

# DeKalb County 2020 Annual Development Activity Report

## By the Numbers

Report produced by the DeKalb County Long Range Planning Division

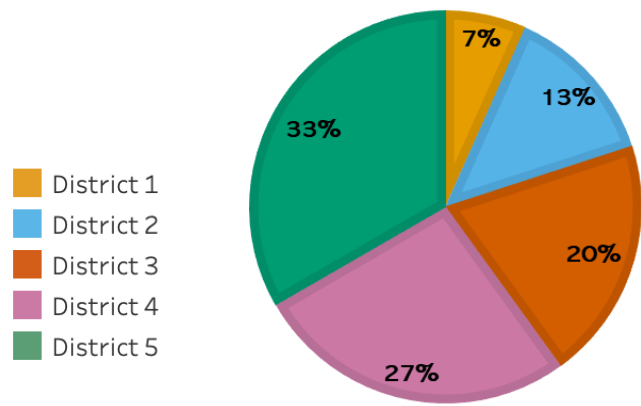


DeKalb County  
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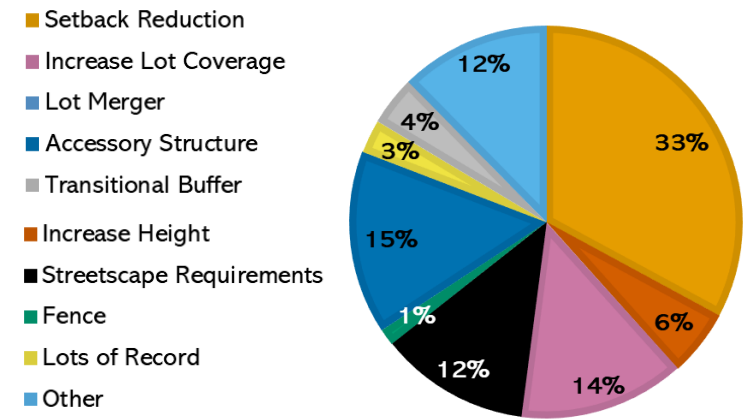
### 2020 Quick Facts

- The most frequently accepted variance in 2020 were setback reductions
- District 3 welcomed the most new businesses into their district.
- Retail businesses were most popular new business in 2020.
- The majority of rezones occurred in District 5.
- New multi-family housing developments primarily consisted of townhomes.
- District 5 had the most Special Land Use Permits (SLUPs).
- Over 800 new single family homes were added to DeKalb County last year
- District 3 saw the greatest increase in newly constructed housing
- Districts 3 and 5 had higher rates of SLUPs
- There were 54 SLUPs in 2020
- The majority of rezones changed to Small Lot Residential Mix (RSM)
- The top three categories of business licenses in order of highest to lowest were Electronic Shopping, Business Support Services, and Janitorial Services
- Districts 3 and 4 accounted for over half of the total business licenses in 2020

### Accepted Variances by Commission District



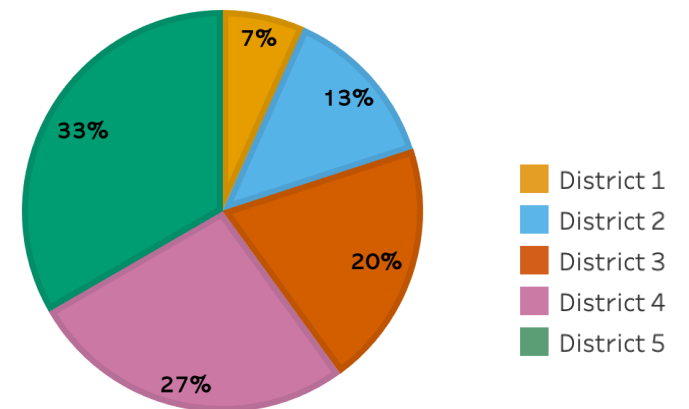
### Accepted Variances By Category



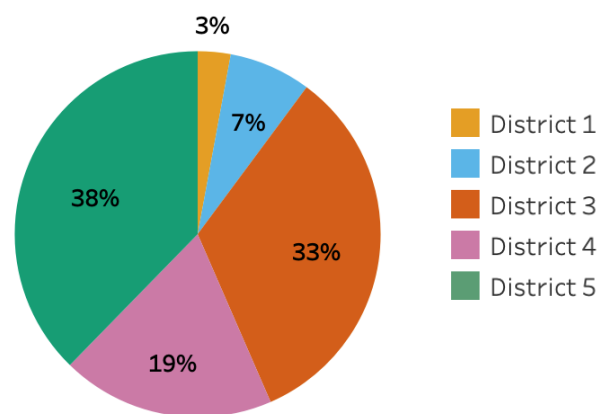
### Top 10 Most Frequent Categories of Business Licenses



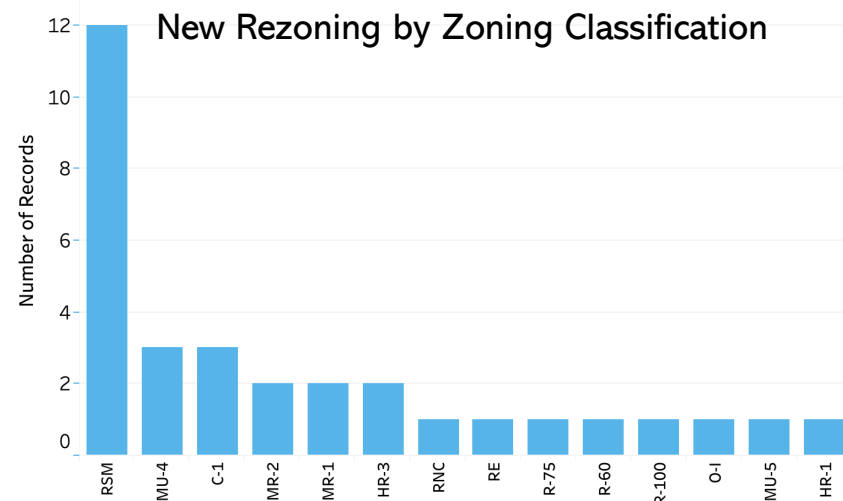
### Business License Applications by Commissioner District



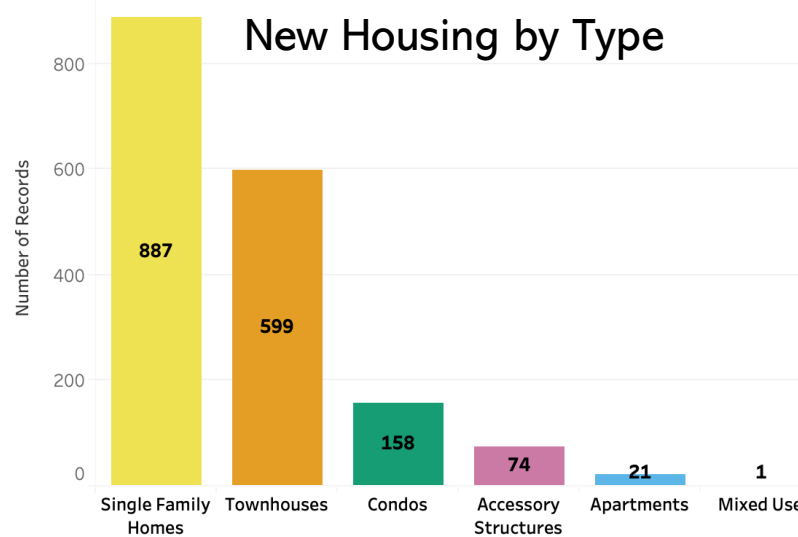
### Rezones by Commissioner District



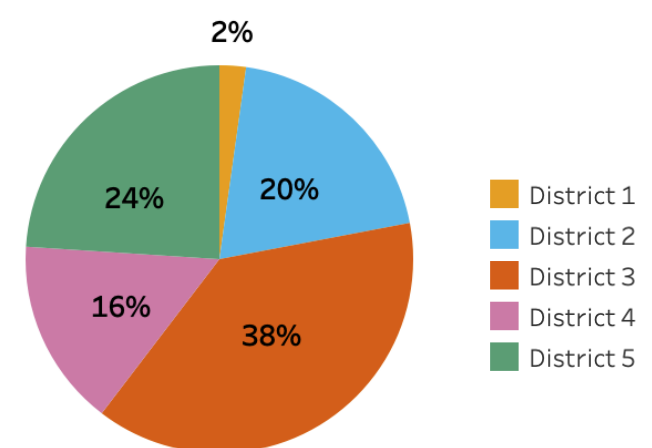
### New Rezoning by Zoning Classification



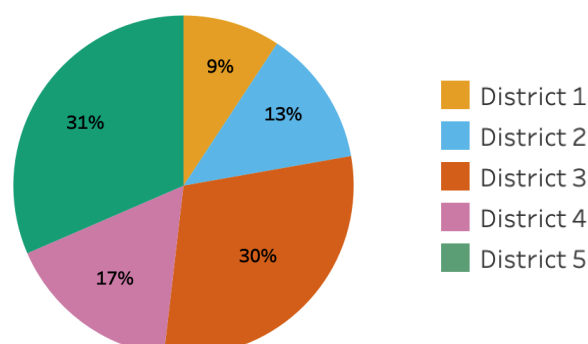
### New Housing by Type



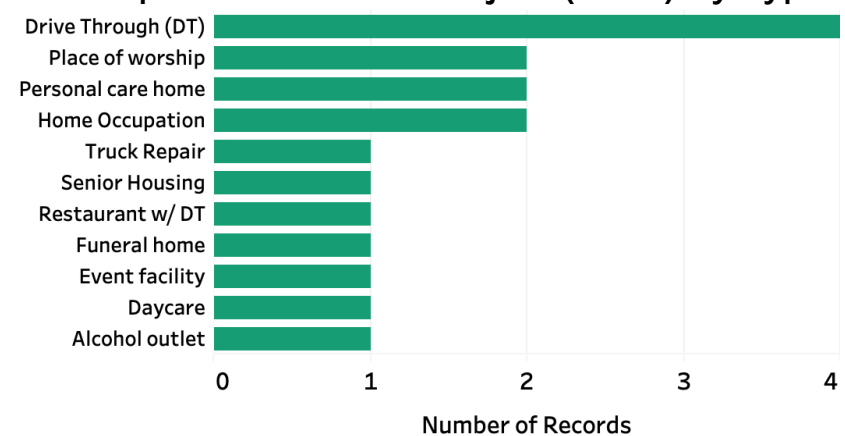
### New Housing by Commissioner District



### Percentage of Special Land Use Permits (SLUPs) by Commissioner District



### Special Land Use Project (SLUP) by Type



Visit our website to learn more: <https://www.dekalbcountyga.gov/planning-and-sustainability/research-reports-and-mapping>

View the 2020 ADR story map: <https://storymaps.arcgis.com/stories/84ecb1e30d584463a00a76cf1806b666>

# Department Highlights

The **2020 Annual Development Report (ADR)** is intended to be an evolving, useful tool for staff as well as the public to track building and development activity throughout DeKalb County's Land Use Character Areas. It is the desire of Planning Department staff to receive the necessary feedback from citizens, builders and the business community in order to continue to improve the quality of this report. The activity highlighted in this report is segmented between planning and zoning, structural permits, business license and land development activity.

## Quick Facts

- 102 Applications for Certificates of Appropriateness reviewed
- 89 Certificates of Appropriateness Issued
- 15 approved Sketch Plats
- 71 approved Variances

### Azalea House Community Personal Care Home for Seniors

**Status:** Rezone approved

**Description:** Expansion of Azalea House, a personal care home that has served seniors for 27 years. The expansion will extend services to 6 additional residents and increase its maximum capacity to 30 residents.

**Developer:** Azalea House

**Commissioner Districts:** 1/7



### Toco Hills Commercial Developments

**Status:** SLUP for drive-thru approved

**Description:** A Jamba Juice and Auntie Anne's were added to the Toco Hills Commercial area. This growth in retailers contributes to greater options for this walkable Town Center.

**Commissioner Districts:** 2/6



### Sherrydale Lane Conservation Community

**Status:** Rezone approved

**Description:** This development will provide 11 detached and attached units clustered at the north end of the site to conserve natural areas. Open space will be maintained on 71% of the site, significantly above our 20% requirement. At least 10% of which will be provided as interpretive areas and trails.

**Commissioner Districts:** 3/7



### LDG Mixed Used Project

**Status:** Under Construction

**Description:** Up to 855 is multi-family development, with a few office spaces. Square footage is 426,588. Tax credits are involved. This project is also within the Kensington LCI Plan.

**Estimated Cost:** \$4M

**Commissioner District:** 4/6



### 1503 Stephenson Road

**Status:** Applied for land disturbance permit

**Description:** Development with 160 single-family detached homes along the intersection of Stephenson Road and South Deshon Road.

**Developer:** Parkland Communities

**Commissioner District:** 5/7

