

Agenda Item

File ID: 2021-2108

Substitute

7/27/2021

Public Hearing: YES NO

Department: Planning and Sustainability

SUBJECT:

Commission District(s): County-wide

Application of Director of Planning & Sustainability to adopt a 5-year Update to the DeKalb County 2035 Comprehensive Plan, as required by the Rules of the Georgia Department of Community Affairs, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning and established by the Georgia Planning Act of 1989.

Petition No.: TA-21-1244539 (2021-2108)

Proposed Use: To adopt a 5-Year Update to the DeKalb County 2035 Comprehensive Plan.

Location: County-wide.

Parcel No.: N/A

Information Contact: Larry Washington, Sr. Planner

Phone Number: 404-371-2155

PURPOSE:

Application of Director of Planning & Sustainability to adopt a 5-year Update to the DeKalb County 2035 Comprehensive Plan, as required by the Rules of the Georgia Department of Community Affairs, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning and established by the Georgia Planning Act of 1989. The properties are located within the areas of unincorporated DeKalb County. This text amendment is County-wide.

RECOMMENDATION:

COMMUNITY COUNCIL: April 2021: CC-1-No Quorum; CC-2-Approval; CC-3-Approval; CC-4-Approval; CC-5-Approval. February 2021: CC-1-Deferral; CC-2-Deferral; CC-3-Deferral 8-0-0; CC-4-Deferral; CC-5-Deferral.

PLANNING COMMISSION: May 6, 2021 – Full Cycle Deferral. March 2, 2021 – Full Cycle Deferral.

STAFF RECOMMENDATION: Approval.

PLANNING STAFF ANALYSIS: The Planning Department is recommending approval of the 5-year Update to the DeKalb County 2035 Comprehensive Plan.

PLANNING COMMISSION VOTE: May 6, 2021 – Full Cycle Deferral 7-0-1. April Atkins moved, Jana Johnson seconded for a full cycle deferral. Jon West abstained. March 2, 2021 - Full Cycle Deferral 8-0-1. April Atkins moved, Gwendolyn McCoy seconded for a full cycle deferral to consider comments made by citizens during the public hearing. Jon West abstained. The Board also suggested that the Planning Department devote a webpage to explain all processes.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: April 2021: CC-1 No Quorum; members present were in support of the update; CC-2 Approval 4-0-0; CC-3 Approval 8-0-0; CC-4 Approval 11-0-0; CC-5 Approval 9-0-1. Feb. 2021: CC-1 Deferral 2-0-0; CC-2 Deferral 5-0-0 per Staff recommendation; CC-3 Deferral 8-0-0 per Staff recommendation; CC-4 Deferral 12-0-0 to allow more public comment and to confirm if the parcel specific land use maps were changing with the adoption of the five year comp plan update; CC-5 Deferral 5-0-0 per Staff recommendation.

RESOLUTION

A RESOLUTION BY THE BOARD OF COMMISSIONERS OF DEKALB COUNTY, GEORGIA TO ADOPT THE 2035 COMPREHENSIVE PLAN 5-YEAR UPDATE, AND FOR OTHER PURPOSES

WHEREAS, the DeKalb County Board of Commissioners has completed the 5-year Comprehensive Plan Update and;

WHEREAS, this document was prepared according to the Rules of Georgia Department of Community Affairs, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective March 1, 2014 and established by the Georgia Planning Act of 1989, and;

WHEREAS, the required steering committee meetings were held on August 12, 2020 and December 10, 2020, public meetings on October 22, 2020 and December 17, 2020 and public hearing on March 25, 2021 and May 27, 2021 to inform and update the DeKalb County citizens of the revised procedures, format, and purpose of the Comprehensive Plan update, and; additional public meetings were held during the public hearing process to encourage broader public participation and input, and;

WHEREAS, the Comprehensive Plan was updated based on stakeholder input up to the final submittal date of March 20, 2021 and;

WHEREAS, the final document was presented to the DeKalb County Planning Commission on March 2, 2021 and May 4, 2021 and;

WHEREAS, the final document was presented to the Board of Commissioners Hearing on March 2, 2021 and May 27, 2021 and;

WHEREAS, the Report of Accomplishments have been completed for the year 2016-2021, and the Community Work Program has been completed according to procedures for the years 2022-2026, and;

WHEREAS, the Department of Community Affairs has reviewed and approved the Comprehensive Plan update as being in compliance with the Minimal Standards and Procedures for Comprehensive Planning on TBD, 2021, and;

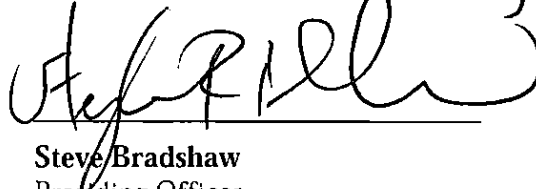
WHEREAS, the Department of Community Affairs requires that the Board of Commissioners adopt the Comprehensive Plan update prior to recertification as a Qualified Local Government.

NOW BE IT THEREFORE RESOLVED:

1. The Official Land Use Maps shall be adopted in digital format and contained on a compact disk to be maintained in its original, unedited and unaltered form by the clerk to the board of commissioners. A printed copy of the compact disk's contents depicting the Official Land Use Maps dated March 18, 2021, shall also be maintained in its original, unedited and unaltered form by the clerk to the board of commissioners; and

2. Any subsequent amendments made by the board of commissioners to the official Comprehensive Plan Land Use Map after the initial date of adoption shall be indicated on the digital version of the official Comprehensive Plan Land Use Map by the director of Planning. The director of the GIS department shall continuously maintain the digital version of the official Comprehensive Plan Land Use Map so that all amendments are accurately shown as made by the board of commissioners since the initial date of adoption, indicating the dates of said amendments. A copy of the updated and current version of the official Comprehensive Plan Land Use Map in digital format, showing all amendments thereto since the date of initial adoption, shall be held in the custody of the director of Planning; and,
3. That the DeKalb County Board of Commissioners hereby adopts the 2035 Comprehensive Plan Update, and the 2035 DeKalb County Comprehensive Plan Appendix with Land Use Parcel Maps, to maintain the County's Qualified Local Government certification, as required by state law.

2021. **ADOPTED** by the DeKalb County Board of Commissioners, the 27th day of July,



Steve Bradshaw
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

July, 2021. **APPROVED** by the Chief Executive Officer of DeKalb County, this 27th day of



MICHAEL THURMOND
Chief Executive Officer
DeKalb County, Georgia

ATTEST:

Barbara Sanders
BARBARA SANDERS, CCC
Clerk to the Board of Commissioners
and Chief Executive Officer

Viviane H Ernstes

APPROVED AS TO FORM:

Ernstes, Viviane
County Attorney

Andrew A. Baker Jr.

APPROVED AS TO SUBSTANCE:

ANDREW BAKER, AICP
Planning Director DeKalb County, Georgia
