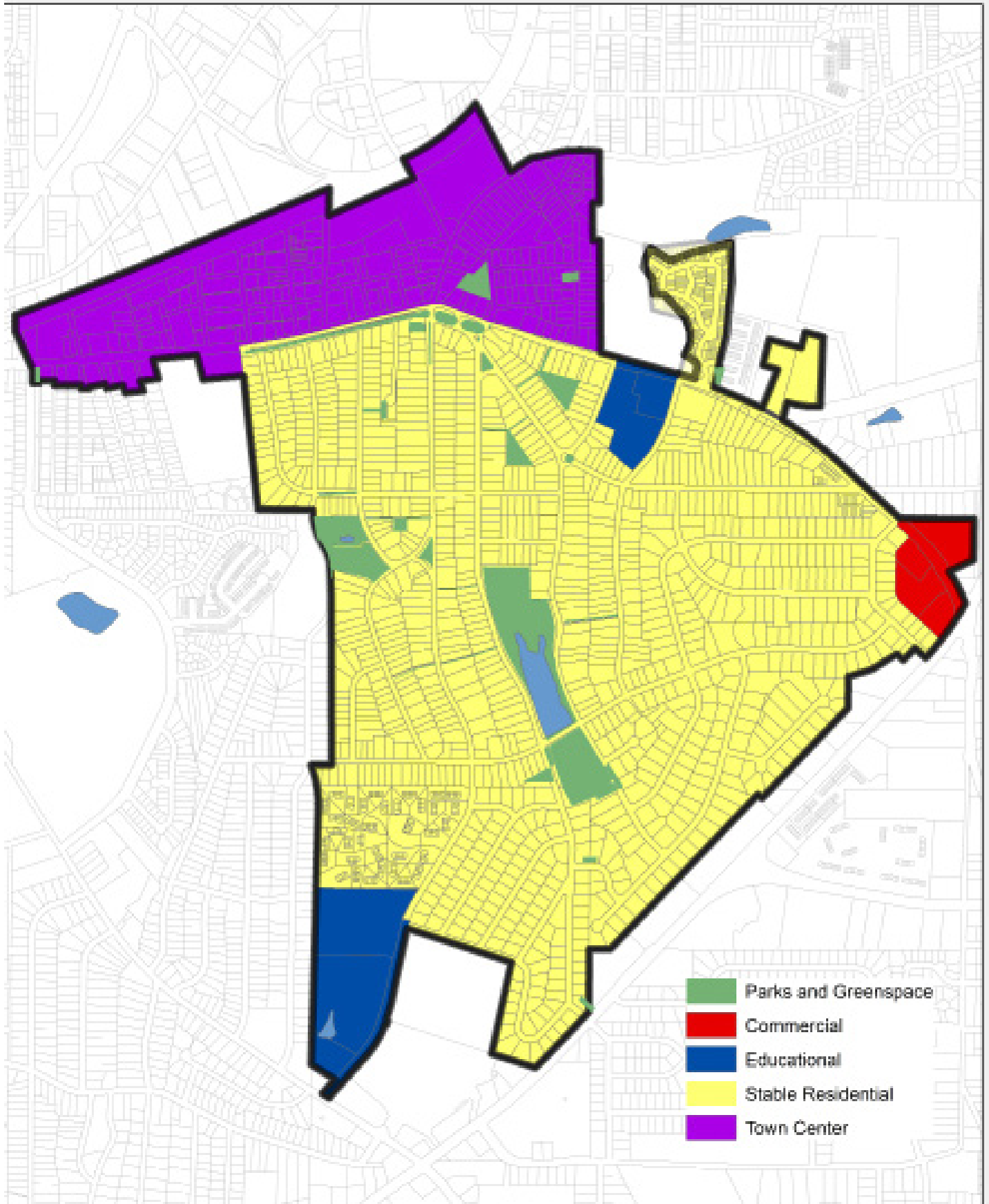
Business Park	High Density Residential	I-Mix	Office/Institution
Community Facilities	Very High Density Residential	Mixed Use	Office/Institution/Res
Single Family Residential	Low Density Commercial	Mixed Use High Density	Open Space
Low Density Residential	High Density Commercial	Mixed Use Medium Density	Private Open Space
Medium Density Residential	Industrial	Mixed Use Low Density	Transportation/Communications/Utilities



THE 2016 CITY OF AVONDALE ESTATES' COMPREHENSIVE PLAN

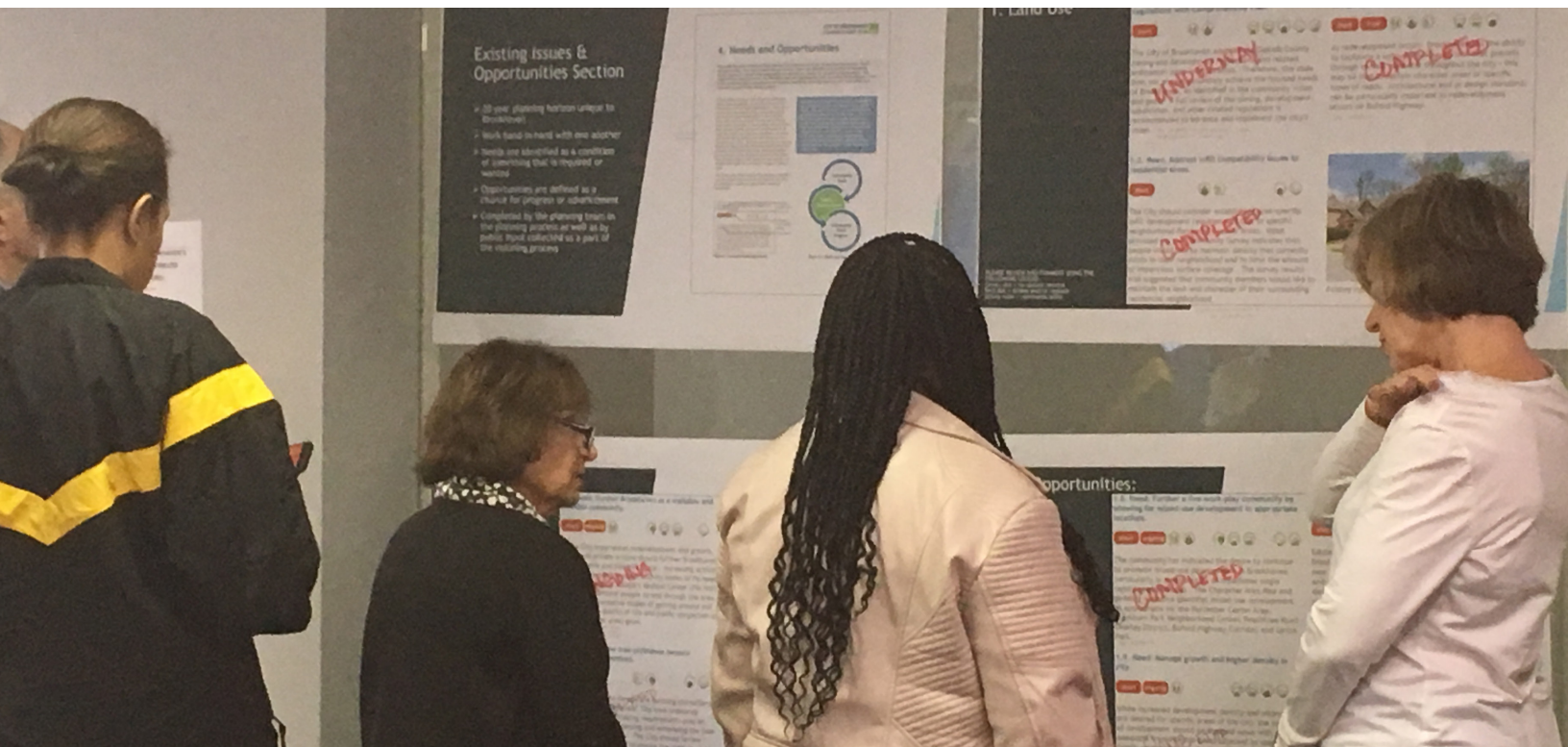
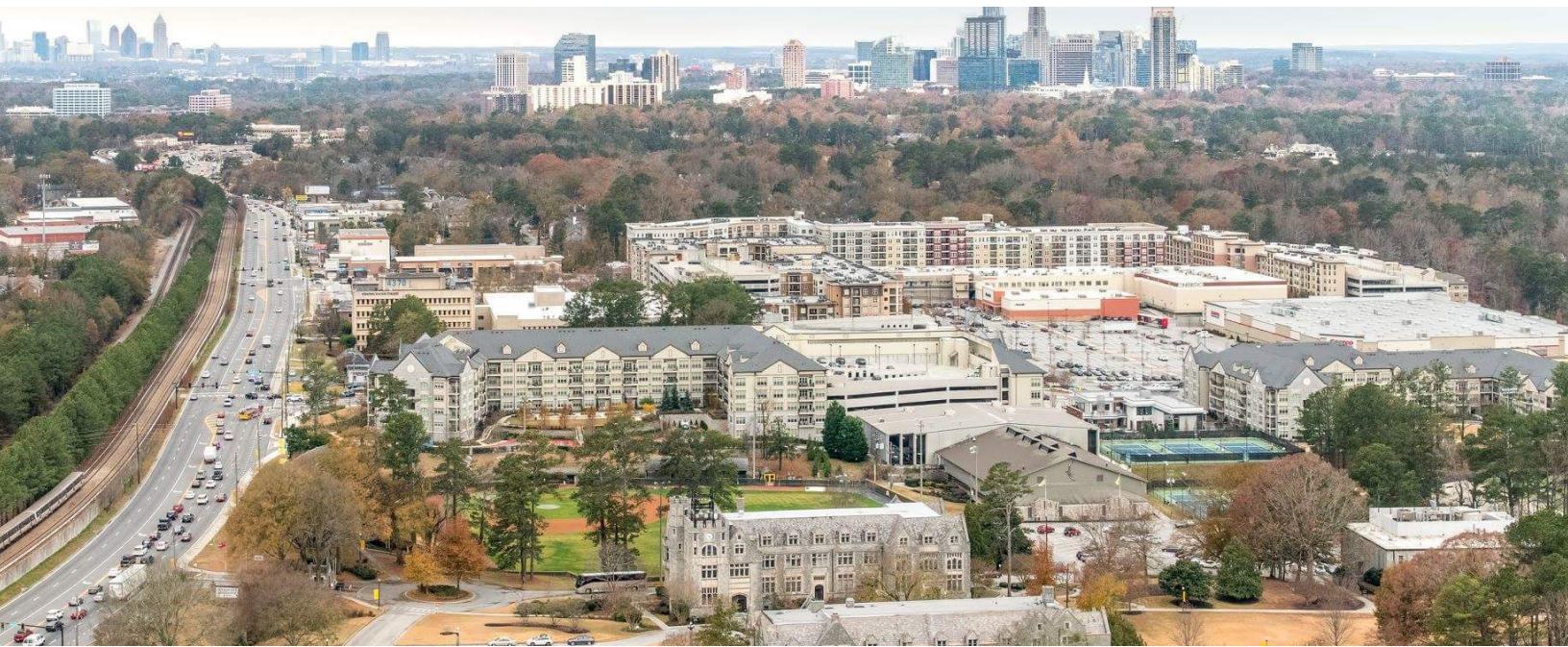
Adopted October 24th, 2016

The City of Avondale Estates Future Development Map

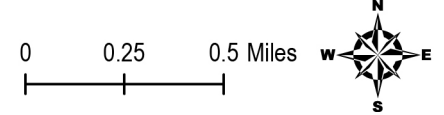
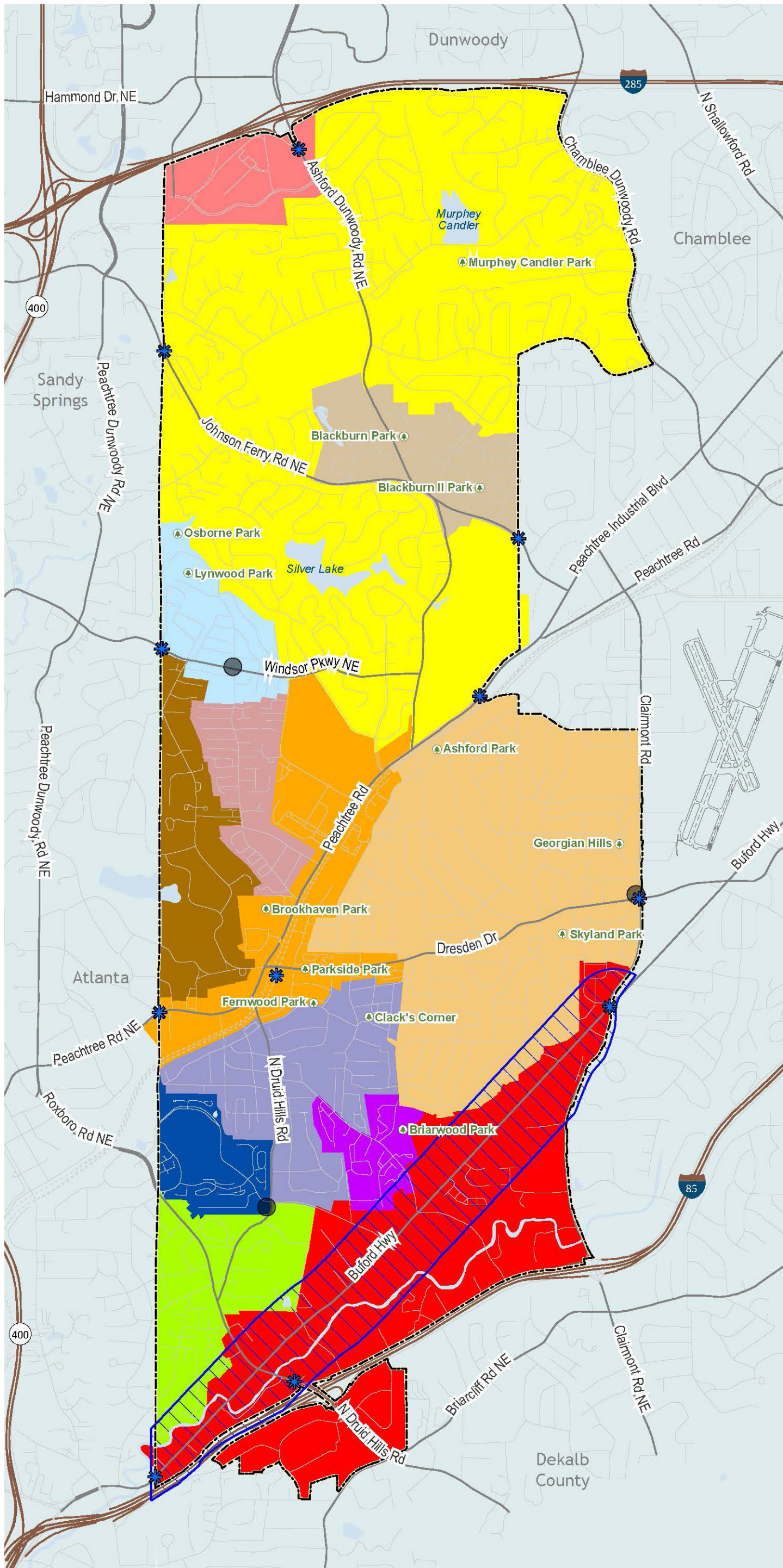


Brookhaven GEORGIA

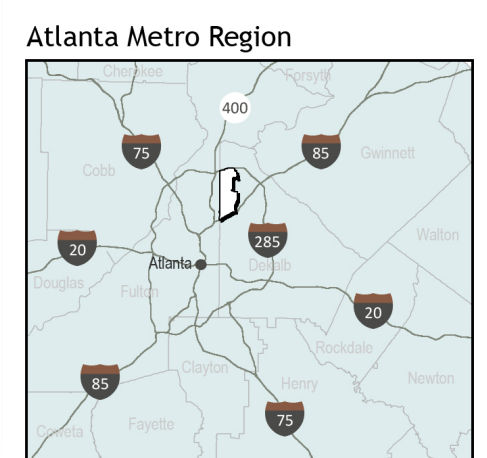
2034 COMPREHENSIVE PLAN 5-YEAR UPDATE



Character Area



- City of Brookhaven
- Buford Hwy Improvement Plan
- Perimeter Center
- Lakes District
- Blackburn Park Neighborhood Center
- Lynwood Park
- Historic Brookhaven
- Osborne
- Peachtree Corridor Overlay District
- Ashford Park-Drew Valley
- Brookhaven Heights-Brookhaven Fields
- Lenox Park
- Briarwood Park
- Roxboro
- Buford Highway Corridor
- Neighborhood Commercial Target Area
- Gateway Feature
- Waterbody
- Waterline
- Expressway
- Major Roads
- Street
- Railroad



Source: City of Brookhaven IT/GIS Department, April 15, 2014; Annex data added January 8, 2015

ONE

CHAMBLEE

COMPREHENSIVE PLAN UPDATE



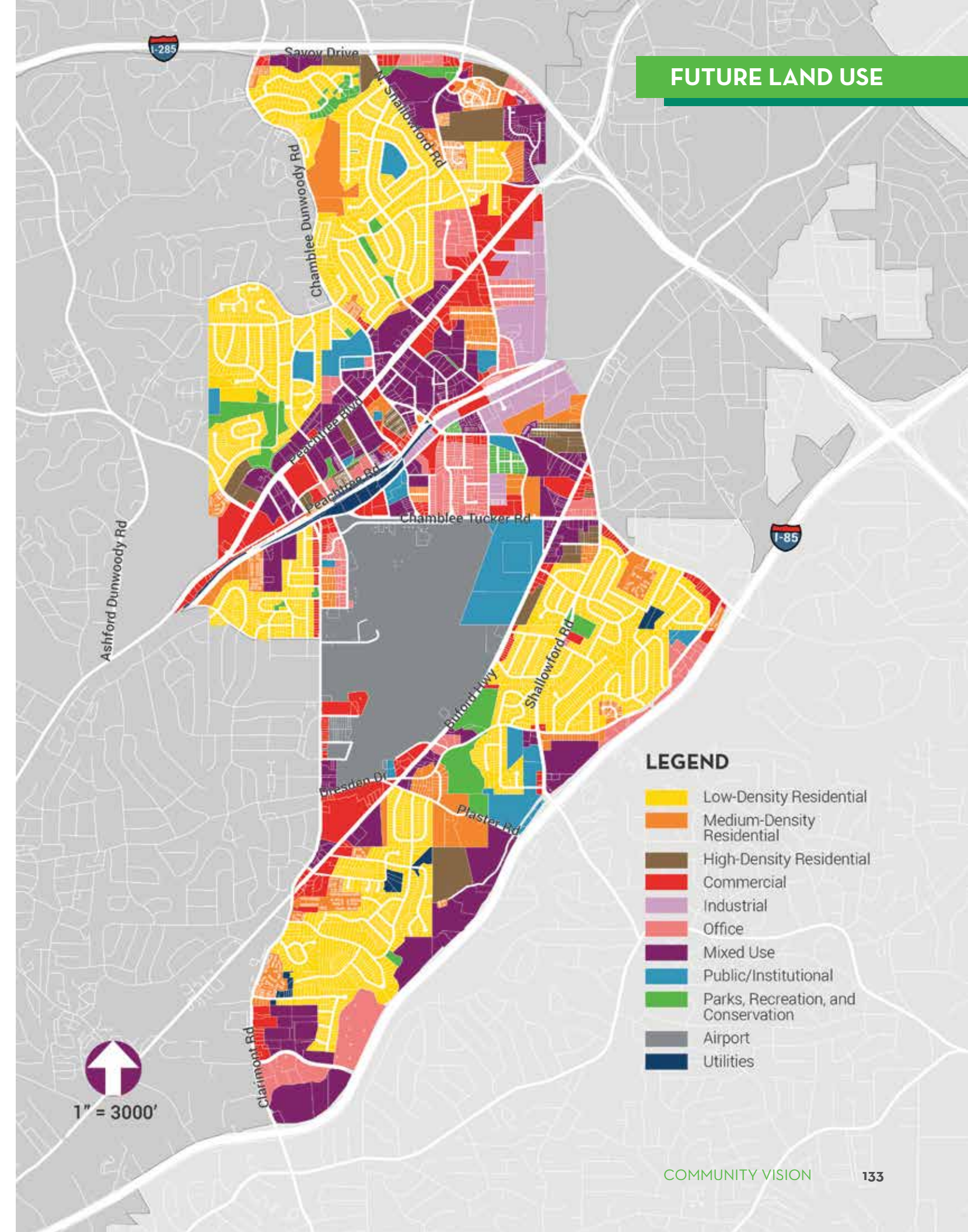
Prepared for the City of Chamblee, Georgia

ADOPTED
DECEMBER 17, 2019

Future Land Use

The Future Land Use map (see page 133) shows a parcel-by-parcel map of future land use recommendations. This, along with the Character Areas (pages 134-161), will inform decision makers on the different land use and zoning changes that are envisioned for each parcel over the next 20 years and beyond. The table below shows these land uses, residential densities (if applicable), examples of appropriate uses, and the zoning districts that would be permitted. The Character Area maps on pages 136-161 show these future land use recommendations in more detail.

Land Use	Residential Density	Uses	Recommended Zoning Districts
Low-Density Residential	Less than 6 units per acre	Single-family detached and attached housing.	NR-1, NR-3
Medium-Density Residential	6-19 units per acre	Single-family attached housing and multi-family housing.	NR-2, NR-3
High-Density Residential	20-80 units per acre	Multi-family housing, live-work units.	VR
Commercial	N/A	Retail, restaurants, and services.	NC-1, NC-2, CC, CVC, VC
Industrial	N/A	Light industrial uses, warehousing, and supportive office and retail uses.	IT, I
Office	N/A	Privately-held spaces for business, professional, financial, and non-profit organizations.	NC-1, NC-2, CC, CVC, VC
Mixed Use	6-80 units per acre	Any combination of residential, commercial, office, and public/institutional uses.	TOD, MU-BC
Public/Institutional	N/A	Publicly- or institutionally-held schools; places of worship; assisted living facilities; medical facilities; libraries; and city, county, state, or federal services.	Any zoning district that permit these uses.
Parks, Recreation, and Conservation	N/A	Publicly- or privately-held parks, playgrounds, recreational facilities, and protected open space.	Any zoning district that permit these uses.
Airport	N/A	Airport-related functions	A
Utilities	N/A	Power lines, railroad, communications, and cellular towers.	Any zoning district that permit these uses.



FUTURE LAND USE

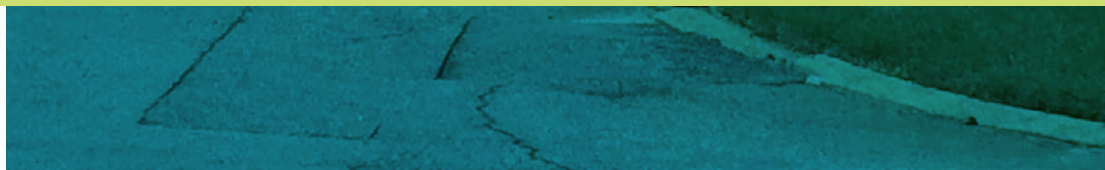
LEGEND

- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Commercial
- Industrial
- Office
- Mixed Use
- Public/Institutional
- Parks, Recreation, and Conservation
- Airport
- Utilities



CITY OF CLARKSTON // 2040 COMPREHENSIVE PLAN

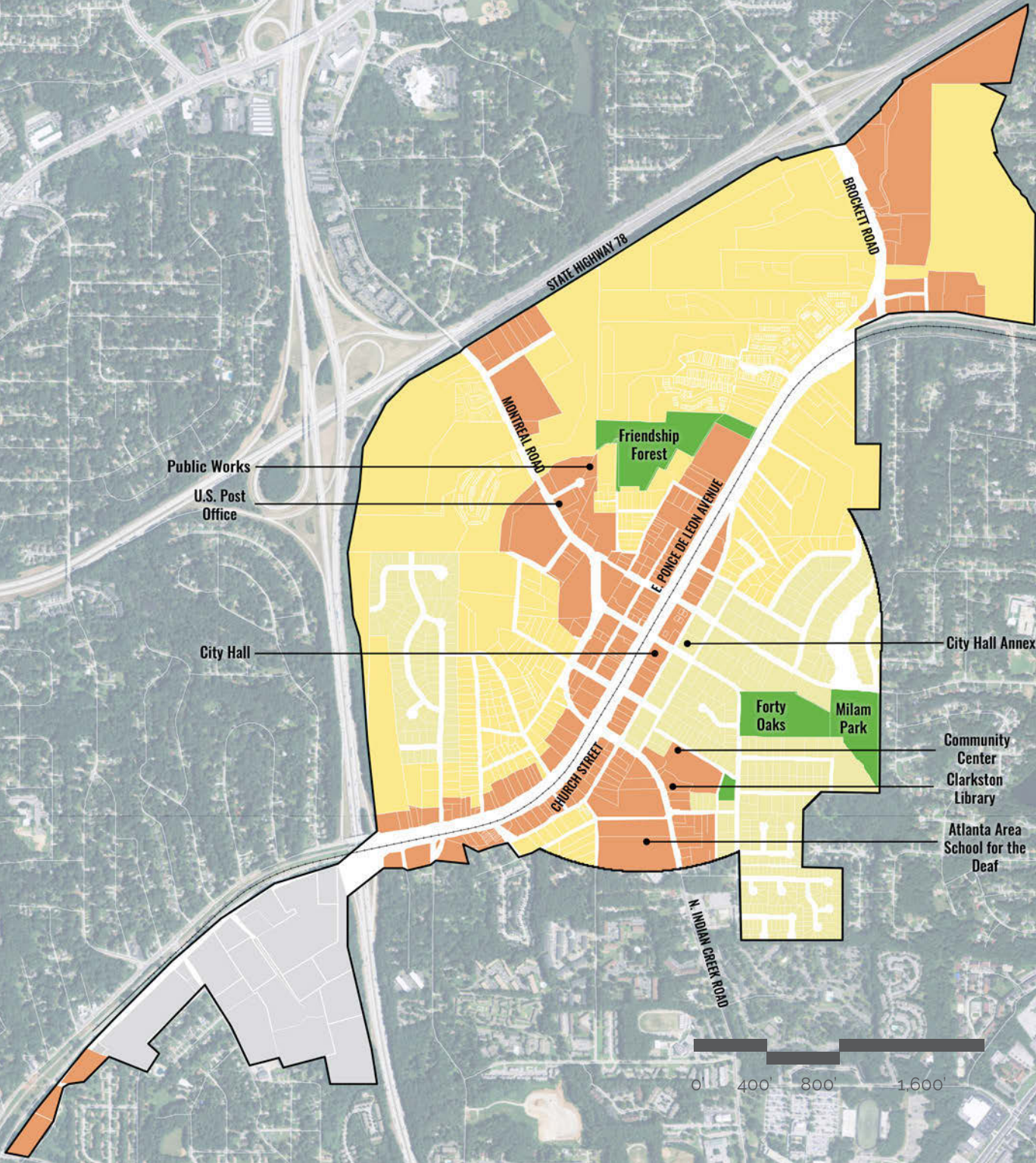
DRAFT



FUTURE LAND USE //

Legend

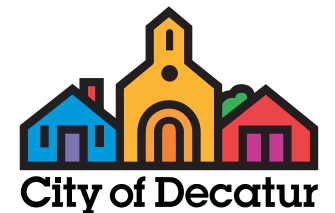
- Mixed-Use
- Traditional Neighborhood Development
- Single Family Home Areas
- Industrial
- Parks/Open Space
- Clarkston City Limits





DECATUR 360 COMPREHENSIVE PLAN

CITY OF DECATUR, GEORGIA | UPDATED 2016



LAND USE

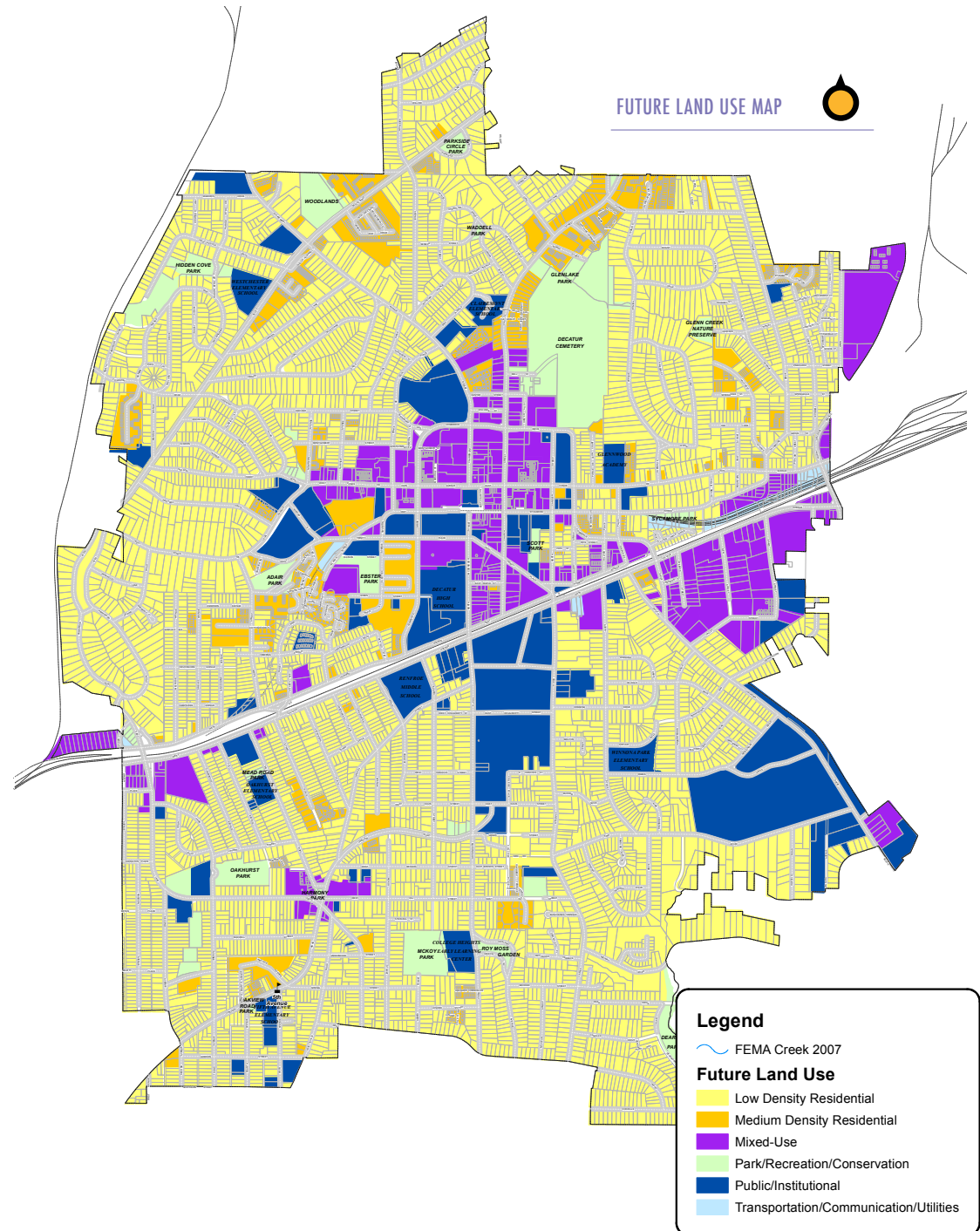
As previously stated, land use in Decatur is clearly not the result of haphazard and random development. Development patterns today are the result of plans and policies set in motion decades ago. The City has taken great care in encouraging managed growth in identified areas and corridors. Future land use, as depicted on the accompanying map and narrative, is a continuation of these efforts.

Considering Decatur's build-out conditions, the Future Land Use map closely resembles the current Existing Land Use map. As such, future land use policies closely mirror present policies. The City will continue preservation efforts of its existing residential neighborhoods. While small amounts of infill housing will continue to occur, significant opportunities for growth will be directed to the redevelopment of previously identified downtown properties, nearby commercial properties, and surrounding corridors. This is illustrated in the Future Land Use map.

Areas in need of redevelopment, as identified by the City, include:

Commerce Drive

The redevelopment of downtown Decatur began in the area around the historic courthouse and then moved east and west along Ponce de Leon Avenue, and northward along Clairmont Avenue. While located just two blocks to the north, Commerce Drive has not benefitted from the same level of redevelopment, and has some of the most underutilized properties in Decatur. Current uses include surface parking lots, fast food restaurants, and a variety of non-historic smaller buildings. Some of these buildings are vacant and boarded up. On the whole, this area lacks the vibrancy and the architectural interest found in most of downtown Decatur. Development types appropriate for this area would include mixed-use high-density housing, convenience retail, and multi-story office.

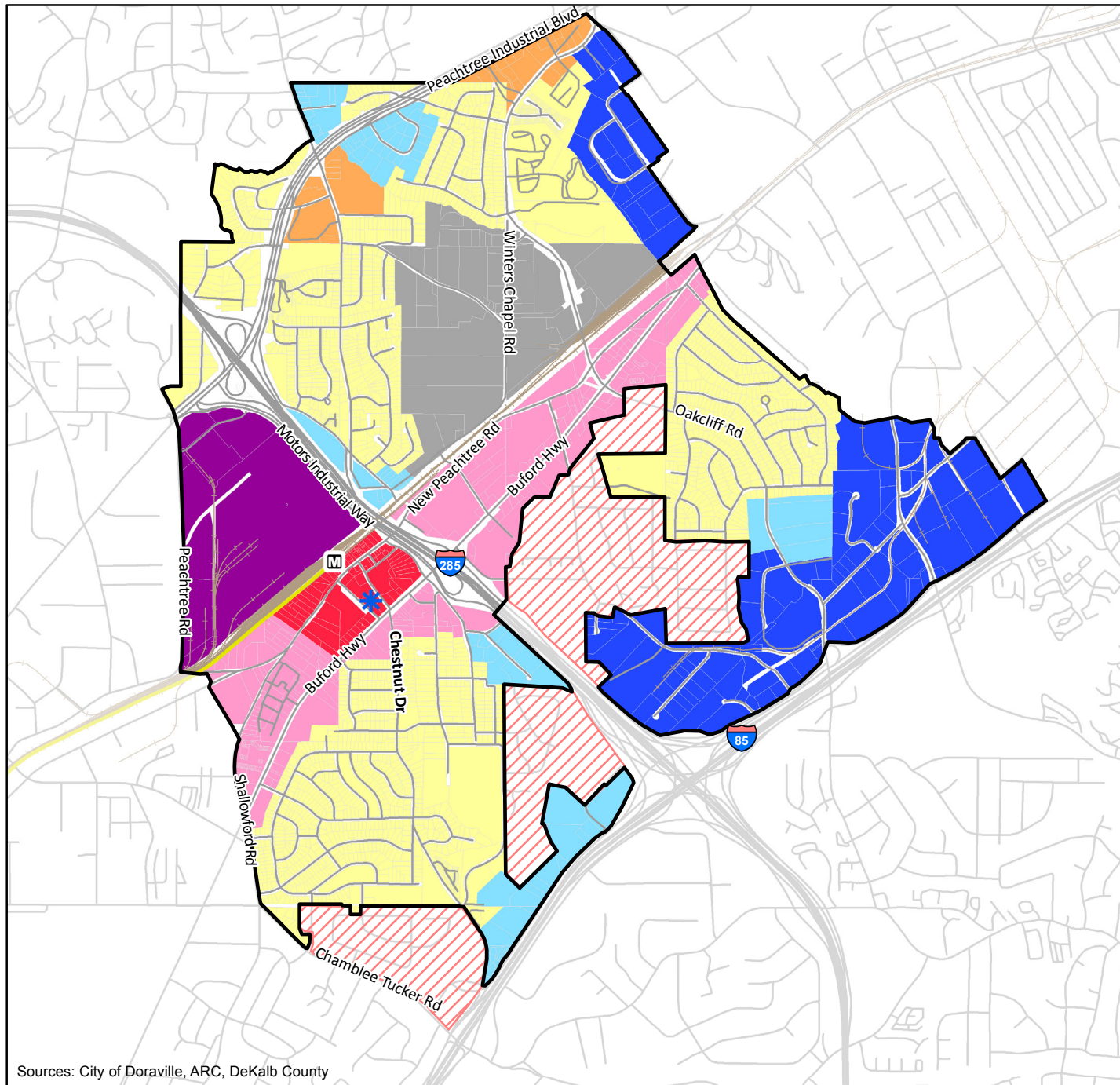




CITY OF DORAVILLE | COMPREHENSIVE PLAN 2017-2037

ADOPTED OCTOBER 17, 2016

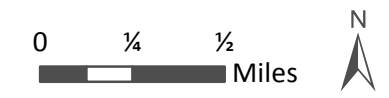
FIGURE 4-2: FUTURE DEVELOPMENT MAP



- Doraville Boundary
- City Hall
- MARTA Station
- MARTA Gold Line
- Expressway
- Street
- Railroad

Future Development Areas

- Neighborhood Preservation District
- PIB Marketplace
- BuHi Cultural Corridor
- Doraville Town Center
- Assembly District
- Office Hub
- Light Industrial District
- Tank Farms District
- Annexation



Sources: City of Doraville, ARC, DeKalb County



CITY OF DUNWOODY 2020-2040 COMPREHENSIVE PLAN



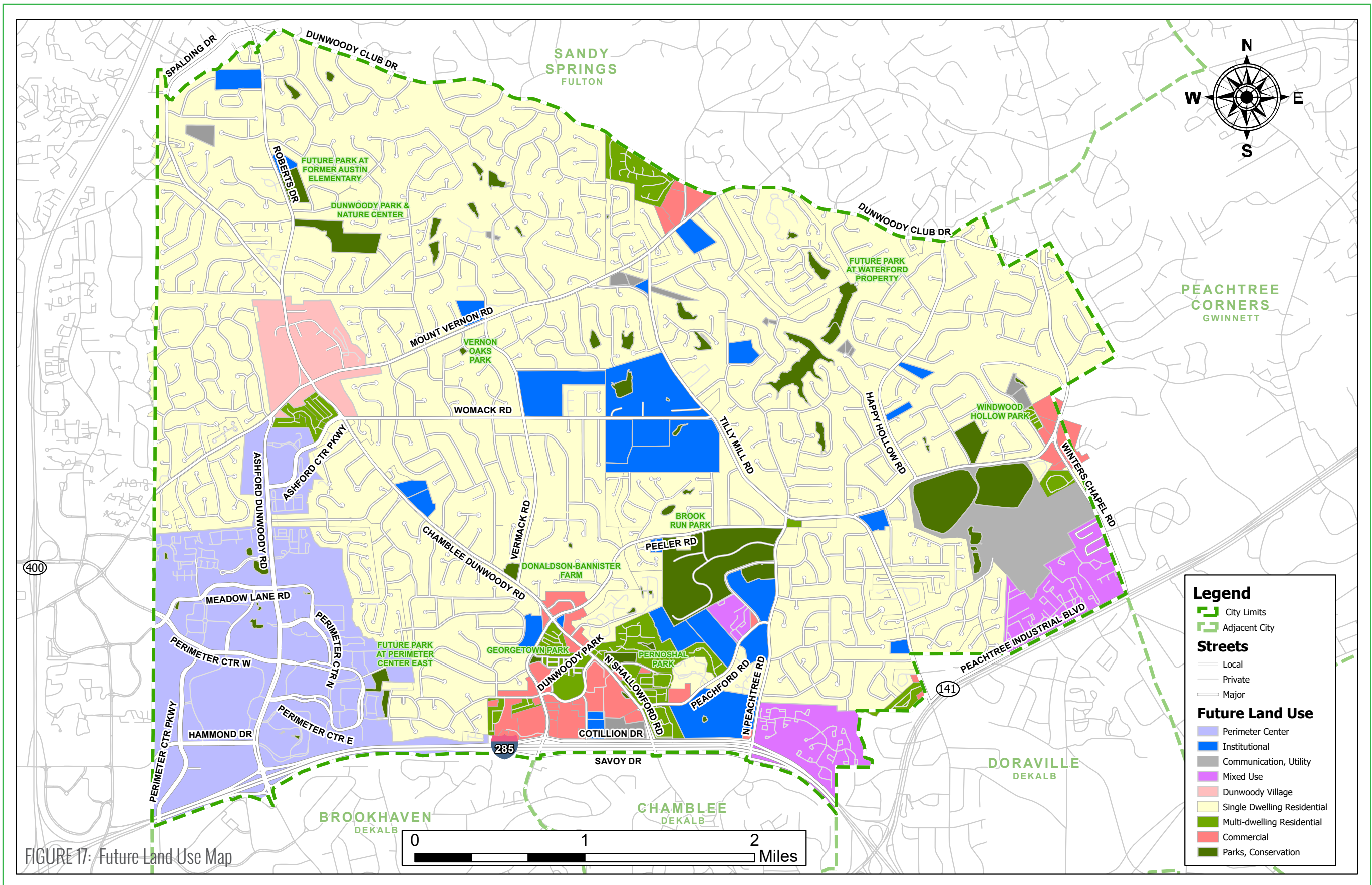


FIGURE 17: Future Land Use Map

Legend

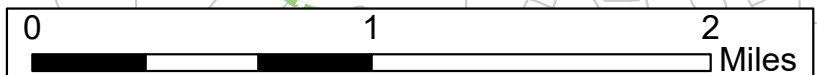
- City Limits
- - - Adjacent City

Streets

- Local
- Private
- Major

Future Land Use

- Perimeter Center
- Institutional
- Communication, Utility
- Mixed Use
- Dunwoody Village
- Single Dwelling Residential
- Multi-dwelling Residential
- Commercial
- Parks, Conservation





THE CITY OF LITHONIA

2020 COMPREHENSIVE PLAN UPDATE



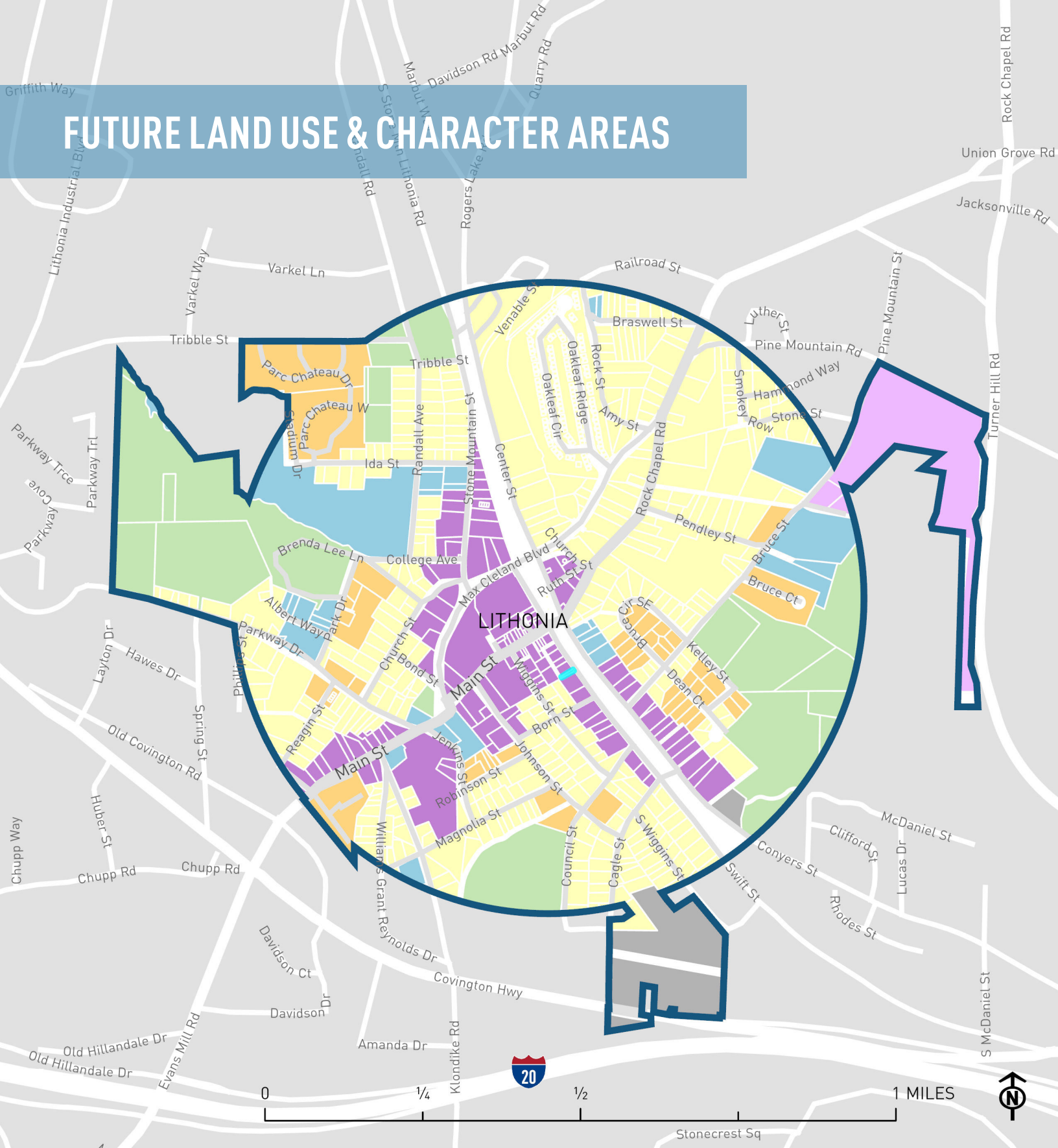
Adopted
March 2021

prepared by the



Atlanta Regional Commission

FUTURE LAND USE & CHARACTER AREAS



- LITHONIA CITY LIMITS
- TRADITIONAL RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- RECREATION AND OPEN SPACE
- INSTITUTIONAL
- INTOWN MIXED USE
- PERIMETER MIXED USE
- LIGHT INDUSTRIAL



CITY OF PINE LAKE

2021 COMPREHENSIVE PLAN



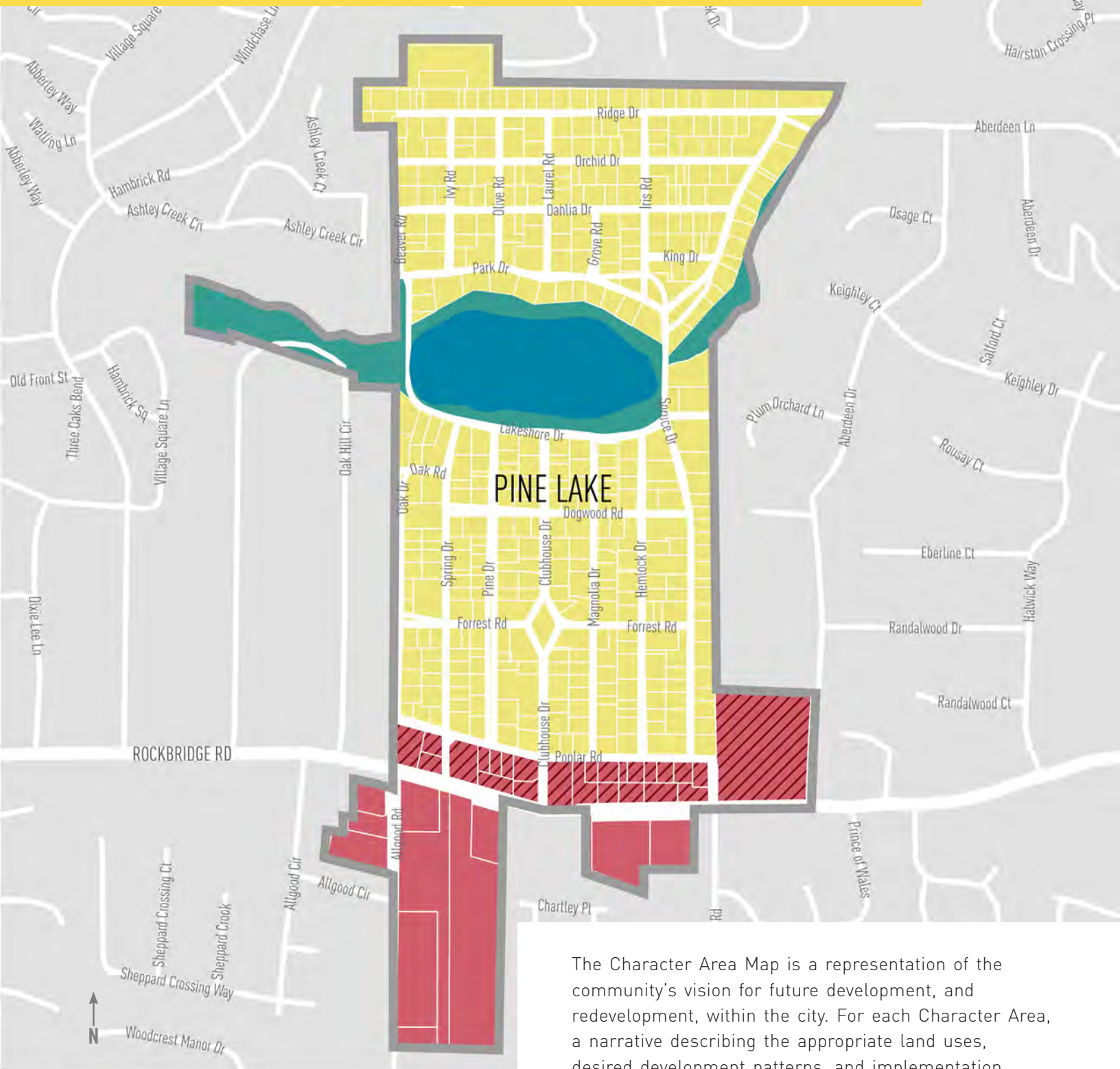
ADOPTED
OCTOBER 12, 2021

prepared by the



Atlanta Regional Commission

CHARACTER AREA MAP



CHARACTER AREA

- Residential
- Water - Wetland
- Commercial Transitional Buffer

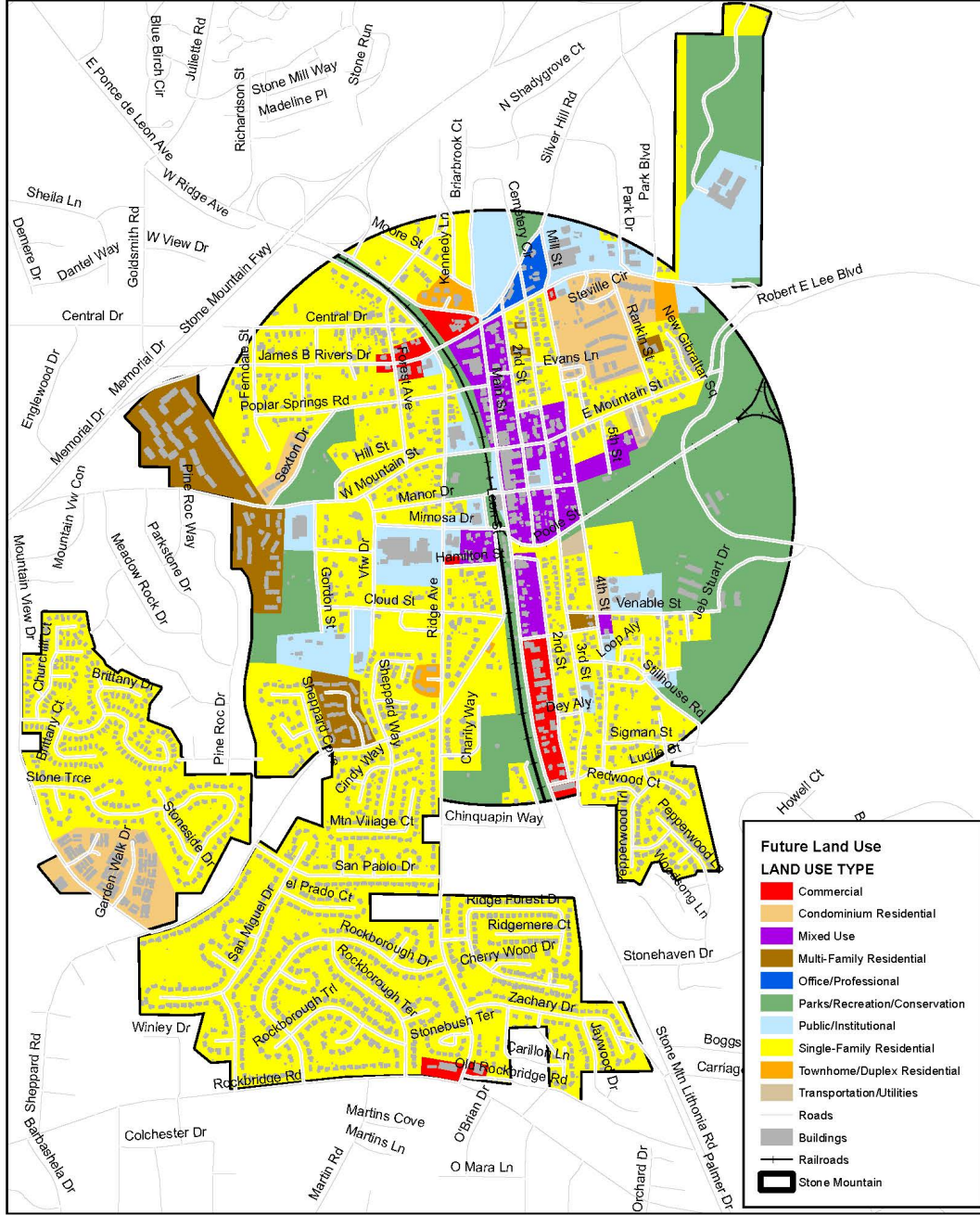
The Character Area Map is a representation of the community's vision for future development, and redevelopment, within the city. For each Character Area, a narrative describing the appropriate land uses, desired development patterns, and implementation strategies is included, as well as representative pictures of the type and style of development desired. It should be noted that the Character Area Map does not change the current zoning of any property but is intended to guide policy decisions for the next five years.

CITY OF STONE MOUNTAIN COMPREHENSIVE PLAN 2021 UPDATE

Draft for Review – September 30, 2021



Future Land Use Map, City of Stone Mountain

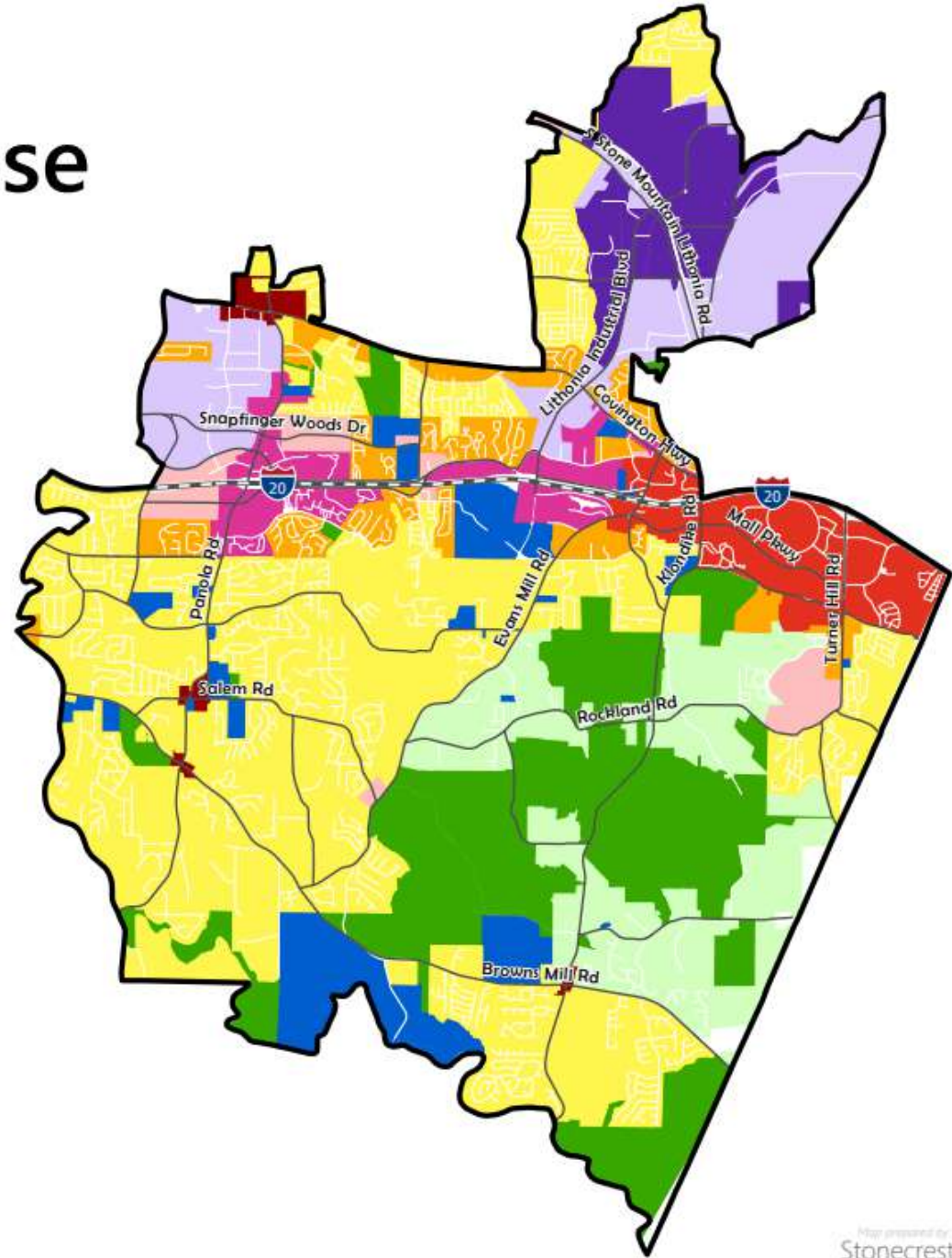


City of Stonecrest COMPREHENSIVE PLAN 2038



2038 Future Land Use Map

- Conservation/Openspace
- Rural Residential
- Urban Neighborhood
- Suburban
- Institutional
- Office Professional
- Neighborhood Center
- City Center
- Regional Center
- Light Industrial
- Heavy Industrial



Map prepared by
StonecrestGIS

Figure: LU-04— Stonecrest Future Land Use Map 2038



Comprehensive Plan

Approved April 23, 2018

Today. Tomorrow. Together.™



