

## DeKalb County Government Services Center 178 Sams Street Decatur, GA 30030 404-371-2155

 $\frac{www.dekalbcountyga.gov/planning}{https://www.dekalbcountyga.gov/planning-and-sustainability/public-hearing-agendas-info}$ 

# Planning Commission Hearing Date: January 6, 2026 Board of Commissioners Hearing Date: January 22, 2026

#### STAFF ANALYSIS

CASE NO.:	Z-26-1247833	File ID #: 2025-1621	
Address:	8277 Norris Lake Way	Commission District: 5 Super District: 7	
Address:	Snellville, GA 30039	•	
Parcel ID(s):	16-228-01-007		
Request:	(Residential Neighborhood Conservat family detached dwellings, which v	esidential Medium Lot-85) Zoning District to the RNC ion) Zoning District for the development of up to 214 single-vill be Phases 3 and 4 of the adjacent Champions Run	
<b>D</b> ( )	Subdivision.		
Property Owner(s):	D.R. Horton, Inc.		
Applicant/Agent:	D.R. Horton c/o Battle Law, P.C.		
Acreage:	113.78 acres		
<b>Existing Land Use:</b>	Vacant		
Adjacent Zoning:	North: R-85 East: R-85 (across Norris Lake Drive) South: RNC West: MZ		
<b>Comprehensive Plan:</b>	Suburban (SUB)	Consistent Inconsistent	

#### **STAFF RECOMMENDATION: TWO-CYCLE DEFERRAL**

The subject property, comprising approximately 114 acres according to Tax map records, is currently zoned R-85 (Residential Medium Lot-85) and is located within a Suburban (SUB) Character Area. The subject property is adjacent to properties to its immediate south that were rezoned to RNC and are currently developed or under development as residential subdivisions, comprising Phases 1 and 2 of what is now referred to as "Champion's Run" (formally known as "Red Stag"). Several public hearings and administrative approvals relevant to the subject property and these adjacent properties are outlined below:

- **Z-18-1235046 (2018):** On September 25, 2018, the Board of Commissioners conditionally approved an application to rezone approximately 122.77 acres (comprising 8657 Pleasant Hill Way and others) from the R-85 Zoning District to the RNC Zoning District in order to construct up to 321 single-family detached dwellings.
- P-Plat #1243655 (2020): On June 24, 2020, the Planning Commission approved a Sketch Plat application authorizing the subdivision of the 122.77 acres subject to Z-18-1235046 for the construction of 321 single-family detached dwellings.
- **Z-20-1244113 (2020):** An application was submitted (concurrently with LP-20-1244114) to rezone the property designated as 8400 Pleasant Hill Way (south of the subject property) from the R-85 Zoning District to the RNC Zoning District to construct up to 36 single-family detached dwellings. On September 24, 2020, the Board of Commissioners granted a "Withdrawal without Prejudice" of this application.
- LP-20-1244114 (2020): An application was submitted (concurrently with Z-20-1244113) for a Land Use Map Amendment to change the future land use designation of 8400 Pleasant Hill Way from Conservation Open Space (COS) to Suburban (SUB). On September 24, 2020, the Board of Commissioners approved this request.

- #1243986 (2021): A Land Development Permit (LDP) application was approved by the County to allow for site improvements on the eastern portion of properties (8657 Pleasant Hill Way and others) rezoned per Z-18-1235046, allowing for the construction of 134 single-family detached dwellings. This LDP comprised Phase 1 of development within "Champion's Run".
- P-Plat #1246252 Champion's Run Phase 2 R85 (2025): On April 23, 2025, the Planning Commission approved a Sketch Plat application authorizing the subdivision of 8400 Pleasant Hill Way to construct up to 20 single-family detached dwellings. This was heard concurrently with P-Plat #1246254 (see below).
- P-Plat #1246254 Champion's Run Phase 2 RNC (2025): On April 23, 2025, the Planning Commission approved a Sketch Plat application authorizing the subdivision of 8682 Pleasant Hill Road to construct up to 176 single-family detached dwellings. This was heard concurrently with P-Plat #1246252. The property designated as 8682 Pleasant Hill Road comprised the remainder of the original 122.77 acres rezoned as part of Z-18-1235046, and as such, was subject to its conditions, whereas the property designated as 8400 Pleasant Hill Way was/is not subject to any conditions of zoning. In order to be developed under one LDP, one or both properties would have needed to be rezoned (or gone through a major modification process) so that both properties would have shared the same zoning designation and conditions. This is in part due to the permitting process; multiple properties would need to go through a lot combination prior to being redivided. While the R-85 and RNC zoned development sites together comprise "Phase 2" of "Champion's Run", they are viewed as two (2) separate subdivisions from a development perspective.
- #1247818 and #1247819 Champion's Run Phase 2 R85 and RNC (2025): At the time of this analysis, LDP's are under review for the R85- and RNC-zoned properties but have yet to have received official County approval.

The applicant, D.R. Horton c/o Battle Law, P.C., is seeking to rezone the subject property from the R-85 Zoning District to the RNC Zoning District to allow for the development of a subdivision with up to 214 single-family detached dwellings, comprising Phases 3 and 4 of the larger "Champion's Run" development. Combined, Phases 1-4 would comprise up to 587 dwelling units at a density of approximately 2.37 units per acre. The proposed Phases 3 and 4 comply with all requirements of the RNC district including but not limited to open space, building setbacks, and parking requirements. Furthermore, the rezoning request is consistent with the RNC zoning pattern and density to the south.

Although a traffic study appears to have been provided, the proposal of additional units warrants an additional study. The Atlanta Regional Commission (ARC) has established a review process for "large-scale and/or specific type of development that is likely to generate impacts beyond the boundaries of the host local government in which it is located", referred to as a Development of Regional Impact (DRI) study. A DRI study for housing is dependent on the number of units proposed. Given the combined nature of the development (at over 500 units in total), plus the subject property's proximity to another large-scale development that recently involved a DRI Study (Creekside Village/DRI #4478), a new DRI study was deemed to be required by the ARC for "Champion's Run".

At the time of this analysis, this DRI study (DRI #4578) is ongoing. As a result of conversations with the ARC and the applicant, the Planning and Sustainability Department recommends a Two-Cycle Deferral to the May 2026 zoning agenda" of this application request to allow sufficient time for procedural requirements to be followed and for additional changes to the proposal that may result.



#### **LETTER OF UNDERSTANDING**

December 4, 2025

Bobby Watkins LJA 19 E. Chandler Winder, GA 30680

RE: Champion's Run (DRI#: 4578)

Dear Bobby Watkins:

The purpose of this Letter of Understanding is to document the discussions during the Methodology Meeting held virtually on November 10<sup>th</sup>, 2025 regarding the **Champion's Run** Development of Regional Impact (DRI). The *GRTA DRI Review Procedures*, as well as the inputs and parameters documented in this Letter of Understanding and the revised Methodology Meeting Packet, shall be adhered to in preparing the GRTA required Transportation Study.

#### PROJECT OVERVIEW

- The proposed site is located at the intersection of Pleasant Hill Road and Norris Lake Drive in DeKalb County. The site's coordinates are 33.741881, -84.038908.
- The proposed development includes 567 units of single-family detached housing.
- The projected build-out is three phases to be completed by 2029. Phase 1 is to be completed by 2025, Phase 2 by 2027, and Phase 3 by 2029.
- The proposed development includes 4 site accesses along:
  - 1. Pleasant Hill Road (Access Point #1)
  - 2. Norris Lake Drive (Access Point #2)
  - 3. Norris Lake Drive (Access Point #3)
  - 4. Rolling Stone Drive (Access Point #4)
- The DRI trigger for this development is a rezoning.
- The vehicular trip generation is estimated to be 5,372 net daily trips based on the *ITE Trip Generation Manual 12<sup>th</sup> edition*.
- The applicant is applying for approval under GRTA's non-expedited Traffic Impact Study review process.

#### STUDY NETWORK

- 1. Pleasant Hill Road & Norris Lake Drive.
- 2. Pleasant Hill Road & Bonds Lake Road.
- 3. Pleasant Hill Road & Sierra Passage Road.
- 4. Pleasant Hill Road & Union Grove Road.
- 5. Pleasant Hill Road & Bethel Road.
- 6. Norris Lake Drive & Norris Lake Road.
- 7. SR 124 & Pleasant Hill Road.
- 8. SR 124 & Norris Lake Road.
- 9. Pleasant Hill Road (Access Point #1).
- 10. Norris Lake Drive (Access Point #2).
- 11. Norris Lake Drive (Access Point #3).
- 12. Rolling Stone Drive (Access Point #4).

#### METHODOLOGY MEETING PACKET INPUTS & PARAMETERS

- The Site Plan shall meet all the applicable requirements in Section 7.1 of the GRTA DRI Review Procedures.
- All Study Network intersections shall be analyzed during the <u>AM and PM peak hours</u> for (1) existing conditions,
   (2) future "no-build" conditions, and (3) future "build" conditions as specified in the *GRTA DRI Review Procedures*.
- This DRI shall be modeled and reviewed in three phases to be completed by 2025, 2027, and 2029.
- The Level of Service (LOS) standard for all analysis shall be LOS D unless specified otherwise in Section 3.2.2.1. For example, a LOS E standard is allowed if the existing LOS for the intersection or approach is a LOS F.
- Default values should not be assumed in the traffic modeling. Existing conditions shall be taken into account as required in Section 3.2.2.
- The trip generation calculations in the revised Methodology Meeting Packet shall be used in the Transportation Study. Mixed-use, Alternative Mode, and pass-by reductions <u>are not</u> allowed for this site.
- The trip assignment approach in the revised Methodology Meeting Packet shall be utilized for all Study Network intersection movements.
- The applicant shall research TIP, STIP, RTP and GDOT's construction work program, as well as any local
  government and transit operator plans (SPLOST, CIP, etc.), to determine the open date, sponsor, cost of the
  project, funding source(s), for future roadway projects in the project vicinity. Programmed transportation projects
  anticipated to open on or before the Build Out year of the DRI Project shall be modeled as completed in the
  No-Build and Build conditions unless approved otherwise.
- A <u>1.0</u>% annual traffic Background Growth Rate shall be used for all roadways. The Applicant will consider the following DRIs in the analysis:
  - 1. #4478 Creekside Village
- Capacity analysis shall be based on turning movement counts collected not more than 12-months prior to the
  date of the actual DRI submittal to GRTA, unless specified otherwise. As specified in Section 2.3, turning
  movement counts shall be collected while local schools are in session, on a Tuesday, Wednesday or Thursday
  (unless approved otherwise) and not during holiday periods (weeks of July 4<sup>th</sup>, Thanksgiving and +/- 5 days of
  Christmas).
- If the GRTA DRI Review Procedures requires an Enhanced Focus Area for Heavy Vehicles or an Enhanced Focus Area for Dense Urban Environments, the Transportation Study shall incorporate the inputs and parameters agreed to at the Methodology Meeting and documented in the revised Methodology Meeting Packet. These inputs may include a Heavy Vehicle modeling percentages, a Heavy Vehicle route map, a pedestrian crosswalk delay adjustment and a bus blockage adjustment factor.

#### ADDITIONAL REQUIREMENTS

All applicable requirements of the *GRTA DRI Review Procedures* must be met for the Transportation Study to be considered complete. The *GRTA DRI Review Procedures* are located on GRTA's DRI website: https://www.srta.ga.gov/programs-projects/dev-of-regional-impact/ Contact GRTA staff if you have any questions on these requirements.

The Transportation Study shall also include as attachments the native LOS modeling file (i.e., Synchro modeling files) as well as the modeling reports (PDFs) for all Study Network intersections for the Existing, No-Build and Build conditions for all phases. The PDF reports shall be numbered (in page headers) and organized in order according to the Study Network numbering sequence in this Letter of Understanding. The reports shall also be organized in the following sequence: Existing condition AM, Existing condition PM, No-build condition AM, No-Build condition PM. If improvements are modeled, those PDFs shall be labeled as such and follow the appropriate condition's applicable peak period.

The Transportation Study appendices shall also include all turning movement count data, regardless of if using historic data or newly collected turning movement counts.

When documenting any Queue Length impacts required in Section 3.2.3.6, the TIS Executive Summary shall also note any individual *movements* not meeting the LOS standard where the DRI Project adds trips in the Build condition and exceeds available storage capacity for that movement.

When identifying mitigations in the existing, no-build and build conditions, the mitigations identified in preceding conditions shall not be modeled as complete when conducting the LOS analysis. The same mitigation may still be proposed as mitigation in the subsequent condition but it shall not be included as completed in the default analysis. For example, a turn lane may be identified as a needed improvement in the no-build condition. The turn lane should not be modeled as completed in the build condition. The turn lane should only be modeled as complete in the no-build with improvements condition and the build with improvements condition.

#### DRI REVIEW PACKAGE SUBMITTAL

GRTA will begin reviewing the DRI once the DRI Review Package is submitted and deemed complete. The DRI Review Package includes: the permitting Local Government inputting both Department of Community Affairs (DCA) forms into the DCA DRI website; and the Traffic Engineer submittal of the GRTA Transportation Study (including LOS appendices, traffic count data and any other required attachments) and Site Plan to GRTA staff and ALL stakeholders included in the CC list of this Letter of Understanding.

All DRI Review Packages shall be submitted electronically via email to all stakeholders in the CC list of the Letter of Understanding. If the DRI Review Package total file size is greater than 10 MB, the DRI Review Package shall be submitted via email with a FTP link provided for downloading the files.

Please contact me if you have any questions about the Letter of Understanding or the GRTA DRI Review Procedures.

Sincerely,

Graham Foster Transportation Program Manager

Cc:

Zane Grennell, DCA
Rachel Bowdler, SRTA/GRTA
Donald Shockey, ARC
Aprell King, DeKalb County
Tony Guilford, DeKalb County
Rashad Wise, DeKalb County
LaShawn Gardiner, Rockdale County
Denise Tugman, Rockdale County
Felleshia Blair, City of Stonecrest
Shawanna Qawiy, City of Stonecrest
Paul DeNard, GDOT
Megan Wilson, GDOT

Brendon Rush, MARTA Karin Smoot, MARTA Bobby Watkins, LJA Michelle Battle, Battle Law Jim Buice, DR Horton James Slay, Lumin8 Daniel Jean, Lumin8



## **DEPARTMENT OF PLANNING & SUSTAINABILITY**

Government Services Center 178 Sams Street Decatur, GA www.dekalbcountyga.gov

Chief of Executive OfficerDirectorLorraine Cochran-JohnsonJuliana A. Njoku

### **Zoning Comments January 2026**

#### Z-26-1247832 (2025-1620) 3792 Memorial College Drive:

Memorial College Drive is classified as a collector road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane or a 10-foot multi-use path. It requires pedestrian scale streetlights.

#### Z-26-1247833 (2025-1621) 8277 Norris Lake Way:

Norris Lake Way is classified as local roads. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. Adjacent street Norris Lake Drive is classified as a Collector. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane or a 10-foot multi-use path. It requires pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

#### Z-26-1247784 (2025-1622) 5488 Flat Shoals Parkway:

Flat Shoals Parkway is classified as a Major Arterial, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights.

#### SLUP-26-1247822 (2025-1623) 3396 Chamblee-Tucker Road:

Chamblee Tucker Road is classified as a Minor Arterial. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

#### SLUP-26-1247825 (2025-1624) 2931 Ward Lake Way:

Ward Lake Way is classified as a local road. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

#### SLUP-26-1247829 (2025-1625) 3915 Emerald North Drive:

Emerald North Drive is classified as a local road. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

#### Z-26-1247827 (2025-1626) 4493 Flakes Mill Road (4400 River Road):

Flakes Mill Road is classified as a Minor Arterial. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. The right-of way dedication of 35 feet minimum from centerline to allow all public infrastructure is within right of way. Requires a 10-foot multiuse path, with pedestrian streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

#### SLUP-26-1247841 (2025-1627) 4493 Flakes Mill Road (4400 River Road):

Flakes Mill Road is classified as a local road. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.



#### Wednesday, November 19, 2025

To: Mr. John Reid, Senior Planner

From: Ryan Cira, Director, Division of Environmental Health

Cc: Alan Gaines, Deputy Director, Division of Environmental Health

Re: Rezone Application Review

#### **General Comments:**

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

N1-2025-1620	Z-26-1247832		
3792 Memorial College Drive, Clarkston, GA	30021		
- See general comments			
N2-2025-1621	Z-26-1247833		
8277 Norris Lake Way, Snellville, Ga 30039			
- See general comments			
N3-2025-1622	Z-26-1247784		
5488 Flat Shoals Parkway, Decatur, Ga 30034			

- Septic Diagram record from on file from 1999.
- DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for
  - food service establishments

N4-2025-1623	SLUP-26-1247822
3396 Chamblee-Tucker Road, Chamblee, G	a 30341
- See general comments	
N5-2025-1624	SLUP-26-1247825
2931 Ward Lake Way, Ellenwood, GA 3029	4
<ul><li>Child day care facility</li><li>See general comments</li></ul>	

N6-2025-1625

SLUP-26-1247829

3915 Emerald North Drive, Decatur, GA 30035

- Personal care home
- See general comments

N7-2025-1626

Z-26-1247827

4493 Flakes Mill Road, Ellenwood, Ga 30394

- Child Day Care
- DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for
   child or adult day care facilities with more than six clients.

N8-2025-1627

SLUP-26-1247841

4493 Flakes Mill Road, Ellenwood, GA 30294

- Child Day Care
- DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for
   child or adult day care facilities with more than six clients.

# **Development Review Comments**

Submitted to: DeKalb County Case #: Z-26-1247833

Parcel #: 16 228 01 007

**Analysis Date:** 11/19/2025

Name of Development: Champions Runs Phases 3 and 4

**Location:** 8277 Norris Lake Way, Snellville, GA 30039

**Description:** Proposed development 214 Single-family detached homes.

Impact of Development: When fully constructed, this development would be expected to generate 102 students: 21 at Rock

Chapel Elementary School, 15 at Lithonia Middle School, 21 at Lithonia High School, 30 at other DCSD schools, and 15 at private school. Enrollment at the high school is slightly above capacity, but trending down. The additional homes are not expected to cause over-crowding at any of the neighborhood

schools.

	Rock Chapel	Lithonia		a.i	<b>.</b>	
	Elementary	Middle	Lithonia High	Other DCSD	Private	
Current Condition of Schools	School	School	School	Schools	Schools	Total
Capacity	696	1,230	1,426			
Portables	0	0	0			
Enrollment (Oct 2024)	524	1,064	1,564			
Seats Available	172	166	-138			
Utilization (%)	75.3%	86.5%	109.7%			
New students from development	21	15	21	30	15	102
New Enrollment	545	1,079	1,585			
New Seats Available	151	151	-159			
New Utilization	78.3%	87.7%	111.2%			

**Calculation Details** 

Innute	Unit Type	CE	Droposad Units	21/
Inputs	l Unit Type	J 5F	Proposed Units	214

		Attend	Attend		
		Home	other DCSD	Private	
		School	School	School	Total
Yield Rates	Elementary	0.0986	0.0568	0.0267	0.1821
(students per unit based	Middle	0.0687	0.0367	0.0225	0.1279
on comparable	High	0.0988	0.0459	0.0196	0.1643
developments)	Total	0.2661	0.1394	0.0688	0.4743
	Elementary	21.10	12.16	5.71	38.97
Units x Yield Rates	Middle	14.70	7.85	4.82	27.37
Offics & Field Rates	High	21.14	9.82	4.19	35.15
	Total	56.94	29.83	14.72	101.49
Now Students from	Elementary	21	12	6	39
New Students from	Middle	15	8	5	28
<b>Development</b> (rounded result)	High	21	10	4	35
(rounded result)	Total	57	30	15	102





# DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

*NOTE*: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID <a href="mailto:jreid@dekalbcountyga.gov">jreid@dekalbcountyga.gov</a> AND/OR LASONDRA HILL <a href="mailto:lahill@dekalbcountyga.gov">lahill@dekalbcountyga.gov</a>

Γhe f	ollowing areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the
orop	osed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.
	LOPMENT ANALYSIS:
,	ransportation/Access/Row
•	Storm Water Management
	Flood Hazard Area/Wetlands
•	-lood Hazard Area/wetlands
	andscaping/Tree Preservation
	Lanuscaping/Tree Freservation
•	ributary Buffer

Fire Safety			



# DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID <a href="mailto:jreid@dekalbcountyga.gov">jreid@dekalbcountyga.gov</a> AND/OR LASONDRA HILL <a href="mailto:lahill@dekalbcountyga.gov">lahill@dekalbcountyga.gov</a>

# REZONE COMMENTS FORM:

#### PUBLIC WORKS ROAD AND DRAINAGE

Case No.:		Parcel I.D. #:	
Address:			
Drainage Basin:			
		er existing zoning:	
Required detention facility	y(s):		
COMMENTS:			
	Signatura	Akin Akinsola	



# DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID <a href="mailto:ireid@dekalbcountyga.gov">ireid@dekalbcountyga.gov</a> AND/OR LASONDRA HILL <a href="mailto:lahill@dekalbcountyga.gov">lahill@dekalbcountyga.gov</a>

# COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-26-1247833	Parcel I.D. #s: 16 228 01 007
Address: 8277 Norris Lake Way, Snel	liville 30039
	Adjacent Roadway (s):
(1)	classification) (classification)
average of fifteen (15) vehicle trip end (VTE) per 1, 000 s above formula, the square foot place of w peak hour vehicle trip ends	Latest Count (TPD) Hourly Capacity (VPH) Peak Hour. Volume (VPH) Existing number of traffic lanes Existing right of way width Proposed number of traffic lanes Proposed right of way width  Dillowing statement.  The Engineers (ITE) 6/7* Edition (whichever is applicable), churches generate an equare feet of floor area, with an eight (8%) percent peak hour factor. Based on the corship building would generate
factor. Based on the above referenced formula, the	ate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour (Single Family Residential) District designation which allows a maximum of ite is approximately acres in land area, daily vehicle trip end, and residential development of the parcel.
COMMENTS: Plans and field	Reviewed, No problem that
would Intenfere wi	th Traffic flow.
	0. 1/1/-4



# DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID <u>jreid@dekalbcountyga.gov</u> AND/OR LASONDRA HILL <u>lahill@dekalbcountyga.gov</u>

# COMMENTS FORM: PUBLIC WORKS WATER AND SEWER

Case No.:	Parcel I.D. #:	
Address:		
WATER:		
Size of existing water main:		(adequate/inadequate)
Distance from property to nearest main:	Size of lin	e required, if inadequate:
SEWER:		
Outfall Servicing Project:		
Is sewer adjacent to property: Yes	No If no, distance to nearest line:	:
Water Treatment Facility:	adequate inadequ	uate
Sewage Capacity:	(MGPD) Current Flow:	(MGPD)
COMMENTS:		

Signature:

# **Transportation Analysis**

# **METHODOLOGY MEETING PACKET**

Prepared on Behalf of **LJA** 

# CHAMPION'S RUN DRI #4578 DEKALB COUNTY, GA

Prepared for: GRTA, ARC, and Dekalb County

Prepared By:
James Slay, P.E.
Lumin8 Transportation Technologies, LLC
27 N Fairground St. NE
Marietta, GA 30060

November 20, 2025



This is the Pre-Application / Methodology meeting packet that has been prepared for the DRI Methodology Meeting. The Methodology Meeting will be held in accordance with GRTA DRI standards.

## **Attendees to include:**

Donald Shockey	ARC	
Brittany Giles	GRTA	
Paul DeNard, PE	GDOT District 7	
Aprell King	Dekalb County	
Tony Guilford	Dekalb County	
Bobby Watkins	LJA	
James Slay, PE	Lumin8 Transportation Technologies	
Daniel Jean	Lumin8 Transportation Technologies	
Planning Context		
-		
	5	

# **Developments of Regional Impact (DRI) Methodology Meeting Packet Template for** the **Transportation Impact Study**

<u>DRI Name & Number</u>: Champion's Run – DRI #4578

Pre-Review / Methodology Meeting Date: November 10, 2025

Project Rendering: The full site plans and land uses have been attached in Appendix A.

Figure 1: Site Plan – Phases 1 through 3



#### **Project Orientation (Section 2.2.1):**

<u>Permitting Local Government</u>: <u>Dekalb County</u>

Additional Local Government(s) with development approval authority: N/A

**DRI Trigger**: Exceeds ARC Thresholds and rezoning

DRI Trigger Application / Permit #: 4578

Qualifying DRI Threshold Exceeded: Exceeds 400 dwelling units

#### Zoning:

Existing: RNC – Neighborhood Conservation (Phases 1 & 2), MZ – Multizone (Phase 3)

Proposed: RNC – Neighborhood Conservation (Phases 1, 2 & 3)

#### Project Information:

• 247.64 acres

• Phase 1 – 134 single-family units

• Phase 2 – 196 single-family units

• Phase 3 – 237 single-family units

#### Project Location:

GPS Coordinates: 33.742825, -84.037786

Location Description: Lot bound by Pleasant Hill Road to the south and Norris Lake Drive to the east

<u>Unified Growth Policy Map land use area designation</u>: Developing suburb

Neighboring Jurisdiction(s): Rockdale County

## <u>Project Orientation Map</u> (Section 2.2.1.2):



Figure 2: Project Orientation Map

Roadway	Owner	# of Lanes
Pleasant Hill Road	Dekalb County	2
Norris Lake Drive	Dekalb County	2
Bond Lake Road	Dekalb County	2
Union Grove Road	Dekalb County	2
Bethel Road	Dekalb County	2
Norris Lake Road	Dekalb County	2
State Route 124	GDOT	4

<u>Project Driveways & Access Points:</u> Four (4) access points will be provided to be consistent with DeKalb County code §14-200 as the site comprises of over 300 residential units. Of the four (4) driveways, two are on Norris Lake Drive, one on Pleasant Hill Road, and one connecting to Rolling Stone Drive. A future connection is to be determined with the construction of the future Yellow River Park. This connection is assumed to connect over to Norris Lake Drive once the park is constructed.

Project Build Out Year & Phase(s): Phase 1 – 2025, Phase 2 – 2027, Phase 3 – 2029

Net Average Daily Trips (ADT) & Requested Review Schedule (Section 4.2.2): 5372, Non-Expedited

#### Government Stakeholders (Section 1.2.2):

- Dekalb County
- Rockdale County
- GRTA
- ARC
- GDOT District 7

#### Applicant Stakeholders (Section 1.2.2):

- LJA
- Lumin8 Transportation Technologies

#### **Applicant Email & Mailing Address:**

Bobby Watkins LJA 19 E. Chandler Winder, GA 30680 bwatkins@lja.com 770.225.4730

#### **Planning Context:**

Programmed Projects (Section 2.2.2.1, Section 2.2.2.3):

Project Name	From / To Points	Sponsor	GDOT PI#	ARC ID # (TIP)	Design FY	ROW / UTL FY	CST FY
Creekside Village Mixed-Use Development				DRI 4478	1	1	1

<u>Programmed Project Attached Design Documents</u>: The Creekside Village Mixed-Use Development is planned to be completed by Year 2028 and will be incorporated in this project transportation impact analysis. A copy of the DRI 4478 study is included in Appendix B.

Transportation Project Interaction with DRI (Section 2.2.2.5): N/A

#### Planned Projects (Section 2.2.2.2):

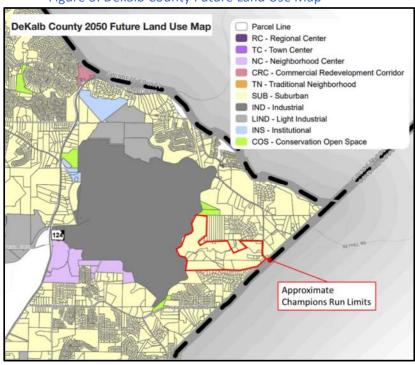
Project Name	From / To Points	Potential Sponsor	Project ID#	Project Timeline	Planning Document

Zoning (Section 2.2.1.1)

Existing Zoning: RNC – Neighborhood Conservation (Phases 1 & 2), MZ – MultiZone (Phase 3)

Land Use (Section 2.2.1.1)

Figure 3: Dekalb County Future Land Use Map



Future Land Use Map Designation: Suburban

<u>Land Use Vision & Goals</u>: The Dekalb 2050 Unified Plan put forth in November of 2022 is made of up of three parts, with the two major components being:

- The Comprehensive Land Use Plan
- The Comprehensive Transportation Plan

The third piece is the Unified Plan Executive Summary, which establishes the Guiding Principles in developing the Land Use Plan. These principles focus on:

- Activity Centers, Nodes, and Corridors
- Protect Existing Single-Family Neighborhoods
- Development Intensity
- Density Bonuses
- Housing Options
- Environment and Sustainability
- Multimodal Development
- Cultural Diversity
- Healthy Neighborhoods
- Transit Oriented Development
- Tree and Greenspace Preservation

#### The Priorities for the Comprehensive Transportation Plan were:

- Provide Transportation Options through Connectivity across Mode
- Enable Healthy Communities and Improve Quality of Life
- Improve Safety
- Improve Maintenance
- Promote Equity
- Increase Funding for Improvements
- Increase Access to Jobs and Education
- Encourage Economic Development
- Respect and Improve Dekalb County's Character
- Practice Fiscal Responsibility in Transportation Investments
- Better Accommodate Movement of Goods

Relation to Existing Land Use Plans: The proposed single-family residential will provide the county with new options for housing and the potential to bring new families to the area and provide opportunities for economic development.

Chattahoochee River / Metropolitan River Protection Act: N/A

#### Alternative Mode Access (Section 2.2.3)

Existing Alternative Transportation Map (Section 2.2.3.1): According to DeKalb County's Trail Greenway Master Plan (updated January 24, 2025), the County's existing trail network totals approximately 65 miles, consisting of 19.4 miles within unincorporated DeKalb County and 45.6 miles within incorporated cities. The County currently maintains 31 miles of the 65 miles of the existing countywide Greenway Network. However, the closest trail is the Stone Mountain Trail which is approximately 8.5 miles (straight-line distance) from the development. Dekalb is also a part of the Safe Routes to School program.

#### Bicycle and Pedestrian Context (Section 2.2.3.3):

<u>Description of Existing Infrastructure</u>: Prior to this project, there were no existing sidewalks along either side of Pleasant Hill Road or Norris Lake Drive. However, with Phase 1 nearing completion, new sidewalk has been constructed along the north side of Pleasant Hill Road and the west side of Norris Lake Drive.

Sidewalk & Streetscape Ordinance Standards: As stated in the Dekalb County Code of Ordinances, "Sidewalks shall be provided on all streets and shall consist of a street furniture zone and a pedestrian zone of widths that are based on the development category and location." The code lists three different Tiers of locations in the county that require different minimum sidewalk widths: Tier 1 – 15 feet, Tier 2 – 15 feet, Tier 3 – 10 feet.

<u>Potential Pedestrian & Bicycle Destinations</u>: There no discernible destinations that are within a ¼ mile of the proposed development.

#### Transit Accommodations (Section 2.2.3.4):

Existing Transit Routes: N/A

<u>Existing High-Capacity Transit Stations</u>: There are no high-capacity transit stations in the immediate vicinity of the project. The closet transit locations are MARTA stations that are a minimum of 10 miles to the west, a MARTA Mobility Center located in Lithonia.

Existing Transit Service Details: MARTA's operation hours are 4:45 AM to 1:30 AM on weekdays and 5:00 AM to 12:30 AM on weekends.

Proposed Pedestrian Route to Access Transit: No proposed route to any transit stations.

Transit Stop Ridership: N/A

Transit Stop Amenity Standards: N/A

#### **Trip Generation & Adjustments**

Trip Generation Inputs (Section 2.2.4.1): Trip Generation Report included in Appendix C.

ITE Trip Generation Manual Used: 12th Edition

ITE Land Use Code(s): 210

<u>ITE Independent Variable Inputs for each Land Use Code</u>: 567 Dwelling Units (Phase 1 – 134, Phase 2 – 196, Phase 3 – 237)

#### Day & Time of Day of ITE Surveys:

- 210:
  - o (Phase 1, 2, & 3)
    - Weekday from 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM
    - Saturday; Peak Hour of the day 10:00 AM to 11:00 AM
    - Sunday; Peak Hour of the day 10:00 AM to 11:00 AM

#### ITE Trip Generation Formula Used:

- 210:
  - o Daily trip rate: T = 8.07(X) + 265.45 for Phases 1-3
  - o AM Peak Hour trips rate: T = 0.67(X)+5.59 for Phases 1 and 2 and 0.7 for Phase 3
    - The equation was used for the Phases 1 and 2 AM trips as it produced a more conservative number, while the rate was used for phase 3.
  - PM Peak Hour trips equation: Ln(T) = 0.92Ln(X)+0.33 for Phase 1 and, 0.93 for phases 2 and 3.
    - The equation was used for the Phase 1 PM trips as it produced a more conservative number, while the rate was used for phases 2 and 3.

Trip Generation Calculation Alternative Approaches: N/A

#### **Trip Generation Reductions:**

Redeveloped Square Footage: N/A

<u>Alternative Mode Reduction</u> (Section 2.2.4.2):

#### **Contributing Factors:**

Summary of Existing and Proposed Bicycle / Pedestrian / Transit: There are no sidewalks on Pleasant Hill Road or Norris Lake Drive. No bicycle lanes or transit stations exist near the site area. However, new sidewalks have been constructed with phase 1 of the project on Norris Lake Drive and Pleasant Hill Road. Additional sidewalks will be constructed on all internal streets during phases 2 and 3 of the project to enhance pedestrian access and connectivity, in accordance with Section 14-383 Sidewalks and Bicycle Lanes of Dekalb Code of Ordinances.

<u>Parking Requirements & Proposed Amount</u>: The project meets maximum parking requirement in accordance with Dekalb County Code § 6.1.4 for off-street parking ratios in residential developments. The parking spaces for each phase of the project are outlined as follows:

- Phase 1 268 required, 536 provided
- Phase 2 588 required, 784 provided
- Phase 3 711 required, 948 provided

Alternative Parking Provided: N/A

Affordable Housing: N/A

Transportation Demand Management: N/A

Supplemental Commuter Data: N/A

Proposed Reduction Percentage: Zero mode split (0% reduction)

<u>Proposed Reduction Justification Explanation:</u> There are no existing transit or bicycle facilities in the surrounding area. No plans for expanding transit or bicycle facilities to this area were found in the 2050 Dekalb Comprehensive Transportation Plan.

Internal Capture / Mixed Use Reduction (Section 2.2.4.3): N/A

Pass-by Trips Reduction (Section 2.2.4.4):

#### **Proposed Pass-by Trips Table**:

Land Use	Square Feet	Estimated # Pass-by Trips	Pass-by Access Roadways	Roadway Type	# of Lanes	Design Volume	15% of Design Volume

## <u>Trip Generation Summary Table</u> (Section 2.2.4.5):

	Trips
Gross Trips	5,372
Alt. Mode (0%)	-0
Mixed Use	-0
Pass-by	-0
Internal Capture	-0
Net New Trips	5,372

<u>Description of Trip Assignment Methodology</u>: Volume data between the years of 2010 and 2024 from GDOT Count Stations, via the TADA website tool, in the immediate vicinity surrounding the development area were used to develop a gravity model for the trip distributions.

#### Trip Assignment Map:

Figure 4: Trip Distribution



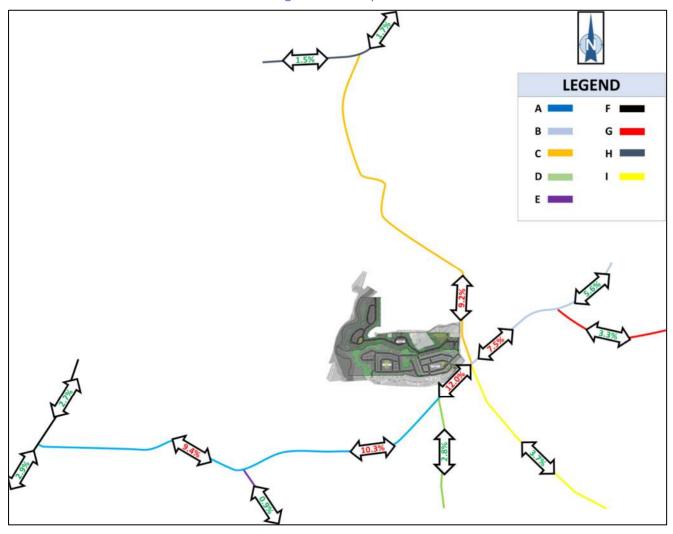
## **Draft Study Network**:

## Study Network 7% Table:

#### **7% DAILY CAPACITY EVALUATION**

ID	ROADWAY	FROM	то	# LANES	ТҮРЕ	DIVIDED?	LEFT TURN BAYS?	LOS	FACILITY SERVICE VOLUME (vpd)	ADJUSTED FACILITY SERVICE VOLUME (vpd)	TOTAL TRIPS ADDED	% SERVICE VOLUME CONSUMED	IMPACT > 7%?
Α	Pleasant Hill Road (West)	Proposed Driveway	Bonds Lake Road	2	Minor Arterial	N	N	D	24,800	19,840	2374	12.0	Y
		Bonds Lake Road	Union Grove Road	2	Minor Arterial	N	N	D	24,800	19,840	2052	10.3	Υ
		Union Grove Road	SR 124	2	Minor Arterial	N	N	D	24,800	19,840	1875	9.4	Y
D	Pleasant Hill Road	Proposed Driveway	Bethel Road	2	Minor Arterial	N	N	D	24,800	19,840	1488	7.5	Y
D	(East)	Bethel Road	East of Bethel Road	2	Minor Arterial	N	N	D	24,800	19,840	1101	5.6	N
C	Norris Lake Drive	Proposed Driveway	SR 124 (north)	2	Major Collector	N	N	D	14,600	11,680	1080	9.2	Y
D	Bonds Lake Road	Pleasant Hill Road	South of Pleasant Hill Road (West)	2	Local Road	N	N	D	14,600	11,680	322	2.8	N
Е	Union Grove Road	Pleasant Hill Road (West)	South of Pleasant Hill Road (West)	2	Minor Arterial	N	N	D	24,800	19,840	177	0.9	N
	SR 124 (West)	Pleasant Hill Road (West)	North of Pleasant Hill Road	4	Principal Arterial	Υ	Υ	D	35,000	33,250	902	2.7	N
Г	Sh 124 (West)	Pleasant Hill Road (West)	South of Pleasant Hill Road	4	Principal Arterial	Y	Y	D	35,000	33,250	972	2.9	N
G	Bethel Road	Pleasant Hill Road (East)	East of Pleasant Hill Road (East)		Local Road	N	N	D	14,600	11,680	387	3.3	N
ш	CD 124 (North)	Norris Lake Road	East of Norris Lake Road	4	Principal Arterial	Υ	Υ	D	35,000	33,250	569	1.7	N
Н	SR 124 (North)	Norris Lake Road	West of Norris Lake Road	4	Principal Arterial	Y	Y	D	35,000	33,250	510	1.5	N
	Humphries Road	Proposed Driveway	South of Pleasant Hill Road	2	Local Road	N	N	D	14,600	11,680	430	3.7	N

Figure 5: 7% Map



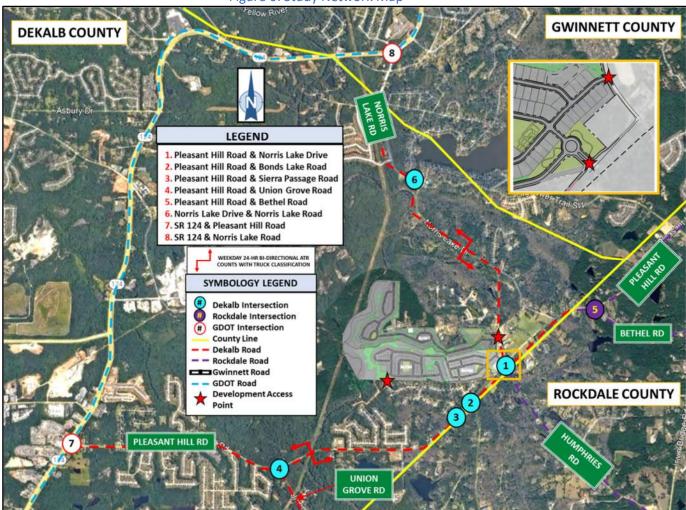


Figure 6: Study Network Map

Proposed Study Network Additions or Deletions: N/A

Level of Service Standard(s) (Section 3.2.2.1): LOS D

Adjustments for Unified Growth Policy Map or ½ mi. of High-Capacity Transit Station: N/A

#### **Scenario Modeling**

Background Growth (Section 2.2.5.2):

<u>Proposed Background Growth Rate:</u> 1.00%; This growth rate was determined through observations of historic traffic data collected by GDOT count stations within the area and the ARC population data for Dekalb County.

Historic Traffic Count Growth Data: Count station data is included in Appendix D

#### HISTORIC TRAFFIC DATA

Year	GDOT Count Station 089-0494	GDOT Count Station 089-3981	GDOT Count Station 089-7157	GDOT Count Station 247-0209
2010	6754	1		
2011		-		5650
2012		1	1894	
2013	5840*	4187	1740*	5340*
2014	6729	3700*	1740*	5340*
2015	7120*	3850*	1810*	6792
2016	7350*	3940*	2513	6080*
2017	7780*	5140	2270*	6440*
2018	8637	4930*	2310*	6430*
2019	8860*	2030	3755	7725
2020	8170*	4680*	3080*	6450*
2021	8830*	5824	3270*	6970*
2022	8850	6110*	3843	7120*
2023	8050*	6270*	3820	7170*
2024	10928	6300*	3840*	7240*

Source: GDOT Geocounts Database System \*Estimated counts not used in trend analysis.

Nearby Developments or DRIs Underway: N/A

Multiple Growth Rate Accommodations: N/A

<u>Programmed Transportation Project Modeling</u> (Section 3.2.2.4): There are no transportation/roadway projects planned in the area, therefore the projected no-build and build conditions will be modeled with the existing geometry.

Pedestrian Crosswalk Adjustment Factor (Section 2.2.4.2, Section 3.2.4.2): N/A

Vehicle Delay Factor for Transit Vehicles and/or Other Curbside Usage (Section 2.2.5.3): N/A

<u>Enhanced Focus Area for Dense Urban Environments</u> (Section 3.2.4.2):

Proposed Curbside Management Approach: N/A

Proposed Modeling Adjustments: N/A

#### <u>Enhanced Focus Area for Heavy Vehicles</u> (Section 3.2.4.1):

<u>Proposed Truck Routing:</u> The development is residential only; therefore, no tractor trailers are anticipated.

Heavy Vehicle Modeling Percentage (Section 2.2.4.1, Section 3.2.4.1): N/A

<u>Site Access Analysis for Pavement Condition, Roadway Width and Corner Radii</u>: Pleasant Hill Road and Norris Lake Drive between the proposed Driveways will be analyzed for the pavement condition and roadway width.

<u>Proposed Pedestrian Infrastructure</u>: The development will construct ADA Ramps and sidewalks at each of the proposed access points. The sidewalks will continue alongside the existing roadways before terminating.

#### **Draft Schedule**

<u>Proposed Traffic Count Approach</u> (Section 2.3, Section 2.4):

<u>Proposed Collection Date(s):</u> A collection date will be scheduled once the LOU is issued. The traffic counts will be collected during a normal weekday, while schools are in session, and when no holidays are occurring.

<u>Local School Schedule(s)</u>: Dekalb County schools' final day of class is May 28, 2026, with classes resuming on August 5, 2026. There are numerous holidays, breaks, and teacher workdays throughout the school year. The 2025-2026 and 2026-2027 school year calendars are attached in Appendix E.

Existing Counts: N/A

COVID-19 Approach: N/A

**Draft Transportation Study Submittal Date: N/A** 

Anticipated GRTA Review Schedule (Section 4.2): Non-expedited

DCA DRI 'Initial Form' & 'Additional Form' Submittal Date(s): N/A

Key Permitting Local Government Review Board Date(s): N/A

# **APPENDIX A**

SITE PLAN



FLOOD MAP (NTS)

NOT

RELEASED

FOR

CONSTRUCTION

RUN

DRI SITE PLAN

NORTH

PROJECT NUMBER GA1931-22200 SHEET TITLE

COVER SHEET

C-100

SHEET NUMBER

DRI SITE PLAN

FOR

# CHAMPIONS RUN PHASES I - III

**DRI #4578** 

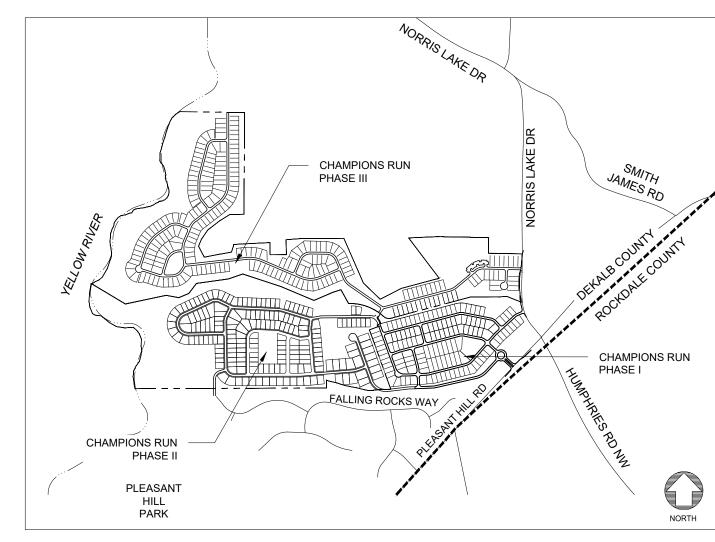
LAND LOTS 253 & 228 **16TH DISTRICT** DEKALB COUNTY, GA

# PHASES I - III TOTAL SITE DATA:

**TOTAL SITE AREA TOTAL UNITS: TOTAL DENSITY TOTAL OPEN SPACE: TOTAL PARKING:** 

567 UNITS 2.29 U/A

2,315 SPACES (INCLUDING AMENITY)



VICINITY MAP (NTS)

24 HOUR CONTACT: MATT HOLDER 770-876-1671 MHOLDER@DRHORTON.COM

# PHASE I SITE DATA:

PHASE I SITE AREA: **ZONING:** 

**ZONING JURISDICTION:** PHASE I TOTAL UNITS:

PHASE I UNIT DENSITY: TOTAL OPEN SPACE REQ'D (20%) TOTAL OPEN SPACE PROVIDED: PERIMETER SETBACK:

30 FT FRONT YARD: 20 FT SIDE YARD 7.5 FT **REAR YARD** 20 FT 60 FT MIN. LOT WIDTH MAX LOT COVERAGE 50% MIN. LOT AREA 6,000 SQFT

PARKING:

PHASE I MINIMUM REQ'D: 2 SPACES/DWELLING = 268 SPACES 4 SPACES/DWELLING = 536 SPACES PHASE I PROVIDED:

**CONTACT INFORMATION:** 

OWNER/DEVELOPER:

JAY COOMBE D.R. HORTON CROWN LLC 1371 DOGWOOD DR CONYERS, GA 30012 470-774-4884

**ENGINEER:** 

PLANNERS AND ENGINEERS COLLABORATIVE 350 RESEARCH CT PEACHTREE CORNERS, GA 30092

770-451-2741

48.32 ACRES

134 UNITS

10.348 AC

10.413 AC

2.61 U/A

**DEKALB COUNTY** 

SURVEYOR: FERNANDO AYALA

PLANNERS AND ENGINEERS COLLABORATIVE 350 RESEARCH CT

PEACHTREE CORNERS, GA 30092 770-451-2741

# PHASE II SITE DATA:

PHASE II SITE AREA: ZONING: **ZONING JURISDICTION:** 

PHASE II TOTAL UNITS: PHASE II UNIT DENSITY: TOTAL OPEN SPACE REQ'D (20%)

TOTAL OPEN SPACE PROVIDED: PERIMETER SETBACK: FRONT YARD: SIDE YARD: **REAR YARD:** MIN. LOT WIDTH:

MIN. LOT AREA: PARKING:

PHASE II MINIMUM REQ'D:

PHASE II PROVIDED:

**CONTACT INFORMATION:** 

OWNER/DEVELOPER:

**ENGINEER:** 

SURVEYOR:

JAY COOMBE D.R. HORTON CROWN LLC 1371 DOGWOOD DR

CONYERS, GA 30012 470-774-4884

85.78 ACRES

**DEKALB COUNTY** 

20 FT RNC, 35 FT R85

20 FT RNC, 40 FT R85

60 FT RNC, 85 FT R85

7.5 FT RNC, 10 FT BETWEEN BLDGS R85

6,000 SQFT RNC, 12,000 SQFT R85

3 SPACES/DWELLING = 588 SPACES

4 SPACES/DWELLING = 784 SPACES

RNC/R-85

**196 UNITS** 

2.28 U/A

17.16 AC

18.82 AC

30 FT

PLANNERS AND ENGINEERS COLLABORATIVE 350 RESEARCH CT

PEACHTREE CORNERS, GA 30092 770-451-2741

FERNANDO AYALA

PLANNERS AND ENGINEERS COLLABORATIVE 350 RESEARCH CT PEACHTREE CORNERS, GA 30092

770-451-2741

# PHASE III SITE DATA:

PHASE III SITE AREA: ZONING:

**ZONING JURISDICTION:** PHASE III TOTAL UNITS:

PHASE III UNIT DENSITY: TOTAL OPEN SPACE REQ'D (30%) TOTAL OPEN SPACE PROVIDED: TOTAL OPEN SPACE PROVIDED (INCLUDING STREAM BUFFERS, WETLANDS, FLOODPLAIN)

FRONT SETBACK: FRONT S/B FROM LOCAL STREETS REAR SETBACK: **INTERIOR SIDE:** PERIPHERY SIDE:

R85 BUFFER:

MIN. LOT WIDTH:

MIN. LOT AREA: PARKING: PHASE III MINIMUM REQ'D:

PHASE III PROVIDED: CLUB SPACES REQ'D: **CLUB SPACES PROVIDED:** 

OWNER DEVELOPER:

ENGINEER/

3 SPACES/DWELLING =711 SPACES 4 SPACES/DWELLING = 948 SPACES 1 SPACE PER 5 MEMBERS 47 SPACES

D.R. HORTON

LANDSCAPE ARCHITECT:

LJA ENGINEERING, INC. 299 S. MAIN ST ALPHARETTA, GA 30009 770-224-4730 bwatkins@lja.com

LUMNI8 JIMMY SLAY, P.E. 27 N. FAIRGROUNDS ST. NE MARIETTA, GA 30060 678-423-0050 jslay@lumni8.com

SURVEYOR: LJA SURVEYING. INC. 4525 S. LEE ST BUFORD, GA 30518 770-225-4730 cbell@ljasurvey.com

113.535 ACRES

RNC **DEKALB COUNTY 237 UNITS** 

2.09 U/A 21.26 AC 21.45 AC

49.26 AC

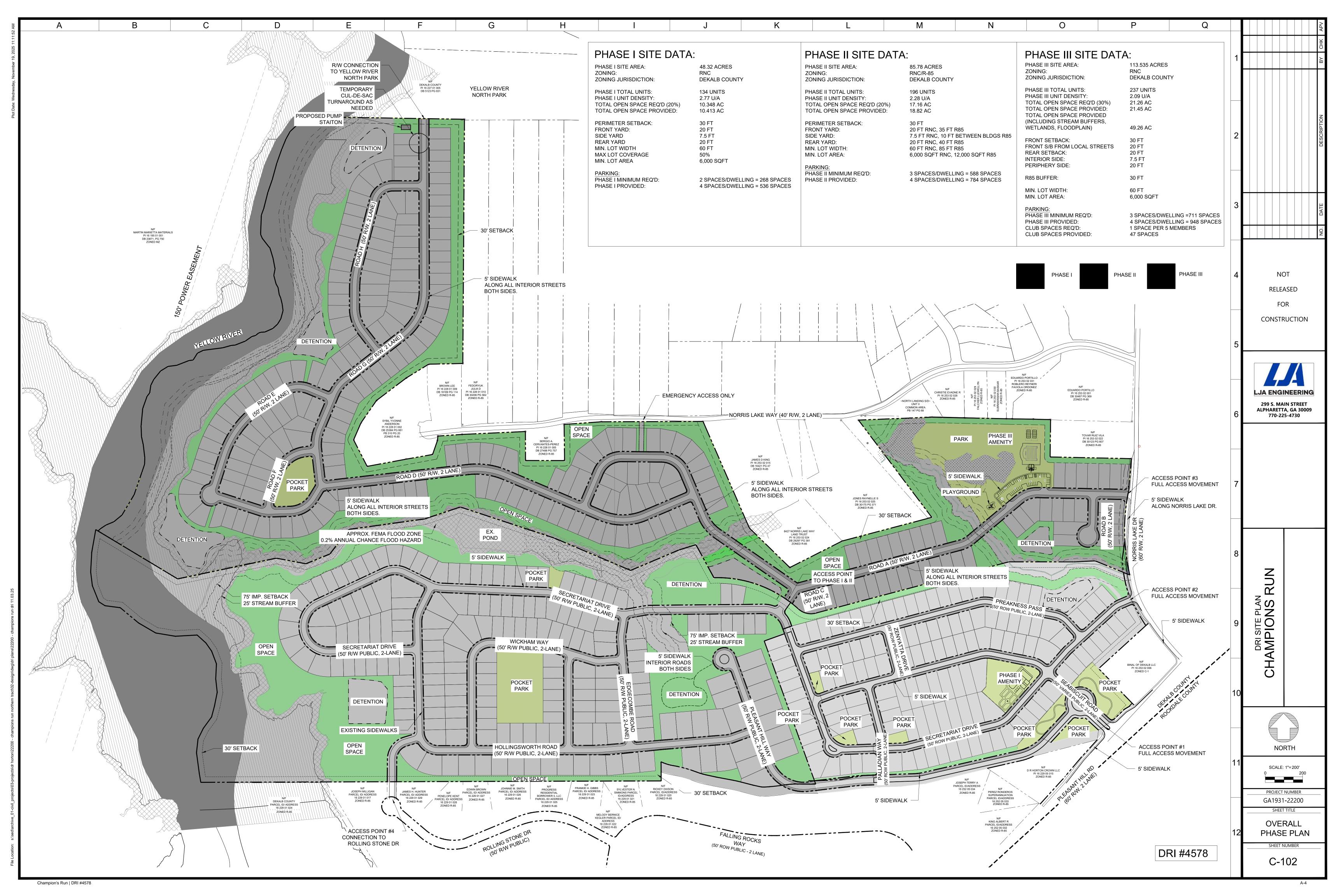
30 FT 20 FT 20 FT 7.5 FT 20 FT 30 FT

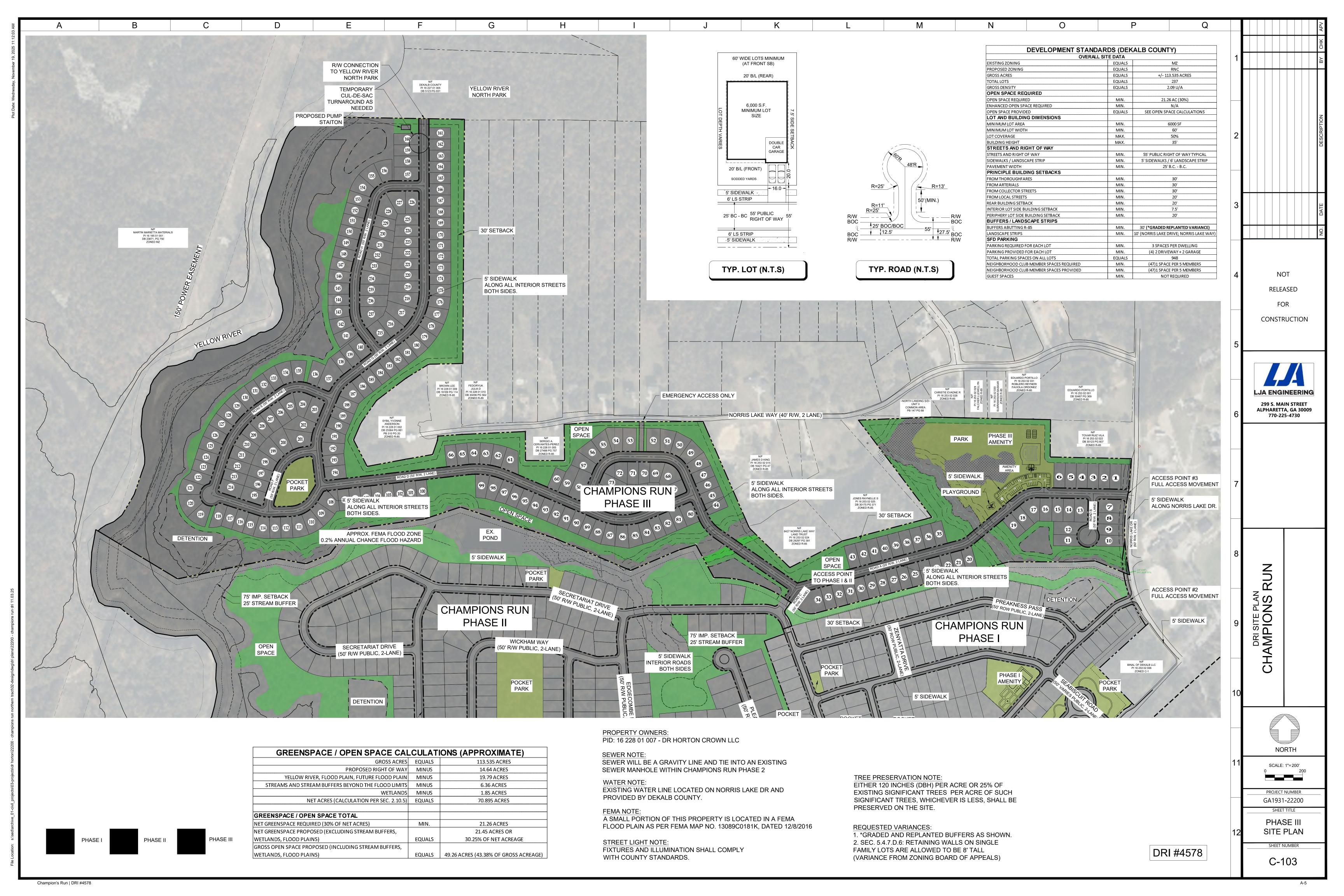
60 FT 6,000 SQFT

TRAFFIC ENGINEER:

1371 DOGWOOD DR SW CONYERS, GA 30012







# **APPENDIX B**

**DRI 4478 DATA** 





# Regional Review Finding Development of Regional Impact

DATE: September 12, 2025

TO: Chair and CEO Lorraine Cochrane, DeKalb County

ATTN TO: Aprell King, Planner, Long Range Planning, DeKalb County

FROM: Mike Alexander, COO, Atlanta Regional Commission

RE: Development of Regional Impact (DRI) Review

ARC has completed a regional review of the below DRI. ARC reviewed the project's relationship to regional plans, goals and policies as well as impacts the project may have on the activities, plans, goals and policies of other local jurisdictions and state, federal and other agencies. This Final Report does not address whether the DRI is or is not in the best interest of the host local government.

Name of Proposal: Creekside Village Mixed-Use Development DRI 4478

**Submitting Local Government:** DeKalb County

**Date Opened:** August 21, 2025 **Date Closed:** September 12, 2025

**Description:** A regional DRI review of a proposal to construct a mixed-use development with 220 single-family detached units, 331 single-family attached units, 63,000 square feet of shopping center space, and a 7,000 square-foot gas station on a 225-acre currently mostly wooded site generally located east of Rock Chapel Road and north of Pleasant Hill Road in Dekalb County.

# Comments:

# **Key Comments**

The project's protection of stream buffer areas, overall lower scale, and retention of significant portions of the site's 225 total acres as natural open space is somewhat aligned with applicable Rural Areas growth management policies which call for limited development and maintenance of rural character.

The project's limited intrusion into stream buffer areas is aligned with regional environmental and water resource policies.

The project's provision of 250 attached single-family homes within walking distance of signficant commercial spaces is aligned with regional placemaking and transportation policies.

The auto-centric configuration of the significant commercial space propsoed could be vastly improved by utilizing a more walkable village center layout closely connected to the adjacent townhomes.

The project will generate a total of 9,840 daily new automobile trips; a range of roadway improvements are proposed to mitigate the impact of these trips.

Dekalb County planning comments submitted include: the proposed new road system should be further assessed as it relies too heavily on a main road with several side roads that end in cul-de-sacs rather than providing a more connected grid of streets that distributes trips more broadly; additional pedestrian connectivity and greenspace should be provided in the form of pocket parks connected by walking trails and bike paths; Further consideration of stormwater management infrastructure is recommended due to a portion of the site being located within a flood zone.

# **General Comments**

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 11-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity for the region. The Plan assigns a relevant growth category designation to all areas in the region and provides corresponding growth policy recommendations for each category.

The site of this DRI is designated in the Plan as Rural Areas. The Plan's general information and policy recommendations for Rural Areas are provided at the end of these comments.

The project could be better aligned with Rural Area policies by reconfiguring the significant commercial area into more of a walkable village center easily accessible to the adjacent 250 townhomes and within biking distance of the single-family homes.

# **Transportation and Mobility Comments**

ARC's Transportation and Mobility Group comments are attached.

The proposal is largely consistent with ARC's MTP. Project connectivity with adjacent Regional Thoroughfares and Regional Truck Routes has been properly addressed, but there is a lack of bike infrastructure around the development and no EV charging is provided. Wider buffered sidewalks along SR 214 would increase pedestrian safety and connectivity.

The project will generate a total of 9,840 new vehicular trips; associated roadway improvements to accommodate these improvements are proposed.

The constructed development should provide an interconnected, functional, clearly marked and comfortable pedestrian experience on all driveways, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

# **ARC Natural Resource Group Comments**

ARC's Natural Resource Group comments are attached.

# Stream Buffers

Swift Creek, a direct tributary to the Yellow River, runs to the north and east of the project property and is shown as a blue-line stream on the USGS coverage for the project area but based on the submitted site plan, the project property does not extend to the creek. The Yellow River itself is near but not abutting the southeastern corner of the project property. The submitted site plan shows four tributaries to Swift Creek on the property, none of which are shown on the USGS coverage for the project area. The County 75-foot stream buffer and the State Sediment and Erosion Control buffers are shown and identified along Swift Creek and the three easternmost streams on the property. The stream closest to Rock Chapel Road shows buffers, but they are shown as a 50-foot undisturbed buffer and additional 25-foot impervious setback and the 25-dfoot State Buffer is not identified. The County buffer is defined as 75-foot in County ordinance, Sec. 14-44.1. - Land Development Requirements and the State 25-foot buffer applies on all streams. The buffers on this stream need to be corrected. No intrusions other than transportation crossings, which are allowed under the County ordinance, are shown on the submitted plans. SITE PLAN IN FINAL REPORT IS CORRECTED

Any other unmapped streams on the property may also be subject to the County buffer requirements. Any unmapped State waters identified on the property may also be subject to the State 25-foot Sediment and Erosion Control buffer.

# Floodplain

The FEMA coverage for the project area shows both the 100 -year floodplain (Zone AE), the 500-year floodplain (Zone X) and the floodway along Swift Creek, as well as the 500-year floodplain along the tributary closest to Rock Chapel Road. The Swift Creek 100-year floodplain is shown on the project site plans but has only small intrusions at the edges of the property. The Swift Creek 500-year floodplain is not shown on the plans but based on the FEMA coverage, appears to be entirely within the conservation portions of the proposed project. The floodplain on the tributary closest to Rock Chapel Road is identified as 100-year floodplain on the site plan but is shown as 500-year floodplain on the FEMA coverage. The floodplain along the tributary should be corrected and any Swift Creek 500-year floodplain on the property should be shown and identified.

Dekalb County Code Chapter 14, Article IV Floodplain Management sets standards for floodplains and future-conditions floodplains. Please ensure all provisions of this code section are met.

# **Dekalb County Comments**

Comments received from Dekalb County are attached.

Long Range Planning has some capacity concerns with the singular road (beginning at intersection of Rock Chapel Hill Road and Pleasant Hill Road) with the amount of residential connections and limited to zero transit access. Per the Suburban character area in DeKalb County's 2050 Unified Plan, where appropriate, new streets should connect to adjacent street networks or developments and cul-de-sacs should be minimized or prohibited. Further assessment of this road is strongly recommended.

Long Range Planning encourages applicant team to consider more greenspace and pedestrian connectivity such as pocket parks, trails/shared use paths, and bicycle infrastructure to support surrounding residential. Future development should provide better pedestrian and community connectivity and be designed in a way that preserves and enhances existing greenspace (i.e. Yellow River South Park). Additionally, consideration of stormwater management infrastructure is recommended due to a portion of the site being located within a flood zone.

The Neighborhood/Town Center portion of the site seems to follow policy outlined in the 2050 Unified Plan based on what is proposed thus far, with a mix of commercial and residential (with appropriate density) uses that serve the goods and service needs of the surrounding, local neighborhoods. Additionally, Industrial areas seem to be mostly in line per the comprehensive plan. Further commentary may be provided within the Final Report after more extensive review.

# **GDOT Aviation Comments**

GDOT aviation comments are attached.

# The Atlanta Region's Plan Growth Policy Considerations: Rural Areas

According to the Atlanta Region's Plan, Rural Areas are those where limited development has taken place or and where development pressure is low. These areas are characterized by sporadic, large single-family lots, agricultural uses, protected lands, and forests. These areas border more central developed and developing areas

3

and represent the limits of the urban service area in the region. There is a strong desire from residents and elected officials in these areas to keep them rural. Increased development threatens existing rural economic uses, such as forestry, agriculture, and tourism.

To maintain economic viability without undesirable development, these areas may be appropriate as "sending" areas in potential Transfer of Development Rights (TDR) programs. The region is striving to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low impact development. There will be a continued need to maintain existing transportation infrastructure, but care should be taken not to spur unwanted growth by inappropriate expansion of infrastructure capacity.

The project is somewhat aligned with the Atlanta Region's Plan's policy recommendations for Rural Areas due to its preservation of a significant amount of open space and the overall limited scale of the development. The project could be better aligned with Rural Area policies by reconfiguring the significant commercial area into more of a walkable village center easily accessible to the adjacent 250 townhomes and within biking distance of the single-family homes.

Dekalb County leadership and staff, along with the applicant team, should collaborate closely to ensure optimal sensitivity to the needs of nearby local governments, neighborhoods, and natural systems.

# The following local governments and agencies received notice of this review:

Atlanta Regional Commission
Georgia Department of Transportation
Georgia Environmental Finance Authority
MARTA

Georgia Department of Natural Resource Georgia Regional Transportation Authority Georgia Conservancy Georgia Depart of Community Affairs Georgia Soil/Water Conserv Commission City of Convers

For questions, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org.

This finding will be published to the ARC review website located at <a href="http://atlantaregional.org/plan-reviews">http://atlantaregional.org/plan-reviews</a>.



# **Developments of Regional Impact**

DRI Home <u>Tier Map Apply</u> <u>View Submissions</u> <u>Login</u>

# **DRI #4478 DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information** This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the Rules for the DRI Process and the DRI Tiers and Thresholds for more information. **Local Government Information** Submitting Local DeKalb Individual completing form: Aprell King Telephone: 470-898-2251 E-mail: alking@dekalbcountyga.gov \*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process. **Proposed Project Information** Name of Proposed Project: Creekside Village - Mixed-Use Development Location (Street Address, 33°26'19.31"N 84°02'40.93"W (33.436900, -84.043081) East of Rock Chapel Road and GPS Coordinates, or Legal north of Pleasant Land Lot Description): Brief Description of Project: A new mixed-use residential development is proposed for construction on undeveloped land parcels east of the intersection of SR 124 and Lithonia Industrial Boulevard in DeKalb County, Georgia. The proposed development will consist of 551 residential units and approximately 70,000 square feet of commercial space, approximately 7,000 square feet of which will be service space. **Development Type:** (not selected) Hotels Wastewater Treatment Facilities Office Mixed Use Petroleum Storage Facilities Commercial Airports Water Supply Intakes/Reservoirs Wholesale & Distribution Attractions & Recreational Facilities Intermodal Terminals Hospitals and Health Care Facilities Post-Secondary Schools Truck Stops Waste Handling Facilities Housing Any other development types Industrial Quarries, Asphalt & Cement Plants If other development type, describe: Project Size (# of units, floor 551 residential units, approximately 70,000 square feet of commercial space, area, etc.): approximately 7,000 squ Developer: Hybrass Properties, LLC - Rebecca Endress Mailing Address: 6350 Lake Oconee Pkwy, Suite 110, PMB 51 Address 2: City:Greensboro State: GA Zip:30642 Telephone: (770) 679-4262 Email: rebecca@hybrassproperties.com Is property owner different

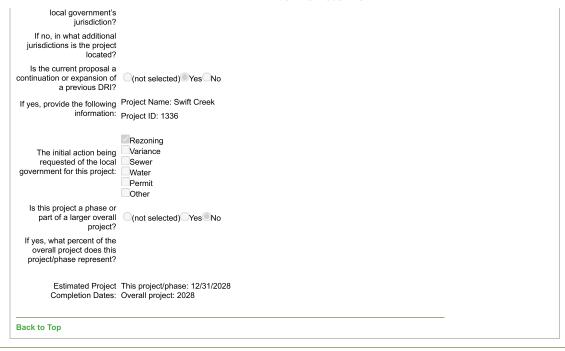
(not selected) Yes No

Is the proposed project (not selected) Yes No

from developer/applicant?

If ves. property owner:

entirely located within your



GRTA DRI Page | ARC DRI Page | RC Links | DCA DRI Page

**DRI Site Map | Contact** 



# **Developments of Regional Impact**

**DRI Home** 

Tier Map

<u>Apply</u>

**View Submissions** 

<u>Login</u>

# **DRI #4478**

Undisturbed buffers, proactive BMP's, and open space to preserve sensitive areas will all be employed on this project to ensure that environmental quality is maintained as it was pre-development.

## **DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information**

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the Rules for the DRI Process and the DRI Tiers and Thresholds for more

## **Local Government Information**

Submitting Local DeKalb Government:

Individual completing form: Aprell King

Telephone: 470-898-2251

Email: alking@dekalbcountyga.gov

# **Project Information**

Name of Proposed Project: Creekside Village - Mixed-Use Development

DRI ID Number: 4478

Developer/Applicant: Hybrass Properties, LLC - Rebecca Endress

Telephone: (770) 679-4262

Email(s): rebecca@hybrassproperties.com

# **Additional Information Requested**

Has the RDC identified any additional information required in order to proceed

with the official regional (not selected) Yes No review process? (If no,

proceed to Economic

Impacts.)

If yes, has that additional information been provided

(not selected) Yes No

to your RDC and, if applicable, GRTA?

If no, the official review process can not start until this additional information is provided.

# **Economic Development**

Estimated Value at Build-

173,688,405

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:

2,417,106

Is the regional work force sufficient to fill the demand created by the proposed

(not selected) Yes No

project?

Will this development displace any existing uses?

(not selected) Yes No

If yes, please describe (including number of units, square feet, etc): n/a; property site does not have any pre-existing

	Water Supply
Name of water supply	Dekalb County Watershed Management
provider for this site: What is the estimated water	,
supply demand to be	
generated by the project, measured in Millions of	1.9153 MGD
Gallons Per Day (MGD)?	
Is sufficient water supply capacity available to serve	(not colocted) Voc No
the proposed project?	(not selected) Yes No
If no, describe any plans to e n/a; current system has capa	xpand the existing water supply capacity: city for project
Is a water line extension	
required to serve this project?	(not selected) Yes No
If yes, how much additional In/a; existing system in right-o	ine (in miles) will be required? of-way abutting property
	Wastewater Disposal
Name of wastewater treatment provider for this site:	Snapfinger Creek Wastewater Treatment Plant
What is the estimated sewage flow to be	
generated by the project, measured in Millions of Gallons Per Day (MGD)?	5.4153
Is sufficient wastewater	
treatment capacity available to serve this proposed project?	(not selected) Yes No
If no, describe any plans to e treatment plant	xpand existing wastewater treatment capacity: n/a; sufficient capacity exists at routed
Is a sewer line extension required to serve this project?	(not selected) Yes No
If yes, how much additional li at multiple right-of-way fronta	ne (in miles) will be required?n/a; development sewer will be routed to existing sanitary lines ges
	Land Transportation
How much traffic volume is	
expected to be generated	
by the proposed development, in peak hour	14,830 Daily, 913 AM, 1,228 PM
vehicle trips per day? (If only an alternative measure	14,000 Buny, 0107 MI, 1,2201 M
of volume is available,	
please provide.)  Has a traffic study been performed to determine	
whether or not transportation or access	(not selected) Yes No
improvements will be needed to serve this	(not selected) = tes = NO
project?  Are transportation	
improvements needed to serve this project?	(not selected) Yes No
east leg; site driveway will ha 124 into the site. The outside Southbound U-Turn on SR 1: also accompany the RIRO Si	Signal modification to SR 124 and Lithonia Ind Blvd that incorporate site driveway on the tive left, through, and through-right approach lanes, as well as a new right-turn lane on SR left-turn lane on Lithonia Ind Blvd will need to be re-striped to a shared left+through lane. 24 will need to be re-striped as a shared left/U-turn lane. A right-turn lane on SR 124 will te Drive South on SR 124. A left-turn lane and right-turn lane on Pleasant Hill Road will be prive East across from Providence Point Drive.
	Solid Waste Disposal
How much solid waste is the	
project expected to generate annually (in tons)?	299,979.5
Is sufficient landfill capacity	
available to serve this proposed project?	(not selected) Yes No
If no, describe any plans to e	xpand existing landfill capacity:n/a; plenty of annual capacity in Seminole Road facility
Will any hazardous waste	
be generated by the development?	(not selected) Yes No

If yes, please explain:n/a	
	Stormwater Management
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	40%
project's impacts on stormwa standards incorporating MN0	cosed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the ater management:Stream buffers in compliance with both State standards and County GWPD requirements will be adhered to for this project along with the requirements of the ement Manual. The areas near environmentally sensitive areas will be protected throughout
	Environmental Quality
Is the development located v	within, or likely to affect any of the following:
Water supply watersheds?	(not selected) Yes No
Significant groundwater recharge areas?	(not selected) Yes No
3. Wetlands?	(not selected) Yes No
4. Protected mountains?	(not selected) Yes No
5. Protected river corridors?	(not selected) Yes No
6. Floodplains?	(not selected) Yes No
7. Historic resources?	(not selected) Yes No
8. Other environmentally sensitive resources?	(not selected) Yes No
If you answered yes to any o	question above, describe how the identified resource(s) may be affected:
Back to Top	

GRTA DRI Page | ARC DRI Page | RC Links | DCA DRI Page

DRI Site Map | Contact

# DRI SITE PLAN FOR CREKSIDE VILLAGE

DRI #4478

LAND LOTS 188, 189, 196, 197, 16TH DISTRICT DEKALB COUNTY, GEORGIA

ADDRESS: 7480 ROCK CHAPEL ROAD, LITHONIA, GA 30058

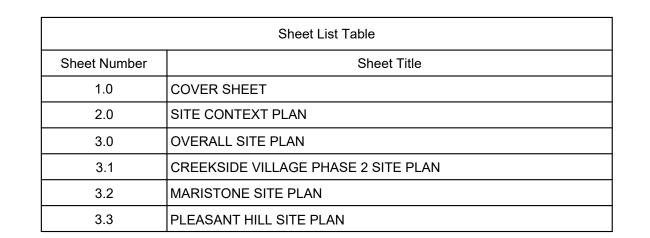
OWNER: HYBRASS PROPERTIES, LLC 6350 LAKE OCONEE PKWY PMB 110-51 **GREENSBORO, GA 30642** PHONE: (770) 679-4262

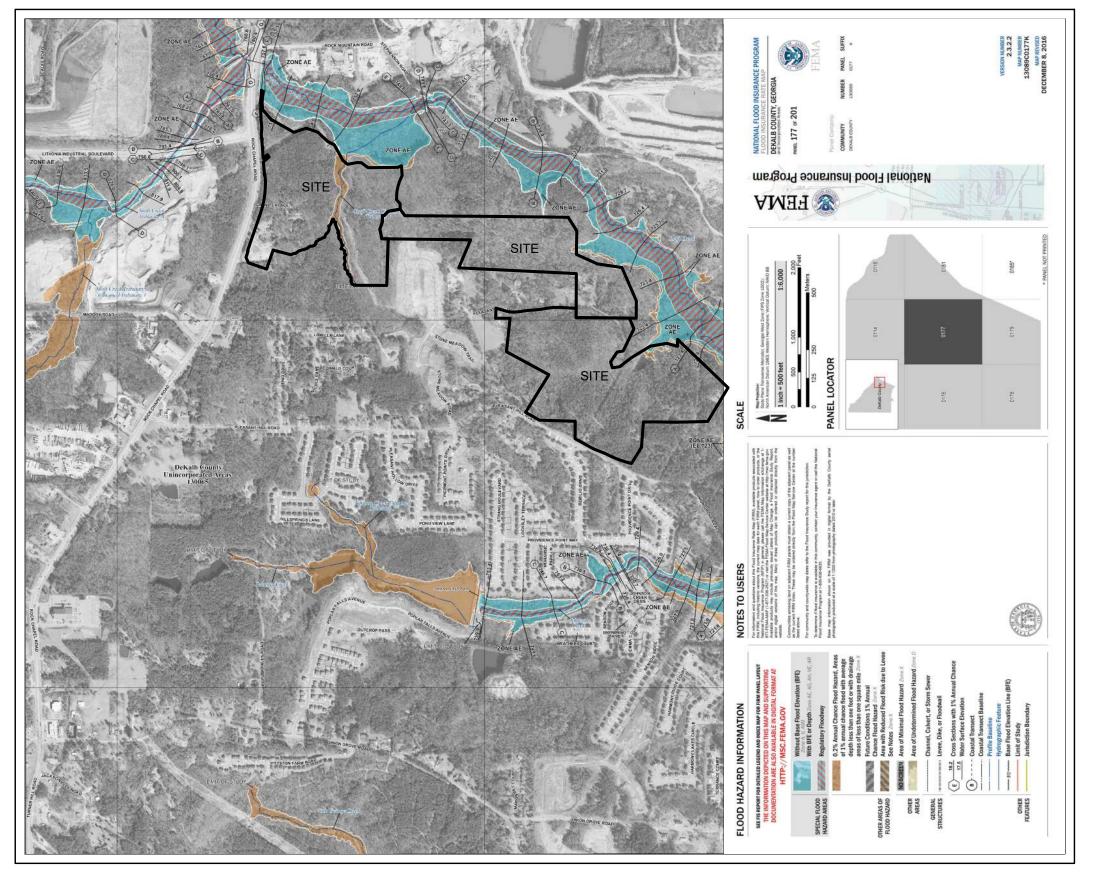
**DEVELOPER: HYBRASS PROPERTIES, LLC** 6350 LAKE OCONEE PKWY PMB 110-51 **GREENSBORO, GA 30642** PHONE: (770) 679-4262

24 HOUR CONTACT: REBECCA ENDRESS PHONE: (770) 679-4262

**SURVEYOR:** FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., **SUITE 200** STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666

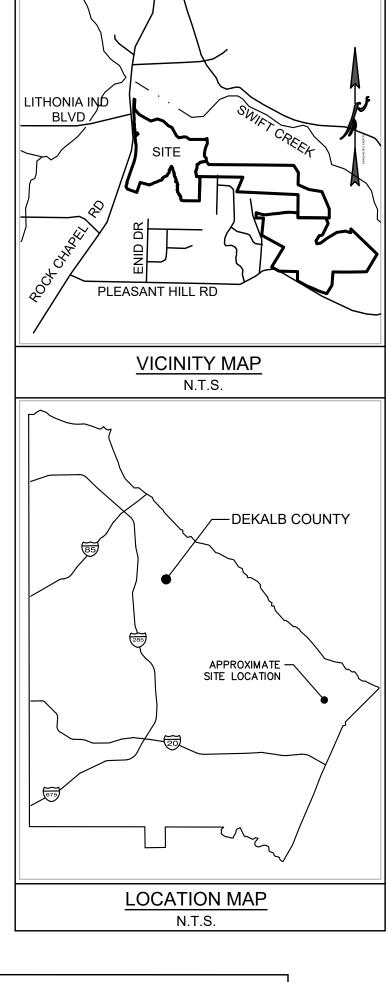
**ENGINEER: FALCON DESIGN CONSULTANTS, LLC** 235 CORPORATE CENTER DR., **SUITE 200** STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666





# FEMA FLOOD MAP

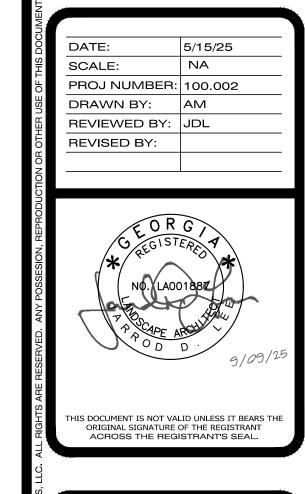
AS SHOWN ON FLOOD INSURANCE RATE MAPS OF A DEKALB COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13089C0177K EFFECTIVE DATE: DEC, 8TH, 2016, PORTIONS OF THESE PROPERTIES ARE LOCATED IN A FEMA FLOOD HAZARD



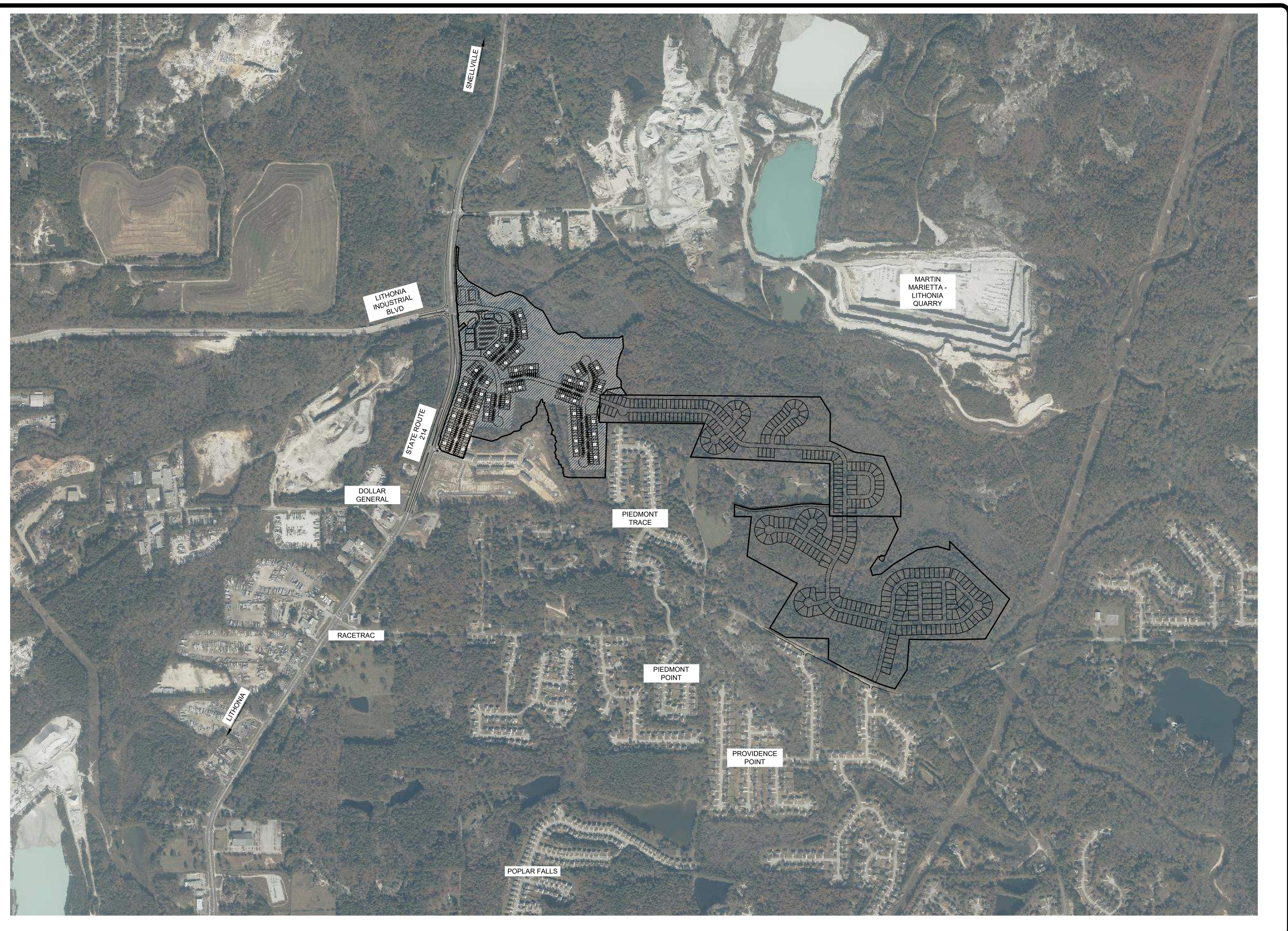
٠.	OWNER	5. FLOOD ZONE DATA						
	HYBRASS PROPERTIES, LLC 6350 LAKE OCONEE PKWY PMB 110-51 GREENSBORO, GA 30642	A PORTION OF THE PARCEL S LIE WITHIN A 100 YEAR FLOO F.I.R.M. PANEL 13089C0177K, I DECEMBER 8, 2016.	D HAZAF	RD AREA	A PER			
	PHONE: (770) 679-4262	·						
	<u>DEVELOPER</u>	LOCATED IN SWIFT CREEK W.	ATERSHI	ED				
	HYBRASS PROPERTIES, LLC 6350 LAKE OCONEE PKWY	6. PROPERTY ADDRESS		A 200E0				
	PMB 110-51	7480 ROCK CHAPEL ROAD, LITH 7. CREEKSIDE SITE REQUIREMEN		A 30058	<u> </u>			
	GREENSBORO, GA 30642	PHASE 2 DEVELOPMENT	75.37 ACRES					
	PHONE: (770) 679-4262	PHASE 2 NUMBER OF LOTS	222 LOTS					
	24 HOUR CONTACT:	PH 2 PARCEL 1 DENSITY MU-4 (14	6 DU/44 6	33 AC)	3.3 DU/AC			
	REBECCA ENDRESS PHONE: (770) 679-4262	PH 2 PARCEL 2 DENSITY MU-1 (76	2.5 DU/AC					
		PHASE 2 MIN. LOT SIZE	20,00	, , (0)	3,250 S.F.			
2.	ENGINEER	PHASE 2 MIN. LOT WIDTH			25 FT.			
	FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR.,	PHASE 2 MIN. HOUSE SIZE			1,600 S.F.			
	SUITE 200	PHASE 2 OPEN SPACE			30.54 ACRES			
	STOCKBRIDGE, GA 30281	BUILDING SETBACKS:	MU-1	MU-4	PROPOSED I			
	PHONE: (770) 389-8666	MIN./MAX FRONT YARD	10'/20'	0'	10'			
3.	SOURCE OF DATA	MIN. INTERIOR SIDE YARD	N/A	0'	0'			
	FALCON DESIGN CONSULTANTS, LLC	MIN./MAX SIDE CORNER YARD	10'/20'	5'	15'			
	235 CORPORATE CENTER DR.,	MIN. REAR YARD	20'	10'	20'			
	SUITE 200 STOCKBRIDGE, GA 30281	CREEKSIDE ZONING:	. MU-1 & MU-4)					
	PHONE: (770) 389-8666							
	BOUNDARY SURVEY PERFORMED BY:	CREEKSIDE OPEN SPACE REQUIREMENTS:						
	FALCON DESIGN CONSULTANTS, LLC DATED: AUGUST 23, 2010	8. 30.54 ACRES OF OPEN SPACE / 75.37 ACRES IN DEVELOPMENT 9. 40.52% OPEN SPACE						
	TOPOGRAPHIC INFORMATION:	MARISTONE SITE REQUIREME						
	OBTAINED FROM DEKALB CO. GIS	TOTAL ACREAGE:			54.20 ACRES			
4.	SITE LOCATION DATA	NUMBER OF APPROVED LOTS:			151 LOTS			
	EAST SIDE OF ROCK CHAPEL ROAD,	NUMBER OF LOTS:			149 LOTS			
	NORTH OF KNOLL HOLLOW ROAD	GROSS DENSITY:	2.75 DU/AC					
	TO INTERSECTION WITH LITHONIA INDUSTRIAL BLVD	MARISTONE LOT STANDARDS:	I					
		MIN. LOT SIZE:	5,000 S.F.					
	THERE ARE WETLANDS OR LIVE STREAMS WITHIN 200' OF THE SITE. NO WETLANDS	MIN. LOT WIDTH:	50 FT.					
	ARE IMPACTED BY THIS DEVELOPMENT.	FRONT SETBACK:	20 FT.					
		SIDE SETBACK:	7.5 FT. 20 FT.					
	_	REAR SETBACK:  MARISTONE OPEN SPACE REQUIRES	DEMENIT	Q.	20 F I.			
		REQUIRED:	XLIVILIN I		1 90 ACRES (20%			
		PROVIDED:			22 ACRES (41°			
		PLEASANT HILL SITE REQUIRE	MENTS	'	I			
		TOTAL ACREAGE:	95.52 ACRES					
		NUMBER OF APPROVED LOTS:	214 LOTS					
		NUMBER OF LOTS:	182 LOTS					
		GROSS DENSITY:	1.91 DU/AC					
		PLEASANT HILL LOT STANDARDS	0.000.0.5					
		MIN. LOT SIZE:	6,000 S.F.					
		MIN. LOT WIDTH:	60 FT.					
		FRONT SETBACK: SIDE SETBACK:			20 FT. 7.5 FT.			
		REAR SETBACK:			20 FT.			
		I PLEASANT HILL OPEN SPACE REC						
		PLEASANT HILL OPEN SPACE REC REQUIRED:	ZOINEIVIE		66 ACRES (30°			



	Know what's below. Call before you dig. UTILITIES PROTECTION CENTER 1 (800) 282-7411 THROUGHOUT GEORGIA OR DIAL 811		
			8
			7
			9
			Ŋ
			4
IEET 3.1	CORRECTED STREAM BUFFER LABELS, SHEET 3.1	3 9/09/25	3
	REVISED SITE DRIVEWAY LABELS	2. 7/01/25	Ö
	REVISED TITLE AND STREAM BUFFERS	6/10/25	_
	REVISIONS	DATE	
LC. IS EXPRESSLY PROHIBITED	THOUT PRIOR WRITTEN PERMISSION FROM FALCON DESIGN CONSULTANTS, LLC. IS EXPRESSLY PROHIBITED.	PRIOR WRITT	HOUL
מזדומון וסמק א וממזממאיז מו		THUM GOID	1

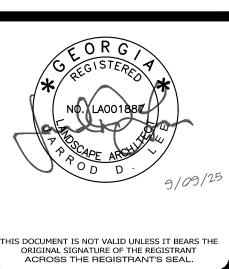


SHEET NUMBER

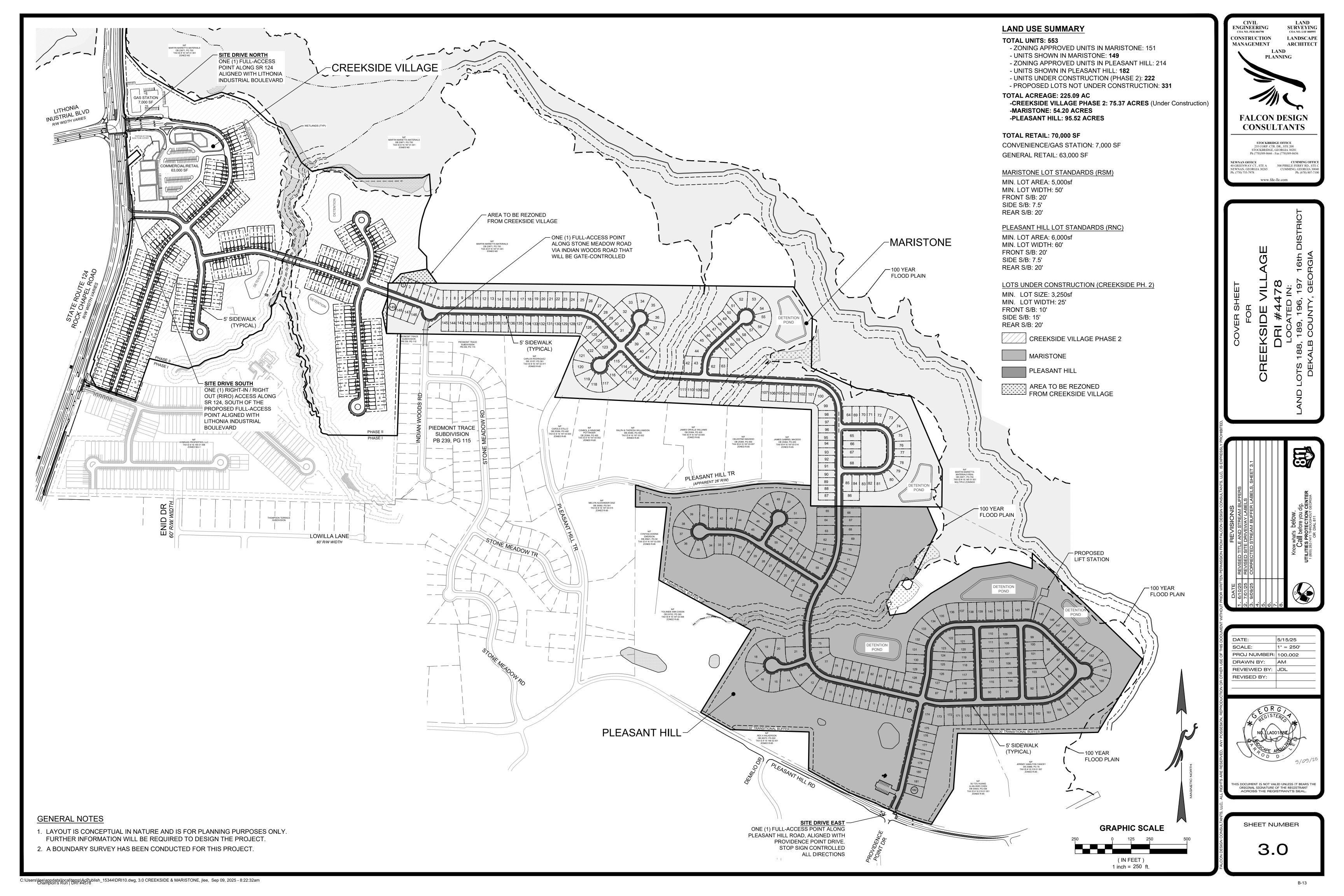


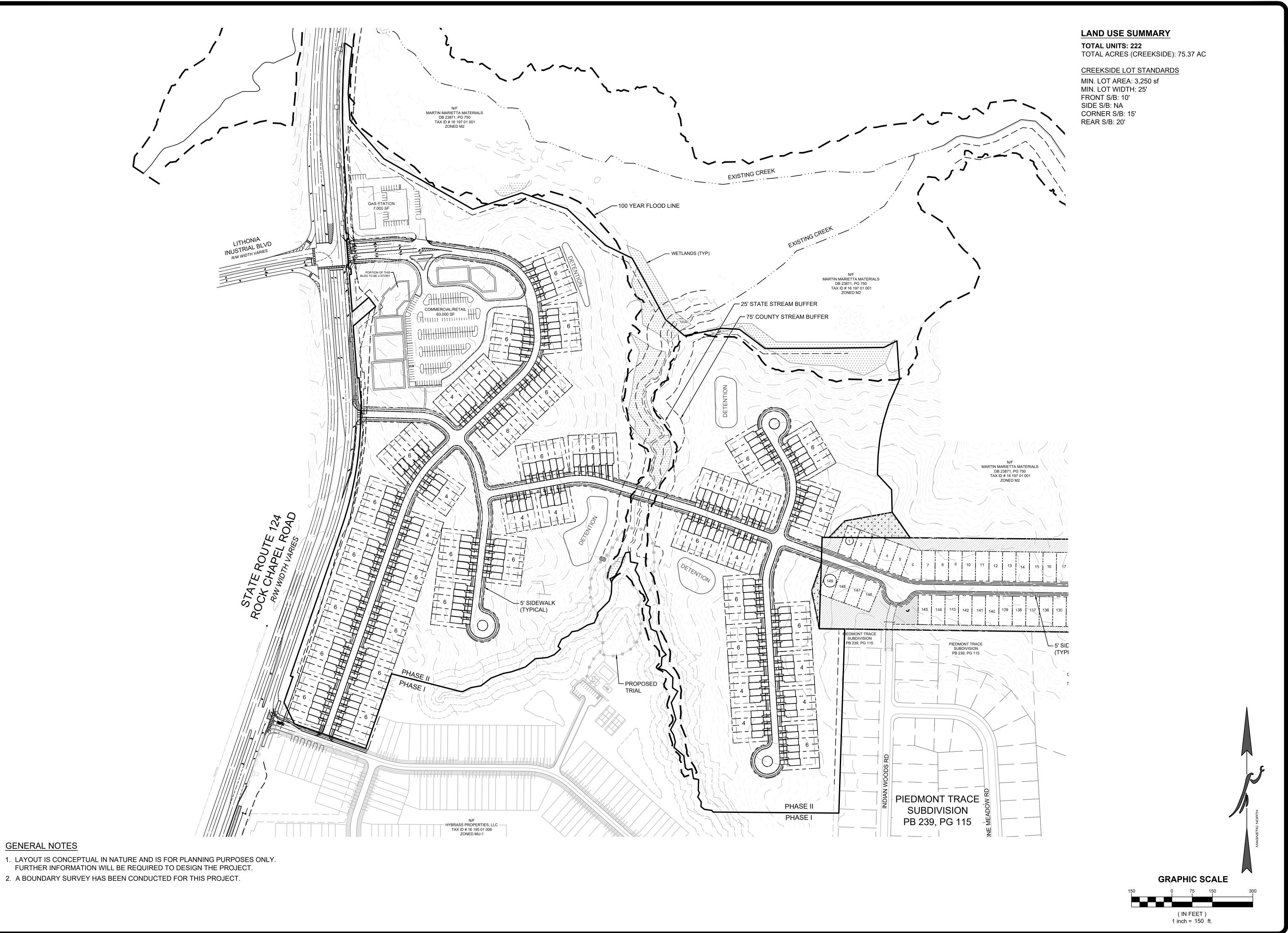
CIVIL ENGINEERING COA NO. PER 004790 LAND SURVEYING COA NO. LSF 000995 CONSTRUCTION LANDSCAPE MANAGEMENT ARCHITECT LAND PLANNING FALCON DESIGN **CONSULTANTS** STOCKBRIDGE OFFICE 235 CORP. CTR. DR., STE 200 STOCKBRIDGE, GEORGIA 30281 Ph (770)389-8666 - Fax (770)389-8656

PROJ NUMBER: 100.002 DRAWN BY: AM REVIEWED BY: JDL REVISED BY:



SHEET NUMBER





CIVIL
ENGINEERING
COANOLIST 6000995

CONSTRUCTION
MANAGEMENT

LAND
PLANNING

FALCON DESIGN
CONSULTANTS

STOCKBRIDGE OFFICE
255 CORP. CTR. DR., STE 200
STOCKBRIDGE, GEORGIA 30281
Ph (770)389-8666 - Fax (770)389-8656

NEWNAN OFFICE
40 GREENWAY CT., STE A
NEWNAN, GEORGIA 30265
Ph. (770) 755-7978

WWW.fdc-llc.com

LAND
PLANDSCAPE
ARCHITECT

LAND
PLANNING

FALCON DESIGN
CONSULTANTS

CUMMING OFFICE
40 GREENWAY CT., STE A
NEWNAN, GEORGIA 30265
Ph. (770) 755-7978

WWW.fdc-llc.com

FOR IKSIDE VILLAG

CREEKSIDE DRI #4

701/25 REVISED TITLE AND STREAM BUFFERS
701/25 REVISED SITE DRIVEWAY LABELS
709/25 CORRECTED STREAM BUFFER LABELS, SHEET 3.1

Know what's below.

Call before you dig.

Call before you dig.

UTILITIES PROTECTION CENTER
1 (800) 282-7411 THOMS HOUSE BOOKEIA

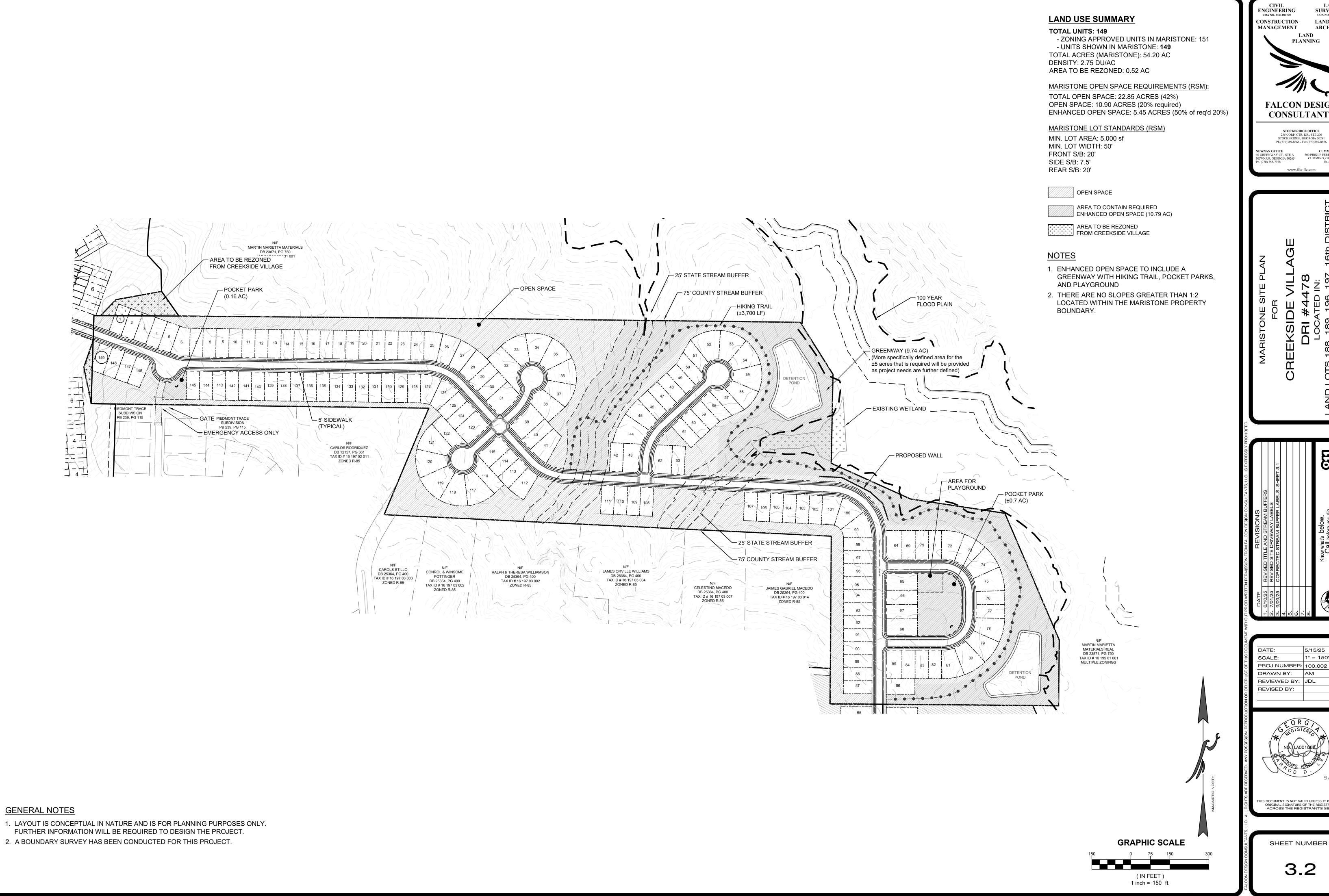
DATE: 5/15/25
SCALE: 1" = 150'
PROJ NUMBER: 100.002
DRAWN BY: AM
REVIEWED BY: JDL
REVISED BY:

NO. LA001887

NO. LA001887

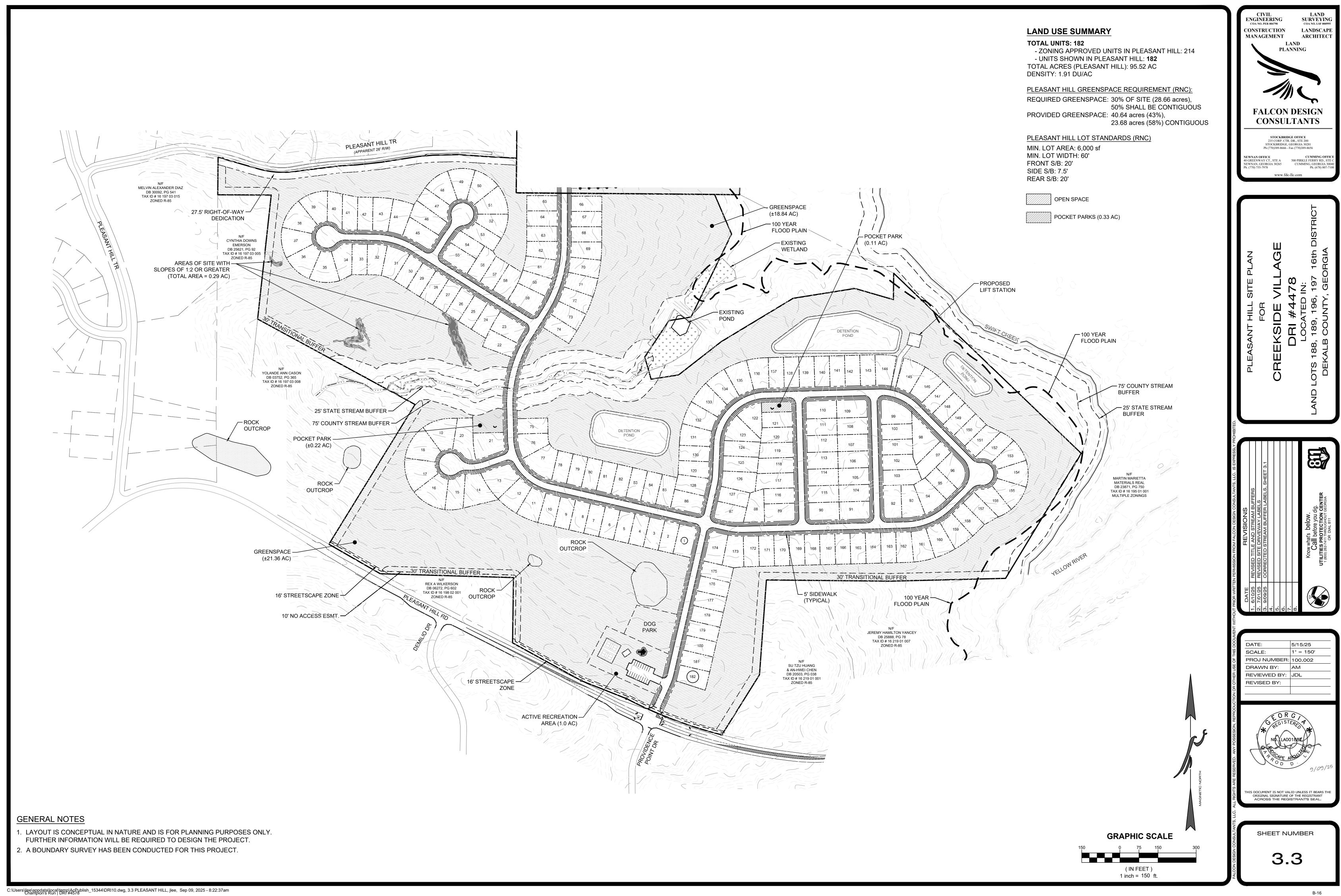
3.1

HIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.



CIVIL ENGINEERING LAND SURVEYING CONSTRUCTION LANDSCAPE MANAGEMENT **PLANNING FALCON DESIGN CONSULTANTS** STOCKBRIDGE OFFICE 235 CORP. CTR. DR., STE 200 STOCKBRIDGE, GEORGIA 30281 Ph (770)389-8666 - Fax (770)389-8656 ### JEWNAN OFFICE
### GREENWAY CT., STE A
### STEWNIAN GFORGIA 30265
### GEORGIA 30265
### CUMMING, GEORGIA 30265 EWNAN, GEORGIA 30265 . (770) 755-7978 www.fdc-llc.com

PROJ NUMBER: 100.002 DRAWN BY: AM REVIEWED BY: JDL REVISED BY: HIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.





regional impact + local relevance

# **Development of Regional Impact**

# Assessment of Consistency with the ARC Metropolitan Transportation Plan

**Prepared by:** Shelby Piccolo, ARC Transportation Access and Mobility Division September 4, 2025

# **DRI INFORMATION**

2025 Creekside Village Mixed Use Development DRI 4478 - Lithonia, DeKalb County, GA

# **METROPOLITAN TRANSPORTATION PLAN PROJECTS**

Did the transportation analysis incorporate all current MTP projects contained in the study area or along major transportation corridors connecting the study area with adjacent jurisdictions?

Yes.

RE	GIONAL NETWORKS
1.	Will the project be directly served by any roadways identified as Regional Thoroughfares? Any access points between the development and a Regional Thoroughfare, combined with the development's onsite circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.
	□ NO ⊠ YES
	Regional Thoroughfare capacity and safety needs have been met with right-turn deceleration lanes.
2.	Will the development site be directly served by any roadways identified as Regional Truck Routes? Any access points between the development and a Regional Truck Route, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.
	□ NO ☑ YES
	SR 124 is a Regional Truck Route. Regional Truck Route capacity and safety needs have been met with proposed changes.
3.	If the development site is within one mile of an existing or planned rail service, provide information on accessibility conditions and transit supportive uses.
	NOT APPLICABLE
4	If the project is within any will of evicting an algorithm during but a but comiting (including any universely

4. If the project is within one mile of existing or planned fixed route bus services (including any privately operated shuttles or circulators open to the general public), provide information on walking and bicycling accessibility conditions.

Page 1 of 2

$\boxtimes$	NOT APPLICABLE	:
$\sim$	NOT ALL LICABLE	-

5. If the development site is within one mile of an existing or planned multi-use path or trail, provide information on accessibility conditions.

# OTHER TRANSPORTATION DESIGN CONSIDERATIONS

1. Does the site plan provide for the construction of publicly accessible local road or drive aisle connections, or bike/pedestrian connections, with adjacent parcels?

Yes, connections are made with other subdivisions near the site. Consider adding one more road connection at the cul-de-sac off Indian Woods Road.

2. Does the site plan enable pedestrians and bicyclists to move between destinations within the development site safely and conveniently?

Pedestrians can move around the site safely via sidewalks and crosswalks. There are no provisions for bicycles.

3. Does the site plan effectively manage truck movements and separate them, to the extent possible, from the flow of pedestrians, bicyclists and motorists both within the site and on the surrounding road network?

Yes, truck movements are separated from the flow of all other transportation users.

4. Does the site plan include provisions for electric vehicle charging?

No.

# **RECOMMENDATIONS**

1. Do the transportation network recommendations outlined in the transportation study adequately mitigate the project's vehicular impact?

The proposal is largely consistent with ARC's MTP. Project connectivity with adjacent Regional Thoroughfares and Regional Truck Routes has been properly addressed, but there is a lack of bike infrastructure around the development and EV charging. Wider buffered sidewalks along SR 214 would increase pedestrian safety and connectivity.

2. ARC offers the following additional comments for consideration by the development team and/or the applicable local government(s):

Consider investing in transit connections near this area as it continues to develop.

# CREEKSIDE VILLAGE MIXED USE DEVELOPMENT DRI DeKalb County

# Natural Resources Review Comments September 3, 2025

While ARC and the Metropolitan North Georgia Water Planning District have no regulatory or review authority over this project, the Natural Resources Group has identified County and State regulations that could apply to this property. Other regulations may also apply that we have not identified.

# **Watershed Protection**

The project property is located in the Yellow River watershed. While the Yellow River is not a water supply watershed for the Atlanta Region or the Metropolitan North Georgia Water Planning District, it is classified as a large water supply watershed (over 100 square miles) downstream of the District and the Region under the Part 5 Criteria of the 1989 Georgia Planning Act. However, for large water supply watersheds without a water supply reservoir, the only applicable Part 5 requirements are restrictions on hazardous waste handling, storage and disposal within seven miles upstream of a public water supply intake. This property is more than seven miles upstream of the nearest public water supply intake and no water supply watershed criteria apply.

# **Stream Buffers**

Swift Creek, a direct tributary to the Yellow River, runs to the north and east of the project property and is shown as a blue-line stream on the USGS coverage for the project area but based on the submitted site plan, the project property does not extend to the creek. The Yellow River itself is near but not abutting the southeastern corner of the project property. The submitted site plan shows four tributaries to Swift Creek on the property, none of which are shown on the USGS coverage for the project area. The County 75-foot stream buffer and the State Sediment and Erosion Control buffers are shown and identified along Swift Creek and the three easternmost streams on the property. The stream closest to Rock Chapel Road shows buffers, but they are shown as a 50-foot undisturbed buffer and additional 25-foot impervious setback and the 25-dfoot State Buffer is not identified. The County buffer is defined as 75-foot in County ordinance, Sec. 14-44.1. - Land Development Requirements and the State 25-foot buffer applies on all streams. The buffers on this stream need to be corrected. No intrusions other than transportation crossings, which are allowed under the County ordinance, are shown on the submitted plans.

Any other unmapped streams on the property may also be subject to the County buffer requirements. Any unmapped State waters identified on the property may also be subject to the State 25-foot Sediment and Erosion Control buffer.

# <u>Floodplain</u>

The FEMA coverage for the project area shows both the 100 -year floodplain (Zone AE), the 500-year floodplain (Zone X) and the floodway along Swift Creek, as well as the 500-year floodplain along the tributary closest to Rock Chapel Road. The Swift Creek 100-year floodplain is shown on the project site plans but has only small intrusions at the edges of the property. The Swift Creek 500-year floodplain is not shown on the plans but based on the FEMA coverage, appears to be entirely within the conservation portions of the proposed project.

# CREEKSIDE VILLAGE MIXED USE DEVELOPMENT DRI

ARC Natural Resources Comments Page Two September 3, 2025

The floodplain on the tributary closest to Rock Chapel Road is identified as 100-year floodplain on the site plan but is shown as 500-year floodplain on the FEMA coverage. The floodplain along the tributary should be corrected and any Swift Creek 500-year floodplain on the property should be shown and identified.

Dekalb County Code Chapter 14, Article IV Floodplain Management sets standards for floodplains and future-conditions floodplains. Please ensure all provisions of this code section are met.

# **Stormwater/Water Quality**

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality.

During the planning phase, the stormwater management system (system) should meet the requirements of the local jurisdiction's post-construction (or post-development) stormwater management ordinance. The system should be designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and enhance and promote the public health, safety and general welfare. Additionally, the system should meet the requirements of DeKalb County's post-construction stormwater management ordinance found in Dekalb County Code Chapter 14, Article II §14-40.

Additional guidance on meeting the stormwater management standards can be found in applicable sections of the Georgia Stormwater Management Manual (GSMM) accessible at <a href="https://www.georgiastormwater.com">www.georgiastormwater.com</a>. Examples of applicable sections are design standards, calculations, formulas, methods, and runoff reduction practices sized and designed to retain the first 1.0 inch of rainfall on the site to the maximum extent practicable. The GSMM Volume 2, Table 4.1.3-1: BMP Selection Guide states that the Dry Detention Basin and Stormwater Ponds BMPs do not receive runoff reduction credits. Where possible, the project should use stormwater better site design practices included in the GSMM Volume 2, Section 2.3.

During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements.

# **APPENDIX C**

TRIP GENERATION DATA



Champion's Run | DRI #4578

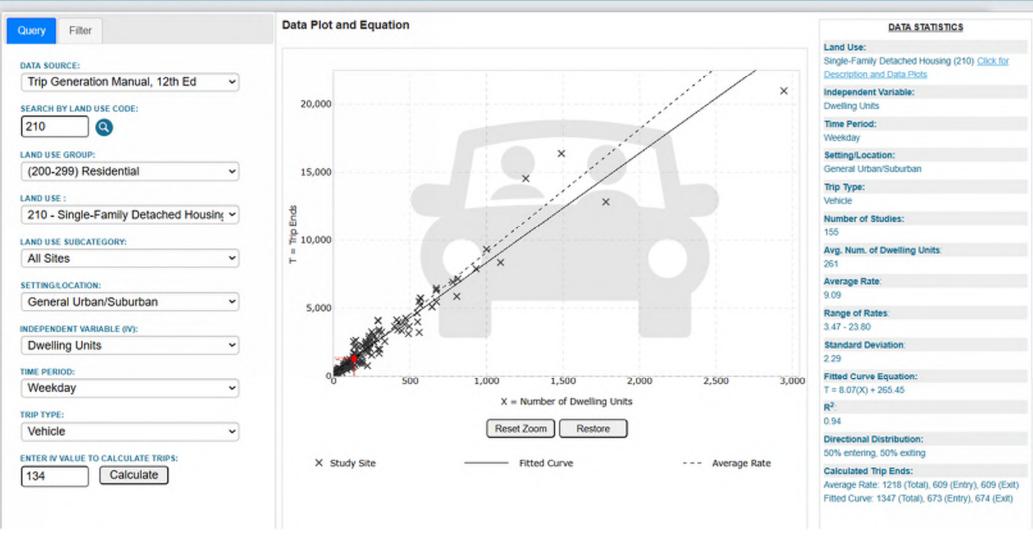












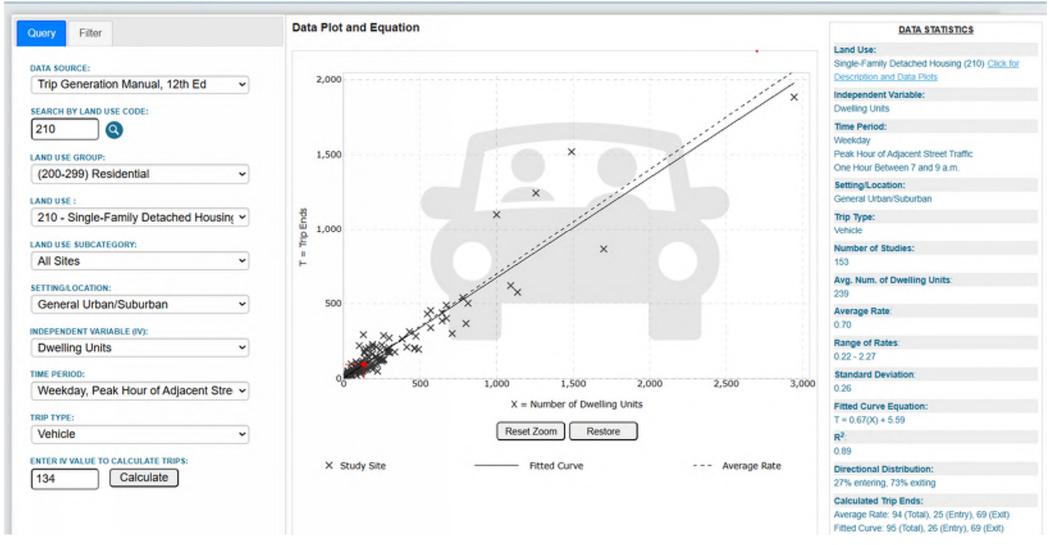
Champion's Run | DRI #4578









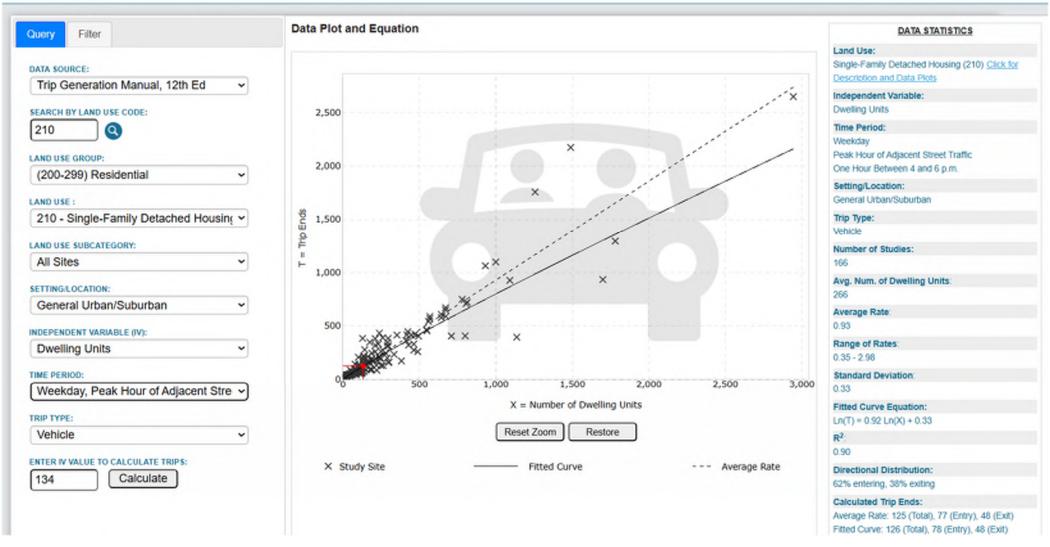


C-3 Champion's Run | DRI #4578









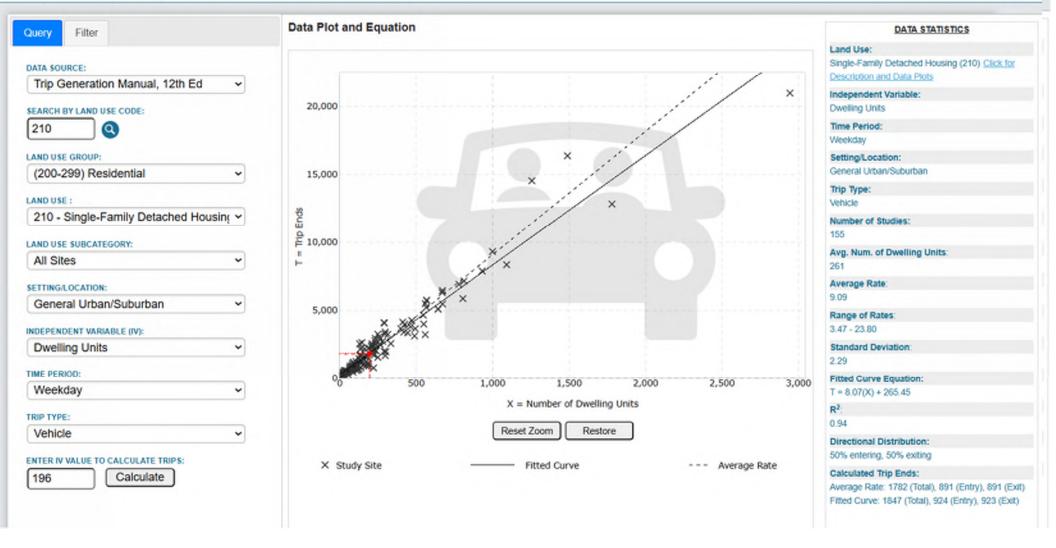
C-4 Champion's Run | DRI #4578











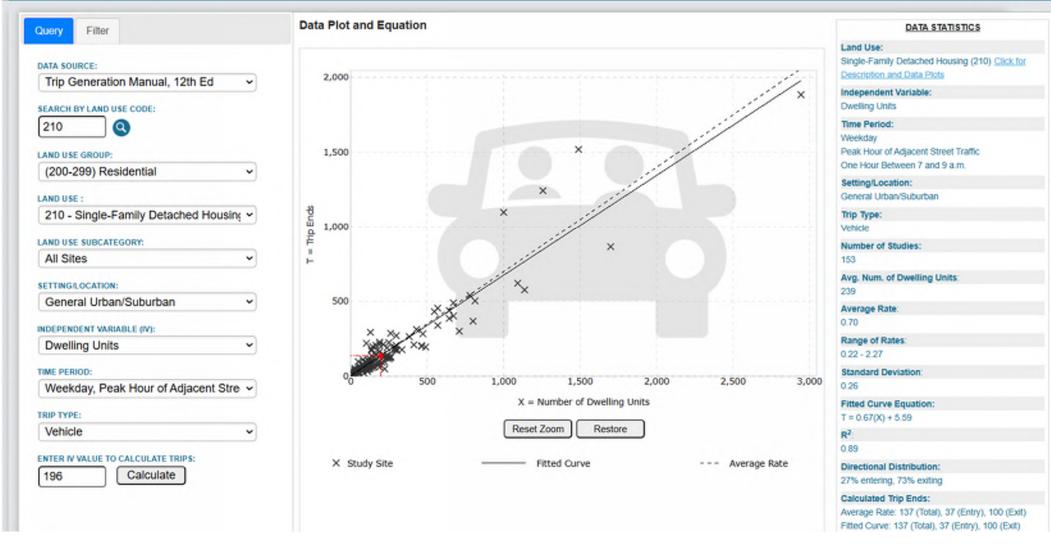
C-5 Champion's Run | DRI #4578











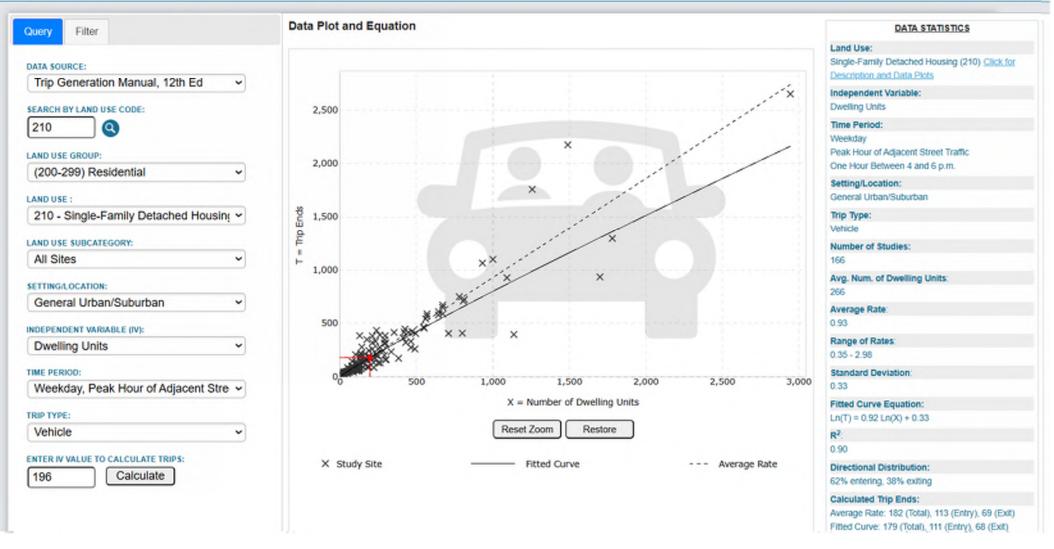
C-6 Champion's Run | DRI #4578











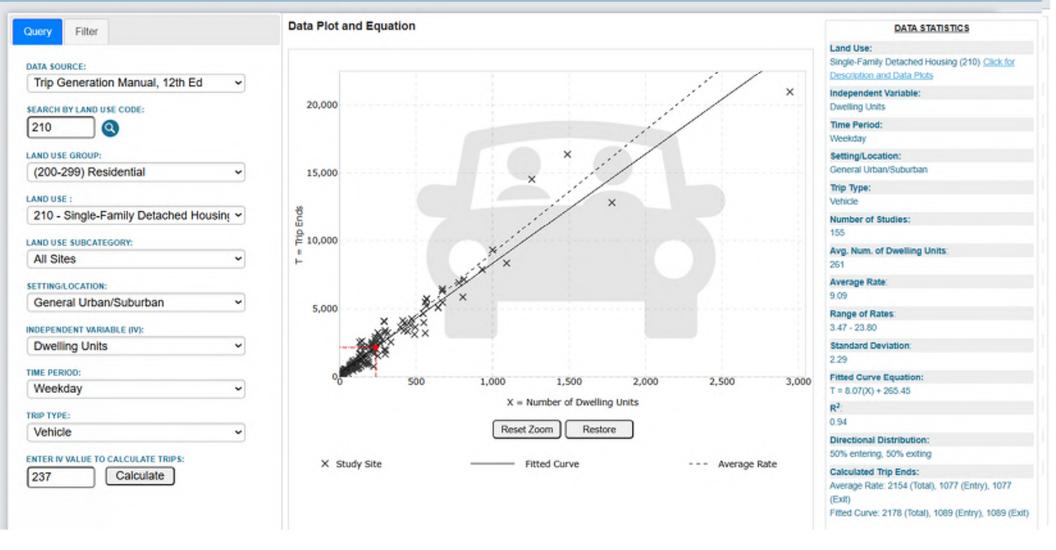
C-7 Champion's Run | DRI #4578











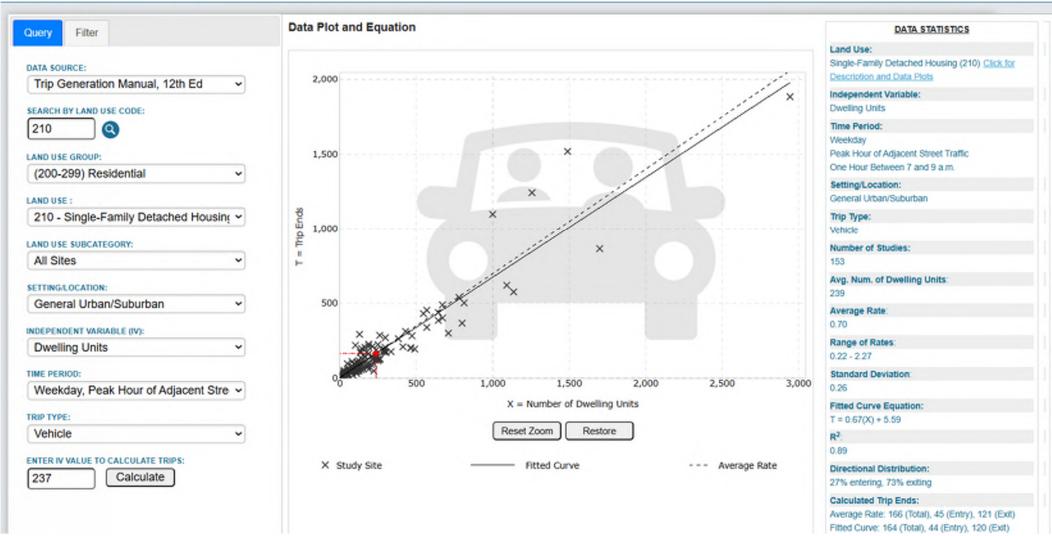
C-8 Champion's Run | DRI #4578











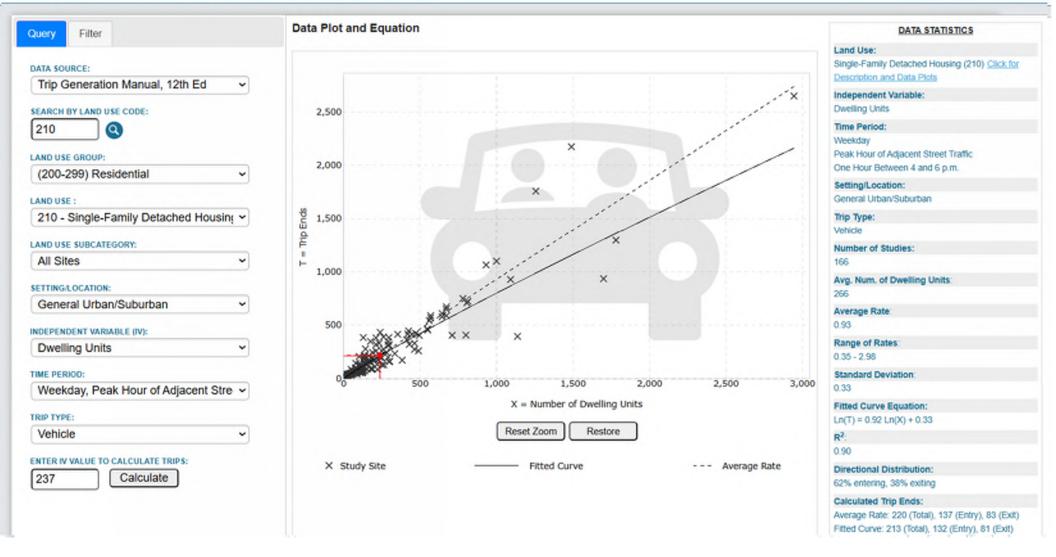
C-9 Champion's Run | DRI #4578











C-10 Champion's Run | DRI #4578

# **APPENDIX D**

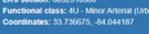
**GDOT COUNT STATION DATA** 





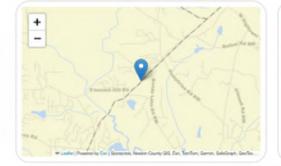
County: DeKalb Route number: 00516300 LRS section: 0892516300

Functional class: 4U - Minor Arterial (Urban)







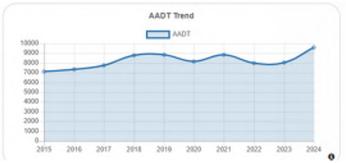


Year	Month	Count type	Duration	Count	ADT
2024	June	Volume	48 hours	21,856	10,928
2024	October	Volume	48 hours	21,074	10,537
2022	March	Class	48 hours	17,701	8,850
2018	January	Class	48 hours	17,274	8,637
2014	February	Volume	48 hours	13,458	6,729
2010	March	Volume	48 hours	13,507	6,754

Annual Statistics										
Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Estimated	Estimated	Estimated	Actual	Estmated	Estimated	Estimated	Actual	Estimated	Actual
AADT	7,129	7,350	7,780	8,800	8,860	8,170	8,830	7,960	8,050	9,590
SU AADT				445	443	413	446	553	559	665
CUAADT				100	101	93	101	139	140	167
K-Factor	0.094	0.094		0.094	0.094	0.094	0.094	0.103	0.103	0.905
D-Factor	0.500	0.500		0.680	0.680	0.680	0.680	0.660	0.660	0.620
Future AADT		7,720	8,650	13,600	16,300	16,300	19,400	14,600	11,500	12,900







D-2 Champion's Run | DRI #4578

0



Coordinates: 33.761439, -84.050126





# Rock Chapel

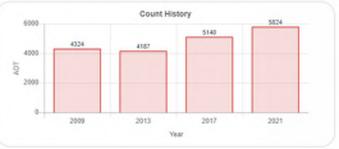
Year	Month	Count type	Duration	Count	ADT
2021	January	Volume	48 hours	11,648	5,824
2017	January	Volume	48 hours	10,280	5,140
2013	March	Volume	48 hours	8,374	4,187
2009	May	Volume	48 hours	8,649	4,324

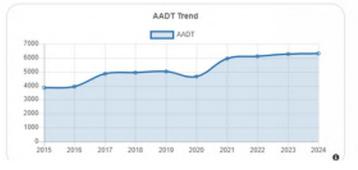
0

0

				Annu	al Statist	cs				
Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Estimated	Estimated	Actual	Estimated	Estimated	Estimated	Actual	Estimated	Estimated	Estimated
AADT	3,850	3,940	4,860	4,930	5,030	4,680	5,970	6,110	6,270	6,300
K-Factor	0.090	0.090	0.102	0.102	0.102	0.102	0.097	0.097	0.097	0.097
D-Factor			0.500	0.500	0.500	0.500	0.610	0.610	0.610	0.610
Future AADT		5,120	6,120	6,790	8,020	8,020	9,970	11,700	12,400	12,200







Champion's Run | DRI #4578 D-3

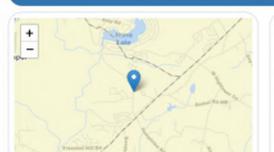
0



County: DeKalb Route number: 00066600

LRS section: 0892066600

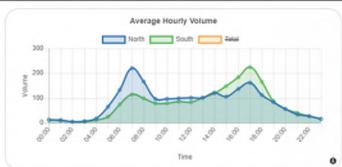
Functional class: 5U - Major Collector (Urban) Coordinates: 33.748776, -84.038237



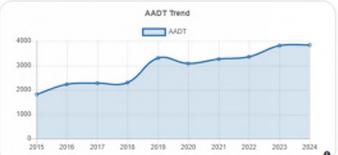


Year	Month	Count type	Duration	Count	ADT
2022	December	Volume	48 hours	7,686	3,843
2019	May	Volume	48 hours	7,510	3,755
2016	June	Volume	48 hours	5,026	2,513
2012	February	Volume	48 hours	3,789	1,894

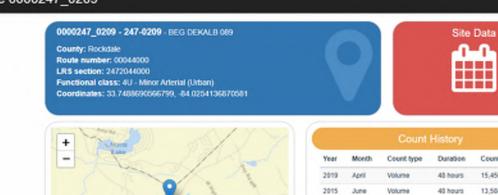
				Annu	al Statis	tics				
Data Item	2015	2016	2017	2018	2019	2020	2021	5055	2023	2024
Statistics type	Estimated	Actual	Estimated	Estimated	Actual	Estimated	Estimated	Estimated	Actual	Estimated
AADT	1,810	2,230	2,270	2,310	3,310	3,080	3,270	3,350	3,820	3,840
K-Factor		0.112		-	0.108	0.108	0.108	0.108	0.102	0.102
D-Factor		0.500			0.650	0.650	0.650	0.650	0.600	0.600
Future AADT		2,560	3,340	3,330	5,210	5,210	7,040	7,580	8,400	8,410







Champion's Run | DRI #4578



2019 April Volume 48 hours 15,450 7,7; 2015 June Volume 48 hours 13,584 6,71 2011 July Volume 48 hours 11,299 5,60
2011 July Volume 48 hours 11,299 5,60
2009 July Class 48 hours 11,818 5,9

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Actual	Estimated	Estimated	Estimated	Actual	Estimated	Estimated	Estimated	Estimated	Estimated
AADT	5,890	6,080	6,440	6,430	7,000	6,450	6,970	7,120	7,170	7,240
K-Factor	0.103	0.103			0.097	0.097	0.097	0.097	0.097	0.097
D-Factor	0.500	0.500			0.680	0.680	0.680	0.680	0.680	0.680
Future AADT		6,630	6,570	8,660	10,100	10,100	12,100	11,800	11,200	10,900

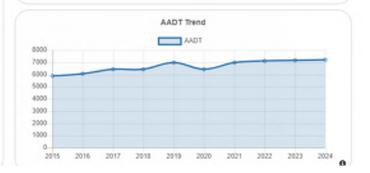


2011

2009

Average Hourly Volume - No data available

↑ Q- Node- Site-



Year

2015

2019

Champion's Run | DRI #4578

# **APPENDIX E**

**DEKALB COUNTY SCHOOL CALENDARS** 



# **DEKALB COUNTY SCHOOL DISTRICT | 2025-2026 CALENDAR**

(Approved by the Board of Education on January 8, 2024)

	JULY '25										
S	М	T	W	Th	F	S					
		1	2	3	4	5					
6	7	8	9	10	11	12					
13	14	15	16	17	18	19					
20	21	22	23	24	25	26					
27	28	29	30	31							

- 4 Independence Day
- 28-31 Pre-Planning Days

	JANUARY '26										
S	М	T	W	Th	F	S					
				1	2	3					
4	5	6	7	8	9	10					
11	12	13	14	15	16	17					
18	19	20	21	22	23	24					
25	26	27	28	29	30	31					

1-2 Winter Break

5

- Post/Pre-Planning Day
- 6 First Day of 2<sup>nd</sup> Semester
- 19 Dr. M.L. King, Jr. Day
  - **18 Instructional Days**

AUGUST '25										
S	М	T	W	Th	F	S				
					1	2				
3	4	5	6	7	8	9				
10	11	12	13	14	15	16				
17	18	19	20	21	22	23				
24	25	26	27	28	29	30				
31										

- 1 Pre-Planning Day
- 4 First Day of School

### **20 Instructional Days**

	FEBRUARY '26										
S	М	T	W	Th	F	S					
1	2	3	4	5	6	7					
8	9	10	11	12	13	14					
15	16	17	18	19	20	21					
22	23	24	25	26	27	28					

- 16 Virtual Teachers' Workday
- 17-20 February Break
  - **15 Instructional Days**

SEPTEMBER '25										
S	M	T	W	Th	F	S				
	1	2	3	4	5	6				
7	8	9	10	11	12	13				
14	15	16	17	18	19	20				
21	22	23	24	25	26	27				
28	29	30								

- 1 Labor Day
- 21 Instructional Days

	MARCH '26										
S	М	T	W	Th	F	S					
1	2	3	4	5	6	7					
8	9	10	11	12	13	14					
15	16	17	18	19	20	21					
22	23	24	25	26	27	28					
29	30	31									

- Independent Learner/ Professional Development Day
  - 22 Instructional Days

OCTOBER '25									
S	М	T	W	Th	F	S			
			1	2	3	4			
5	6	7	8	9	10	11			
12	13	14	15	16	17	18			
19	20	21	22	23	24	25			
26	27	28	29	30	31				

- 13 Virtual Teachers' Workday
- 14-17 Fall Break
- **18 Instructional Days**

	APRIL '26									
S	М	T	W	Th	F	S				
			1	2	3	4				
5	6	7	8	9	10	11				
12	13	14	15	16	17	18				
19	20	21	22	23	24	25				
26	27	28	29	30						

- 6-10 Spring Break
  - 17 Instructional Days

NOVEMBER '25									
S	M	T	W	Th	F	S			
						1			
2	3	4	5	6	7	8			
9	10	11	12	13	14	15			
16	17	18	19	20	21	22			
23	24	25	26	27	28	29			
30									

- Independent Learner/ Professional Development Day
- 24-28 Thanksgiving Break
- **15 Instructional Days**

	MAY '26									
S	M	T	W	Th	F	S				
					1	2				
3	4	5	6	7	8	9				
10	11	12	13	14	15	16				
17	18	19	20	21	22	23				
24	25	26	27	28	29	30				
31										

- 25 Memorial Day
- 28 Last Day of School
- 29 Post Planning Day

	DECEMBER '25									
S	М	T	W	Th	F	S				
	1	2	3	4	5	6				
7	8	9	10	11	12	13				
14	15	16	17	18	19	20				
21	22	23	24	25	26	27				
28	29	30	31							

- 19 Last Day of Semester
- 22-31 Winter Break
- 15 Instructional Days
- 89 Instructional Days Total

	JUNE '26									
S	M	T	W	Th	F	S				
	1	2	3	4	5	6				
7	8	9	10	11	12	13				
14	15	16	17	18	19	20				
21	22	23	24	25	26	27				
28	29	30								

- 19 Juneteenth
- Virtual Teachers' Workday/ Schools Closed

**19 Instructional Days** 

First/Last Day of Semester Holiday/Break Schools Closed Teachers' Workday/Professional

Development Day Schools Closed Independent Learner Day/Professional Development Day

Calendar Template © calendarlabs.com

# **DeKalb County Schools 2026-2027 CALENDAR**

JULY 2026									
S	М	T	W	TH	F	S			
			1	2	3	4			
5	6	7	8	9	10	11			
12	13	14	15	16	17	18			
19	20	21	22	23	24	25			
26	27	28	29	30	31				

24 Discretionary Day 28 Discretionary Day 29 System-wide In-service Ind. Schools 31 Ind. Schools

	JANUARY 2027									
S	М	T	W	TH	F	S				
					1	2				
3	4	5	6	7	8	9				
10	11	12	13	14	15	16				
17	18	19	20	21	22	23				
24	25	24	27	20	20	30				
31	23	20	2/	20	27	30				

Winter Break Students return Report Cards 18 M.L. King Day – No School

AUGUST 2026									
S	М	T	w	TH	F	S			
						1			
2	3	4	5	6	7	8			
9	10	11	12	13	14	15			
16	17	18	19	20	21	22			
23	24	25	26	27	28	29			
30	31	25	26	2/	∠8	29			

- Registration Administrative Day (Teachers Only) 5
  - First Day of School

FEBRUARY 2027									
S	М	T	W	TH	F	S			
	1	2	3	4	5	6			
7	8	9	10	11	12	13			
14	15	16	17	18	19	20			
21	22	23	24	25	26	27			
28									

15 Presidents' Day – No School

	SEPTEMBER 2026									
S	М	T	W	TH	F	S				
		1	2	3	4	5				
6	7	8	9	10	11	12				
13	14	15	16	17	18	19				
20	21	22	23	24	25	26				
27	28	29	30							

Labor Day – No School

	MARCH 2027									
S	М	T	W	TH	F	S				
	1	2	3	4	5	6				
7	8	9	10	11	12	13				
14	15	16	17	18	19	20				
21	22	23	24	25	26	27				
28	29	30	31							

5 End of 9 weeks 11 Report Cards 11 P/T Conf. – All Schools 26 Good Friday 29-31 Spring Break- No School

	OCTOBER 2026						
S M T W TH F							
				1	2	3	
4	5	6	7	8	9	10	
11	12	13	14	15	16	17	
18	19	20	21	22	23	24	
25	26	27	28	29	30	31	

2 End of 9 weeks 8 Report Cards P/T Conf. ALL Schools 12–16 Fall Break

	APRIL 2027						
S M T W TH F S							
				1	2	3	
4	5	6	7	8	9	10	
11	12	13	14	15	16	17	
18	19	20	21	22	23	24	
25	26	27	28	29	30		

1-2 Spring Break – No School

	NOVEMBER 2026						
S	Μ	T	W	TH	F	S	
1	2	3	4	5	6	7	
8	9	10	11	12	13	14	
15	16	17	18	19	20	21	
22	23	24	25	26	27	28	
29	30						

23 - 27 Thanksgiving Break

	MAY 2027						
S	S M T W TH F S						
						1	
2	3	4	5	6	7	8	
9	10	11	12	13	14	15	
16	17	18	19	20	21	22	
23	24	25	26	27	28	29	
30	31	25	26	2/	20	29	

21 Last Day of School Report Cards 24 Administrative Day

DECEMBER 2026						
S M T W TH F S						
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

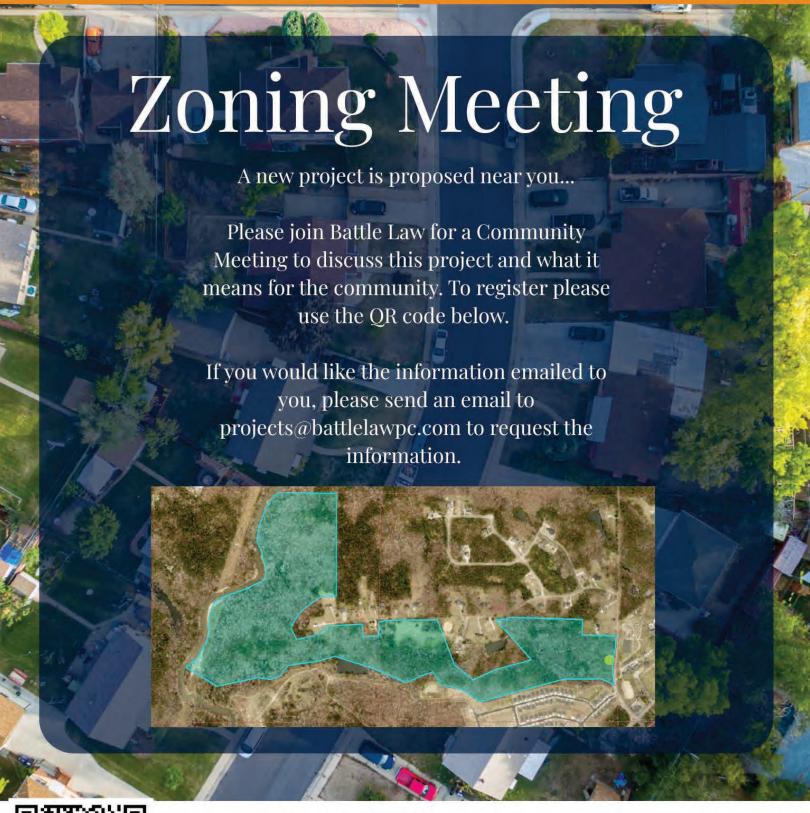
Abbreviated Day End of 9 weeks 18 21-31 Christmas Break

<u>First Half</u>	Second Half
Aug. 20 days Sept. 21 days Oct. 18 days Nov. 15 days Dec. 15 days	Jan. 19 days Feb. 19 days Mar. 17 days Apr. 20 days May 16 days
Total 89 days	Total 91 days

# Rezoning Application to Amend the Official Zoning Map of DeKalb County, Georgia

Applicant Name: DR Horton c/o Battle Law PC
Applicant Email Address: cag@battlelawpc.com; mlb@battlelawpc.com
Applicant Mailing Address: 3562 Habersham at Northlake Rd, Bldg J, Suite 100,
Tucker, GA 30084
Applicant Phone Number: 404-601-7616
Owner Name: DR Horton Crown LLC
(If more than one owner, attach list of owners.)
Owner Email Address: mlb@battlelawpc.com
Owner Mailing Address: 1371 Dogwood Dr, Conyers, GA 30012
Owner Phone Number: _770-876-1671
Subject Property Address: 8277 Norris Lake Way
Parcel ID Number(s): 16 228 01 007
Acreage: 113.54 Commission District(s): 5 Super District: 7
Existing Zoning District(s): R-85 Proposed Zoning District(s): RNC
Existing Land Use Designation(s): Subur Proposed Land Use Designation(s): n/a (if applicable)
I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.
Owner: Agent: Signature of Applicant:

Project Title: Champions Run-8277 NORRIS LAKE WAY







OWNERNME1 **PSTLADDRESS** MARTIN MARIETTA MATERIALS 4123 PARKLAKE AVE **DEKALB COUNTY** 1300 COMMERCE DR LOPEZ EVANGELINA 8318 NORRIS LAKE WAY ANDERSON SYBIL YVONNE 8368 NORRIS LAKE WAY CERVANTES PEREZ SERGIO A 8329 NORRIS LAKE WAY D R HORTON INC 1371 DOGWOOD DR SW **BROWN LEE** 8278 NORRIS LAKE WAY 8288 NORRIS LAKE WAY FEDORYUK LYUDMILA I 8298 NORRIS LAKE WAY WRIGHT ANTHONY ROJO MENDEZ ZENAIDO CERVANTES ROJO L TAN 4308 NORRIS LAKE WAY FANFAN ROSE MACULA 8633 SECRETARIAT DR WILLIAMS JOHNETTA 8631 SECRETARIAT DR ROBINSON KENDRA DANIELLE 8629 SECRETARIAT DR RENNALLS BRITTANY MARTINQUE 8627 SECRETARIAT DR SIMMONS ANNETTA 8625 SECRETARIAT DR PRICKETT TAMARA CHERON 8623 SECRETARIAT DR STARKS SCIOSCIA R 8590 PREAKNESS PASS HAMILTON NEKOLA CAVER 8592 PREAKNESS PASS JOYNER JASON ALAN 8594 PREAKNESS PASS JARVIS ROBERT DAY 8596 PREAKNESS PASS DANIEL EMERLY NAOMI ABBOT 8598 PREAKNESS PASS BLANCHARD MFI VYN D 8600 PREAKNESS PASS CROCKETT TONIA G 8602 PREAKNESS PASS JONES BRYSON DENARD 8604 PREAKNESS PASS MACK JADA ARIEL 8606 PREAKNESS PASS MACK WILHELMENA RANSOM 8608 PREAKNESS PASS CARTER LAOUINTA NICOLE 8610 PREAKNESS PASS STRACHAN CASANDRA L 8612 PREAKNESS PASS **BUBB DENISE TERESA** 8626 SECRETARIAT DR ATLANTA TRANSPORTATION SYSTEMS INC 2211 CASCADE RD **GRANDISON TERRY** 8630 SECRETARIAT DR SAINTE KETSIA 8632 SECRETARIAT DR DAVY CRYSTAL 8611 PREAKNESS PASS DRUMMOND CAMILLE ELYSSE 8609 PREAKNESS PASS MCDANIEL YOLANDA ROCHELLE 8607 PREAKNESS PASS ALESSOU MESSAN PAULIN 8605 PREAKNESS PASS NGWENYA RUSSELL MDUDUZI 8603 PREAKNESS PASS THOMAS ELCOCK CANDACE R 8601 PREAKNESS PASS CALDWELL PORTIA RENEE 8599 PREAKNESS PASS **DOBSON TANECIA ANTONETTE** 8597 PREAKNESS PASS LESPERANCE MEGHAN ELIZABETH 8595 PREAKNESS PASS NICHOLS SAMUEL GEORGE 8591 PREAKNESS PASS WILLIAMS ROMONA 8589 PREAKNESS PASS JONES NICKY DAMONE 8588 SEABISCUIT RD 8590 SEABISCUIT RD **ROZIER MAYA JAVELLE** SMITH DONNA WAY 8592 SEABISCUIT RD **INGRAM SONYA GENETTE** 8594 SEABISCUIT RD THOMAS AMINA 8596 SEABISCUIT RD NEMOEDE OLIVIA R 8598 SEABISCUIT RD MCDOWELL ABRAHAM LINCOLN 8600 SEABISCUIT RD OGLE JACQUELINE N 8602 SEABISCUIT RD SUMTER IMANI RAYVEON RUTH 8604 SEABISCUIT RD

#### 8277\_Norris\_Lake\_Way\_Snellville\_\_GA\_30039\_500\_Feet

ADAMS COURTNEY ALYSE LYLES NORMAN EDWARD TRUST

YEMI MIREILLE PETERS ALFONZA BROWN JAMEL ANTONIO

PYNE RAYON

D R HORTON CROWN LLC
HOWARD MICHAEL E
COURSEY JERRY LEE
THOMAS MELVIN
LUCAS EPHRAIM
BREWER APRIL A
DAFFRON DAVID
LORD SHARLENCIA
PALMER NOEL A

NORRIS LANDING LOT CO LLC ADAMS HOMES AEC LLC DURHAL JACQUELYN ANDERSON ALEXANDER A

CORNERSTONE BUILDING VENTURES LLC

DEKALB COUNTY
PORTILLO EDUARDO
BINAL OF DEKALB LLC

LAND KING INVESTMENT PROPERTIES LLC

**TOVAR RUIZ VILA** 

8431 NORRIS LAKE WAY LAND TRUST

JONES RAYNELLE S

CHRISTIE EVADNE LIVING TRUST

FALCHER LLEWELLYN SUBRAMANIAN BASKAR

ROBLERO REYNERI FAVIOLA ORDONEZ

ANDERSON ALEXANDER AKA

YORK JERRY L RICE KEVIN YORK JERRY 8601 SEABISCUIT RD 8599 SEABISCUIT RD

8606 SEABISCUIT RD

8597 SEABISCUIT RD 8595 SEABISCUIT RD 8593 SEABISCUIT RD 8200 ROBERTS DR # 100 8358 NORRIS LAKE WAY

8464 NORRIS LAKE WAY 8440 NORRIS LAKE WAY

1613 FLAT ROCK

8402 NORRIS LAKE WAY 8328 NORRIS LAKE WAY 8338 NORRIS LAKE WAY 8348 NORRIS LAKE WAY

P O BOX 128

100 W GARDEN ST

1691 NORRIS LANDING DR

2070 YOUNG RD

2330 SCENIC HWY STE 217 4380 MEMORIAL DR # 100 1635 NORRIS LAKE DR 1493 AMBERHILL AVE 8401 NORRIS LAKE WAY 1659 NORRIS LAKE DR 8401 NORRIS LAKE WAY 2844 MIDDLESEX CT SW

2922 W 75TH ST

1966 PITTSTON FARM RD 3066 MONTCLAIR CIR SE

2919 MARLIN DR PO BOX 1618

8800 PLEASANT HILL RD 1604 NORRIS LAKE DR 8800 PLEASANT HILL RD PSTLCITY\_\_PSTLSTATE\_\_PSTLZIP5

RALEIGH, NC 27612

DECATUR, GA 30030

SNELLVILLE, GA 30039

SNELLVILLE, GA 30039

SNELLVILLE, GA 30039

CONYERS, GA 30012

SNELLVILLE, GA 30039

SNELLVILLE, GA 30039

SNELLVILLE, GA 30039

SNELLVILLE, GA 30039

LITHONIA, GA 30058

ATLANTA, GA 30311

LITHONIA, GA 30058

LITHONIA , GA 30058

LITHONIA , GA 30058 LITHONIA , GA 30058

LITHONIA, GA 30058

ATLANTA, GA 30350

SNELLVILLE, GA 30039

SNELLVILLE, GA 30039

SNELLVILLE, GA 30039

CONYERS, GA 30094

SNELLVILLE, GA 30039

LITHONIA, GA 30058

SNELLVILLE, GA 30039

LITHONIA, GA 30058

VILLA RICA, GA 30180

PENSACOLA, FL 32502

SNELLVILLE, GA 30039

LITHONIA, GA 30058

SNELLVILLE, GA 30078

DECATUR, GA 30032

SNELLVILLE, GA 30039

GRAYSON, GA 30017

SNELLVILLE, GA 30039

ATLANTA, GA 30339

SNELLVILLE, GA 30039

SNELLVILLE, GA 30078

LOS ANGELES, CA 90043

LITHONIA, GA 30058

SMYRNA, GA 30080

CHAMBLEE, GA 30351

LOGANVILLE, GA 30052

LITHONIA, GA 30058

SNELLVILLE, GA 30039

LITHONIA, GA 30058



### **STATEMENT OF INTENT**

and

Other Material Required by
DeKalb County Zoning Ordinance
For
A Rezoning to
Residential Neighborhood Conservation (RNC)

of

D.R. Horton c/o Battle Law, P.C.

for

+/- **106.76 acres**Being 8277 Norris Lake Way
Tax Parcel No. 16 228 01 007

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com



### I. LETTER OF INTENT

D.R. Horton (the "Applicant") is the owner of 8277 Norris Lake, a +/- 106.76 acre tract of land being Tax Parcel No. 16 228 01 00 (the "Subject Property"). The Applicant is seeking to rezone the Subject Property from R-85 to RNC for the development of 214 single-family detached conservation subdivision, which will be Phases 3 and 4 of the adjacent Champions Runs Subdivision. The Applicant is seeking approval of the RNC Zoning District subject to zoning conditions that are similar to the fourteen (14) zoning conditions approved for Phases 1 and 2 of the Champion's Run (CZ-18-1235046), a copy of which are included with this submission.

This document serves as a statement of intent, analysis of the criteria under DeKalb County Zoning standards, and contains notice of constitutional allegations as a reservation of the Applicant's rights.

#### II. IMPACT ANALYSIS

A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.

The Residential Neighborhood Classification Zoning Designation of this particular property complies with the policy and intent of the Comprehensive Plan. The Subject Property's Future Land Use is Suburban, which allows for the RNC designation. Additionally, under the Suburban designation, the goal of all new development is to instill features into the community that it currently lacks. The Subject Property is currently an oddly shaped parcel surrounded by other residences. It includes access to the Yellow River, and the Site Plan is orientated in a way to preserve access to the river as well as contiguous green space shared by the neighborhood. The Comprehensive Plan looks to spur new residential development due to immense pressures caused by the Housing Crisis plaguing most of the country.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.



This rezoning would fit properly within the adjacent neighbors and community. The Subject Property abuts another development by the Applicant who has designed the site plan to integrate with the other neighborhood. The large tract allows for acceptable buffers and other environmental factors to mitigate any externalities felt by those neighbors. Finally, the property fronts the Yellow River, which naturally creates a transitional zone to any other developments on the opposite side.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The Subject Property has no reasonable economic use as currently zoned. The Subject Property is an irregularly shaped parcel with several creek branches running through it which make development difficult. Requiring 12,000 sq. ft. lots on the site would result in having to place portions of the environmentally sensitive areas without individual lots which could have a negative impact on the sensitive areas.

D. Whether the zoning proposal will adversely affect the existing use of usability of adjacent or nearby properties.

The proposed rezoning would not adversely affect the existing usability of adjacent or nearby properties as the site plan designates extensive borders around the Subject Property and all infrastructure will be customized and built out specifically to carry the load of all new structures. Additionally, the Applicant is currently developing the property to the south of the Subject Property and intends on carrying it out in a way that integrates among each other.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Currently, the Subject Property is only suited to carry a residential designation. Furthermore, due to the topography, shape, and other natural features of the property, it would be difficult to develop larger lots and maintain the intention of the Comprehensive Plan. By allowing RNC, the Board of Commissioners would enable growth in the housing stock at a more economical price, that also keeps all open space and other greenspace goals set out in the Comprehensive Plan.



# F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.

The Subject Property is currently undeveloped. No improvements or historical features exist that development could harm. The site does contain natural features the Applicant not only intends to include in the design but would provide an asset for the community and the surrounding residents.

G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Due to the residential nature of the proposed use, there will be an increase in the burden on streets, schools, and utilities, however, all will be made up through the creation of individual parcels and associated gains in property tax revenue. The Applicant intends on building out the entirety of the infrastructure internally, and only tapping into the existing network of utilities and transportation. Currently the surrounding properties are a combination of large and small lots. The extensive road network connecting to major thoroughfares has the capability of carrying more traffic. This area provides an opportunity to create more housing for the growing county, while mitigating the strain on existing roadways experiencing extensive travel.

# H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

The Applicant intends to utilize the natural features as a draw for prospective homeowners and completely orient the design to accentuate them. Improvements such as houses and other residential requirements will occupy the property, the intentional site plan mitigates all effects while balancing the need for new housing. RNC bars development that ignores the conservation element of developing a large tract which the Applicant understands and appreciates. Through the process of rezoning, the Applicant is open to all suggestions to better comply with the intention of all zoning ordinances regarding the environment or surrounding natural resources.



### III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a Rezoning from R-75 to RNC be approved. The Applicant welcomes any questions and feedback from the planning staff.

# IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of the DeKalb County Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the DeKalb County Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the DeKalb County Board of Commissioners to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth



Amendment to the Constitution of the United States. Any Rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the Rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the Rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of DeKalb County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq. Attorney for the Applicant

# DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

	1 1	
Yes:	No: X	*
W. V.		_

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

- 1. The name and official position of the local government official to whom the campaign contribution was made.
- 2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Notary

T. Lester
NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

Henry County, Georgia
My Commission Expires 12/15/2028

Expiration Date/ Seal

<sup>\*</sup>Notary seal not needed if answer is "No".



### DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

- 1. The name and official position of the local government official to whom the campaign contribution was made.
- The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

**Notary** 

Signature of Applicant /Date

Check one: Owner\_\_\_\_Agent XX

<sup>\*</sup>Notary seal not needed if answer is "no".

### AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 10/20/2025

TO WHOM IT MAY CONCERN:

I/WE: D.R. Horton Crown, LLC

Name of Owner(s)

being owner(s) of the subject property described below or attached hereby delegate authority to:

Battle Law, P.C.

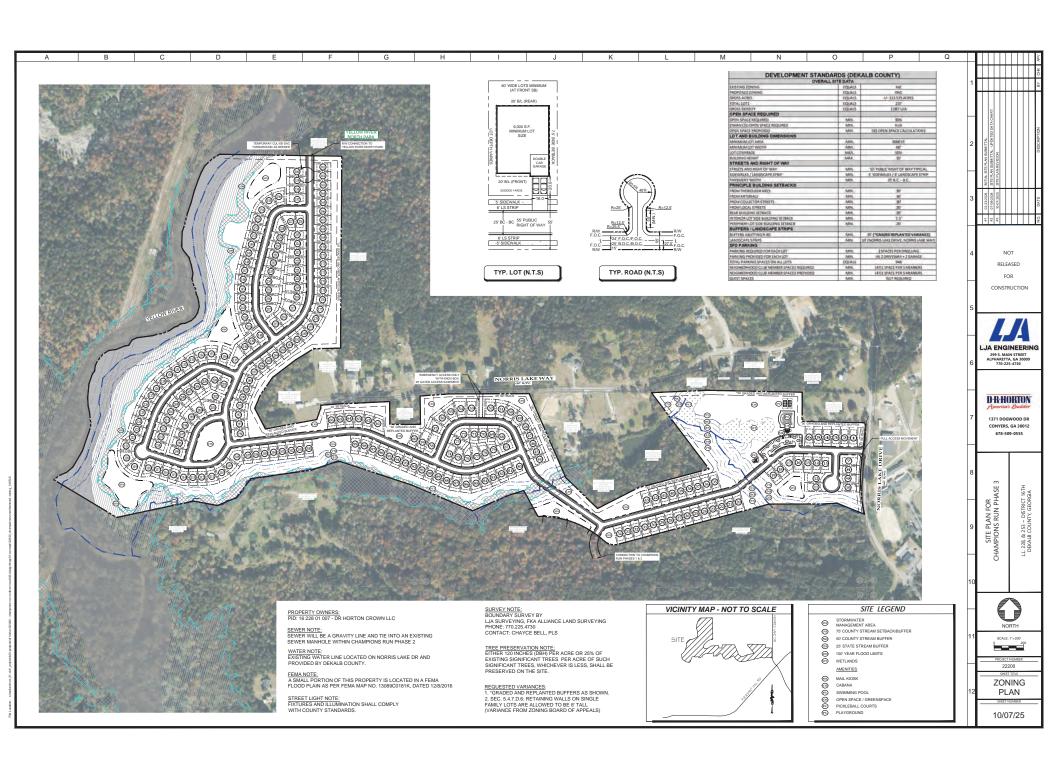
Name of Agent or Representative

to file an application on my/our behalf.

T. Lester
NOTARY PUBLIC
Henry County, Georgia
My Commission Expires 12/15/2028

Notary Public

Owner















www.dekalbcountyga.gov/planning



### **DEPARTMENT OF PLANNING & SUSTAINABILITY**

<u>Chief of Executive Officer</u> Lorraine Cochran-Johnson <u>Director</u> Juliana A. Njoku

### **PRE-APPLICATION FORM**

### REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE

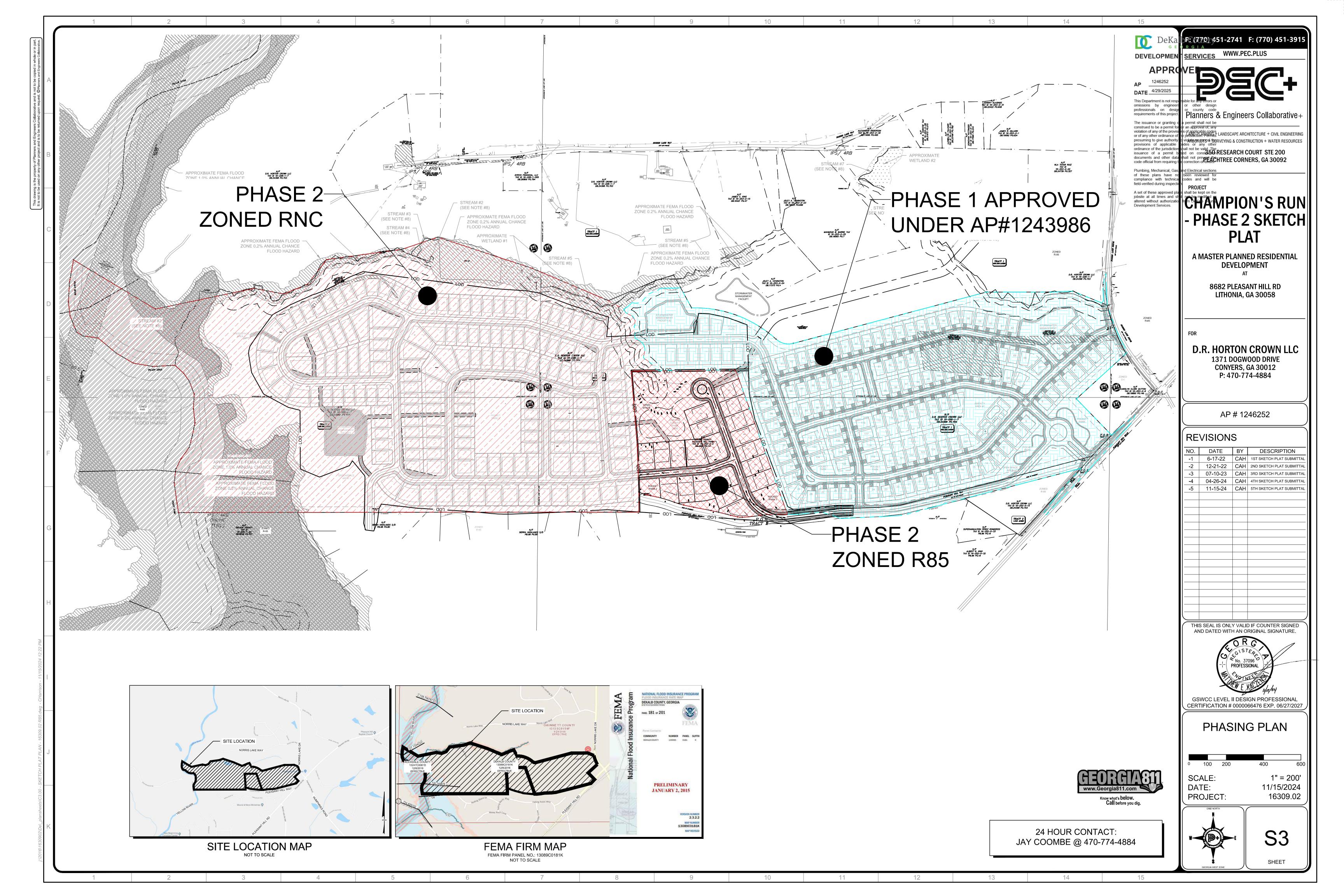
(Required prior to filing application: signed copy of this form must be submitted at filing.)

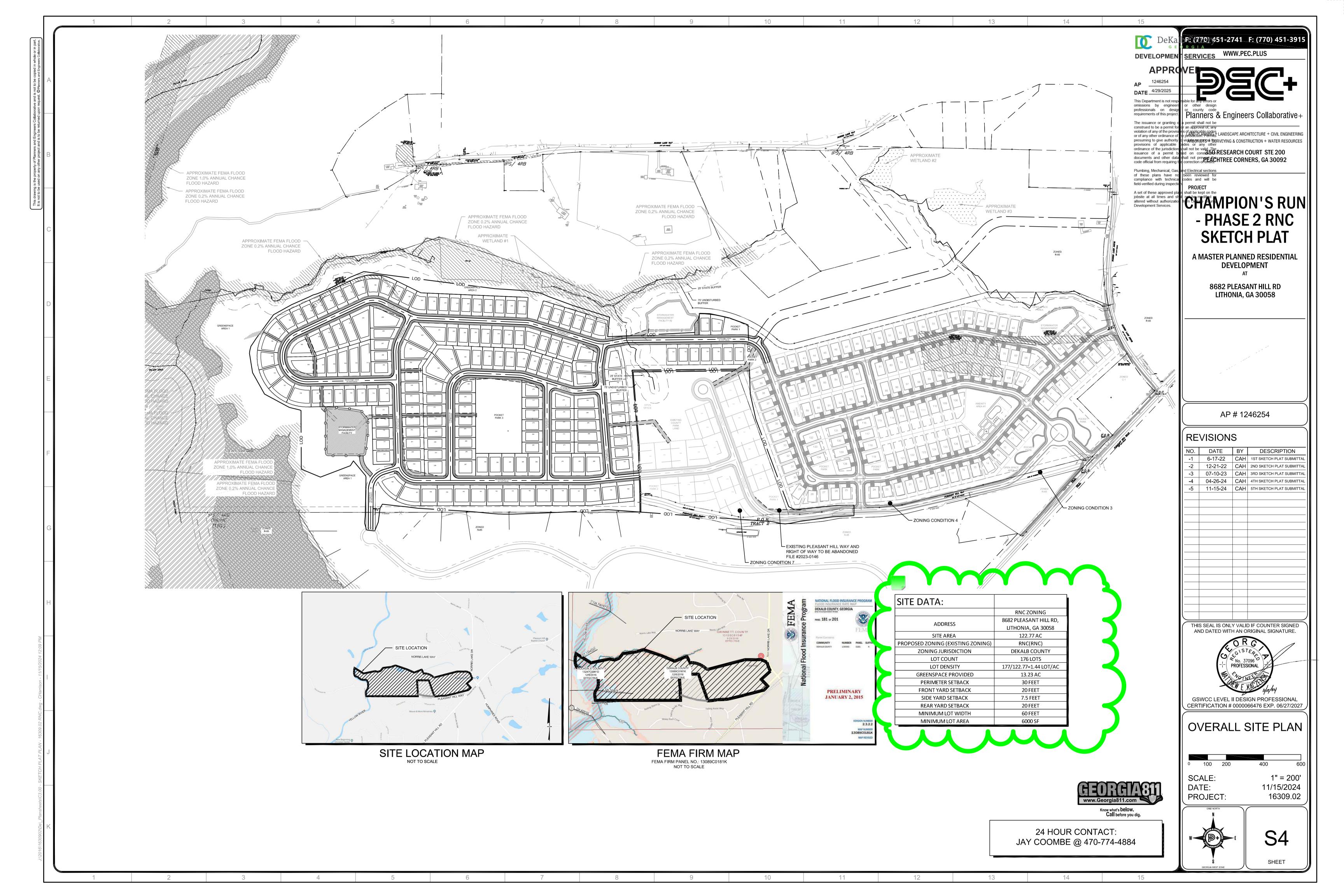
Applicant(s) Name:		
Phone:		
Property Address:		
Tax Parcel ID:	Comm. District(s)	): Acreage:
Existing Use:	Proposed Use:	
Supplemental Regs:	Overlay District:	
Rezoning: Yes No Existing	g Zoning: Propo	osed Zoning:
DRI:	Square Footage/Number of Units:	
Rezoning Request:		
Land Use Plan Amendment:  Proposed Land Use:		Inconsistent
Special Land Use Permit: Yes N	o Article Number(s) 27	
Special Land Use Request(s):		
Major Modification: Yes No I	Existing Zoning Conditions:	
Major Modification Request:		
Condition(s) to be modified:		

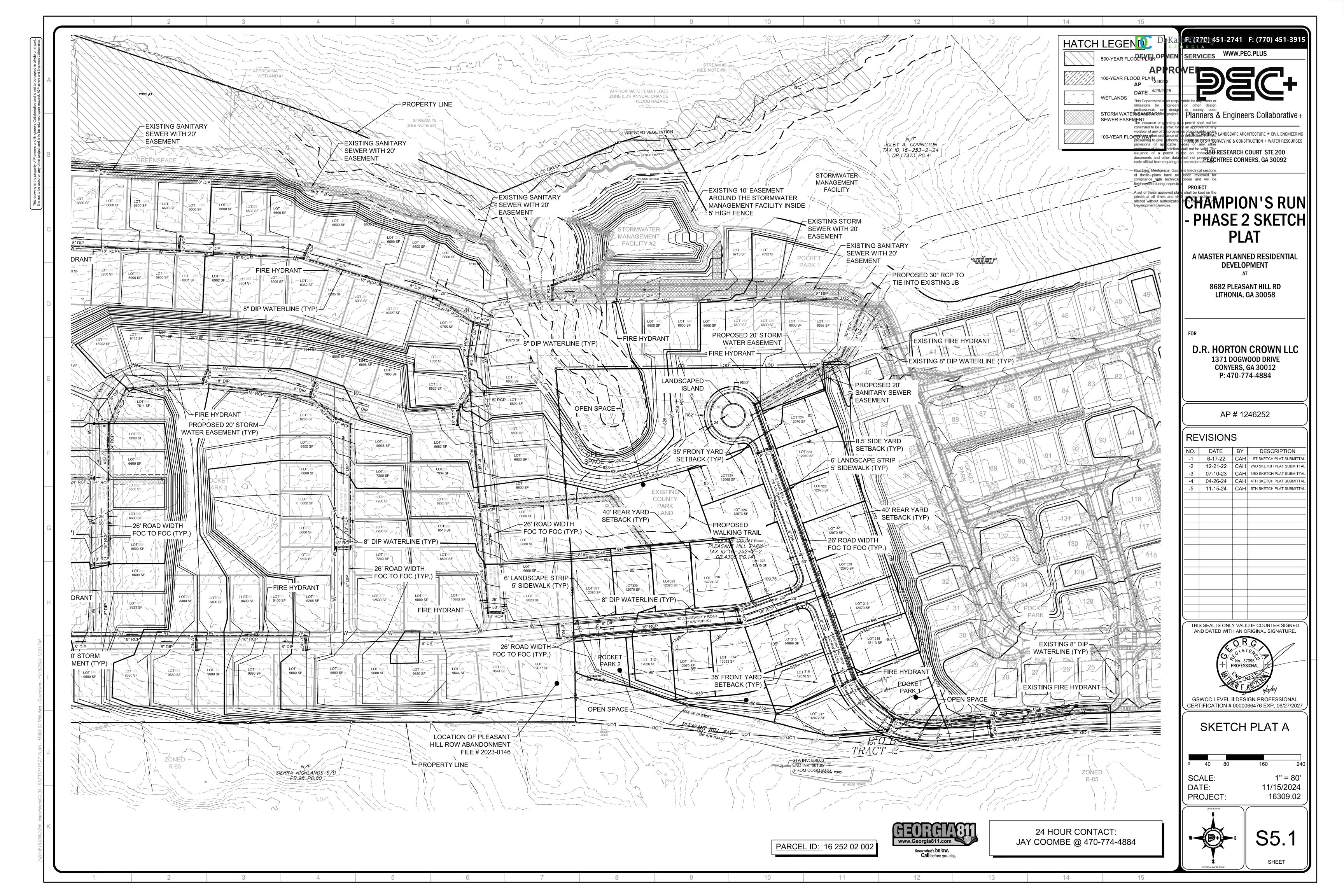
### **DEPARTMENT OF PLANNING & SUSTAINABILITY**

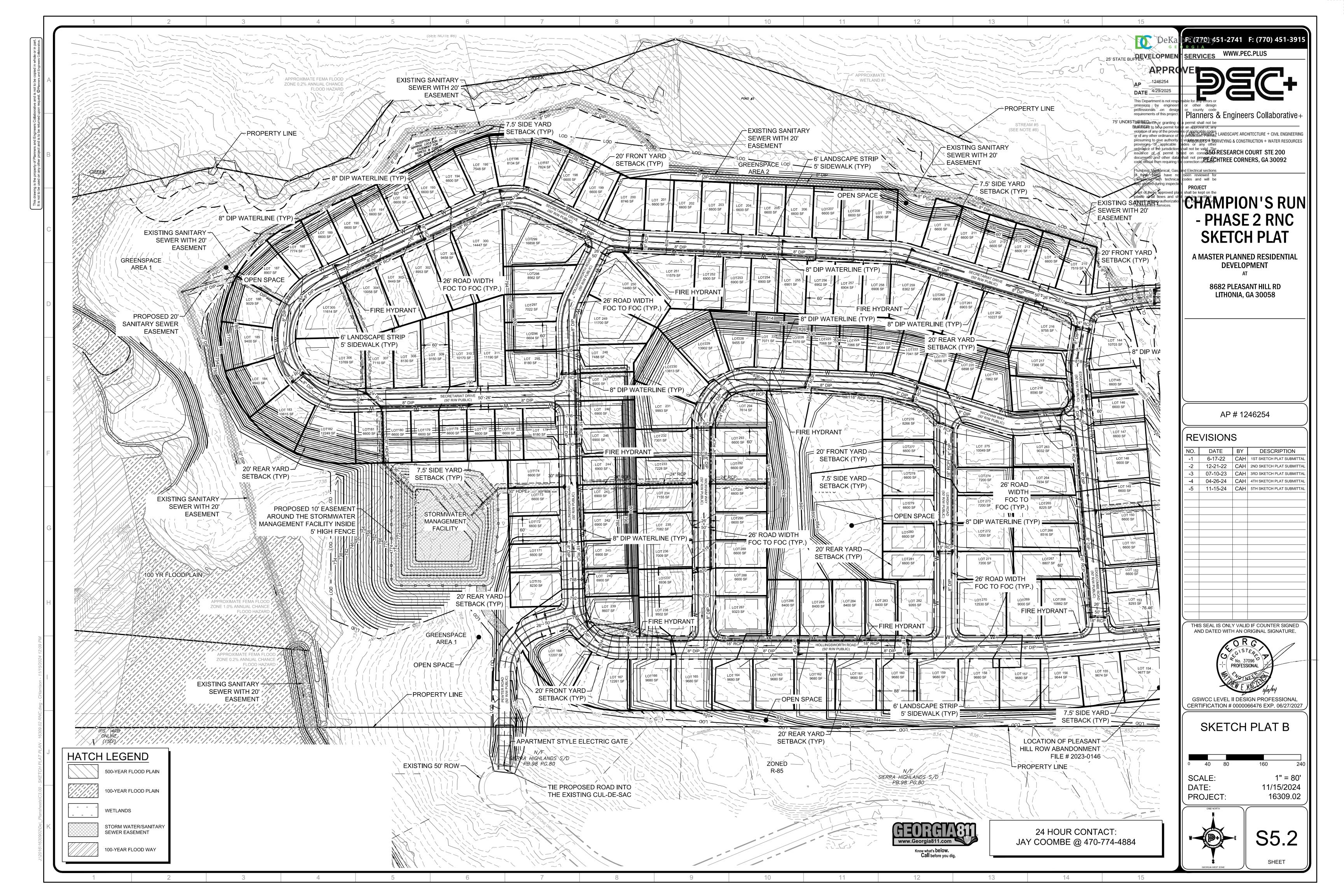
# WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

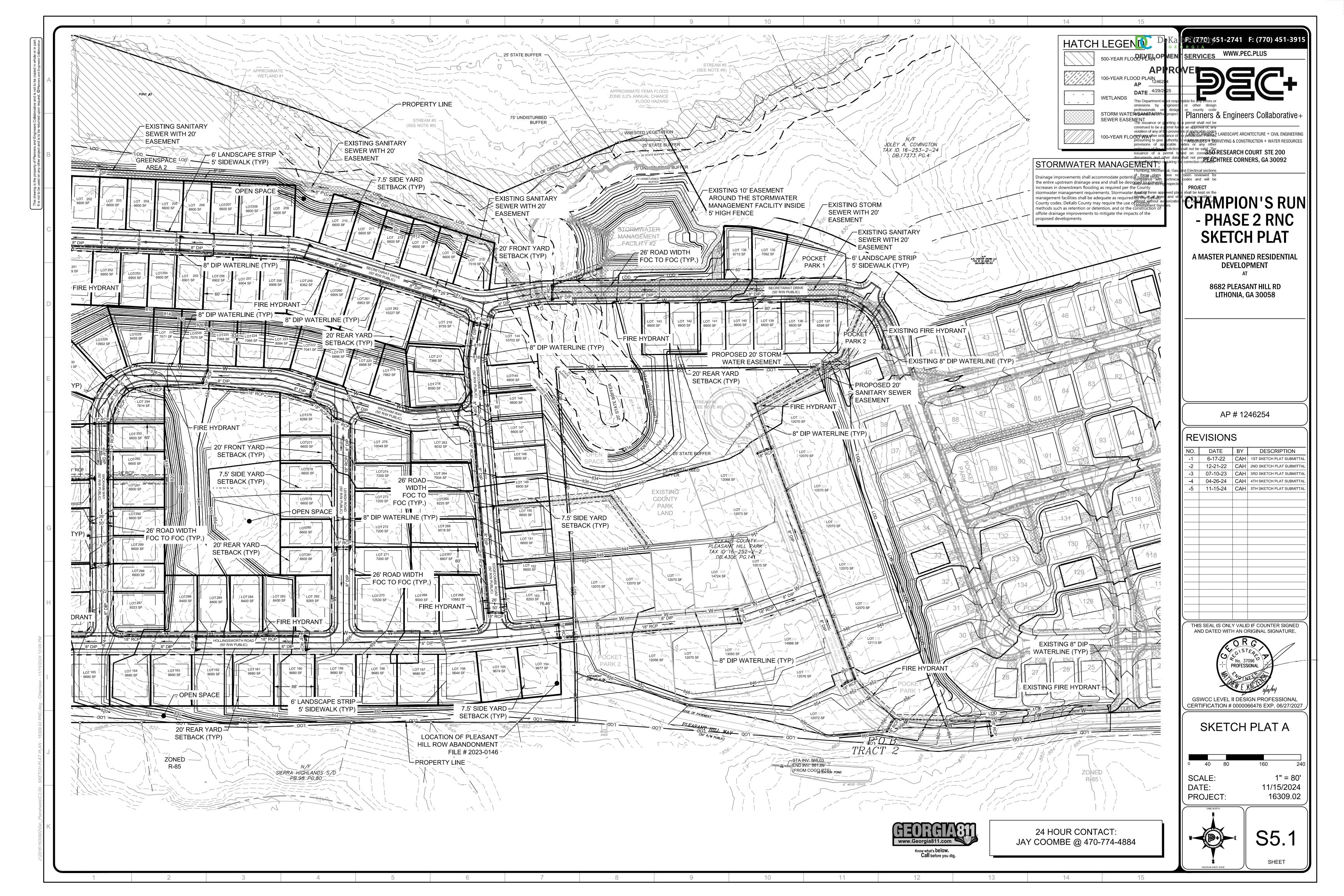
Pre-submittal Commun	nity Meeting:	Calendar Dates: CC:			
PC:		BOC:			
Letter of Intent:	Impact Analysis:	Owner Authorization(s):	Campaign Disclosure:		
Public Notice, Signs:	Tree Survey,	Conservation (if applicable):	_		
		Submittal Format:			
<b>ONE</b> (1)	COMBINED, PDF	OOCUMENT UPLOAD via OUR	ONLINE PORTAL.		
	Site	Plan Checklist, if applicable:			
* Density * Density Bonuses * Mix of Uses * Open Space * Enhanced Open Space * Pedestrian Plan * Lot Size * Setbacks: front, sides,  Possible Variances:	side corner, rear	* Frontage  * Street Width  * Landscape Strips  * Parking - Auto  * Parking – Bicycle  * Screening  * Perimeter Landscapes  * Bldg Materials: Roof, Fenestration			
rossible variances.					
Comments:					
Planner:		Date:			











Z-18-1235046 2018-2450

#### AN ORDINANCE TO AMEND THE DEKALB COUNTY ZONING MAP

AN ORDINANCE TO AMEND THE DEKALB COUNTY ZONING MAP IN ORDER TO REZONE PROPERTY FROM R-85 (RESIDENTIAL MEDIUM LOT) DISTRICT TO RSM (SMALL LOT RESIDENTIAL MIX) DISTRICT TO DEVELOP 339 SINGLE-FAMILY DETACHED RESIDENCES ON 122.77 ACRES AT A DENSITY OF 2.76 UNITS PER ACRE. THE PROPERTY IS LOCATED ON THE EAST SIDE OF YELLOW RIVER, SOUTH OF AN EXISTING CREEK, WEST SIDE OF NORRIS LAKE DRIVE, WEST SIDE OF PLEASANT HILL ROAD AND THE NORTH SIDE OF PLEASANT HILL WAY AT 1679, 1735, 1729, 1695, 1709, 1719 NORRIS LAKE DRIVE; 8277 & 8455 NORRIS LAKE WAY; 8682 PLEASANT HILL ROAD; AND 8657, 8612, 8620, 8615, 6564, 8550, 8565 & 8581 PLEASANT HILL WAY. THE PROPERTY HAS APPROXIMATELY 1,664.96 FEET OF FRONTAGE ALONG THE NORTH SIDE OF PLEASANT HILL WAY, APPROXIMATELY 156.12 FEET OF FRONTAGE ALONG THE WEST SIDE OF PLEASANT HILL ROAD AND APPROXIMATELY 277.77 FEET OF FRONTAGE ALONG THE WEST SIDE OF NORRIS LAKE DRIVE AND CONTAINS 122.77 ACRES.

**APPLICANT:** D R Horton Crown, LLC

OWNER:

COMMISSION DISTRICTS: 5 & 7

**WHEREAS,** D R Horton Crown, LLC has filed an application to amend the DeKalb County Zoning Ordinance to rezone property located at 1679, 1735, 1729, 1695, 1709, 1719 Norris Lane Drive; 8277 & 8455 Norris Lake Way; 8682 Pleasant Hill Road; and 8657, 8612, 8620, 8615, 6564, 8550, 8565 & 8581 Pleasant Hill Way, and more particularly described as follows:

All that tract or parcel of land and being in **District 16, Land Lots 228, 229, 252, & 253, Blocks 01 & 02, Parcels 003, 006, 007, 008, 013; 002; 001, 003 & 005; 004, 005, 007, 008, 009, 011, 026 & 027 of DeKalb County, Georgia, containing 122.77 acres, and** 

**WHEREAS,** it appears to the Board of Commissioners that the application meets all of the criteria set forth in the DeKalb County Code, Chapter 27, Article IIV, Division 3, Section 27-7.3 for amending the DeKalb County Zoning Ordinance for the subject property from R-85 District to RSM District.

#### THE BOARD OF COMMISSIONERS OF DEKALB COUNTY, GEORGIA, HEREBY ORDAINS:

**Part 1:** Pursuant to the authority of the DeKalb County Board of Commissioners to exercise powers of zoning, set forth in Section 27, Article 1.1 & 7.3 of the DeKalb County Zoning Ordinance, an amendment to rezone property from R-85 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to develop 339 single-family detached residences on 122.77 acres at a density of 2.76 units per acre. The property is located on the east side of Yellow River, south of an existing creek, west side of Norris Lake Drive, west side of Pleasant Hill Road and the north side of Pleasant Hill Way at 1679, 1735, 1729, 1695, 1709, 1719 Norris Lake Drive; 8277 & 8455 Norris Lake Way; 8682 Pleasant Hill Road; and 8657, 8612, 8620, 8615, 6564, 8550, 8565 & 8581 Pleasant Hill Way. The property has approximately 1,664.96 feet of frontage along the north side of Pleasant Hill Way, approximately 156.12 feet of frontage along the west side of Pleasant Hill Road and approximately 277.77 feet of frontage along the west side of Norris Lake Drive. The property contains 122.77 acres and is hereby approved, (with conditions).

**Part 2:** That if this amendment is approved conditionally, and under the provisions of Section 27-7.3.9 of the DeKalb County Zoning Ordinance, as identified by the use of the term "Conditional" after the district designation in Part 1 above, the development and use of the above-described property shall be permitted only in compliance with the conditions and/or site plan as attached to this ordinance.

**Part 3:** That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**Part 4:** This ordinance, hereby approved, does not authorize the violation of any Zoning District Regulations. District regulation variances can be approved in accordance with Chapter 27, Article VII, Division 5.

ADOPTED by the DeKalb Coun	ty Board of Commissioners this	day of
	_2018.	
		Jeff Rader
		Presiding Officer Board of Commissioners DeKalb County, Georgia

Barbara H. Sanders, CCC Clerk to the Board of Commissioners and Chief Executive Officer DeKalb County, Georgia

ATTEST:

Z-18-1235046 2018-2450

### FINAL CONDITIONS FOR Z-18-1235046 2018-2450

### **REQUESTED BY APPLICANT:**

Application of D R Horton Crown, LLC to rezone property from R-85 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to develop 339 single-family detached residences on 122.77 acres at a density of 2.76 units per acre.

### PLANNING AND SUSTAINABILITY DEPARTMENT:

Approval w/Conditions. The proposed rezoning request from R-85 (Medium Lot Residential) District to RSM (Small Lot Residential Mix) District as originally requested is not compatible with adjacent and surrounding residential districts zoned and developed R-85. However, the RNC (Residential Neighborhood Conservation) District recommended by Planning Staff and depicted on the revised site plan submitted by the applicant allows greater flexibility for development by incorporating use of greenspace with natural features of the environment and allowing development standards compatible with adjacent residential properties and is consistent with recent Board policy. RNC developments are required to provide a legal mechanism for unified control of the entire parcel to be developed and a legal mechanism for the maintenance and protection of land held in common prior to the issuance of any land disturbance permit. The RNC District is consistent with the following DeKalb County 2035 Comprehensive Plan policies: Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density; and Ensure that new development and redevelopment is compatible with existing residential areas. Therefore, the Department of Planning and Sustainability recommends, "Approval of a substitute RNC (Residential Neighborhood Conservation) District, per the following conditions":

- 1. Limit the use to no more than 321 single-family detached residences with recreational and greenspace area pursuant to development standards of an RNC (Residential Neighborhood Conservation) District zoned subdivision subject to review and approval by the Planning and Sustainability Department.
- 2. Provide a minimum of four (4) points of access per the revised site plan and subject to approval by the Transportation Division within the Department of Public Works.
- 3. Dedicate at no cost to DeKalb County 40 feet from centerline of right-of-way on Pleasant Hill Road; provide 6-foot sidewalks along frontage of Pleasant Hill Road and extend to intersection of Norris Lake Drive/Humphries at Pleasant Hill Road; provide 4-foot bike lanes; and street lights on back of curb within the proposed right-of-way as may be required by the Transportation Division within the Department of Public Works.
- 4. Dedicate at no cost to DeKalb County 27.5 feet from centerline of right-of-way on Pleasant Hill Way; provide 12-foot travel lane on the development side from centerline; 5-foot sidewalks; and street light on back of curb within the proposed right-of-way as may be required by the Transportation Division within the Department of Public Works.
- 5. Dedicate at no cost to DeKalb County 35 feet from centerline of Norris Lake Drive; provide 6-foot sidewalks along frontage of Norris Lake Drive and extend to the intersection of Norris Lake Drive/Humphries at Pleasant Hill Road; provide 4-foot bike lanes; and street lights on back of curb within the proposed right-ofway as may be required by the Transportation Division within the Department of Public Works.
- 6. Provide a left turn lane on Pleasant Hill Road and onsite road improvements as required by the Transportation Division within the Department of Public Works.
- 7. Provide pedestrian/bike access from the neighborhood into the park, as approved by the Parks and Recreation Department as may be required by the Transportation Division within the Department of Public Works.

- 2018-2450
- 8. The heated floor area shall be no less than 1,200 square feet.
- 9. Each home shall have a minimum two-car garage (side entry garages where lot area allows).
- 10. Provide underground utilities.
- 11. Front and sides shall be sodded prior to the issuance of a Certificate of Occupancy.
- 12. No more than one (1) brick base monument sign shall be erected at each subdivision entrance. Sign area shall not exceed 32 square feet, excluding base and shall not exceed eight (8) feet in height.
- 13. The entrances to the subdivision shall be landscaped subject to the approval of the DeKalb County Arborist.
- 14. Any applicant for development within this approved RNC shall be required to provide a legal mechanism for unified control of the entire parcel to be developed for review and approval by the county attorney prior to the issuance of any land disturbance or building permit.

### **PLANNING COMMISSION:**

Approval w/Modified Conditions 7-1-0. M. Butts moved, J. Johnson seconded for approval of the rezoning from R-85 to RNC with Staff's conditions, with a revision to condition #2 that the site plan include three (3) access points. P. Womack, Jr. opposed.

### **BOARD OF COMMISSIONERS:**

September 25, 2018, Approved with fourteen (14) Staff conditions, with an amendment to condition number 2, to provide three (3) access points, per the site plan.



## **DeKalb County Government**

Manuel J. Maloof Center 1300 Commerce Drive Decatur, Georgia 30030

## Agenda Item

File #: 2018-2450 9/25/2018

File Status: Preliminary Item

**Public Hearing: YES** ⊠ **NO** □ **Department:** Planning & Sustainability

**SUBJECT:** 

**COMMISSION DISTRICT(S):** 5 & 7

N17 D R Horton-Crown, LLC Z-18-1235046

**PETITION NO:** Z-18-1235046

**PROPOSED USE:** 339 Single-Family Detached Residences

LOCATION: Pleasant Hill Road, Pleasant Hill Way & Norris Lake Drive

PARCEL NO.: 16-228-01-003, 006, 007, 008, 013; 16-229-01-002; 16-252-02-001, 003 & 005; 16-253-02-

004, 005, 007, 008, 009, 011, 026 & 027

**INFORMATION CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

## **PURPOSE:**

To rezone property from R-85 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to develop 339 single-family detached residences on 122.77 acres at a density of 2.76 units per acre. The property is located on the east side of Yellow River, south of an existing creek, west side of Norris Lake Drive, west side of Pleasant Hill Road and the north side of Pleasant Hill Way at 1679, 1735, 1729, 1695, 1709, 1719 Norris Lake Drive; 8277 & 8455 Norris Lake Way; 8682 Pleasant Hill Road; and 8657, 8612, 8620, 8615, 6564, 8550, 8565 & 8581 Pleasant Hill Way. The property has approximately 1,664.96 feet of frontage along the north side of Pleasant Hill Way, approximately 156.12 feet of frontage along the west side of Pleasant Hill Road and approximately 277.77 feet of frontage along the west side of Norris Lake Drive and contains 122.77 acres.

### **RECOMMENDATION:**

**COMMUNITY COUNCIL:** Deferral

PLANNING COMMISSION: Approval Conditional

PLANNING STAFF: Substitute Approval to RNC (Residential Neighborhood Conservation) District

**PLANNING STAFF ANALYSIS:** The proposed rezoning request from R-85 (Medium Lot Residential) District to RSM (Small Lot Residential Mix) District as originally requested is not compatible with adjacent and

File #: 2018-2450 9/25/2018

File Status: Preliminary Item

surrounding residential districts zoned and developed R-85. However, the RNC (Residential Neighborhood Conservation) District recommended by Planning Staff and depicted on the revised site plan submitted by the applicant allows greater flexibility for development by incorporating use of greenspace with natural features of the environment and allowing development standards compatible with adjacent residential properties and is consistent with recent Board policy. RNC developments are required to provide a legal mechanism for unified control of the entire parcel to be developed and a legal mechanism for the maintenance and protection of land held in common prior to the issuance of any land disturbance permit. The RNC District is consistent with the following DeKalb County 2035 Comprehensive Plan policies: Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density; and Ensure that new development and redevelopment is compatible with existing residential areas. Therefore, the Department of Planning and Sustainability recommends **APPROVAL** of a substitute RNC (Residential Neighborhood Conservation) District on the subject site per the following attached conditions:

**PLANNING COMMISSION VOTE: 7-1-0**/ M. Butts moved, J. Johnson seconded for approval of the rezoning from R-85 to RNC with Staff's conditions, with a revision to condition #2 that the site plan include three (3) access points. P. Womack, Jr. opposed.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** 5-2-2/Deferral to wait for comments from the Transportation Division.

### Z-18-1235046 RECOMMENDED CONDITIONS

- 1. Limit the use to no more than 321 single-family detached residences with recreational and greenspace area pursuant to development standards of an RNC (Residential Neighborhood Conservation) District zoned subdivision subject to review and approval by the Planning and Sustainability Department.
- 2. Provide a minimum of four (4) points of access per the revised site plan and subject to approval by the Transportation Division within the Department of Public Works.
- 3. Dedicate at no cost to DeKalb County 40 feet from centerline of right-of-way on Pleasant Hill Road; provide 6-foot sidewalks along frontage of Pleasant Hill Road and extend to intersection of Norris Lake Drive/Humphries at Pleasant Hill Road; provide 4-foot bike lanes; and street lights on back of curb within the proposed right-of-way as may be required by the Transportation Division within the Department of Public Works.
- 4. Dedicate at no cost to DeKalb County 27.5 feet from centerline of right-of-way on Pleasant Hill Way; provide 12-foot travel lane on the development side from centerline; 5-foot sidewalks; and street light on back of curb within the proposed right-of-way as may be required by the Transportation Division within the Department of Public Works.
- 5. Dedicate at no cost to DeKalb County 35 feet from centerline of Norris Lake Drive; provide 6-foot sidewalks along frontage of Norris Lake Drive and extend to the intersection of Norris Lake Drive/Humphries at Pleasant Hill Road; provide 4-foot bike lanes; and street lights on back of curb within the proposed right-of-way as may be required by the Transportation Division within the Department of Public Works.
- 6. Provide a left turn lane on Pleasant Hill Road and onsite road improvements as required by the Transportation Division within the Department of Public Works.
- 7. Provide pedestrian/bike access from the neighborhood into the park, as approved by the Parks and Recreation Department as may be required by the Transportation Division within the Department of Public Works.
- 8. The heated floor area shall be no less than 1,200 square feet.
- 9. Each home shall have a minimum two-car garage (side entry garages where lot area allows).
- 10. Provide underground utilities.
- 11. Front and sides shall be sodded prior to the issuance of a Certificate of Occupancy.
- 12. No more than one (1) brick base monument sign shall be erected at each subdivision entrance. Sign area shall not exceed 32 square feet, excluding base and shall not exceed eight (8) feet in height.

- 13. The entrances to the subdivision shall be landscaped subject to the approval of the DeKalb County Arborist.
- 14. Any applicant for development within this approved RNC shall be required to provide a legal mechanism for unified control of the entire parcel to be developed for review and approval by the county attorney prior to the issuance of any land disturbance or building permit.



## **DeKalb County Department of Planning & Sustainability**

## 330 Ponce De Leon Avenue, Suite 300 Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: September 06, 2018, 6:30 P.M. Board of Commissioners Hearing Date: September 25, 2018, 6:30 P.M.

STAFF ANALYSIS

Case No.: 2018-2450/ Z-18-1235046 Agenda #: N.17

Location/Address: The east side of Yellow River, south Commission District: 5 Super District: 7

of an existing creek, west side of Norris Lake Drive, west side of Pleasant Hill Road and the north side of Pleasant Hill Way at 1679, 1735, 1729, 1695,1709, 1719 Norris Lake Drive; 8277 & 8455 Norris Lake Way; 8682 Pleasant Hill Road; and 8657, 8612, 8620, 8615,

6564,8550, 8565, & 8581 Pleasant

Hill Way, Lithonia, Georgia.

**Parcel ID:** 16-228-01-006, 008, 013; 16-229-01-002; 16-252-02-001, 003, 005;

16-253-02-007, 009, 011, 026; and portions of 16-228-01-003 & 007; 16-253-02-

004, 005, 008, & 027

**Request:** To rezone property from R-85 (Residential Medium Lot) Districts to RSM (Small

Lot Residential Mix) District to develop 339 detached single-family residences.

**Property Owners:** D R Horton -Crown, LLC

**Applicant/Agent:** D R Horton -Crown, LLC

Acreage: 122.77 Acres

**Existing Land Use:** Primarily Undeveloped with some Single Family Detached Residences

**Surrounding Properties:** Single-Family detached residences/Pleasant Hill Park

**Adjacent & Surrounding** 

Zoning:

North, East, West & South: R-85 (Residential Medium Lot) District

Comprehensive Plan: Suburban Consistent X

Proposed Units: 339 Single-Family Residences	Existing: Scattered Single-Family Detached
	Residences
Proposed Lot Coverage: < 35% Per Lot	Existing Lot Coverage: N/A

Prepared 9/18/2018 by: KFHILL Page 1 Z-18-1235046

### **SUBJECT PROPERTY:**

The 122.77-acre site is primarily undeveloped and located along Pleasant Hill Road, Pleasant Hill Way and Norris Lake Drive. The site is heavily wooded with dense mature trees and shrubbery. A creek runs along the west and north property lines. Pleasant Hill Park is surrounded on three sides by the project site. Existing and surrounding land uses include single-family residences south of Pleasant Hill Way and west of Pleasant Hill Road. A few scattered single-family residences are north of Pleasant Hill Way. The site, adjacent and surrounding properties are zoned R-85 (Residential Medium Lot) District.

### **PROJECT ANALYSIS:**

The revised site plan, stamped received September 12, 2018 by the Planning & Sustainability Department, is based on the Substitute Recommendation by Planning Staff for an RNC (Residential Neighborhood Conservation) District on the subject site. The revised site plan depicts 321 single-family detached residences at a density of 2.62 units per acre.

There are two (2) amenity areas and several pocket parks throughout the development. Four (4) access points to the development is proposed: one (1) on Pleasant Hill Road; two (2) on Pleasant Hill way; and one (1) on Norris Lake Drive. Staff notes that Chapter 14 of the Land Development Chapter of the DeKalb County Code requires a minimum of 4 access points for residential over 300 units. The revised site plan complies with this standard. Required buffers are depicted on the site plan adjacent to identified streams along the west and north property lines. Given the large number of proposed lots, the applicant submitted a traffic study conducted by CALYX Engineers & Consultants. The study concluded that all the affected traffic intersections are expected to operate adequately in the weekday peak hours, with or without the project traffic with the existing lane configuration or with the planned site driveways and traffic control. Per the chart below, the revised site plan depicts compliance with RNC standards except for the proposed interior side yard setback. If the RNC District is approved on the site, the revisions must be made during the Building Permitting (BP) process approved or seek a variance from the Zoning Board of Appeals (ZBOA).

Development	RNC Per Article 2.10	Proposed	Compliance
Standards Lot Area	6,000 Square Feet	6,000 Square Feet	Yes
	Article 5.2.3 Compatibility of new and adjacent lots:		Yes: provides 20 feet transitional buffer & new lots at least 80% width of adjacent lot in subdivision
Side Yard Setback	7.5 Feet	5 Feet with minimum 10 Feet separation between buildings	No. Revise site plan or apply for variance from the ZBOA (Zoning Board of Appeals)
Lot Width	60 Feet	60 Feet	Yes
Front Yard Setback	20 Feet	20 Feet	Yes
	30 Feet adjacent to R-85 along perimeter lots	30 Feet	Yes
Side yard along	20 Feet	None stated on revised site	Must comply or apply for a
street side on corner lot		plan.	variance from the ZBOA.
Rear Yard	20 Feet	60 Feet	Yes
Open Space	30%	31.40%	Yes

Prepared 9/18/2018 by: KFHILL

### **ZONING ANALYSIS:**

The R-85 (Residential Medium Lot) District allows single-family detached residences on minimum 12,000 square foot lots. The most recent Board Policy in the area for single-family detached residential development is approval for the RNC (Residential Neighborhood Conservation) District on Pleasant Hill Road in the area pursuant to Z-18-22130. Per Sec. 2.10.2, the RNC (Residential Neighborhood Conservation) District was created to encourage residential development within the county that preserves unique environmental features and be consistent with the comprehensive land use plan. The RNC encompasses elements of the Green DeKalb Initiative by providing greenspace areas and preserving existing natural trees and vegetation. The goals of the RNC District regulations are: To conserve significant areas of useable greenspace within single-family neighborhoods in the rural and suburban character areas of the comprehensive plan; To provide a residential development that permits flexibility of design in order to promote environmentally sensitive and efficient use of land in compliance with the Code; To promote construction of accessible landscaped walking trails and bike paths both within subdivisions and where possible connected to neighboring communities, business, and facilities to reduce reliance on automobiles; To preserve natural features, specimen trees, historic buildings, archaeological sites and establish a sense of community; To improve water quality and reduce runoff and soil erosion by reducing the total amount of clearing, grading, and paving, within the total area of a development, and To encourage efficient community design that reduces infrastructure maintenance and public service costs borne by the county. The RNC zoning district has a minimum lot size of 6,000 square feet. However, the RNC zoning district requires a larger lot size and side yard setback on periphery lots abutting residential zoned property. This allows large sites with unique and natural characteristics to be compatible with existing adjacent residential properties. Therefore, Planning Staff believes the RNC District would be more appropriate for the site.

### **IMPACT ANALYSIS:**

Section 27-7.3.5 of the Zoning Ordinance, "Standards and factors governing review of proposed amendments to the official zoning map" states that the following standards and factors shall govern the review of all proposed amendments to the Official Zoning Map.

- A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan. The substitute rezoning proposal to the RNC (Neighborhood Conservation) District is consistent with plan policy to "Ensure that new development and redevelopment is compatible with existing residential areas".
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The RNC zoning district would require single-family residences with compatible lot sizes on peripheral lots abutting other residential zoned properties. This standard permits a use that is suitable in view of adjacent and nearby residential development.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned. The site has a reasonable economic use as currently zoned R-85 (Residential Medium Lot) District albeit constrained by environmental features. However, the RNC zoning district with its combined greenspace and natural features may provide more opportunity for economic development.
- **D.** Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property: The substitute RNC zoning district may not adversely affect the use or usability of adjacent or nearby residential properties.
- E. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal. The intent of the RNC zoning district is to provide a residential development that permits flexibility of design in order to promote environmentally sensitive and efficient use of land in compliance with the Zoning Code. The site has natural and

Prepared 9/18/2018 by: KFHILL Page 3 Z-18-1235046

physical features that qualify this site for RNC Development. The site has dirt, gravel, rocks with dense shrubbery and mature hardwood trees located throughout with a creek that runs west and north of the site.

- F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources. It appears there are no historic buildings, sites, districts, or archaeological resources located on the property or in the surrounding area.
- G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Given that Pleasant Hill Road is a minor arterial, it should be able to absorb additional traffic resulting from the proposed subdivision. Traffic impact may be also lessened by installation of traffic improvements such as a deceleration lane at the subdivision entrance. Given existing residential properties in the area, the request should not cause an excessive burden on utilities. The proposed development may impact school enrollment. If the development is fully constructed with 339 units as originally proposed for the RSM District, it is expected to generate 166 students: 42 at Rock Chapel ES, 20 at Lithonia MS, 29 at Lithonia HS, 70 at other DCSD schools and 5 in private schools. The elementary and middle schools have capacity for additional students. The high school may become over-crowded with this development and require additional capacity to be added. An alternative RNC district with fewer lots (321) should reducing area traffic and school enrollment in area schools.
- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

The RSM (Small Lot Residential Mix) district has no requirements for incorporating natural resources into the site. However, a rezoning to the RNC (Neighborhood Conservation) District has a positive impact on the environment and surrounding natural resources by incorporating the natural resources (rock, streams, wetlands) in the overall design of the proposed subdivision.

### STAFF RECOMMENDATION: SUBSTITUTE APPROVAL TO RNC (Residential Neighborhood Conservation) District

The proposed rezoning request from R-85 (Medium Lot Residential) District to RSM (Small Lot Residential Mix) District as originally requested is not compatible with adjacent and surrounding residential districts zoned and developed R-85. However, the RNC (Residential Neighborhood Conservation) District recommended by Planning Staff and depicted on the revised site plan submitted by the applicant allows greater flexibility for development by incorporating use of greenspace with natural features of the environment and allowing development standards compatible with adjacent residential properties and is consistent with recent Board policy. RNC developments are required to provide a legal mechanism for unified control of the entire parcel to be developed and a legal mechanism for the maintenance and protection of land held in common prior to the issuance of any land disturbance permit. The RNC District is consistent with the following DeKalb County 2035 Comprehensive Plan policies: Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density; and Ensure that new development and redevelopment is compatible with existing residential areas. Therefore, the Department of Planning and Sustainability recommends APPROVAL of a substitute RNC (Residential Neighborhood Conservation) District on the subject site per the following recommended conditions:

1. Limit the use to no more than 321 single-family detached residences with recreational and greenspace area pursuant to development standards of an RNC (Residential Neighborhood Conservation) District zoned subdivision subject to review and approval by the Planning and Sustainability Department.

Z-18-1235046

2. Provide a minimum of four (4) points of access per the revised site plan and subject to approval by the Transportation Division within the Department of Public Works.

Prepared 9/18/2018 by: KFHILL Page 4

- 3. Dedicate at no cost to DeKalb County 40 feet from centerline of right-of-way on Pleasant Hill Road; provide 6foot sidewalks along frontage of Pleasant Hill Road and extend to intersection of Norris Lake Drive/Humphries at Pleasant Hill Road; provide 4-foot bike lanes; and street lights on back of curb within the proposed right-of-way as may be required by the Transportation Division within the Department of Public Works.
- 4. Dedicate at no cost to DeKalb County 27.5 feet from centerline of right-of-way on Pleasant Hill Way; provide 12foot travel lane on the development side from centerline; 5-foot sidewalks; and street light on back of curb within the proposed right-of-way as may be required by the Transportation Division within the Department of Public Works.
- 5. Dedicate at no cost to DeKalb County 35 feet from centerline of Norris Lake Drive; provide 6-foot sidewalks along frontage of Norris Lake Drive and extend to the intersection of Norris Lake Drive/Humphries at Pleasant Hill Road; provide 4-foot bike lanes; and street lights on back of curb within the proposed right-of-way as may be required by the Transportation Division within the Department of Public Works.
- 6. Provide a left turn lane on Pleasant Hill Road and onsite road improvements as required by the Transportation Division within the Department of Public Works.
- 7. Provide pedestrian/bike access from the neighborhood into the park, as approved by the Parks and Recreation Department as may be required by the Transportation Division within the Department of Public Works.
- 8. The heated floor area shall be no less than 1,200 square feet.
- 9. Each home shall have a minimum two-car garage (side entry garages where lot area allows).
- 10. Provide underground utilities.
- 11. Front and sides shall be sodded prior to the issuance of a Certificate of Occupancy.
- 12. No more than one (1) brick base monument sign shall be erected at each subdivision entrance. Sign area shall not exceed 32 square feet, excluding base and shall not exceed eight (8) feet in height.
- 13. The entrances to the subdivision shall be landscaped subject to the approval of the DeKalb County Arborist.
- 14. Any applicant for development within this approved RNC shall be required to provide a legal mechanism for unified control of the entire parcel to be developed for review and approval by the county attorney prior to the issuance of any land disturbance or building permit.

Z-18-1235046

### **Attachments:**

- 1. Department and Division Comments
- 2. Application
- 3. Site Plan
- 4. Zoning Map
- 5. Land Use Plan Map
- 6. Aerial Photograph

Prepared 9/18/2018 by: KFHILL Page 5

### **NEXT STEPS**

Following an approval of this request, one or several of the following may be required:



- Land Disturbance Permit (Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)
- **Building Permit** (New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)



- **Certificate of Occupancy** (Required prior to occupation of a commercial space and for use of property for any business type. The issuance follows the review of submitted plans if required based on the type occupancy.)
- **Plat Approval** (Required if any parcel is being subdivided, re-parceled, or combined. Issued "administratively"; no public hearing required.)



- **Sketch Plat & Final Plat Approval** (Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)
- Overlay Review (Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)
- **Historic Preservation** (A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)



- **Variance** (Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)
- Minor Modification (Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)
- **Major Modification** (Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)
- **Business License** (Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).
- **Alcohol License** (Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)

Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.

### SEPTEMBER 2018 REZONING AGENDA – TRANSPORTATION COMMENTS

- N1. Lawrenceville Hwy is a major arterial on a state route. Dedicate right of way at least 50 from centerline. Install sidewalks along property frontage (ensure sidewalks are within right of way). GDOT review and permits required. Street lights required 1 foot behind sidewalks on right of way.
- N2. Clairmont Road is a major arterial on a state route. Dedicate right of way at least 50 from centerline. GDOT review and permits required.
- N3. Briarcliff Road is a minor arterial and state route. GDOT review and permits required. No access allowed onto Briarcliff Road.
- N4. No Comments.
- N5. No Comments.
- N6. No Comments.
- N7. No Comments.

N8 & N9. Columbia Drive is a minor arterial. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) 40 feet right of way dedication from centerline. 6-foot sidewalks, 4-foot bike lanes. Street lights behind the sidewalk within right of way. As shown in the application, interior roads must be private.

N10. Candler Road is a major arterial and a state route. GDOT review and permits required. Kelly Lake Road is a local road. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) Right of way dedication of 50 from centerline on Candler Road, 6-foot sidewalks. Right of way dedication on Kelly Lake Road 27.5 feet from centerline, 5-foot sidewalks. Extend sidewalks along Kelly Lake Road within existing right of way to Candler Road. Street Lights required on back of sidewalk within right of way along both frontages. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect.)

N11. Treadway Road is classified local. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) Public local roads require a 27.5 foot right of way from the centerline (for a total of 55 feet), 5-foot sidewalks, 5-foot landscape strip and street lights within the right of way. The right of way width show on the application does not seem to meet the 55 feet for the interior streets. Cul-de-sac appears to be substandard also. These will need to be corrected prior to permitting and will impact storm detention, setbacks, etc.

- N12. McClendon is a collector street. Allow only one standard size commercial curb cut on McClendon Dr. Install sidewalks along property frontage. Street lights required behind sidewalk within right of way at permitting.
- N13. Memorial Drive is a major arterial and a state route. GDOT review and permits required.
- N14. Memorial Drive is a major arterial and a state route. GDOT review and permits required. Eliminate a curb cut on 6158 and restore streetscape.
- N15. Snapfinger Road is a major arterial. Site limited to right in/right out access point.
- N16. Rockbridge Road is a minor arterial. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) 40 feet right of way dedication from centerline. 6-foot sidewalks, 4-foot bike lanes. Street lights behind the sidewalk within right of way. Construct sidewalks along Rockbridge Road to Allgood Circle within right of way. Limited to one access point onto Rockbridge Road.
- N17. Bermuda Road is a collector road. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) 35 feet right of way dedication from centerline. 6-foot sidewalks, 4-foot bike lanes. Street lights behind the sidewalk within right of way. Add roundabout at the intersection of Stewart Mill Road and Bermuda Road. Gordon Burkett at Keep DeKalb Beautiful is working on the concept for this project. Add sidewalks and street lights along Bermuda Road (within right of way) to the intersection of Stewart Mill Road. Complete all requirements of GRTA's notice of decision that are within DeKalb County. Design to restrict truck movements from using Stewart Mill Road to get to Rockbridge Road.
- N18. Norris Lake is a collector road. Pleasant Hill is a minor arterial. Pleasant Hill Way is a local road. Pleasant Hill Way appears to be public in some areas where the development is proposed. I assume they are planning a right of way abandonment. Provide ped/bike access from the neighborhood into the park, as approved by the Parks and Recreation Department. Frontage on Pleasant Hill Way must be improved to Code also. 339 lots requires a traffic study be completed prior to zoning. Traffic study should include the access points and the intersection of Norris Lake Road/Humphries at Pleasant Hill Road. Left turn lane required on Pleasant Hill Road. Add sidewalks along frontage of Norris Lake Road and extend to the intersection of Norris Lake Road/Humphries at Pleasant Hill Road. Add sidewalks along frontage of Pleasant Hill Road and extend to the intersection of Norris Lake Road/Humphries at Pleasant Hill Road. Consider moving the roundabout to Pleasant Hill Road. Request deferral until the study is received. Norris Lake requires right of way dedication of 35' from centerline, 6-foot sidewalks, 4-foot bike lanes and street lights on back of curb within the proposed right of way. Pleasant Hill Road requires right of way dedication of 40' from centerline, 6-foot sidewalks, 4-foot bike lanes and street lights on back of curb within the proposed right of way. Pleasant Hill Way right of way dedication of 27.5' from centerline, 12-foot travel lane on the development side from centerline, 5 foot sidewalks and street light on back of curb within the proposed right of way.

- N20 & N21. Rock Chapel Road is a major arterial and state route. GDOT review and permits required at permitting. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.)
- N22. S. Stone Mountain Lithonia Road is a minor arterial. Add sidewalks and street lights behind sidewalks and within right of way along property frontage and dedicate 40 feet of right of way from centerline.
- N23. Stephenson Road is a collector road. Dedicate 35 feet of right of way from centerline, add sidewalks and street lights behind sidewalks and within right of way.
- N24. Briarcliff Road is a minor arterial and a state route. GDOT has already permitted the right in only driveway. The right-out driveway was probably not allowed due to restricted sight distance when exiting due to the curve (trying to verify with GDOT). No other comments.



# DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond

accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

### **DEVELOPMENT ANALYSIS:**

### Transportation/Access/Row

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

### Storm Water Management

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. The site is a stormwater hotspot.

### • Flood Hazard Area/Wetlands

The presence of FEMA Flood Hazard Area was indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter

14 and FEMA	floodplain	regulations.	Detention	/water	quality	ponds	are no	t allowed	in	the
floodplain.	•	•			•	•				

### • Landscaping/Tree Preservation

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 and are subject to approval from the County Arborist.

### • Tributary Buffer

State water buffer was reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

### • Fire Safety

<u>Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.</u>

### **DeKalb County School District Zoning Review Comments**

Analysis Date: 8/10/2018

Submitted to: **Dekalb County**  Case #: 2018-2450/Z-18-1235046

Name of Development:

Red Stag (Pleasant Hill Way)

Location:

Pleasant Hill Road East of Pleasant Hill Trail

Description:

339 detached single-family residences on primarily undeveloped land with a few single-family

detached residences

Impact of Development:

When fully constructed, this development would be expected to house 166 students: 42 at Rock Chapel ES, 20 at Lithonia MS, 29 at Lithonia HS, 70 at other DCSD schools and 5 in private schools. The elementary and middle schools have capacity for additional students. The high school may become over-crowded with this development and require additional capacity to be

	Rock Chapel			Other DCSD	Private	
Current Condition of Schools	ES	Lithonia MS	Lithonia HS	Schools	Schools	Total
Capacity	713	1,188	1,416			
Portables	0	0	0			
Enrollment (Fcst. Oct. 2018)	500	1,138	1,409			
Seats Available	213	50	7			
Utilization (%)	70.1%	95.8%	99.5%			
New students from development	42	20	29	70	5	166
New Enrollment	542	1,158	1,438			
New Seats Available	171	30	-22			
New Utilization	76.0%	97.5%	101.6%			

	Attend Home	Attend other	Private	
Yield Rates*	School	DCSD School	School	Total
Elementary	0.125344	0.092908	0.007372	0.225624
Middle	0.060198	0.047279	0.002826	0.110303
High	0.085487	0.065970	0.003932	0.155389
Total	0.2710	0.2062	0.0141	0.4913
Student Calculations				
Proposed Units 339	]			
Unit Type SF				
Cluster Lithonia	<u>_</u>			
	Attand Hama	Attend other	Private	
Units x Yield	School	DCSD School	School	Total
				70.40
Elementary	42.49	31.50	2.50	76.49
Middle	20.41	16.03	0.96	37.40
,				
Middle	20.41	16.03	0.96	37.40
Middle High	20.41 28.98 <b>91.88</b>	16.03 22.36 <b>69.89</b>	0.96 1.33 <b>4.79</b>	37.40 52.67
Middle High <b>Total</b>	20.41 28.98 <b>91.88</b> Attend Home	16.03 22.36 <b>69.89</b> Attend other	0.96 1.33 4.79	37.40 52.67 <b>166.56</b>
Middle High Total  Anticipated Students	20.41 28.98 91.88 Attend Home School	16.03 22.36 <b>69.89</b> Attend other DCSD School	0.96 1.33 4.79 Private School	37.40 52.67 <b>166.56</b>
Middle High  Total  Anticipated Students Rock Chapel ES	20.41 28.98 91.88 Attend Home School	16.03 22.36 <b>69.89</b> Attend other DCSD School	0.96 1.33 4.79	37.40 52.67 <b>166.56</b> <b>Total</b>
Middle High Total  Anticipated Students	20.41 28.98 91.88 Attend Home School	16.03 22.36 <b>69.89</b> Attend other DCSD School	0.96 1.33 4.79 Private School	37.40 52.67 166.56

<sup>\*</sup>Comparable Developments Method Used





## DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MADOLYN SPANN <u>MSPANN@DEKALBCOUNTYGA.GOV</u> OR JOHN REID <u>JREID@DEKALBCOUNTYGA.GOV</u>

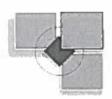
## **COMMENTS FORM:**

	BLIC WORKS TRAI 50/2 - 18-1 <sup>035046</sup> Parcel	16-900/	01-1006	008, 013 17.009.011.024	
Address: 1679 No.	ris Lake Pared	16 228			
81.60 0	leasant Hill Road	16-253	02-0	+007 04,005,00	8,027
0080-1	leasart HII Kodd	, -		, -	
Lithonia	, Ga.				
		Adjacent Roadway	(s):		
				<del></del>	
	(classification)		(-1	16 - 11 - 1	
	(classification)		(cias	sification)	
	Capacity (TPD)	(	Capacity (TPD)		
	Latest Count (TPD)	L	atest Count (TPD)		
	Hourly Capacity (VPH)Peak Hour. Volume (VPH)		Hourly Capacity (V		_
	Existing number of traffic lan		Peak Hour. Volume Existing number of	traffic lancs	•
	Existing right of way width			y width f traffic lanes	
	Proposed number of traffic la Proposed right of way width	nes	Proposed number o Proposed right of w	of traffic lanes	-
	-				-
Please provide addition	al information relating to the fo	ollowing statement.			
cnerate an average of a actor. Based on the ab	nducted by the Institute of Trai lifteen (15) vehicle trip end (VT ove formula, thesquar peak hour vehicle trip ends.	E) per 1, 000 squai	e feet of floor area	, with an eight (8%)	percent peak hou
eak hour factor. Base maximum ofunit	, on the other hand, would gen d on the above referenced form s per acres, and the given fact ( _ peak hour vehicle trip end wo	ula, the (Single that the project site	gle Family Resident is approximately	tial) District designa acres in land ar	tion which allows ca. daily
COMMENTS:	•			•	
		<b>A</b>			
Vid not	see any tr	offic en	Gi naering	Concerns	at
101.0 1/11	1				
	- <del></del>				
			<u></u>		
			/6		/



## DeKalb County Department of Planning & Sustainability

Michael L. Thurmond **Chief Executive Officer**  Andrew A. Baker, AICP Director



DESCRIPTION ED AMEND OFFICIAL ZONING MAP
JUN 2 0 2018 Z/CZ No. 7-18-1335040 Filling Fee:
Date Received: Application No.:
Applicant: D.R. Honon - Crown, LLC E-Mail: JRCoombe@drhorton.com
Applicant Mailing Address: 1371 Dogwood Drive SW, Convers, GA 30012
Applicant Phone: (470) 774-4884 Fax: 1 (866) 658-1753
Owner(s): D.R. Horton - Crown, LLC E-Mail: JRCoombe@drhorton.com  (If more than one owner, attach as Exhibit "A")
Owner's Mailing Address: 1371 Dogwood Drive SW, Convers, GA 30012
Owner(s) Phone: (470) 774-4884 Fax: 1 (866) 658-1753
Address/Location of Subject Property: Located off Pleasant Hill Way
228/229/252  District(s): 16th Land Lot(s): 253/257/258 Block: 01/02 Parcel(s: See Letter of Application
Acreage: 122.77 Commission District(s): District 5
Present Zoning Category: R-85 Proposed Zoning Category: RSM
Present Land Use Category: Suburban
PLEASE READ THE FOLLOWING BEFORE SIGNING
This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.
<u>Disclosure of Campaign Contributions</u> In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:  Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filling of this application? Yes X No
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing;
<ol> <li>The name and official position of the local government official to whom the campaign contribution was made.</li> </ol>
<ol><li>The dollar amount and description of each campaign contribution made during the two years</li></ol>
immediately preceding the filing of this application and the date of each such contribution.  The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.  SIGNATURE OF APPLICANT / DATE  Jay Robert Coglibbe, Jr., on behalf of D.R. Horton - Crown, LLC  Check One: Owner X Agent  SIGNATURE OF APPLICANT / DATE  Jay Robert Coglibbe, Jr., on behalf of D.R. Horton - Crown, LLC  Check One: Owner X Agent  SIGNATURE OF APPLICANT / DATE  Jay Robert Coglibbe, Jr., on behalf of D.R. Horton - Crown, LLC  Check One: Owner X Agent  SIGNATURE OF APPLICANT / DATE  Jay Robert Coglibbe, Jr., on behalf of D.R. Horton - Crown, LLC  Check One: Owner X Agent  Page 1 of 3  Revised 1/1/17

"WE PROVIDE SOLUTIONS"

6/18/2018

Mr. Andrew A. Baker Director **DeKalb County Planning & Sustainability** 330 W. Ponce de Leon Ave Decatur, GA 30030

### Re: **Letter of Application - Red Stag - Proposed 339 Lots**

± 122.77 Acres of property located along Norris Lake Drive (1679, 1735, 1695, 1735) and Pleasant Hill Way within Land Lots 228, 229, 253, 252, 257, 258, 16th District, DeKalb County, Georgia, and identified as tax parcels 16 228 01 003, 16 228 01 006, 16 228 01 007, 16 228 01 008, 16 228 01 013, 16 229 01 002, 16 252 02 001, 16 252 02 003, 16 252 02 005, 16 253 02 004, 16 253 02 005, 16 253 02 007, 16 253 02 008, 16 253 02 009, 16 253 02 011, 16 253 02 026, 16 253 02 027 (the "Property")

Planners and Engineers Collaborative, Inc. Project No. 16309.00

### Dear Mr. Baker:

Please accept this letter with the application for the above referenced project on behalf of D.R. Horton - Crown, LLC ("D.R. Horton") in support of its Application to Amend Official Zoning Map of DeKalb County, Georgia (the "Application"). D.R. Horton seeks rezoning of the Property from its present R-85 classification to the RSM singlefamily detached classification for purposes of development as a subdivision including a mixture of lot and product sizes.

The Property is owned by D.R. Horton and consists of approximately 122.77 acres of predominantly undeveloped land located along Pleasant Hill Road and Norris Lake Drive. The Property is designated as "Suburban" in the 2035 Comprehensive Plan, which supports the zoning of the property for the RSM zoning classification. Tracts immediately surrounding the Property have been developed to include single-family residences, with the exception of two parcels, which are zoned commercial and located at the intersection of Pleasant Hill Road and Norris Lake Drive. The Property is surrounded on the north, east and south by tracts similarly identified as "Suburban" in the 2035 Comprehensive Plan, with the exception of one unimproved parcel located on the southern boundary of the Property, which is identified as "Conservative/Open Space" and known as the Pleasant Hill Park. The tracts located across the Yellow River from the western boundary of the Property are designated as "Industrial" on the 2035 Future Land Use Map. Thus, the proposed development is compatible with the surrounding area.

The proposal is to construct 339 single family detached lots on the Property. Our plan exceeds the amount of open space required without needing any density bonus. The Property is well under the RSM density allowances at 2.76 lots per acre. There is a mixture of homes throughout the site with varying lot sizes to be able to offer different price points as well as product choices. The project would be constructed as a master planned development. Within this development, there would be all new upgrades to the frontages of the Property with new landscaping, sidewalks, and street lights. The plan would also provide buffering to all surrounding sites. In addition, traffic improvements would be provided for the development and area. Currently, Pleasant Hill Road and Pleasant Hill Way are poorly aligned, creating a dangerous intersection. The proposal would include the rerouting and creation of a new Tintersection to correct the skew issue of the existing drive. The merits of the proposed development are more

D.R. Horton – Crown, LLC Project No. 16309.00 6/18/2018



particularly described in the Impact Analysis submitted herewith.<sup>1</sup> Please note that footnote #1 hereto contains key issues, challenges and notices that are expressly made and called to the attention of the addressee and DeKalb County, Georgia.

This proposal would provide much needed new housing to an area that has not had much new construction in recent years. The new homes would vary in size and price providing a great diversity to the neighborhood. The 122.77 acres has beautiful scenery from the back part of the Property that would be protected near the river and creeks. The price points of the new homes would vary and help to increase home values in the area with new construction available to this area. There would be master amenities that would include swimming pools, a clubhouse, a picnic area, outdoor sport courts and games. There will be a master HOA to govern each of the outside maintenance and amenities.

The proposed subdivision of the singe family detached homes under the RSM category is consistent with the intent of the land use, the nearby homes, and the price points for homes in the area. The development is consistent with the 2035 Comprehensive Plan and provides an appropriate development compatible with other single-family detached communities.

The DeKalb County Zoning Ordinance sets forth the various requirements applicable to requests for zoning changes. In support of the Application, D.R. Horton submits the following documents (together with a flash drive containing electronic copies thereof):

- Application to Amend Official Zoning Map of DeKalb County, Georgia (including the Disclosure of Campaign Contributions);
- 2. This Letter of Application;
- 3. Impact Analysis;
- 4. Site Plan (4 copies 24" x 36," folded; and 4 copies 8.5" x 11");

<sup>1</sup> D.R. Horton hereby notifies DeKalb County of its constitutional concerns with respect to the Application. Specifically, if the Board of Commissioners denies the Application in whole or in part, then the Property does not have a reasonable economic use under the DeKalb County Zoning Ordinance, as the same is amended from time to time (the "Zoning Ordinance"). Moreover, the Application meets the test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See Guhl vs. Holcomb Bridge Road, 238 Ga. 322 (1977). If the Board of Commissioners denies the Application in whole or in part, such an action will deprive D.R. Horton of the ability to use the Property in accordance with its highest and best use. Similarly, if the Board of Commissioners amends the zoning of the Property to some classification other than the RSM zoning district without D.R. Horton's consent, or if the Board of Commissioners limits its approval by attaching conditions to such approval affecting the Property or the use thereof without D.R. Horton's consent, then such approval would deprive D.R. Horton of any reasonable use and development of the Property. Any such action is unconstitutional and will result in a taking of property rights in violation of the just compensation clause of the Constitution of the State of Georgia (see Ga. Const. 1983, Art. I, § 3, para. 1(a)), and the just compensation clause of the Fifth Amendment to the United States Constitution (see U.S. Const. Amend. 5). To the extent that the Zoning Ordinance allows such an action by the Board of Commissioners, the Zoning Ordinance is unconstitutional. Any such denial or conditional approval would discriminate between D.R. Horton and the owners of similarly situated property in an arbitrary, capricious, unreasonable and unconstitutional manner in violation of Article I, Section I, Paragraph 2 of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Finally, a failure to grant the Application or a conditional approval of the Application (with conditions not expressly approved by D.R. Horton) would constitute a gross abuse of discretion and would constitute an unconstitutional violation of D.R. Horton's rights to substantive and procedural due process as guaranteed by the Constitution of the State of Georgia (see Ga. Const. 1983, Art. I, § 1, para. 1) and the Fifth and Fourteenth Amendments of the Constitution of the United States (see U.S. Const. Amend. 5 and 14). D.R. Horton further challenges the constitutionality and enforceability of the Zoning Ordinance (together with all applicable land use and zoning maps, comprehensive plans, zoning regulations, conditions and site plans), in whole and in relevant part, for lack of objective standards, guidelines or criteria limiting the Board of Commissioners's discretion in considering or deciding applications for zoning amendments. Nevertheless, D.R. Horton remains optimistic that the Board of Commissioners's consideration of the Application will be conducted in a constitutional manner.

D.R. Horton – Crown, LLC Project No. 16309.00 6/18/2018



- 5. Sealed Boundary Survey and metes and bounds legal description of the Property;
- 6. Building Elevations (renderings or details of materials proposed for compliance to Article 5);
- 7. Application Fee in the amount of \$500.00.

Please note, D.R. Horton hosted and held the mandatory community meeting on June 6, 2018 at the Stonecrest Library located at 3123 Klondike Road, Lithonia, Georgia 30038. Attached are the required Sign In Sheets from that community meeting.

D.R. Horton is the applicant, owner and developer of this ± 122.77 tract. D.R. Horton is one of the largest and most reliable developers in our nation today, and D.R. Horton has all the staying power and strength to properly, carefully and thoughtfully develop this wonderful property, which D.R. Horton already owns. There simply are not many other companies or entities who have the capacity, ability or strength to carry out this large, high quality development. We look forward to working with DeKalb County and our neighbors to achieve a successful outcome.

D.R. Horton expressly calls to DeKalb County's attention the information set forth in footnote #1.

Sincerely,

Planners and Engineers Collaborative, Inc.

Kenneth J. Wood, P.E., LEED AP

President For the Firm



May 21, 2018

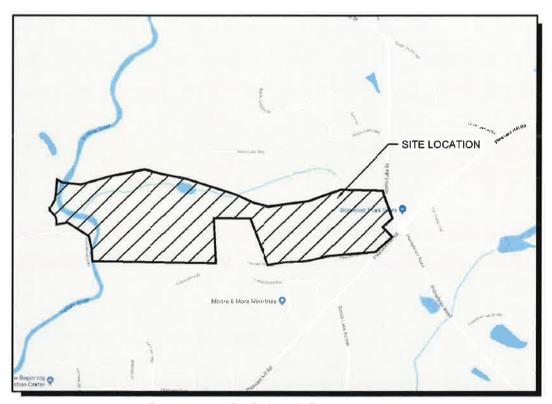
RE: NOTICE OF PRE-SUBMITTAL COMMUNITY MEETING FOR ZONING MATTERS

Dear Property Owner:

D.R. Horton is requesting a rezoning for predominantly undeveloped property located in unincorporated DeKalb County along Norris Lake Drive and Pleasant Hill Road, as shown below. The subject properties are currently zoned R-85. D.R. Horton desires to rezone the properties to RSM to develop a residential community.

Due to this request, D.R. Horton will hold a Pre-Submittal Community Meeting on **Wednesday**, **June 6**, **2018** at **7:00 pm** at the **Stonecrest Library**, **3123 Klondike Road**, **Lithonia**, **GA 30038**. This is an informational meeting designed to provide the community with the opportunity to learn of the zoning request and ask any questions of the property owner.

### Site Location Map Showing Land Subject to Rezoning



SITE LOCATION MAP

NOT TO SCALE

If you have any questions or concerns leading up to the meeting, feel free to reach out to:

Richard Hathcock
Assistant Land Development Project Manager
D.R. Horton
1371 Dogwood Drive SW
Conyers, GA 30012
678-509-0519 (phone)
rhathcock@drhorton.com (email)

MEETING SIGN-IN SHEET

Project: D.R. Horton / 122 t Acres Meeting Date: 5/6 / 18

Facilitator: James M. Ney Location: North Add Port

Name Address Phone E-Mail James M Ney 569 Hackney Dr. 770/983-1934 July & lungw. 600 Mariette, Sa 30067 554 Hack ney Dr marietta, Ga. 30067 Carol Dec 770 953 1934 Carolney @ potts not MATT KARENSKI 40C4 My France CT MITTHE POCKTE. COM C78-684-6205 Grenott Gx 3047 2717 Brookhaven Um NE, Ryan Pulley 770 956 9600 ralley@hzw. Com Browkhaven, GA 30319 50 Bradley StSE rithe rhathcocke dihritm con Richard Hatheren 828-493-4631 Atlanta, GA 30312 350 Research Court Attorringtone pecallicon 205-515-4365 Norcross GA 1371 Dogwood Dr. SW 470-774-4884 ircombe@brhoftop.com Convers, GA 300/2 1371 Dogwood Dr. Sw Chris Wilson 678-750-1796 CGWilson Johnson COM Conyers, 64 300121 8348 Norris Lake War 670/172 6787724348 @ Nod Palmer crikket wreless. net 4348 Amistal Myg Mossy Rock Cove 5+ Arromand Lithonia GA 30058 Terry Joseph 1691 Limestone Tentavo (65-425-1323

No of the last

MEETING SIGN-IN SHEET	
Project: D.R. Horton 1123 ±	Acres Meeting Date: 5/16/18
Facilitator: James M. Neg	Location: Norms Lake Road

		<u> </u>		
	Name	Address	Phone	E-Mail
	Janee McLeod	ichec mciedoss	117()-210	1000 1
**************************************	JAN WStelle	1813 S. Midden 17	1/2 Plan 770	HIDOGN HILLS
	Sean Dillar	1643 Noris Conding	(7) 900-2745	003 Diskirt 5 Comma
/	Jerry Course	8464 Norris	Late was	dillardsean SP shail is
/	Clifford Course	84 64 NACTIS L	ite way	
<b>V</b>	Torsila Paras	1123 Greenridge	ane	barrietme
/	MahmosBarre	11	thoma Ga 300	st notmail.com
~	Clarence Lord	A332 N . 1, 1/	678-478	
	Civille Lord	8-338 NorrisLake Way	9607	lordclar@hotmail.com
*	jan riostillo a gm	ail. 10m		
	)			
1		7		
		*		
		A)		
-				
-				
-	4.		12	
L				

6/18/2018

Re: Standards and factors governing review of proposed amendments to the Official Zoning Map.

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.

Yes, the Subject Property is designated as "Suburban" in the 2035 Comprehensive Plan. The Suburban Character Area/Land Use Designation supports density of up to eight (8) units an acre, including single family detached, townhomes, assisted living facilities, neighborhood retail and certain other public facilities. The RSM zoning category is a permitted zoning designation under the Suburban Character Area Designation. There is no small area plan applicable to the Subject Property in the 2035 Comprehensive Plan. Suburban Character Area Policies support infill development as proposed, including: 4. Density Increases; 5. Walkability; 6. Infill Development; 7. Infill Development; 14. Sense of Place; and 15. Density.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.

Yes, the properties that surround the site are C-1 Commercial and R-85 single family detached. There has not been much new development that has occurred through this section of DeKalb. We are suitable in that we are planning a total project of single family detached homes. We are proposing to mix product and lot sizes, which offers a wide arrange of price points and buyers, to this attractive site. We used section 5.2.3 of the DeKalb County Zoning Ordinance compatibility to determine where to place buffers and product sizes against other projects in the area that exist. This residential development will be consistent with the development trends in the larger surrounding area and will preserve the residential character. In addition, the redevelopment will help solve an issue with road alignment and the dangerous intersection at Pleasant Hill Way and Pleasant Hill Road.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

No, the property fronting along Pleasant Hill Road is characterized by older single family residences on lots of varying width, the majority of which are nonconforming under existing R-100 and R-85 standards. Redevelopment under the existing R-85 Zoning designation is not economically feasible given the varied ownership of the properties, the differing conditions of the properties, and the cost associated with redevelopment. This property needs to be properly planned and productively developed, and that cannot occur unless some reasonable flexibility, expenditure of funds and thoughtful development is achieved.



D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.

No, the proposed development is consistent with the residential character of the area and the existing development of single family homes in the area. Further, the proposed development includes a buffer adjacent to all external property lines. There are also stream buffers on the north side separating the property from the R-85 homes. The projected prices for the proposed new homes are consistent and in many cases higher than the prices of existing homes in the area.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Yes, the development trends are pushing outward in Dekalb County toward this section of the county. This would bring new vibrant and well planned single family detached housing to the area. The proposal supports saving trees, steep slopes, protecting stream buffers, and providing needed housing to the area while offering buffering and a wide variety of home sizes and lot size. This is a large and attractive parcel of land that deserves to be properly planned, designed and developed for the benefit of the uses and improvements of the area.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.

No, there are no historic buildings, sites, districts, or archeological resources on the property. There is an adjacent park that is owned by the county. This park is undisturbed and does not seem to have any park features on it. This project would bring attention and notice to a potential park in the future. In addition, the park is located off a public roadway that has a dangerous intersection. This proposal would seek to realign this intersection and make it much safer.

G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

No. Although the proposed development will result in a moderate increase in traffic and demand for utilities in the vicinity, the development will not overly tax the use of these public facilities. The project is proposing to connect to two different roadway systems and make upgrades to connection locations with turn lanes and decal lanes in order to facilitate the localized traffic. We have analyzed the sanitary capacity and water capacity for the site and determined how to run both to accommodate the development without impacting the environment or surrounding natural resources.

This proposal has been carefully designed and planned to avoid the possible excesses that are pointed out. This area has been overlooked and deserves to be properly developed. This is the proper and correct way to help this entire area to advance and take its rightful place as a key part of DeKalb County.

D.R. Horton - East Project No. 16309.00 6/18/2018



Should there be any additional questions, please do not hesitate to contact me at 770.451.2741 or at <a href="mailto:kwood@pecatl.com">kwood@pecatl.com</a>.

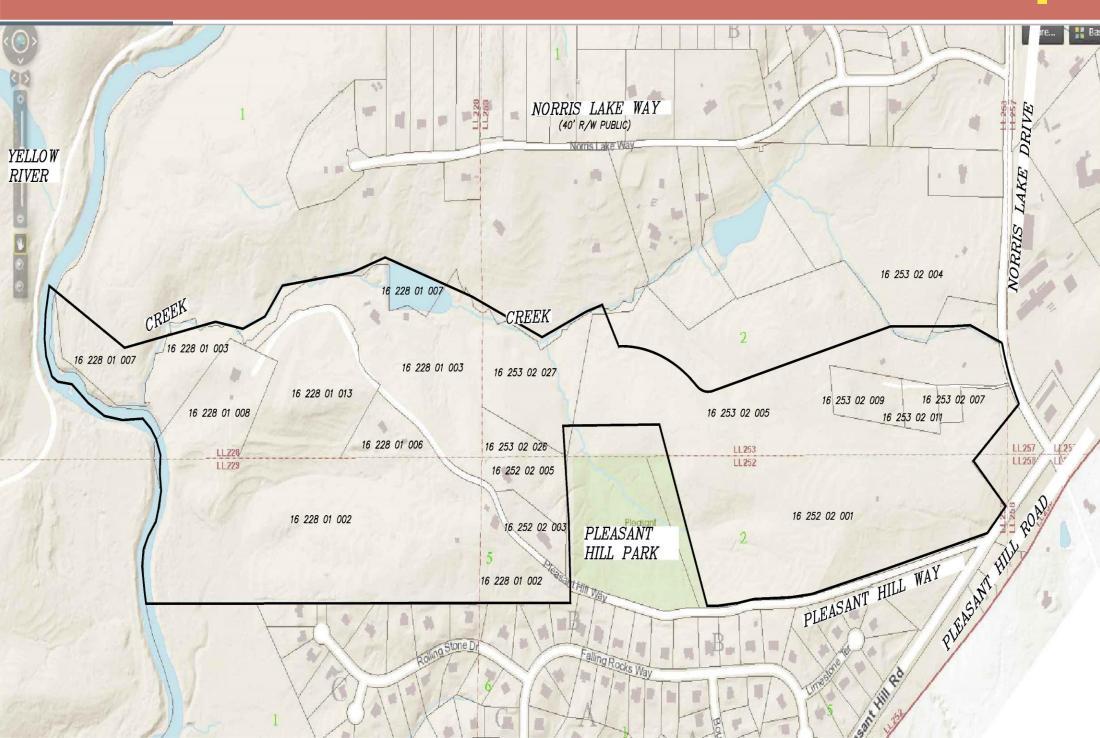
Sincerely,

Planners and Engineers Collaborative, Inc.

Kenneth J. Wood, P.E., LEED AP

President

For the Firm



# **Revised RNC Site Plan**



SITE LOCATION MAP



FEMA FIRM MAP

TOTAL SITE AREA	
ZONING	
PROPOSED ZONING	R-85 RESIDENTIAL R-NC CONSERVATION DEKALB COUNTY
PROPERTY SETBACKS	
R-NC FRONT SETBACK SIDE SETBACK. (MIN. 10 FEET SEPARATION BETWEE REAR SETBACK. MIN. LCT WIDTH. MIN. LCT AREA MIN. HEATED SE	SUIBACKS
DEVELOPMENT SUMMARY	
TOTAL LOTS PROVIDED	

RED STAG

STER PLANNED RESIDENTIAL DEVELOPMEN

D.R. HORTON - GROWN, LLC.

CONTESS, GEOGRA, 2007

CONTESS, GEOGRA, 2007

CONTESS, OPEN SPACE SUMMARY . .122.77 AG . .43.46 AC . .79.31 AC OPEN SPACE REQUIRED (PERCENTAGE) 30.0 % OPEN SPACE REQUIRED 23.79 AC OPEN SPACE PROVIDED (PERCENTAGE) 31 40 % OPEN SPACE PROVIDED. \*\* PROVIDED DOES NOT INCLUDE STREAM BUFFERS

Special Street of the street o	The first of the f	2000 Page 100 Page 10
THE STATE OF THE S	The state of the s	
The service of the se	The state of the s	SE OF

REZONING MASTER PLAN 1" = 200' JUNE 11, 2018 16309.00 PROJECT:

**REVISIONS:** 

24 HOUR CONTACT: JAY COOMBE @ 470-774-4884



## **Site Elevations**

