

CITY OF LITHONIA

RESOLUTION 10-09-01

RESOLUTION TO ADOPT THE 2010-2026 COMPREHENSIVE PLAN UPDATE FOR THE CITY OF LITHONIA

WHEREAS, the City of Lithonia, Georgia has completed the Community Assessment, Community Participation, and Community Agenda documents as part of the 20-year Comprehensive Plan Update;

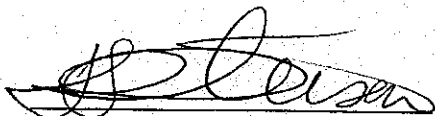
WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989; and

WHEREAS, the City of Lithonia's Comprehensive Plan Update has been reviewed by the Atlanta Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum Standards and Procedures for Local Comprehensive Planning.

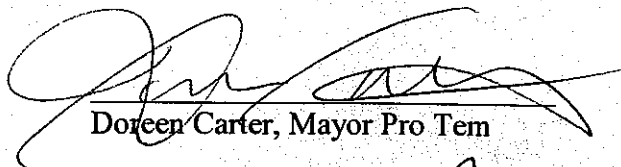
NOW, THEREFORE BE IT RESOLVED, that the City of Lithonia, through the Mayor and City Council, does hereby adopt the 2010 – 2026 Comprehensive Plan Update and directs that the availability of the Plan Update for public review and inspection be publicized.

BE IT FURTHER RESOLVED, that the City of Lithonia, through the Mayor and City Council, directs the City Clerk to forward a copy of this resolution and the Final Comprehensive Plan Update to the Atlanta Regional Commission.

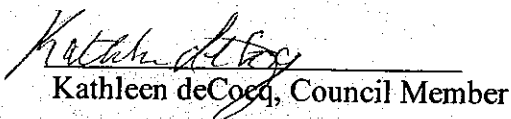
Adopted this 13th day of September, 2010.



Tonya Peterson, Mayor



Doreen Carter, Mayor Pro Tem



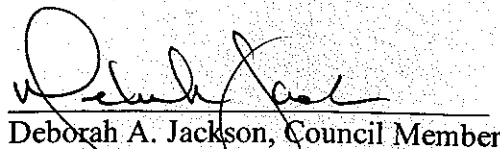
Kathleen deCoeq, Council Member



William Dodd, Council Member

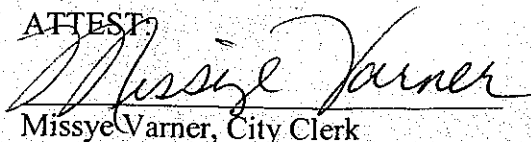


Al T. Franklin, Council Member

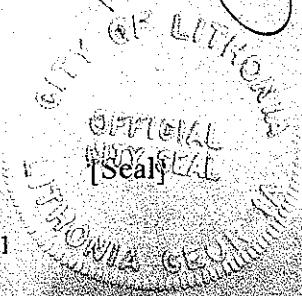


Deborah A. Jackson, Council Member

ATTEST:

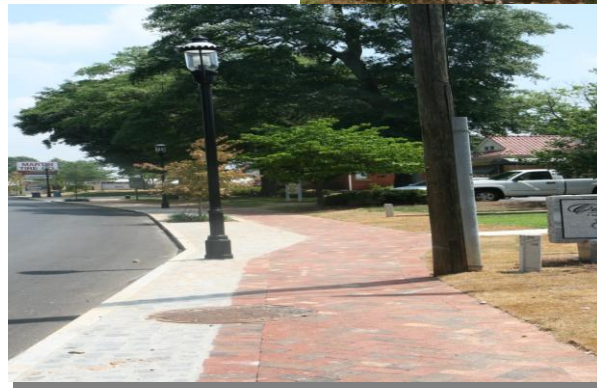


Missye Varner, City Clerk



**City of Lithonia, Georgia
2010 - 2026 Comprehensive Plan**

COMMUNITY AGENDA



“Views of the Past Helping to Create a Vision for the Future”

Prepared by the City of Lithonia Redevelopment Committee

September 2010

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ACKNOWLEDGEMENTS

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SPECIAL THANKS to DeKalb County Department of Planning and Development and Georgia Municipal Association staff for their invaluable assistance to prepare this Comprehensive Plan Update.

VERY SPECIAL THANKS to the citizens of Lithonia, city staff and employees, and other stakeholders for sharing their vision of a brighter future for the community and their willingness to work together to achieve it.

I. INTRODUCTION

An effective Comprehensive Plan provides a vision that describes the future of the community and provides guidelines for the implementation of the vision. The comprehensive planning process is an important management tool for developing and creating a strong, vibrant and healthy community with participation by citizens, elected officials and other key stakeholders.

The Comprehensive Plan provides the framework to determine the type of development that should occur, when the development will take place, and how the costs of the development will be addressed. It gives guidance to the City on how to plan for the investment of resources in essential infrastructure such as roads, water and sewer; parks and green space; community facilities; and other amenities that contribute to the quality of life.

A. Purpose

The Community Agenda for the City of Lithonia reflects the community's vision, goals, policies, key issues and opportunities for the next ten years. They are integral parts of the action plan for implementation of the community's vision.

The report is designed to meet the requirements of the Standards and Procedures for Local Comprehensive Planning established by the Georgia Department of Community Affairs (DCA) on May 1, 2005. Preparation of the Comprehensive Plan in accordance with these standards is a requirement for the City to maintain its status as a Qualified Local Government. For planning purposes, Lithonia is classified by DCA as an "Advanced" planning level jurisdiction since it is part of DeKalb County.

This plan updates the "City of Lithonia Comprehensive Land Use Plan 1995-2015" adopted by the governing body of the City in 1995. The Comprehensive Plan for 2010-2026 contains a Future Development Map that identifies the key Character Areas of the City and provides a clear focus to guide the design and future physical development within the City. Additionally, the plan addresses quality of life issues such as public safety, healthy lifestyles, job and business development, opportunities for youth, and transit options.

B. Scope

Part I of the "City of Lithonia Comprehensive Plan 2010-2026" includes the Community Assessment and Community Participation Program. Those documents provide a preliminary review of existing conditions, land use patterns, public policies, projected improvements, issues and opportunities, and proposed character areas. The Department of Community Affairs has determined that Part I of the Comprehensive Plan is in compliance with the Local Planning Requirements.

Part II of the Comprehensive Plan is the Community Agenda and represents the ideas and suggestions that have been reviewed and discussed through the public participation process. The

Community Agenda provides a refined list of issues and opportunities, a future development map with character areas, and an implementation program. The implementation program incorporates strategies for each Character Area. Additionally, there is a 5-year Short Term Work Program (STWP) with policy statements to provide guidance to the City to faithfully implement the community's vision. The Appendix of the Community Agenda outlines the Quality Community Objectives, adopted by the Georgia Department of Community Affairs to measure how communities preserve their unique resources while preparing for future development, and the Report of Accomplishments for the 2001 STWP.

*C. Background*¹

The City of Lithonia has a “small town” character and is located in the eastern section of DeKalb County one mile north of Interstate 20 and eighteen miles east of the City of Atlanta. It has a diameter of approximately one mile and includes a land area of 540 acres. The City is one of ten municipalities located within DeKalb County.

The City, established in 1856, historically had been a major economic generator in DeKalb County due to the presence of large deposits of granite in the area. The first quarry opened in 1879 and by the early 1900's, quarrying at Big Ledge, Arabia Mountain, Rock Chapel Mountain and Pine Mountain was one of the leading industries in the county. While the industry attracted immigrant artisans from Scotland, Wales, England, Italy and Scandinavian countries, many African Americans were also employed in the quarries in key supportive roles. The expansion of the industry created the need for schools, housing, churches and other community facilities.

The City of Lithonia has a rich culture and history that is unmatched in DeKalb County. In 1869, the Antioch Lithonia Baptist Church was established as the first Black church in DeKalb County. The “Seminary”², built in 1895 and located on Main Street at Max Cleland Boulevard, was an early Lithonia school for the quarry workers and was later used as a boarding home. In 1907, the first public library in DeKalb County was established in the home of Miss Lula Almand. The library was later housed at the Lithonia Woman's Club clubhouse in 1928. The Lithonia Public School system was incorporated in 1938 and the Bruce Street School was established as the first school for the African American community in DeKalb County.

The City of Lithonia continued to prosper as a granite town until the early 1970s. The construction of Interstate 20, beginning in 1958, began south of the city limits and brought increased traffic to Lithonia for business and entertainment. The opening of the Mall at Stonecrest in 2001 represented a new era of development potential for Lithonia that has yet to be realized. The economic downturn that started in 2007 creates new challenges as well as opportunities for Lithonia to regain its status as a center of commerce, transportation, and cultural life for the region.

¹ Excerpts taken from the Master Plan for the City of Lithonia (2003 Livable Centers Initiative Study) prepared by Urban Collage, Inc., URS Corp., and Robert Charles Lesser & Co.

² The Seminary is currently the only property in Lithonia on the National Historic Register and is now used for professional office space.

II. COMMUNITY PARTICIPATION

A. *Public Participation Goals*

The City of Lithonia has emphasized the importance of public input and participation in the comprehensive planning process to assist in the development of practical guidelines for future decision-making to create a vibrant and sustainable community. The effort was led by the Lithonia Redevelopment Committee consisting of council members, citizens, former elected officials, volunteers, and other stakeholders.

The development of the Comprehensive Plan for 2010-2026 has been built upon the community participation from the 1995 Comprehensive Plan and the 2003 Livable Centers Initiative (LCI) Study. The City and its citizens recognized that many challenges and circumstances have prevented the implementation of the goals and objectives of previous planning efforts.

In order to build upon the commitment to expand community participation in the local decision-making process and engage citizens in the local planning process, the City of Lithonia, through the Lithonia Redevelopment Committee, actively pursued the following goals for the development of the Community Agenda.

- **Goal 1:** To raise the level of awareness and understanding of the planning, development, and decision-making processes.
- **Goal 2:** To provide meaningful opportunities for involvement in the planning and decision-making processes of the City.
- **Goal 3:** To identify, involve, and maintain close working relationships with key stakeholders and decision-makers.
- **Goal 4:** To involve the traditionally underserved communities of youth, low-income, and the elderly in planning and other decision-making processes.
- **Goal 5:** To identify the specific issues and opportunities to be addressed by the comprehensive planning process.
- **Goal 6:** To educate the elected officials, citizens, and key stakeholders about methods that can be utilized to meet the goals and objectives of the community.
- **Goal 7:** To provide the necessary tools and support to implement the community's vision of a viable and sustainable community.

B. Visioning and Participation Process

The community participation process, or visioning process, for the City of Lithonia Comprehensive Plan 2010-2026, included a variety of participation techniques to maximize input by the various stakeholders in the planning effort. City of Lithonia officials, residents, youth, property owners, business owners, and other key stakeholders shared their perspectives to help create the Community Agenda. The expectation is that the community will continue to be engaged in the development process to ensure that the Community Agenda is implemented. The following is a description of the participation techniques utilized.

Lithonia Redevelopment Committee (LRC) – The LRC was created in October 2009 and consisted of current and former elected officials, longtime residents, key stakeholders and volunteers. The LRC met to prepare the Community Assessment and the Community Participation Program and to provide input and guidance to the planning process. The LRC developed project goals and objectives, the project schedule, and opportunities for community participation. The Committee used a variety of techniques to engage the community to guide the development of the Comprehensive Plan. The LRC helped to identify the issues and opportunities available to redevelop and revitalize the community. Brainstorming sessions were used to finalize the list of issues and opportunities the City will address during the implementation phase. Several public hearings and forums were held to define a community vision, to define the City's future character areas, and to suggest steps for implementation. Monthly reports on the status of the planning process were presented to the elected officials and community during the monthly City Council meetings and work sessions. Regular reports were also published in the local paper, Granite City News.

Surveys – A survey was prepared by the Lithonia Redevelopment Committee to ascertain community attitudes, opinions and perceptions about current conditions and development trends in the City. The survey captured some demographic information in terms of gender, age, length of residency in the city, home ownership, and educational level. Community views were expressed about the community and sense of place; quality of life issues, including public safety; economic development priorities; mobility options; preservation, protection and conservation issues; and future development patterns. The results of over 100 responses were tallied and presented at a public forum in April 2010. The survey summary is included as Appendix C.

Kick-off Public Information Meeting – A public forum was held in April 2010 to announce the kickoff of the Community Agenda phase of the planning process. Notices were sent to the media, citizens, property owners, and key stakeholders about the public forum. Information was provided on the requirements of the Comprehensive Plan. The public forum presented an opportunity to review the issues and opportunities presented in the Community Assessment. The meeting included a presentation covering the purpose and limitations of comprehensive planning, an overview of the process to complete the City of Lithonia's Comprehensive Plan, and a summary of the information contained in the Community Assessment and Community Participation Program. A proposed Vision Statement was presented to the participants. Citizen comments were incorporated into the planning documents.

Stakeholder Interviews – Representative stakeholders were interviewed to identify issues and opportunities regarding the community’s need to create a vibrant and sustainable future. The interviews included many of the stakeholders such as business and civic leaders, property owners, service providers, seniors, youth, and others that represent key institutions and organizations.

Public Workshops – In addition to the public forum in April 2010, the community was invited to participate in the meetings of the Lithonia Redevelopment Committee (LRC) held in May 2010. The LRC meetings focused on the development of strategies to implement the Community Agenda. After the second required hearing in June 2010, the governing body adopted a resolution to transmit the Community Agenda to the Atlanta Regional Commission and the Georgia Department of Community Affairs for review.

III. COMMUNITY VISION

The Community Vision outlines the hopes and desires of what the citizens of Lithonia and other stakeholders want to happen. Out of the public forums, the Lithonia Redevelopment Committee meetings, and discussions with community representatives, the following Vision Statement emerged:

The City of Lithonia's unique and small town character will be protected and enhanced while improving the visual and aesthetic quality of its downtown; and becoming a model of development with global appeal.

The City will support programs and activities that promote healthy lifestyles, sidewalks, walking trails and greenspace; nurture our children and youth through educational and recreational activities; and provide a safe, clean and family-friendly environment.

The City will strive for diversification and balanced growth with a focus on development that preserves existing amenities and historical resources; encourages economic growth and business creation; promotes diversity in housing options; and creates sustainability in harmony with the environment that will enhance the quality of life socially, culturally, and economically for its residents.



PATH Trail



Lithonia-Davidson Public Library

IV. FUTURE DEVELOPMENT MAP

One of the key components of the comprehensive planning process is the creation of a Future Development Map that supports the vision for growth, development, and community sustainability for the next twenty years. After considerable public participation, a Community Vision evolves and is then translated into unique Character Areas under the Department of Community Affairs local planning requirements.

The Department of Community Affairs (DCA) defines a Character Area as a “specific geographic area within the community that:

- Has unique or special characteristics to be preserved or enhanced (such as a downtown, a historic district, a neighborhood, or a transportation corridor);
- Has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation (such as a strip commercial corridor that could be revitalized into a more attractive village development pattern); or
- Requires special attention due to unique development issues (rapid change of development patterns, economic decline, etc.).

DCA regulations further provide that “each character area is a planning sub-area within the community where more detailed, small-area planning and implementation of certain policies, investments, incentives, or regulations may be applied in order to preserve, improve, or otherwise influence its future development patterns in a manner consistent with the community vision.”

In 2003, the Lithonia community and key stakeholders actively participated in numerous forums as part of a Livable Centers Initiative (LCI) Study to articulate their vision for revitalizing the City and downtown area. This process resulted in the development of a LCI Study Framework Plan which highlighted key projects that could be developed to rehabilitate and preserve housing units as well as construct new ones; to have mixed-use development to increase living options and support the downtown commercial base; to support civic capacity building; and to support public infrastructure improvements.

The initiatives identified in the LCI Study Framework Plan were based on the following key concepts for revitalizing and improving the City of Lithonia and the downtown area:

- Develop various housing options in downtown that are compatible with the existing character of Lithonia and that target families and empty nesters;
- Encourage architectural preservation and design elements that are compatible with the existing Lithonia historical character;
- Create a sense of place or focal point in downtown that serves as a gathering place for the community;

- Focus on downtown retail redevelopment along Main Street that is unique in character from surrounding retail.

Although the initiatives contained in the LCI Study Framework Plan were first identified in 2003, there has been limited progress towards implementation. Nevertheless, the process of developing the Community Agenda as part of the comprehensive planning effort provided the opportunity to revisit the initiatives to determine if they were still relevant or needed to be modified in light of new conditions. The overwhelming response from the community, based on the surveys and feedback at the public forums and hearings, reaffirmed interest in pursuing the development of the City as previously envisioned. To comply with the DCA requirements enacted in 2005, the earlier initiatives of the LCI Study Framework Plan are refocused and identified as Character Areas.

The following pages present the Future Development Map with the proposed Character Areas. Each Character Area description includes the type of development to be encouraged; the primary land uses to be allowed; and identification of the implementation strategies. The Quality Community Objectives to be pursued are incorporated as part of the implementation strategies and are included in Appendix A.

To facilitate understanding of the Character Areas, the following terms are defined:

- Development Patterns
- Primary Land Uses
- Implementation Strategies
- Quality Community Objectives

Development patterns describe the nature of preferred development in a Character Area. The description may include the following components:

- Appropriate building or site design
- Infrastructure required to support development
- Intensity of development
- Proper land development practices
- Connectivity between uses, including sidewalk and street design
- Traffic mitigation measures
- Environmental, scenic, historic, or cultural features
- Open space
- Availability of, and access to, public spaces and park areas
- Landscape or buffer requirements

Primary land use identifies the permissible land uses within each Character Area. Recommended land uses for parcels in a Character Area are identified.

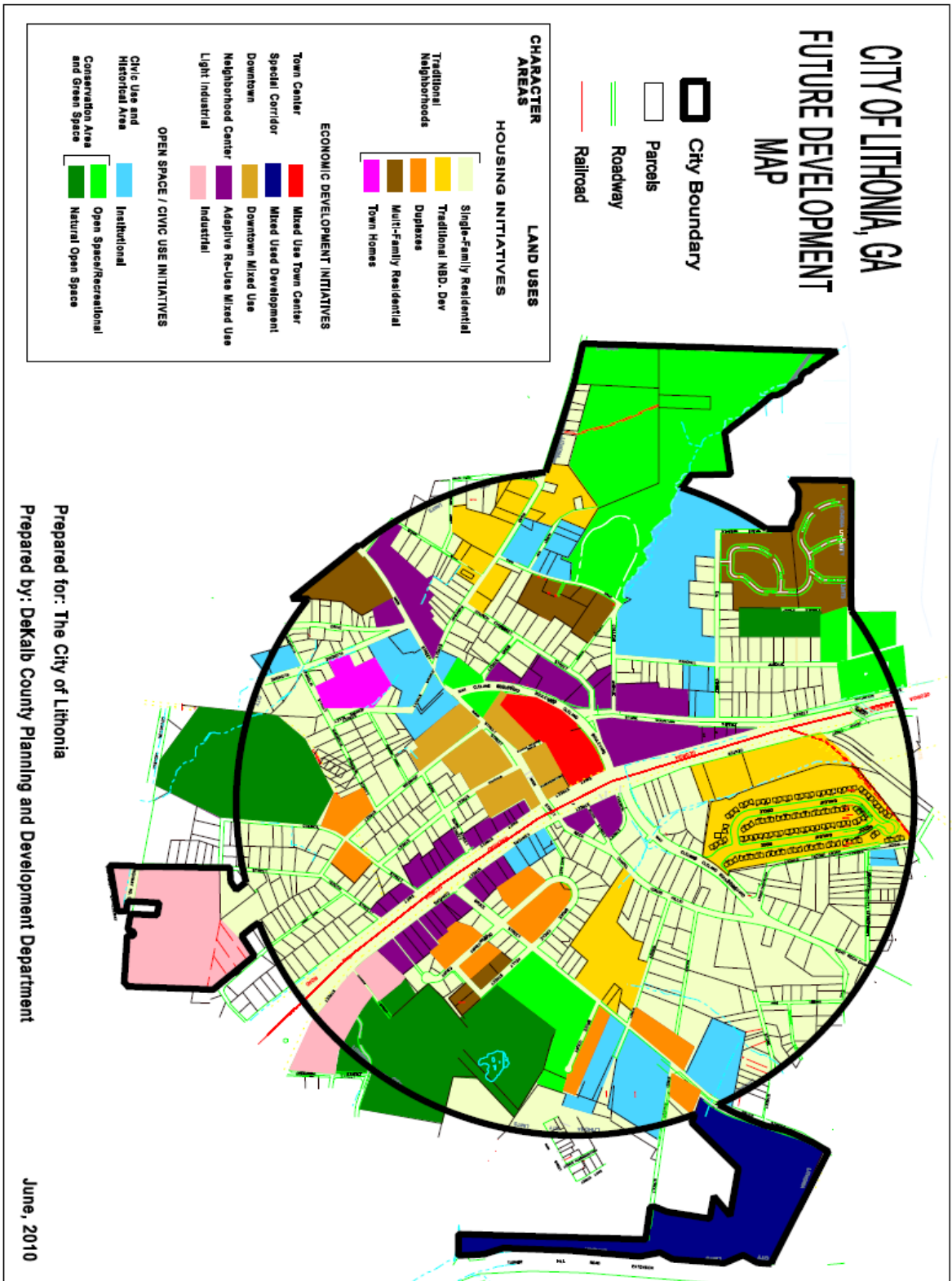
Implementation strategies identify the measures the City will take to ensure that the development pattern described for each Character Area can be implemented. Strategies may include the adoption or amendment of ordinances and regulations, preparation of supplemental plans and studies, implementation of existing studies, capital projects, and collaboration between entities.

Quality Community Objectives (QCOs) were adopted by the Georgia Department of Community Affairs to measure how communities preserve their unique resources while preparing for future development.

The Future Development Map for the City of Lithonia (Figure 1) covers the entire jurisdiction and identifies the following Character Areas:

- Traditional Neighborhoods
- Town Center
- Downtown
- Neighborhood Center
- Light Industrial
- Civic Use and Historic Area
- Conservation Area and Greenspace

Figure 1. Future Development Map



LAND USE MAP 2.dgn 6/10/2010 10:47:09 AM

V. CHARACTER AREAS – HOUSING INITIATIVES

Traditional Neighborhoods

The Traditional Neighborhood Character Area describes a neighborhood having relative well-maintained housing, possessing a distinct identity through architectural style, lot and street design, and higher rates of homeownership. Existence of declining areas within the neighborhood may contribute to further decline over time.

A. *Single-Family Preservation/Restoration/Infill*

The majority of the houses in Lithonia are comprised of single-family residential neighborhoods with historic building elements and styles that are the foundation of the historical character of Lithonia. Throughout these residential areas are older residences that should be preserved and restored in a fashion that is compatible with the existing historic character. There are also opportunities to construct new single-family homes with similar architectural character on existing vacant properties.

B. *Redevelopment of Public Housing*

One of the major property owners in the City is the Lithonia Housing Authority with approximately 175 housing units of which 75 are public housing. The public housing consists of one-story duplex brick structures in relatively standard condition scattered throughout neighborhoods in Lithonia. The existing facades are in need of architectural enhancements and modernization such as roof pitches, porches, and windows that are compatible with the existing single-family housing.



Lithonia Housing Authority Property - Existing & Proposed

C. Senior and Special Needs Housing

Single-family residential development is needed in the downtown area to help create density in order to support economic development initiatives. A 45-unit multi-family housing development of the Lithonia Housing Authority has been redeveloped as a 90-unit tax credit project for low- to moderate-income families. A number of the units have been reserved for seniors. An added feature to the development is its close proximity to the Lithonia Park and Stewart Amphitheater and the Lithonia Middle School. Additional research is required to determine the need for additional housing options for seniors and others with special needs as well as appropriate locations for the housing.

D. Townhouse Development

As the demand for new housing in Lithonia increases, the construction of two-story townhouses is proposed. This development would provide a new housing type to the downtown area marketable to young couples and empty nesters looking for low maintenance residences. These townhomes should be designed with a historical character that is complementary to the architectural style of the surrounding residences.

E. Multi-Family Development

The City has several multi-family developments that serve the community. Parc Chateau is an income-based property with 174 units; Ansley Oaks is a market-rate based property with 94 units. There are some smaller units that are owned and operated by the Lithonia Housing Authority and private owners. Given that over 60 percent of the housing units in the city are renter-occupied, there is strong interest in creating more home-ownership opportunities.

Development Patterns for Traditional Neighborhoods

The development patterns should seek to:

1. Preserve existing single-family homes
2. Encourage restoration of aging homes with historic character
3. Promote new single-family residential development with historic character
4. Develop new single-family homes on ¼ acre or less lots
5. Modernize or redevelop existing public housing units to be compatible with existing single-family housing
6. Develop new townhomes with high quality design elements compatible with existing single-family homes.
7. Reduce lot setbacks and have rear-oriented off-street parking
8. Ensure installation of sidewalks to facilitate pedestrian activity
9. Ensure connectivity of sidewalk network to community amenities
10. Establish pocket parks

11. Discourage gated communities

Primary Land Uses

1. Single-family housing development
2. Compatible two-story townhome development
3. Compatible small multi-family residential development
4. Passive recreation areas
5. Sidewalks and/or walking trails

Implementation Strategies

1. Undertake an inventory to document the condition and status of all housing units
2. Study the feasibility of the large undeveloped vacant properties along Center Street, Parkway Drive and Bruce Street for potential development sites. As demand for housing increases in Lithonia, these sites should be developed to expand the housing market since these areas are surrounded by single-family housing
3. Reinforce neighborhood stability by encouraging homeownership and maintenance or upgrade of existing properties
4. Promote the development of single-family homes and townhomes on small lots (less than 1/4 acre each). This development type attracts young couples and empty nesters looking for low maintenance, detached single-family homes.
5. Work with First St. Paul AME Church, owner of several parcels on Magnolia and Klondike Streets, to support the development of housing options for seniors
6. Work with Lithonia Housing Authority and other partners to develop a plan for improvements to and/or redevelopment of existing public housing units incorporating design elements of existing single-family homes
7. Work with PATH Foundation to provide strong pedestrian and bicycle connections in neighborhoods to encourage walking to community facilities and amenities



Traditional Single Family



Oakleaf Subdivision of Townhomes

VI. CHARACTER AREAS – ECONOMIC DEVELOPMENT INITIATIVES

Town Center

The Town Center Character Area serves as a focal point for several neighborhoods and has a concentration of activities such as general retail, service commercial, professional, higher-density housing, and appropriate public and open space uses that facilitate accessibility by pedestrians.

A. Lithonia Plaza Mixed Use

The Lithonia Plaza is located in the heart of downtown Lithonia and currently houses the Wayfield Foods grocery store and several retail stores. A portion of the structure is owned by the City of Lithonia. This 1970's structure needs to be redeveloped in order to restore the Lithonia retail core into the thriving activity center that it once was. Situated adjacent to existing Main Street businesses, this site is a prime location to expand the housing market and businesses in the downtown area.

Development Patterns for Town Center

The development pattern should seek to:

1. Include a mix of retail, office, services, open spaces, and employment opportunities
2. Reinforce the Town Center with adjacent higher density housing options that are targeted to a broad range of income levels
3. Incorporate pedestrian-oriented walkable connections within the Town Center and from the neighborhoods to the Town Center
4. Promote direct connections between the greenspace, trail networks, and community facilities such as the library, recreation center, and middle school

Primary Land Uses

1. Higher-density mixed-income housing options
2. Mixed-use development of housing, retail, and office that fronts Max Cleland Boulevard and provides for interior surface parking
3. Development of town square with new city hall and/or other civic uses

Implementation Strategies

1. Demolition of Lithonia Plaza in phases (See Strategies for Town Center Target Area Development below)
2. Conduct feasibility study for two to three-story live/work townhome development
3. Promote commercial and retail/grocery reoriented to face Max Cleland Boulevard

4. Develop and incorporate historic design standards that are compatible with Main Street design elements
5. Extend the development of new retail and mixed-use projects along the Main Street corridor
6. Explore the feasibility of developing a formal town square with a city hall or other civic facility for organized outdoor civic activities
7. Work with PATH Foundation to expand the existing walking/biking trail to Main Street
8. Promote pedestrian access to downtown goods and services



Proposed Town Square and New City Hall

Strategy for Town Center Target Area Development

A Downtown Target Area was defined during the 2003 LCI Study. Residents and elected officials during the comprehensive planning process reaffirmed having a Town Center Target Area Development Strategy as a key component to reinvigorate the area (See Figures 2 – 4). The emphasis is to build on the existing charm and historic character of existing structures while creating new opportunities for retail, housing, community facilities and circulation enhancements in the heart of downtown Lithonia. The target area is focused in downtown Lithonia and includes the block bounded by Main Street, Max Cleland Boulevard and Swift Street. Properties fronting Main Street from Max Cleland Boulevard to Swift Street are also included in the Target Area.

The following Short-term and Long-term Development concepts for the Town Center Target Area are contingent on the commitment of property owners, developers, City officials and other key stakeholders to implement the proposed projects.

Short-Term Town Center Target Area Development Strategy

The short-term strategy for future development in the Town Center Target Area focuses on the Lithonia Plaza (Figure 2). The eastern portion owned by the City of Lithonia, and its adjacent surface parking could be demolished and redeveloped for residential use consisting of approximately 27 two-story townhomes with parking on the ground floor. It would be sited to include alleys or service drives for access and parking as well as a greenspace or centralized courtyard for the residents. Reflecting community desires for an urban grocery store, the existing Wayfield Foods building would remain, but major façade improvements and architectural details are recommended to enhance its appearance. Existing retail structures fronting Main Street would also undergo façade improvements and, where feasible, upper floor residential lofts would be developed.

In order to provide vehicular and pedestrian access to the development site, Stone Mountain Street should be extended and enhanced with crosswalks and street trees. Additional pedestrian-oriented intersection enhancements, including paved crosswalks and signalization, is recommended at Max Cleland Boulevard and Stone Mountain Street.

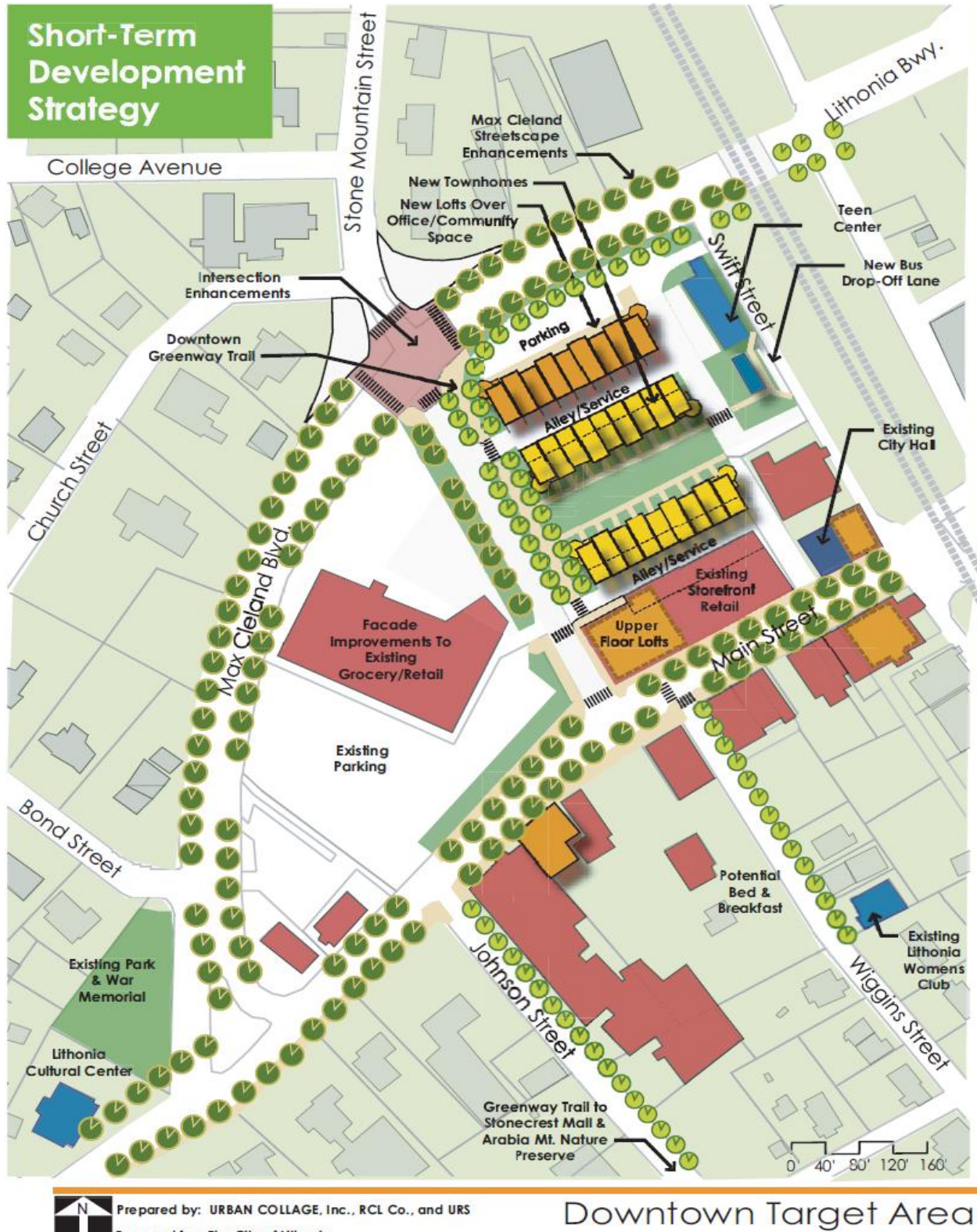


Main Street Streetscape Phase I



Proposed Main Street Redevelopment

Figure 2. Town Center Short Term Development Strategy



Long-Term Town Center Target Area Development Strategy A

This long-term development strategy includes the townhouse development described in the short-term strategy, but also includes a redevelopment concept for the Wayfield Foods that is beyond short-term façade improvements. In order to focus retail services on Main Street, reorienting the grocery to include main access and parking on Max Cleland Boulevard would be necessary (Figure 3).

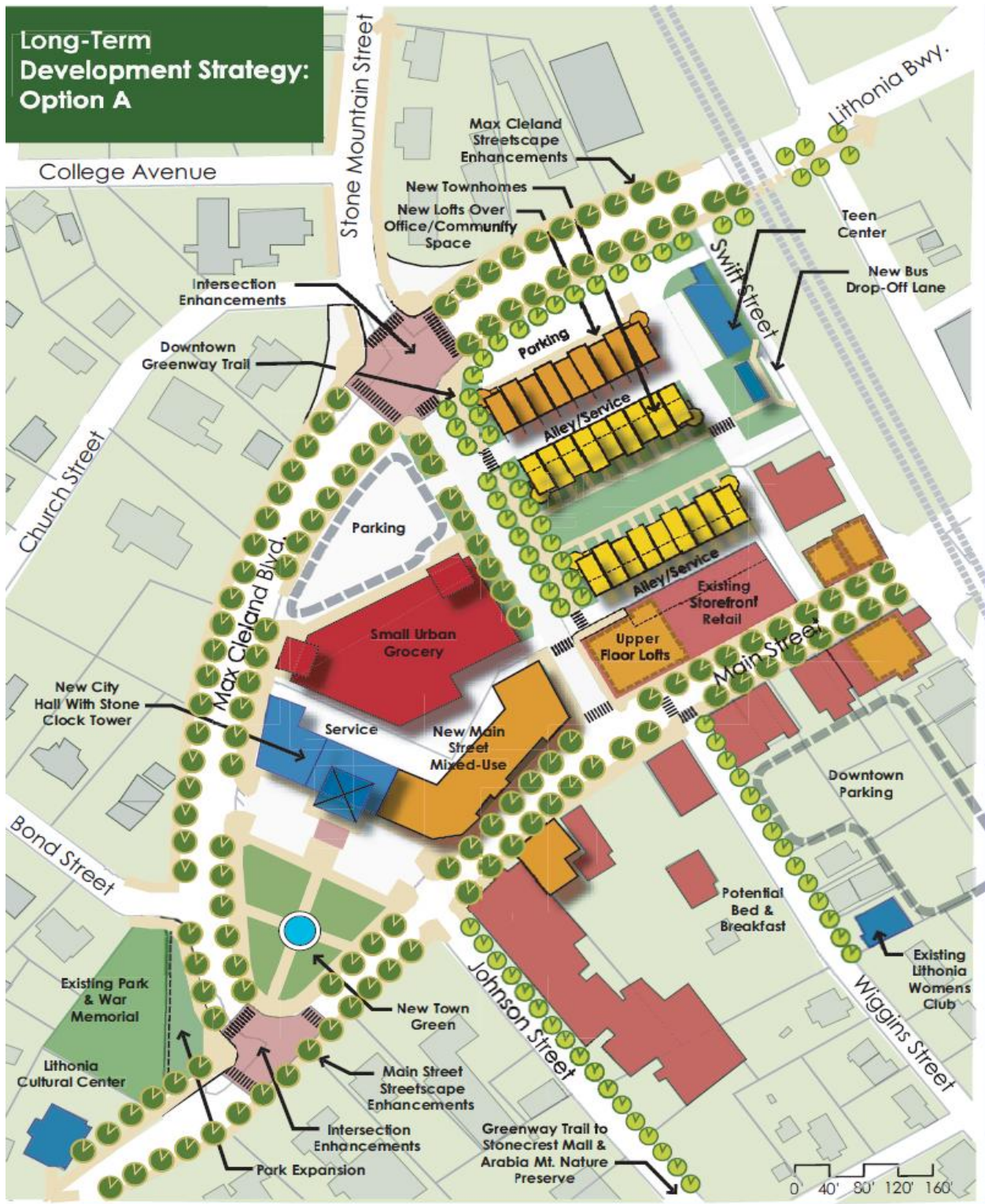
The existing surface parking would be developed to include a mixed-use building fronting Main Street and a new city hall or civic facility with an adjacent town green/ plaza. This new development would serve as a major focal point upon entry into the downtown area.

Long-Term Town Center Target Area Development Strategy B

Long-term Development Strategy A has particular challenges in that it requires the acquisition of several businesses owned by private property owners to develop the town green. Therefore, Strategy B proposes a less aggressive option (Figure 4). This version of the long-term strategy is similar to the previous but provides an alternative to developing a new city hall or civic facility on the existing grocery surface parking lot. Instead, this concept suggests developing an additional 8 townhomes on the site and adaptively reusing existing structures along Main Street as the new city hall or civic facility.

In either scenario, it should be recognized that redevelopment of the existing grocery store site is long-term and the desire for an urban grocery store in the heart of downtown is important to the community. Furthermore, the overwhelming desire for a new city hall or civic facility represented in both scenarios is likely to be a very long-term option. The scenario also relies upon the construction of a municipal parking lot to serve the Main Street infill development.

Figure 3. Town Center Long Term Development - Option A



Prepared by: URBAN COLLAGE, Inc., RCL Co., and URS

Downtown Target Area

Figure 4. Town Center Long Term Development Strategy - Option B



Downtown

The Downtown Character Area is the traditional central business district of a community and may be surrounded by other commercial or mixed-use areas.

A. Downtown Main Street Mixed Use

With enhancements to the existing two-story historic structures along Main Street, the character of downtown Lithonia should consist of a multi-story mixed-use environment containing retail space on the ground floor with large storefront windows and office space and/or lofts on upper floors. A Main Street Overlay District was created in 2006 to facilitate mixed-used development.

Development Patterns for Downtown

The development pattern should seek to:

1. Encourage new residential and commercial development adjacent to the downtown area
2. Include a high-density mix of retail, office, services, and employment to serve the regional market area of Southeast DeKalb and Rockdale Counties
3. Promote residential development that supports the traditional town center with the rehabilitation of historic buildings and compatible infill development
4. Promote pedestrian-oriented and walkable connections between the downtown area and other community amenities
5. Ensure the connectivity of sidewalks to walking trails

Primary Land Uses

1. Higher density mixed-use development of retail/office and housing
2. Sidewalk installation and repairs

Implementation Strategies

1. Develop design guidelines to maintain the historic characteristics of the downtown area
2. Develop standards to promote ground floor retail establishments that are closer to the street with storefront windows
3. Review the provisions of the Main Street Overlay District to ensure that they encourage a mix of office and loft development on the second floors; and have appropriate design standards
4. Identify development partners interested in building two-story infill development with compatible historic character
5. Explore potential funding sources to encourage historic façade restorations and improvements of existing buildings by property owners

Neighborhood Center

The Neighborhood Center Character Area is a focal point that has a concentration of activities such as general retail, school, service commercial, professional office, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians.

A. *Adaptive Re-use Projects (Mixed-Use)*

Steps are needed to improve the character of existing and underutilized structures particularly along the southern end of Main Street, Max Cleland Boulevard, Stone Mountain Street and along the railroad on Swift and Center Streets. Along Main Street, existing single-family homes are being converted into offices (particularly for lawyers, accountants, and real estate agents). As the demand for service-oriented retail increases in the long term, this type of conversion can be considered for existing properties along Max Cleland Boulevard, Stone Mountain Street and along the railroad corridor, to concentrate the focus of commercial development in the Main Street area.

Development Patterns for Neighborhood Center

The development pattern should seek to:

1. Encourage the existing owners to consider converting the property to service commercial or professional use
2. Encourage appropriate small retail development to support neighborhood needs
3. Promote connections between the neighborhood center and other community facilities and amenities
4. Encourage pedestrian access and walkability to community facilities and amenities

Primary Land Uses

1. Single-family housing
2. Small townhome development
3. Conversion of existing structures to office or service facilities
4. Sidewalks and connections to walking/biking trails
5. Passive parks

Implementation Strategies

1. Enact the necessary ordinances to preserve existing structures with historical significance along the railroad, Main Street and Stone Mountain Street
2. Work with property owners to convert existing structures into office, service, and housing
3. Promote infill development on vacant lots where appropriated
4. Discourage any large retail facilities in this area
5. Promote creation of pocket parks

Special Corridor

The Special Corridor Character Area is another focal point within the City 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.

A. Mixed Use Development

A mixed-use development project was approved by the City in 2007 that included two phases. The first phase was proposed to include retail, professional office space, and green space; a second phase would include a hotel or multi-family units and more retail space. *(As of July 2010, the project has been on hold due to financing issues for the developer).*

The community is interested in having a viable project that is developed in the area that would provide additional shopping options and job opportunities.

Development Patterns for Special Corridor

The development pattern should seek to:

1. Complement the Town Center Area and include a mix of retail, office, services, open spaces, and employment opportunities
2. Incorporate pedestrian-oriented walkable connections from the neighborhoods
3. Promote direct connections between the greenspace, trail networks, and community facilities such as the library, recreation center, and middle school

Primary Land Uses

1. Higher density mixed-use development of retail/office and housing
2. Sidewalk installation and repairs

Implementation Strategies

1. Work with property owner to explore possible funding options for the mixed-use development project
2. Work with property owner to identify alternative uses for the property if funding cannot be secured for existing project

Light Industrial

A. Light Industrial and Expansion

A Light Industrial Character Area is generally used for low or high 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.

An undeveloped 17 acre parcel north of Covington Highway and south of an established single-family neighborhood was annexed into the city in 2002 and currently only contains a billboard. Due to its proximity to Covington Highway, this site has potential for light industrial/commercial development that is non-threatening to the surrounding residential community.

Conyers Street currently contains several industrial properties that at one time benefited from the railroad. Adjacent vacant property could be developed for light industrial use that contributes to the tax rolls and as an employment generator for the city.

Development Patterns for Light Industrial

The development pattern should seek to:

1. Promote the attraction of light manufacturing to the area
2. Incorporate landscaping and site design to soften views of buildings, parking lots, and loading docks
3. Incorporate signage and lighting features to enhance the quality of the development
4. Explore mix of uses, including retail and services, to reduce automobile reliance and use at the site
5. Connect to existing development in the surrounding area

Primary Land Uses

1. Small/Light industry with emphasis on green/clean industries
2. Limited service and retail development
3. Sidewalk connections to neighborhoods and walking/biking trails

Implementation Strategies:

1. Promote expansion of small light industry/commercial businesses
2. Explore opportunity for creation of green/clean industries
3. Identify businesses that would benefit from and/or complement the CSX Railroad
4. Improve curb appeal/gateway into the downtown area from Covington Highway with site development and façade standards such as brick, landscaping, fencing, etc.
5. Adopt ordinance regulating billboards
6. Explore opportunity to extend sidewalk network to the area

VII. CHARACTER AREAS – CIVIC USE AND OPEN SPACE INITIATIVES

Civic Use and Historic Area

A Civic Use and Historic Character Area contains features, landmarks, and cultural uses of historic and/or civic interest and use. Lithonia has several historic features and landmarks that need to be preserved, restored, and maintained.

A. *Lithonia Historical and Cultural Center*

A facility is needed to help promote and preserve the rich historical and cultural diversity within the community. One existing facility that can be considered is the Lithonia Woman's Club which is currently only used occasionally by some community groups.

Another potential location is the Bruce Street School which was the first school for African American students in DeKalb County. The ownership of the structure was transferred to the City sometime in the 1980s. The building's outer walls of granite remain intact but the interior and roof have deteriorated. There is strong interest in the community to refurbish the building and establish a facility for community use. Some of the suggested uses include a cultural center, museum, and a community training center.

Development Patterns for Historic and Civic Use

The development pattern should seek to:

1. Protect historic properties from demolition
2. Encourage rehabilitation and/or restoration of historic properties whenever possible
3. Maintain properties to prevent future deterioration
4. New development should be of a scale and architectural design to fit the historic character of the area
5. Preserve available greenspace
6. Link area to other community facilities and amenities
7. Promote pedestrian access and walkability

Primary Land Uses

1. Civic and/or institutional
2. Passive parks

Implementation Strategies:

1. Complete application process for nomination to the National Register of Historic Places
2. Develop appropriate ordinances and policies to protect historic sites

3. Support the establishment of a citizen historic commission
4. Explore opportunities for funding to refurbish the historic Bruce Street School
5. Study the feasibility of creating a cultural/ historical center
6. Establish green and public gathering spaces



Lithonia Woman's Club, est. 1928



Bruce Street School, est. 1928



Union Missionary Baptist Church, est. 1894

VIII. CHARACTER AREA – CONSERVATION AREA AND GREENSPACE

Conservation Area and Greenspace

A Conservation Area and Greenspace Character Area contains primarily natural lands and environmentally sensitive areas that are not suitable for development, such as flood plains, wetlands, watersheds and other environmentally sensitive areas. The area of protected open space may include recreation features and link ecological and cultural amenities.

A. *Natural Open Space and Park Expansion*

Several large undeveloped parcels contain granite rock that was not quarried during Lithonia's industrial growth. A parcel located behind the Bruce Street Park is an abandoned city landfill. Due to unknown conditions, proximity to existing single-family housing and the likelihood of granite rock limiting development, these sites should be preserved in their natural state as open spaces.

The City of Lithonia has several active recreational facilities within the city limits but more facilities are needed to provide options for additional youth activities. There are vacant parcels adjacent to the Bruce Street Park and the Lucious Sanders Recreation Center that should be developed for additional programmed open space. The Lithonia City Park and its facilities, such as the Stewart Amphitheater and pavilion area, need to be improved and upgraded.

Development Patterns for Conservation Area and Greenspace

The development pattern should seek to:

1. Maintain natural character and protect environmentally sensitive area
2. Maintain existing tree cover
3. Promote the use of conservation easements
4. Minimize any new development
5. Promote part of area as passive use recreation destination
6. Link areas with other greenways and walking/biking trails

Primary Land Uses

1. Active park area
2. Passive park area
3. Walking/biking trail connections

Implementation Strategies:

1. Develop a plan to preserve existing undeveloped area for natural open space
2. Develop a capital improvement plan for the Lithonia City Park
3. Work with DeKalb County and other partners to upgrade park facilities
4. Promote informal walking trails and nature areas
5. Work with Arabia Mountain Heritage Area Alliance, PATH Foundation, DeKalb County and other entities to develop connections to the Arabia Mountain National Heritage Preserve area
6. Conduct environmental study of abandoned landfill for feasibility of future development
7. Support development of community gardens in appropriate areas
8. Maintain and expand the Bruce Street Park and Lithonia City Park to include new play equipment and youth activities



DeKalb County Bruce Street Park



Bruce Street Park Facilities



Lithonia City Park



Lithonia City Park - Stewart Amphitheater

IX. TRANSPORTATION AND CIRCULATION INITIATIVES

A major objective of transportation and circulation initiatives is to provide safe pedestrian facilities and alternative means of travel within the city. Sidewalks and bicycle policies are an important component of connecting existing pedestrian systems and expanding them where necessary to increase access to community facilities and amenities.

The following initiatives do not specifically constitute Character Areas but are part of the component strategies needed to enhance the future development of the City of Lithonia. Some of the initiatives have been completed since they were initially proposed in 2003 in the LCI Study.

A. Main Street Improvements

Streetscape improvements for Main Street in downtown Lithonia were divided into two phases. Phase I focused on improvements to the Main Street corridor starting at the intersection of Max Cleland Boulevard and Main Street. The project included on-street parking, sidewalks, lighting and landscaping to beautify the area and was completed in 2005. Phase II (DK-326) of the improvements running from Covington Highway along Main Street to the intersection of Max Cleland Boulevard started in October 2009 and was completed in June 2010.

The City will benefit from DeKalb County's continuing expansion of the sidewalk network just outside of the city limits. Phase III of the Covington Highway/US 278 project (DK-031C) will add five-feet of ADA compliant sidewalks along both sides of SR12/Covington Highway from Panola Road to Evans Mill Road and will connect with Lithonia's Main Street corridor.

Implementation Strategies:

1. Develop a plan for the ongoing maintenance of the streetscape landscaping
2. Develop cash reserves to make improvements as needed
3. Work with DeKalb County, ARC, GA DOT, and other agencies to continue expansion of sidewalk network within the city and surrounding areas

B. Installation of New/Repaired Sidewalks

There is not a consistent network of pedestrian facilities within the city. Several streets within the city do not have pedestrian sidewalks and there is a lack of pedestrian connectivity from local neighborhoods to community facilities such as the Lithonia Middle School, the Lithonia City Park and Stewart Amphitheater, Bruce Street Park, Lucious Sanders Recreation Center, the Lithonia Senior Center and to the downtown shopping district. The area around Max Cleland Boulevard and Stone Mountain Street is of particular concern.

Implementation Strategies:

1. Develop an inventory of existing sidewalks and conditions
2. Work with PEDS, DeKalb County Board of Education, and other organizations to establish a safe routes to school program
3. Construct new neighborhood sidewalks in several key locations, particularly in ways that connect residential neighborhoods to parks, downtown, and community facilities
4. Review traffic calming options to improve vehicular and pedestrian coordination (potential traffic signal)
5. Install pedestrian crosswalks and pedestrian signalization
6. Establish pedestrian walkways with identifying area markers
7. Work with DeKalb County, ARC, GA DOT, and other agencies to continue expansion of sidewalk network

C. Railroad Crossing Improvements

The railroad corridor divides the City of Lithonia into two quadrants and railroad traffic is frequent. At the Main Street crossing, pedestrian connections are lacking which makes pedestrian utilization of the area difficult and unsafe. There have been several accidents with two fatalities in the past.

Implementation Strategies:

1. Work with DeKalb County, GA DOT, and CSX Railroad to improve pedestrian and vehicular connection from Main Street to Rock Chapel Road
2. Explore the installation of crossing arms at Main Street intersection
3. Work with CSX to enhance the image of the railroad corridor and to improve maintenance in the area

D. Downtown Greenway Trails

The PATH Foundation, in partnership with the Arabia Mountain Heritage Alliance, has worked to establish multi-purpose greenway trails extending from Arabia Mountain to the Mall at Stonecrest and into the City of Lithonia. The existing trail needs to connect to various places of interest within the city limits including the downtown district, Lithonia City Park and Stewart Amphitheater, Bruce Street Park, Lucious Sanders Recreation Center, Lithonia Senior Center, the historic Bruce Street School and the African American Cemetery.

The City of Lithonia, in partnership with DeKalb County, has a project that is part of the Envision6 Transportation Plan (DK-AR-BP020) that includes sidewalks and bicycle lanes that will extend along South Stone Mountain Lithonia Road from Rockbridge Road to Main Street in

the City. This project will be an important addition to the City's plans to promote alternative modes of transportation and improve planning coordination with DeKalb County.

Implementation Strategies:

1. Work with the PATH Foundation, PEDS, and other entities to develop a new downtown trail system for pedestrian and bicycle use
2. Work with DeKalb County and ARC to facilitate implementation of transportation projects
3. Expand upon existing trail connections from the Arabia Mountain National Heritage Area within the city

E. Gateways

There are several granite identity markers at key locations to delineate the city limits that are low to the ground and very small. Additional locations that require similar focal elements include Stone Mountain Street at the city limits and the Lithonia Byway. An appropriate vertical element for the Main Street and Max Cleland intersection could be a bell or clock tower that is incorporated into the proposed city hall or civic facility in a town square.

Implementation Strategies:

1. Enhance the existing identity markers by raising the level to draw attention
2. Develop new and/or enhance existing identity markers for downtown on Lithonia Byway and Stone Mountain Street (at city limits)



Gateways - Existing and Proposed

X. COMMUNITY ISSUES AND OPPORTUNITIES

The following issues and opportunities were initially compiled after a review by decision-makers, community representatives, and other stakeholders of the Quality Community Objectives, city policies, and prior city plans during the Community Assessment phase of the planning process. The issues and opportunities were evaluated during the development of the Community Agenda and some minor revisions were made. The issues and opportunities are organized as topics based on the DCA Local Planning Requirements, and include the additional feature “Quality of Life” in order to provide a more holistic approach to community development planning. The assessment topics are:

- A. Population
- B. Economic Development
- C. Housing
- D. Natural and Cultural Resources
- E. Community Facilities and Services
- F. Transportation
- G. Intergovernmental Coordination
- H. Land Use
- I. Quality of Life

A. Population

Issues

1. Population has been declining over the past 20 years within the city limits.
2. Levels of per capita income increased but remain low compared to the surrounding areas of DeKalb County.
3. Groups between 0-13 and 45-54 years of age show an increase in numbers.
4. The White population within the city has continued to decline.
5. Persons of Hispanic origin have slightly increased; the category of other races has also grown.

Opportunities

1. Ensure that city staff is culturally competent to address the community’s diversity
2. New racial diversity within the city presents an opportunity to enhance the cultural richness of the area.
3. Work with partners to develop community services and programs for the growing age groups of 0-13 and 45-54.

B. Economic Development

Issues

1. Need for a Downtown Development Authority to promote business development.
2. Need for more shops and restaurants to complement existing Main Street businesses.
3. Need for a stronger collection of high-quality businesses to reinforce the downtown area.
4. City's tax base is small and needs to be expanded.
5. Need for small business assistance and entrepreneur training.
6. Need for more high-wage jobs within the city.
7. Need for workforce training and continuing education opportunities.
8. Need for enhanced collaboration with area educational institutions such as DeKalb Technical College.

Opportunities

1. Research the appropriate type of Development Authority to assist in the redevelopment of the Lithonia Plaza and the attraction of additional shops and restaurants to Main Street and the commercial core to increase the city's tax base.
2. Expand city's tax base by pursuing annexation options.
3. Develop partnership with DeKalb County Workforce Development and other entities to provide job-training opportunities.
4. Develop partnership with appropriate entities to provide entrepreneurship training and small business development.
5. Develop partnership with local businesses and business associations to expand employment opportunities.
6. Explore development of Business Improvement District (BID) and/or Community Improvement District (CID).

C. Housing

Issues

1. Displacement of existing residents if a housing policy is not pursued that recognizes the various levels of affordability.
2. Majority of the houses are renter-occupied rather than owner-occupied.
3. More housing choices are needed in the downtown area that includes lofts, townhomes, and single family.
4. There is a perception that an over concentration of public housing exists in the city.
5. Lack of code enforcement to address abandoned and vacant properties.
6. Limited data on the special housing needs of the homeless, disabled, persons recovering from substance abuse, persons living with HIV/AIDS, etc.
7. Limited data on jobs-housing balance in the city

Opportunities

1. Given the growing number of houses in foreclosure, there is an opportunity to explore new homeownership initiatives.
2. Diverse homeownership opportunities need to be explored for existing residents and potential residents.
3. Provide more housing options for downtown living.
4. Improve enforcement of city ordinances to address abandoned, dilapidated and vacant properties.
5. Redevelop public housing units to blend with the existing housing styles within the city.
6. Develop database of information to determine the special housing needs of the homeless, disabled, persons recovering from substance abuse, persons living with HIV/AIDS, etc.
7. Develop data on job-housing balance in the city

D. Natural and Cultural Resources

Issues

1. “Urban Renewal” programs of the past resulted in the loss of many historic resources.
2. Lack of an inventory of the natural resources affects the city’s ability to develop appropriate measures to preserve and protect them.
3. A capital improvement plan to improve the facilities of the Stewart Amphitheater and other historic facilities is not in place.
4. No specific ordinances are in place to preserve historic structures.
5. Community involvement to preserve historic structures is limited.
6. Lack of youth programs related to historic preservation.

Opportunities

1. Develop an inventory of the city’s natural and historic resources and to educate the community about its importance.
2. Enact necessary ordinances to preserve and promote historic buildings and sites.
3. Complete the application for nomination to the National Register of Historic Places.
4. Develop youth programs to increase understanding of the importance of historic preservation.
5. Preserve undeveloped areas and to increase walking trails.
6. Make improvements to the Stewart Amphitheater to expand it as a venue to provide cultural and arts entertainment.
7. Utilize the city’s history of granite quarries and promote “heritage tourism”.
8. Support the development of community groups to provide cultural and historic tours of the city.
9. Expand the greenway trail system to take advantage of the city’s proximity to the Arabia Mountain National Heritage Preserve area.
10. Take steps to preserve and enhance the “small town” character of the city.
11. Restore the Bruce Street School and preserve other historic buildings and sites.

E. Community Facilities and Services

Issues

1. A network of sidewalk connectivity is missing in many areas of the city.
2. Limited bicycle and walking paths.
3. Lack of any organized cultural and arts activities for the community.
4. Maintenance of community facilities such as the city parks and amphitheater is substandard.
5. Lack of coordination with DeKalb County to provide recreational and other activities for the city's youth.

Opportunities

1. Develop a sidewalk inventory to assist in identifying priority areas.
2. Increase connectivity of sidewalk network, particularly in areas near the middle school, recreation center, and the city parks.
3. Work with the PATH Foundation to expand bicycle and walking paths.
4. Organize cultural, recreational and arts activities for the community.
5. Improve maintenance of the city parks and amphitheater.
6. Improve coordination with DeKalb County and other partners to provide recreational and other activities.

F. Transportation

Issues

1. Pedestrian linkages from Main Street to community facilities such as the Lithonia City Park and the Stewart Amphitheater are needed.
2. Limited directional signage from and to Interstate 20 to the Main Street retail area.
3. The bypassing of traffic from Main Street due to the Evans Mills interchange to Lithonia Industrial Boulevard.
4. Limited pedestrian accessibility of sidewalks and crosswalks.
5. CSX railroad cuts through the center of the city and often blocks Main Street traffic for extended periods of time.

Opportunities

1. Improve pedestrian linkages from Main Street to the various community facilities.
2. Improve signage at all gateways into the city.
3. Improve signage to the city on Interstate 20 and Highway 124.
4. Enhance pedestrian accessibility through sidewalks and crosswalks at key areas.
5. Work with PATH Foundation to expand walking/biking trails in the city.
6. Work with PEDS, DeKalb County Board of Education, and other organizations to coordinate a safe routes to school program.

7. Develop partnership with CSX railroad to improve circulation options and pedestrian safety.
8. Develop partnership with MARTA to expand and improve service options.
9. Encourage use of bicycles and other alternative means of transportation.

G. Intergovernmental Coordination

Issues

1. Limited coordination between city and county on planning issues.
2. Limited coordination between city and county on public safety issues.
3. Limited coordination between DeKalb County cities on issues of mutual concern and interest.
4. Limited coordination between city and MARTA, GRTA, and ARC on regional transportation network and land use planning.

Opportunities

1. Improve coordination and cooperation between city and county on planning issues.
2. Improve coordination and cooperation between city and county on public safety issues.
3. Improve coordination and cooperation between DeKalb County cities on issues of mutual concern and interest.
4. Improve coordination and cooperation between city and MARTA, GRTA, and ARC on regional transportation network and land use planning.

H. Land Use

Issues

1. Limited housing options for downtown living.
2. Need to enhance the character and quality of development along Main Street.
3. Need to redevelop the Lithonia Plaza to support mixed-use development.
4. Lack of a town center in the city.

Opportunities

1. Implement recommendations of LCI study to improve housing options for downtown living through the redevelopment of the Lithonia Plaza.
2. Follow through on LCI study recommendation to develop a plan for a town center and/or town green area.
3. Implement design standards to improve the quality and appearance of buildings along Main Street.
4. Develop a façade improvement program to enhance buildings on Main Street.

I. Quality of Life

Issues

1. Under use of walking and bicycling trails.
2. Lack of connectivity of sidewalks from neighborhoods to community facilities.
3. Limited recreational facilities for children, teens, young adults and seniors.
4. Limited services and facilities for aging population.
5. Improvement of existing supermarket in terms of food choices, prices, and cleanliness.
6. Need for access to fresh produce.
7. Need to address issues of homelessness and mental health.
8. Need to address drug use and youth delinquency.
9. More alternative education choices.

Opportunities

1. Promote use of the walking and bicycling trails to improve health and reduce obesity.
2. Take advantage of LCI plan to obtain funding to develop connectivity of sidewalks.
3. Collaborate with DeKalb County and other partners to expand recreational activities and improve facilities.
4. Promote the Lifelong Community goals of providing housing and transportation options; encouraging healthy lifestyles; and expanding access to services.
5. Partner with agencies to develop recreational activities for youth such as baseball, soccer, tennis, basketball, football, chess, etc.
6. Promote diversity of businesses such as bookstore, internet café, art gallery, antique shops, etc.
7. Work with supermarket management to improve quality of food choices, pricing and cleanliness of premises.
8. Support development of community gardens and farmer's market to increase access to fresh produce.
9. Partner with agencies addressing homelessness, mental health, and other health issues.
10. Partner with agencies addressing drug use and youth delinquency.
11. Partner with agencies to support alternative education choices.

XI. IMPLEMENTATION PROGRAM

The Implementation Program outlines the framework strategy for achieving the Community Vision expressed in the Community Agenda and for addressing the Issues and Opportunities. This section identifies the specific measures that are proposed to implement the Community Agenda and includes the following components:

- 2010 – 2015 Short Term Work Program
- Long Term Work Program
- Policies

The Report of Accomplishments update to the 2001 Short Term Work Program is attached as Appendix B.

SHORT TERM WORK PLAN 2010 – 2015

The Short Term Work Program (STWP) identifies specific implementation actions the City and/or other entities intend to take during the first five-year timeframe of the comprehensive plan planning period. The actions include ordinances, administrative systems, community improvements or investments, financing arrangements or other programs and initiatives that may be needed for implementation of the Community Agenda. The STWP provides the following information:

- Category of Activity
- Description of Action/Strategy
- Timeframe for undertaking the activity
- Responsible party for implementing the activity/strategy
- Estimated cost if available
- Potential funding source

CATEGORY	ACTION/STRATEGY	2010	2011	2012	2013	2014	2015	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCES
Economic Development										
	Research establishment of appropriate form for development authority – e.g. Downtown, Redevelopment, and/or Joint	X	X					Lithonia Redevelopment & Advisory Committees	\$2,000	General Fund/Private
	Research potential funding sources for redevelopment activities	X	X	X	X	X	X	Lithonia Redevelopment & Advisory Committees	\$1,500	General Fund/Private
	Adopt resolution to establish development authority	X	X					City Council	NA	General Fund
	Prepare a market and feasibility study of development opportunities		X	X				Consultant/ Redevelopment Authority	\$10-20,000	General Fund/Private
	Develop a business retention, recruitment, and marketing plan		X	X	X	X		Consultant/ Redevelopment Authority	\$10-20,000	General Fund/Private
	Partner with agencies to promote job training opportunities	X	X	X	X	X	X	City/Redevelopment Authority	NA	General Fund
Housing										
	Establish inventory of housing conditions, including ownership of vacant, abandoned and foreclosed properties	X	X					Consultant/ Lithonia Redevelopment & Advisory Committees/Other	\$5,000	CDBG

CATEGORY	ACTION/STRATEGY	2010	2011	2012	2013	2014	2015	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCES
Housing	Partner with Lithonia Housing Authority to explore new housing opportunities and redevelopment of existing housing stock		X	X				City/ Lithonia Redevelopment & Advisory Committees	NA	General Fund
	Develop and implement a plan of action to address code violations	X	X	X				City/ Lithonia Redevelopment & Advisory Committees	\$10-20,000	General Fund/CDBG
	Update local ordinances as needed		X	X	X	X	X	City/City Attorney	\$2,500	General Fund
Natural and Cultural Resources										
	Develop an inventory of the city's natural and historic resources	X	X	X				Consultant	\$5-8,000	CDBG/ Foundation
	Develop an educational program to promote understanding of the city's natural and historic resources		X	X	X	X	X	Consultant/ Lithonia Redevelopment & Advisory Committees	\$3,000	Foundation/ Private
	Complete the application for designation to the National Register of Historic Places	X	X					Lithonia Redevelopment & Advisory Committees	\$1,000	General Fund/Private
	Develop a capital improvement plan for the Lithonia City Park, Stewart Amphitheatre, and other park facilities		X	X	X			Consultant/ Redevelopment Authority	\$25,000	General Fund/CDBG/ Private
	Research funding opportunities to restore and redevelop the Bruce Street School and other historic sites		X	X	X			Lithonia Redevelopment & Advisory Committees/ Redevelopment Authority	\$2,000	General Fund/Private/ CDBG

CATEGORY	ACTION/STRATEGY	2010	2011	2012	2013	2014	2015	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCES
Natural and Cultural Resources	Develop a plan to promote heritage tourism		X	X	X	X		Consultant/ Redevelopment Authority/Partners	\$20,000	General Fund/Private/ Foundation
	Pursue greenspace preservation and acquisition opportunities		X	X	X	X	X	City/Partners	NA	General Fund/Private
	Adopt ordinances to promote and protect natural and historic resources		X	X	X			City	\$10,000	General Fund/Private
Community Facilities & Services										
	Develop an inventory of the sidewalk network	X	X					Consultant/Other	\$10,000	General Fund/CDBG
	Develop a plan to increase the connectivity of sidewalk network in areas near the middle school, recreation centers, city parks, and shopping district	X	X	X				Consultant	\$20,000	General Fund/Private
	Expand the greenway trail system within the city to provide greater connectivity to the Arabia Mountain National Heritage Preserve Area		X	X	X	X	X	City/PATH Foundation	\$150,000 per mile of trail	General Fund/Private/ CDBG
	Implement a maintenance plan for the city parks and facilities	X	X					City	NA	General Fund

CATEGORY	ACTION/STRATEGY	2010	2011	2012	2013	2014	2015	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCES
Transportation										
	Develop a plan to improve signage at all city gateways	X	X	X				Consultant/Lithonia Redevelopment & Advisory Committees	\$10,000	General Fund/Private
	Develop design standards for gateway signage		X	X	X			Consultant/Other	\$10,000	General Fund/Private
	Work with Georgia Department of Transportation and other agencies to improve signage on Interstate 20, Highway 124, and other major roadways		X	X	X	X		City/ Lithonia Redevelopment & Advisory Committees	NA	General Fund
	Identify funding sources for the implementation of the sidewalk network and crosswalks plan		X	X	X	X		City/Lithonia Redevelopment & Advisory Committees/ Redevelopment Authority	NA	General Fund
	Establish partnership with CSX railroad to improve circulation options on Main Street	X	X	X	X			City	NA	General Fund
	Establish partnership with MARTA to explore expansion of service and improvement options	X	X	X	X			City	NA	General Fund
Intergovernmental Coordination										
	Coordinate with DeKalb County the provision of services through a new Service Delivery Strategy (SDS) agreement and intergovernmental agreements	X	X					City	NA	General Fund

CATEGORY	ACTION/STRATEGY	2010	2011	2012	2013	2014	2015	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCES
Intergovernmental Coordination	Coordinate with DeKalb County future annexation plans	X	X	X	X	X	X	City	NA	General Fund
	Coordinate transportation planning activities with DeKalb County and Atlanta Regional Commission	X	X	X	X	X	X	City	NA	General Fund
	Work with DeKalb Municipal Association (DMA) to explore coordination of services and programs	X	X	X	X	X	X	City	NA	General Fund
Land Use										
	Review existing sign ordinance, make necessary revisions, development plan for compliance	X	X	X				City/Lithonia Redevelopment & Advisory Committees/ARC/City Attorney	\$10,000	General Fund/Private
	Develop plan for a town center and/or town green area; host a community design studio or workshop		X	X	X	X	X	Consultant/Georgia Conservancy	\$50,000	General Fund/Private/Foundation/CDBG
	Develop design standards for Main Street and other areas of the city		X	X	X	X	X	Consultant/ARC-Community Choices	NA	General Fund/ARC
	Develop a façade improvement program for Main Street		X	X	X	X	X	Consultant/ ARC-Community Choices	\$50-100,000	General Fund/CDBG
	Review and update zoning ordinances to support implementation of Community Agenda	X	X	X	X	X	X	City/Lithonia Redevelopment & Advisory Committees/ARC/City Attorney	\$25-50,000	General Fund

CATEGORY	ACTION/STRATEGY	2010	2011	2012	2013	2014	2015	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCES
Quality of Life										
	Expand and support the use of walking and biking trails	X	X	X	X			City/PATH Foundation/PEDS	\$25,000	General Fund/Private/CDBG
	Research funding opportunities for the expansion of sidewalks and greenway trails	X	X	X	X	X	X	City/PATH Foundation/Lithonia Redevelopment & Advisory Committees	NA	General Fund
	Expand recreational activities for children, teens, young adults, adults and seniors		X	X	X	X	X	City/Lithonia Redevelopment & Advisory Committees	\$25-50,000	General Fund/Private/CDBG
	Work with management of supermarket to improve quality of food choices, pricing, and appearance of facility	X	X	X				City/Lithonia Redevelopment & Advisory Committees	NA	General Fund
	Work with partners to establish community gardens and a farmers' market	X	X	X	X	X	X	City/Lithonia Redevelopment & Advisory Committees/Wonderland Garden	\$10-20,000	General Fund/Private/Foundation
	Partner with agencies providing services for homelessness, mental health, drug and alcohol use, and other health issues	X	X	X	X	X	X	City/Lithonia Redevelopment & Advisory Committees	NA	General Fund
	Partner with agencies working on youth development and leadership	X	X	X	X	X	X	City/Lithonia Redevelopment & Advisory Committees	NA	General Fund
	Establish a Citizen Academy and Youth Leadership Programs	X	X	X	X	X	X	City/Lithonia Redevelopment & Advisory Committees	\$10-20,000	General Fund/Private/CDBG/Foundation

CATEGORY	ACTION/STRATEGY	2010	2011	2012	2013	2014	2015	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCES
Quality of Life	Establish cultural enrichment programs that address different age groups and interests	X	X	X	X	X	X	City/Cultural Affairs Committee/Partners	\$20,000	General Fund/Private/CDBG/Foundation
	Support expansion of neighborhood watches and other public safety initiatives	X	X	X	X	X	X	City/Public Safety Committee/Partners	\$20,000	General Fund/Private
	Develop inventory of services for seniors and youth	X	X	X				City/Lithonia Redevelopment & Advisory Committees	NA	General Fund/ARC
	Promote diversity of businesses, e.g. bookstore, internet café, art gallery, antique shops, etc.	X	X	X	X	X	X	Redevelopment Authority/Lithonia Business Association	\$20,000	General Fund/Private
TOTAL COST ESTIMATE OVER 5-YEAR PERIOD									\$623,500*	

**NOTE: The cost estimate uses the highest amount from the categories that indicate a range (e.g. \$10-20,000, the amount of \$20,000 is used). The cost estimate does not include the amounts for any trail development which is projected at \$150,000 per mile.*

LONG TERM WORK PROGRAM

A Long Term Work Program identifies some specific long-term implementation actions the City government and/or other entities intend to take beyond the first five-year timeframe of the planning period. This includes ordinances, administrative systems, community improvements or investments, and financing arrangements or other programs/initiatives to be put in place to implement the Community Agenda.

Economic Development

- Examine the potential of partnering with DeKalb County and the Mall at Stonecrest to develop Commercial Improvement Districts (CID), Business Improvement Districts (BID), and/or Tax Allocation Districts (TAD) in the area
- Examine the potential for annexation opportunities to expand the city's tax and employment base

Housing

- Prepare housing redevelopment and revitalization strategy
- Examine potential of establishing land bank, land trust or other tool to promote affordable housing options

Natural and Cultural Resources

- Implement education and marketing program to promote local historic and cultural resources for "heritage tourism"
- Explore potential of establishing a museum to focus on the granite industry and other historical aspects of the community
- Adopt new zoning districts as needed to protect open space and environmentally sensitive areas
- Update survey of natural resources

Community Facilities and Services

- Work with DeKalb County and other agencies to develop plan for required upgrade of sewer and water system

- Work with DeKalb County to upgrade Lithonia Senior Center and Lucious Sanders Recreation Center

Transportation

- Continue to implement sidewalk and bike trail network and other pedestrian facilities
- Establish plan for future streetscape developments
- Coordinate with DeKalb County, GA DOT, ARC, and other agencies on regional transportation projects

Intergovernmental Coordination

- Work with DeKalb County and municipalities to improve opportunities for collaboration
- Explore opportunities to work with Rockdale County on areas of mutual interest

Land Use

- Update zoning ordinances as needed to implement Community Agenda
- Prepare long term development plans needed to complete implementation of Community Agenda

Quality of Life

- Work with DeKalb County and other partners to improve recreational facilities and opportunities in the city
- Implement plan for park and community facilities improvements
- Expand community garden program
- Establish facility for farmer's market

POLICIES

Policies are adopted to provide ongoing guidance and direction to City officials. They provide a basis for making decisions in implementing the Comprehensive Plan, including achieving the Community Vision and appropriately addressing the Community Issues and Opportunities. The following section organizes the policies by topic area.

Economic Development

1. Support programs for retention, expansion and creation of businesses that contribute to the community's economy in terms of job skill requirements, linkages to existing businesses, and diversification of the economic base.
2. Target reinvestment to declining existing neighborhoods, vacant or underutilized sites or buildings in the community.
3. Encourage a balance between the supply of housing and employment opportunities.
4. Consider the impact on housing, infrastructure, and natural resources in the decision-making process for economic development projects.
5. Consider the employment needs and skill levels of the existing population and ways to increase the skill levels in proposed economic development projects.
6. Support community benefits as an integral part of proposed economic development projects.
7. Coordinate economic development activities, including business recruitment efforts, with DeKalb County and other appropriate entities.
8. Explore the use of public-private mechanisms and private initiatives such as Tax Allocation Districts, Commercial Improvement Districts and Business Improvement Districts to finance development projects.
9. Support workforce development efforts to prepare the workforce for expanded opportunities available in a diverse economy.
10. Support entrepreneurial training and development opportunities for community residents to expand employment opportunities.

Housing

1. Eliminate substandard and dilapidated housing in neighborhoods.
2. Support the development of compatible infill housing in existing neighborhoods.
3. Stabilize existing neighborhoods by supporting and promoting appropriate rehabilitation activities, infill construction, and code enforcement.
4. Support affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.
5. Encourage a compatible mixture of housing types, densities and costs in each neighborhood.
6. Support housing policies, choices and patterns that move people upward on the housing ladder to independence, reflected by various home ownership options.
7. Support opportunities for low-to-moderate income families to move into affordable owner-occupied housing.
8. Support efforts to diversity neighborhoods and eliminate the concentration of pockets of poverty.
9. Promote a range of housing opportunities, including affordable housing, single-family and multi-family options, senior housing, special needs housing, and higher value housing.
10. Support the development of homeownership alternatives such as cooperatives, community land trusts, etc.

Natural and Cultural Resources

1. Support the protection and conservation of the community's resources as part of the decision-making process about future growth and development.
2. Encourage the preservation of green open space and natural resource areas.
3. Protect and preserve the natural resources, environmentally sensitive areas, and valuable historic, archaeological and cultural resources in the community.
4. Promote natural, cultural and historic areas as passive-use tourism and recreation destinations.
5. Promote the protection and maintenance of trees and green open space in all new developments.
6. Promote recycling and other environmentally-friendly initiatives.

7. Protect and promote greenspace and greenway corridors, and expand opportunities for public use with a connected system of greenways and trails.
8. Work with DeKalb County and other entities to ensure environmental resource protection requirements are incorporated into the land development review process.
9. Ensure infrastructure networks and new developments do not negatively impact sensitive natural resource areas.
10. Promote low impact development that preserves the natural topography and existing vegetation of development sites.

Community Facilities and Services

1. Make efficient use of existing infrastructure and public facilities.
2. Protect and improve existing infrastructure investments.
3. Ensure that capital improvements needed to accommodate future development are provided concurrent with new development.
4. Use planned infrastructure expansion to support development in areas identified as suitable for development.
5. Support ways for new growth to pay for itself in terms of public investment in infrastructure and services to the maximum extent possible.
6. Support investment in parks and open space to enhance the quality of life for the community.
7. Explore the expansion of local funding sources to support the expansion of community facilities and services.
8. Ensure that there are adequate services to support the diversity of interests in the community.

Transportation

1. Encourage walking, biking, car-pooling, and other alternative transportation choices.
2. Support the creation of a community-wide pedestrian and bike path network.
3. Support the use of traffic calming and other design considerations to ensure that excessive vehicular traffic will not harm the peaceful nature of residential neighborhoods.
4. Ensure that new and reconstructed roadways are appropriately designed, using context sensitive design considerations, to enhance community aesthetics and to minimize environmental impacts.

5. Encourage the development of new and reconstructed roadways to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit as well as local vehicular traffic.
6. Promote connectivity of the road network by fostering a grid network of streets and connections to community facilities.
7. Coordinate transportation and land use planning with local and regional entities.
8. Support local and regional public transit opportunities.

Intergovernmental Coordination

1. Seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
2. Work jointly with neighboring jurisdictions on developing solutions for shared regional issues such as transportation, pedestrian and bicycle facilities, and growth management.
3. Pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions.
4. Provide input to other public entities in the area on decisions that are likely to have an impact on the community and plans for future development.
5. Consult other public entities in the area on decisions that may impact them.
6. Coordinate economic development opportunities, including business recruitment efforts, with DeKalb County and other appropriate entities.

Land Use

1. Review and update the Comprehensive Plan on a regular basis to ensure planned growth that is consistent with the Community Vision.
2. Ensure that decisions on new development will contribute to, and not take away from, the community's character and sense of place.
3. Encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
4. Encourage the development of downtown as a vibrant center of the community and to improve its overall attractiveness and local quality of life.
5. Support appropriate residential and non-residential infill development and redevelopment in ways that complement surrounding areas.
6. Encourage mixed-use developments that are human-scale and less auto-oriented.

7. Support new land uses that contribute to protecting the environment and preserving meaningful open space.
8. Support new land uses that enhance housing options in the community.
9. Explore land planning and development concepts that may be new to the area but have been tried successfully in other places.
10. Encourage the redevelopment of existing underutilized areas with walkable, mixed-use development.

Quality of Life

1. Support the creation of walkable, safe, and attractive neighborhoods throughout the community to provide easy access to schools, parks, libraries, grocery store, and necessary services without having to travel by car.
2. Support the development of gateways and corridors that create a “sense of place” for the community.
3. Support the creation of recreational facilities and the promotion of greenspace.
4. Support the creation of pleasant, accessible public gathering places and parks throughout the community.
5. Promote the development of lifestyle amenities, especially in areas such as entertainment, restaurant and shopping in existing and emerging community and regional activity centers.
6. Support the establishment of community gardens and a farmer’s market to expand healthy food choices and options.

SUPPLEMENTAL PLANS

Supplemental plans focus on special areas, situations or issues of importance to the community, such as plans for conservation or management of natural or cultural resources, redevelopment plans for particular areas of the community, master plans for downtown development, neighborhood plans, corridor plans, gateway plans, recreation plans, or the community's required solid waste management plan. The supplemental plans listed below are incorporated into the Community Agenda by reference.

- Livable Centers Initiative Study (2003/2010 update)
- Smart Growth Design Protocol (2004)

APPENDIX A: QUALITY COMMUNITY OBJECTIVES (QCOs)

QUALITY COMMUNITY OBJECTIVES (QCOs)

In 1999, the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve her unique cultural, natural and historic resources while looking to the future and developing to her fullest potential. The Office of Planning and Quality Growth created the Quality Community Objectives Assessment to assist local governments in evaluating their progress toward being sustainable and livable communities.

The assessment gives a community an idea of how it is progressing toward reaching these objectives set by DCA. The assessment tool was used at the beginning of the comprehensive planning process and focused on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles.

The assessment provides an overall view of the community's policies regarding future development patterns for the City and is incorporated as part of the implementation strategies for the Character Areas.

DEVELOPMENT PATTERNS

Traditional Neighborhoods: Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Infill Development: Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging developing or redevelopment of sites closer to the downtown or traditional urban core of the community.

Sense of Place: Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Transportation Alternatives: Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

Regional Identity: Each region should promote and preserve a regional "identity", or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

RESOURCE CONSERVATION

Heritage Preservation: The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

Open Space Preservation: New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

Environmental Protection: Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

SOCIAL AND ECONOMIC DEVELOPMENT

Growth Preparedness: Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Appropriate Businesses: The business and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skill job opportunities.

Employment Options: A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Housing Choices: A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choices to meet market needs.

Educational Opportunities: Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

GOVERNMENT RELATIONS

Regional Solutions: Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

Regional Cooperation: Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

QCOs FOR CITY OF LITHONIA, GEORGIA 2010 - 2026

	CHARACTER AREAS						
QUALITY COMMUNITY OBJECTIVES	Traditional Neighborhoods	Town Center	Downtown	Neighborhood Center	Light Industrial	Civic Use & Historic Area	Conservation Area & Greenspace
Development Patterns							
Traditional Neighborhoods	X			X			
Infill Development	X	X	X	X			
Sense of Place	X	X	X	X		X	X
Transportation Alternatives	X	X	X	X	X	X	X
Regional Identity		X	X		X	X	X
Resource Conservation							
Heritage Preservation	X		X	X		X	X
Open Space Preservation	X	X	X	X		X	X
Environmental Protection					X	X	X
Social and Economic Development							
Growth Preparedness		X	X		X		
Appropriate Businesses		X	X	X	X		
Employment Options		X	X		X		
Housing Choices	X	X	X				
Educational Opportunities		X	X		X	X	X
Government Relations							
Regional Solutions		X	X		X	X	X
Regional Cooperation		X	X		X	X	X

APPENDIX B: REPORT OF ACCOMPLISHMENTS (ROA)

Report of Accomplishments (ROA)

City of Lithonia Short Term Work Plan 2001 Update as of June 2010

Community Facilities		
Activity	Status	Explanation
4.3 Improve sidewalks downtown and provide crosswalks and sidewalks near the school and library.	Completed	
4.4 Prepare a storm drainage capital improvement plan for the city.	Completed	The Main Street Streetscape project included storm drainage improvements.
4.5 Implement in phases, street resurfacing in the City of Lithonia beginning with Main Street.	Underway	The Main Street portion has been completed.
4.17 Demolition of the old water reservoir.	Completed	

Economic Development		
Activity	Status	Explanation
2.13 Form a Lithonia Development Corporation to facilitate development of business and housing programs.	Not Accomplished	The community-based development corporation established has ceased to function.
2.14 Develop a master plan for the physical improvement of the downtown Lithonia central business district.	Completed	In 2003, a Livable Centers Initiative (LCI) Study was completed.
2.14 Build by phase improvements recommended in the downtown master plan including new sidewalks, curbs, underground utilities and lighting.	Completed	The Main Street Streetscape project was developed in two phases. Phase I was completed in 2004. Phase II was completed in June 2010. The plan for underground utilities was not implemented due to funding constraints.

Housing		
Activity	Status	Explanation
3.2 Enforce city building codes and ordinances for the upgrade or removal of dilapidated and deteriorated housing.	Postponed	The city experienced a reduction in force and is reorganizing its staffing. A plan will be included in the new STWP.
3.8 Identify and survey existing housing within the city that is need or renovation or removal.	Completed	An initial survey was done in the 2003 LCI Study. A more detailed inventory is needed and will be part of the new STWP.

Land Use		
Activity	Status	Explanation
5.3 Improve the visual quality of the downtown shopping area.	Completed	The Main Street Streetscape project has added new lighting fixtures and sidewalks.
5.4 Update the City of Lithonia zoning and development regulations.	Completed	A new zoning ordinance was adopted in 2005 but may need to be revised and updated.

Natural and Historic Resources		
Activity	Status	Explanation
1.2 Develop a survey of historic properties to be used for national register nominations and heritage tourism.	Underway	Preliminary work has been completed by Georgia State University (GSU). Additional information is needed to complete the application for the National Register nomination.
1.3 Form a historic preservation commission to maintain records and apply to become a certified local government.	Underway	A new citizen's committee will be created; collection of information and records has started.
1.13 Locate and map endangered species locations within the City of Lithonia. Enforce protection of endangered species and encourage education of the public on protection and identification.	Not Accomplished	This activity will be incorporated in the 2010 STWP.

Other Considerations		
Activity	Status	Explanation
Development of a Master Plan focusing on issues of transportation, housing, redevelopment and annexation.	Completed	In 2003, the City received a LCI study grant from the Atlanta Regional Commission to develop opportunities to create a "live, work and play" environment.

APPENDIX C: COMMUNITY SURVEY RESULTS

LITHONIA COMMUNITY SURVEY TALLEY SHEET

	STRONGLY AGREE	AGREE	DISAGREE	STRONGLY DISAGREE	NOT SURE
Scale	5	4	3	2	1
COMMUNITY & SENSE OF PLACE					
1. The development patterns within the city encourage interaction with neighbors.	15	22	21	4	18
2. There is a good mix of housing types, sizes, and income levels within the city.	13	25	17	10	18
3. There are adequate community gathering spaces in the city.	6	15	25	13	16
4. There should be more arts and cultural activities in the city.	38	32	5	2	3
5. There should be more signage to promote the city.	35	26	9	4	5
QUALITY OF LIFE					
6. There should be more facilities in the city to promote a healthy life-style (e.g. sidewalks, parks).	34	32	2	2	3
7. There should be more facilities and programs in the city for children and the youth.	40	34	2	2	2
8. Community gardens should be developed to increase access to fresh fruits and vegetables.	26	40	3	3	7
9. I feel safe in my home and walking around the city.	15	24	16	14	8
10. I have confidence in the police department's ability to address the crime issues in the city.	15	17	24	5	10

LITHONIA COMMUNITY SURVEY TALLEY SHEET

	STRONGLY AGREE	AGREE	DISAGREE	STRONGLY DISAGREE	NOT SURE
Scale	5	4	3	2	1
ECONOMIC DEVELOPMENT					
11. Some areas of the city have buildings that should be rehabbed or torn down.	63	13	3	2	2
12. Working with the property owners to attract new businesses to the city should be a top priority.	55	19	2	0	6
13. The redevelopment of Lithonia Plaza should be a top priority of the city.	57	18	1	1	3
14. The creation of jobs and business training for residents should be a top priority.	52	22	1	1	3
MOBILITY					
15. More sidewalks and bike trails are needed in parts of the city.	35	37	3	2	4
16. More crosswalks and signs are needed to help pedestrians.	41	32	0	1	4
17. There is sufficient public transit available to connect to jobs, shopping, and entertainment.	31	24	10	5	7

LITHONIA COMMUNITY SURVEY TALLEY SHEET

	STRONGLY Y AGREE	AGREE	DISAGREE	STRONGLY DISAGREE	NOT SURE
Scale	5	4	3	2	1
PRESERVATION, PROTECTION & CONSERVATION					
18. It is important to expand the land available for green space/parks.	35	36	0	3	8
19. A plan is needed to improve the existing parks and recreation facilities.	37	30	1	1	3
20. A commission should be created to preserve the historic resources of the community (e.g. Bruce Street School, cemetery, Woman's Club).	48	26	0	1	4
DEVELOPMENT PATTERNS					
21. Any new developments should blend in with the existing historical character of the city.	47	23	3	0	9
22. Mixed-use development of housing and retail should be encouraged.	30	34	4	1	6
23. There should be a partnership with the Lithonia Housing Authority to promote new housing alternatives.	33	36	3	2	6