

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 05 Super District 07

Application of D.R. Horton c/o Battle Law, P.C. to rezone property from R-85 (Residential Medium Lot-85) zoning district to RNC (Residential Neighborhood Conservation) zoning district for the development of up to 214 single-family detached dwellings, at 8277 Norris Lake Way.

PETITION NO: D1-2025-1621 Z-26-1247833

PROPOSED USE: Development of up to 214 single-family, detached dwellings.

LOCATION: 8277 Norris Lake Way, Snellville, Georgia 30039

PARCEL NO.: 16 228 01 007

INFO. CONTACT: Adam Chappell, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of D.R. Horton c/o Battle Law, P.C. to rezone property from R-85 (Residential Medium Lot-85) zoning district to RNC (Residential Neighborhood Conservation) zoning district for the development of up to 214 single-family detached dwellings, which will be Phases 3 and 4 of the adjacent Champions Runs Subdivision.

RECOMMENDATION:

COMMUNITY COUNCIL: (April 2026) Full-cycle deferral. (Dec. 2025) Full-cycle deferral.

PLANNING COMMISSION: (May 5, 2026) Pending. (Jan. 6, 2025) Two-Cycle Deferral.

PLANNING STAFF: (May 2026) Full-Cycle Deferral. (Jan 2026) Two-Cycle Deferral.

STAFF ANALYSIS: The applicant 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. Although a traffic study appears to have been provided, the proposal of additional units warranted 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 (Creeside Village/DRI #4478), a new DRI study was deemed to be required by the ARC for “Champion’s Run” (DRI #4578). At the time of this analysis, the ARC has released preliminary comments associated with DRI #4578. In its preliminary review, the ARC states that the proposal does not appear to be aligned with its Rural Areas growth policies, which state: “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 centrally developed and developing areas 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 not aligned with the Atlanta Region’s Plan’s policy recommendations for Rural Areas. It could be somewhat in alignment by preserving more natural wooded area by incorporating conservation neighborhood strategies and utilizing land clearing methods that preserve existing trees on actual home sites rather than clearcutting the entire site...” The Suburban (SUB) Character Area, per the DeKalb County 2050 Unified Plan, encourages that “future development should provide better pedestrian and community connectivity and be designed in a way that preserves and enhances existing greenspace... Potential development strategies include clustered development, conservation communities, or conservation villages and hamlets” (DeKalb County 2050 Unified Plan, pages 40-41). The proposal, while appearing to meet the minimum open space requirements of the RNC Zoning District, notably provides far less connectivity and the formation of longer, uninterrupted blocks compared to Phases 1 and 2. While part of this appears to be in response to natural features (streams, wetlands, etc.) present throughout the site, the narrowness and irregular shape of the property in its current configuration appears to be more of a limiting factor. This does not necessarily constitute a hardship towards the provision of a more connected development or an alternative clustering of dwelling units that would better align with the SUB Character Area or with the ARC’s Rural Areas growth policies. It should be noted, however, that a final “Notice of Decision” has not yet been issued by the ARC. As a result of conversations with the ARC and the applicant, the Planning and Sustainability Department recommends a ***“Full Cycle Deferral to the July 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.

PLANNING COMMISSION VOTE: (May 5, 2026) Pending. (January 6, 2025) Two-Cycle Deferral 9-0-0. Commissioner Cooper moved, Commissioner West seconded for a two-cycle deferral to the May 2026 zoning agenda, per Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (April 2026) Full-cycle deferral 10-0-0. (December 2025) Full-cycle deferral 7-1-0.

Planning Commission Hearing Date: May 5, 2026
Board of Commissioners Hearing Date: May 28, 2026

STAFF ANALYSIS

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

STAFF RECOMMENDATION: FULL 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.

Although a traffic study appears to have been provided, the proposal of additional units warranted 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” (DRI #4578).

At the time of this analysis, the ARC has released preliminary comments associated with DRI #4578. In its preliminary review, the ARC states that the proposal does not appear to be aligned with its Rural Areas growth policies, which state:

“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 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 not aligned with the Atlanta Region's Plan's policy recommendations for Rural Areas. It could be somewhat in alignment by preserving more natural wooded area by incorporating conservation neighborhood strategies and utilizing land clearing methods that preserve existing trees on actual home sites rather than clearcutting the entire site..."

The Suburban (SUB) Character Area, per the *DeKalb County 2050 Unified Plan*, encourages that “future development should provide better pedestrian and community connectivity and be designed in a way that preserves and enhances existing greenspace... Potential development strategies include clustered development, conservation communities, or conservation villages and hamlets” (*DeKalb County 2050 Unified Plan, pages 40-41*). The proposal, while appearing to meet the minimum open space requirements of the RNC Zoning District, notably provides far less connectivity and the formation of longer, uninterrupted blocks compared to Phases 1 and 2. While part of this appears to be in response to natural features (streams, wetlands, etc.) present throughout the site, the narrowness and irregular shape of the property in its current configuration appears to be more of a limiting factor. This does not necessarily constitute a hardship towards the provision of a more connected development or an alternative clustering of dwelling units that would better align with the SUB Character Area or with the ARC's Rural Areas growth policies.

It should be noted, however, that a final “Notice of Decision” has not yet been issued by the ARC. **As a result of conversations with the ARC and the applicant, the Planning and Sustainability Department recommends a "Full Cycle Deferral to the July 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.**



STAFF RECOMMENDATIONS REPORT

April 16th, 2026

Jannine Miller
Georgia Regional Transportation Authority
245 Peachtree Center Avenue, NE, Ste. 2200
Atlanta, Georgia 30303-1426

RE: Staff Report and Recommendations – Champions Run (DRI #4578)

GRTA staff has reviewed the Champions Run (DRI #4578) Review Package and provides this Staff Recommendations Report pursuant to Section 4.2 of the *GRTA DRI Review Procedures*.

PROJECT SUMMARY

Name and Number of DRI:	Champions Run (DRI #4578)
Permitting Local Government:	DeKalb County
Local Development Approval Sought:	Rezoning
Location:	The proposed site is generally located in the eastern portion of DeKalb County, slightly west of its border with Rockdale County and southwest of its border with Gwinnett County. It is located along the northwest side of Pleasant Hill Road at its intersection with Humphries Road.
Uses and Intensities of Use:	The project proposes 567 units of single-family detached housing on approximately 247.64 acres.
Project Phasing & Build-Out Schedule:	Three phases to be completed by 2029. Phase 1 is to be completed by 2025, Phase 2 by 2027, and Phase 3 by 2029.
Net Trip Generation (AM / PM/ Daily):	401 / 525 / 5372
Notice of Decision Due:	April 25 th , 2026
STAFF RECOMMENDATION:	Approval with Conditions

RECOMMENDATIONS

GRTA staff recommends that Champions Run (DRI #4578) be **APPROVED with conditions** based on the information provided by the Applicant, GDOT, ARC and Local Government; based on and the information provided in the Methodology Meeting Packet and the Transportation Study; based on the DRI Plan of Development; and based on the Review Criteria established in Section 4.3 of the *GRTA DRI Review Procedures*. Specific recommendations are provided below pursuant to Section 4.2 of the *GRTA DRI Review Procedures*. The draft Conditions of Approval below are proposed for the GRTA Notice of Decision.

Proposed Improvements for GRTA Notice of Decision:

Draft Conditions of Approval attached to the DRI (*Section 1 of Attachment C in the Notice of Decision*)

Bicycle, Pedestrian & Transit Facilities

- Provide pedestrian connectivity between all buildings, uses, and existing and future pedestrian access points.
- Provide pedestrian crossings across all driveways along Pleasant Hill Road and Norris Lake Drive.

General Georgia Department of Transportation (GDOT) Conditions

- GDOT reserves the right to set driveway/access points based on compliance with GDOT standards, safety analysis, neighboring conflicts, and any other circumstance needing consideration on all state routes.
- Any access to GDOT right of way will be determined at the time of permitting when submitted with a design.
- GDOT will determine what access/encroachment is allowable based on the design in accordance with the most current copy of the GDOT Driveway/Encroachment Manual. This includes construction of right turn deceleration lane(s), left turn lane(s), all sight distance requirements, furniture zones, etc.

Site Access and Intersection Improvements Conditions

Pleasant Hill Road at Humphries Road / Norris Lake Drive

- Reconfigure the intersection to a traffic signal or a single-lane roundabout
 - Provide right-turn lanes on the eastbound, westbound, and southbound approaches at this intersection under the traffic signal alternative.
- Relocate existing utilities in the northwest and southwest quadrants of the intersection.

Norris Lake Drive and Driveway #3

- Construct driveway in accordance with DeKalb County standards
- Operate under minor street STOP-Controlled
- Construct with a single inbound and single outbound lane
- Follow standards provided in section 196 of the DeKalb County Plat Review Checklist for driveway spacing.

Rolling Stone Drive and Driveway #4 Connection

- Construct driveway per DeKalb County standards
- Operate under minor street STOP-Controlled.
- Construct with a single inbound and single outbound lane.

Draft Advisory Conditions of Approval (Section 2 of Attachment C in the Notice of Decision)

Rock Chapel Road at Pleasant Hill Road

- Final determination of intersection design or updates is subject to GDOT approval
- Update signal timing plans to enhance corridor progression and overall operations on Rock Chapel Road
- Reconfigure the westbound and eastbound phase(s) to a split phasing.
- Restripe the westbound approach to provide a dedicated left-turn lane and a shared through-left-right lane for the split phasing operation

At this time, the Executive Director's decision is scheduled for issuance by April 25th, 2026. Please contact me if you have any questions.

GRTA Review by:
Graham Foster
Transportation Program Manager

cc:

Zane Grennell, DCA	Brendon Rush, MARTA
Rachel Bowdler, SRTA/GRTA	Karin Smoot, MARTA
Donald Shockey, ARC	Bobby Watkins, LJA
Aprell King, DeKalb County	Michelle Battle, Battle Law
Tony Guilford, DeKalb County	Jim Buice, DR Horton
Rashad Wise, DeKalb County	James Slay, Lumin8
LaShawn Gardiner, Rockdale County	Daniel Jean, Lumin8
Denise Tugman, Rockdale County	
Felleshia Blair, City of Stonecrest	
Shawanna Qawiy, City of Stonecrest	
Paul DeNard, GDOT	
Megan Wilson, GDOT	



Regional Review Notification Development of Regional Impact

DATE: April 6, 2026

TO: CEO Lorraine Cochran-Johnson, Dekalb County

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

RE: Development of Regional Impact Review

FROM: Mike Alexander, COO, Atlanta Regional Commission

ARC has completed a preliminary regional review of the following DRI. ARC reviewed the DRI'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 Preliminary Report does not address whether the DRI is or is not in the best interest of the local government. A Final Report will be issued pending the receipt of stakeholders comments and ARC's completion of its review of the project.

Name of Proposal: Champions Run DRI 4578
Submitting Local Government: Dekalb County
Date Opened: April 6, 2026 **Comments Due:** April 21, 2026 **Date to Close:** April 22, 2026

Description: A DRI review of a proposal to construct a development with 567 single-family homes on a partially wooded 248-acre site at the intersection of Pleasant Hill Road and Norris Lake Drive in Dekalb County.

Preliminary Comments:

Key Comments

The project is not aligned with applicable Rural Areas growth policies which state: "There is a strong desire from residents and elected officials in these areas to keep them rural...The region is striving to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low impact development."

The project could be more aligned with Rural Area growth policies by preserving more natural area through conservation neighborhood strategies and utilizing land clearing methods that preserve existing trees on actual home sites rather than clearcutting the entire site.

The project's preservation of approximately 50 acres (20%) of the site including most of the stream buffers is supportive of regional environmental and water resource policies.

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.

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.

Transportation and Mobility Comments

ARC's Transportation and Mobility Group comments will be provided in the Final Report. 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.

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 will be provided in the Final Report.

Environmental Comments

The project's preservation of 20% of the existing site including most stream buffer areas is supportive of regional environmental and water resource policies.

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 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 not aligned with the Atlanta Region's Plan's policy recommendations for Rural Areas. It could be somewhat in alignment by preserving more natural wooded area by incorporating conservation neighborhood strategies and utilizing land clearing methods that preserve existing trees on actual home sites rather than clearcutting the entire site. DeKalb County leadership and staff, along with the applicant team, should collaborate closely to ensure 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 Natural Resource	Georgia Department of Community Affairs
Georgia Department of Transportation	Georgia Regional Transportation Authority	Georgia Soil/Water Commission
Georgia Environmental Finance Authority	Georgia Conservancy	DeKalb County
MARTA	City of Stonecrest	Rockdale County

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

This Report will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



CERTIFICATION OF COMPLETENESS

March 27th, 2026

Bobby Watkins
LJA Engineering
19 E. Chandler
Winder, GA 30680

RE: **DRI # 4578 Champions Run**
Located in DeKalb County - GRTA Non-Expedited Review

Dear Mr. Watkins:

This letter is to inform you that GRTA received your DRI Review Package on March 26th, 2026. The review package includes: the site development plan (Site Plan) dated November 19th, 2026 titled Champions Run prepared by LJA Engineering, the Transportation Study dated March 24th, 2026 prepared by Lumin8 received by GRTA on March 26th, 2026, and the DCA Initial and Additional forms filed on November 12th, 2025 and March 13th, 2026.

GRTA staff has reviewed the materials and determined that, pursuant to Section 4.2.3 of the *GRTA DRI Review Procedures*, your submittal is:

- Complete.** No further submissions are required at this time. GRTA will begin conducting its formal review of your application. GRTA reserves the right to request further information as identified during the review process. The milestones for the GRTA DRI non-expedited review process will meet the following schedule:

Certification of Completeness:	March 27, 2026
Staff Report & Recommendations:	April 13, 2026
Notice of Decision:	April 25, 2026

**Please Note: The following dates are 2026 State Holidays or Blackout Days per the DRI Review procedures and are not included in the business day count for project milestones:*

- *April 3rd, 2026 – Good Friday*

Please contact me if you have any questions.

Sincerely,

Graham Foster
Transportation Program Manager
Georgia Regional Transportation Authority

cc:

Zane Grennell, DCA
Rachel Bowdler, SRТА/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



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 10th, 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 12th 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 AM and PM peak hours 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 are not 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 1.0% 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 4th, 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, Build condition AM, 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

Plot Date: Wednesday, November 19, 2025 11:11:44 AM

File Location: a:\ed\archive_01-civil_projects\03-projects\harker\22200 - champions run\02-design\wgd\plan\22200 - champions run.dwg



PHASE I
 PHASE II
 PHASE III

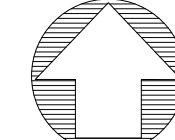
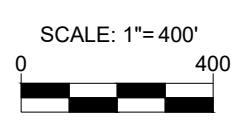
DRI #4578

NO.	DATE	BY	CHK	APV.	DESCRIPTION
1					
2					
3					

NOT
RELEASED
FOR
CONSTRUCTION


LJA ENGINEERING
 299 S. MAIN STREET
 ALPHARETTA, GA 30009
 770-225-4730

DRI SITE PLAN
CHAMPIONS RUN


 NORTH

 SCALE: 1"=400'
 PROJECT NUMBER
 GA1931-22200
 SHEET TITLE
OVERALL LOCATION
 SHEET NUMBER
C-101

4
5
6
7
8
9
10
11
12

PHASE I SITE DATA:

PHASE I SITE AREA:	48.32 ACRES
ZONING:	RNC
ZONING JURISDICTION:	DEKALB COUNTY
PHASE I TOTAL UNITS:	134 UNITS
PHASE I UNIT DENSITY:	2.77 U/A
TOTAL OPEN SPACE REQ'D (20%):	10.348 AC
TOTAL OPEN SPACE PROVIDED:	10.413 AC
PERIMETER SETBACK:	30 FT
FRONT YARD:	20 FT
SIDE YARD:	7.5 FT
REAR YARD:	20 FT
MIN. LOT WIDTH:	60 FT
MAX LOT COVERAGE:	50%
MIN. LOT AREA:	6,000 SQFT
PARKING:	
PHASE I MINIMUM REQ'D:	2 SPACES/DWELLING = 268 SPACES
PHASE I PROVIDED:	4 SPACES/DWELLING = 536 SPACES

PHASE II SITE DATA:

PHASE II SITE AREA:	85.78 ACRES
ZONING:	RNC/R-85
ZONING JURISDICTION:	DEKALB COUNTY
PHASE II TOTAL UNITS:	196 UNITS
PHASE II UNIT DENSITY:	2.28 U/A
TOTAL OPEN SPACE REQ'D (20%):	17.16 AC
TOTAL OPEN SPACE PROVIDED:	18.82 AC
PERIMETER SETBACK:	30 FT
FRONT YARD:	20 FT RNC, 35 FT R85
SIDE YARD:	7.5 FT RNC, 10 FT BETWEEN BLDGS R85
REAR YARD:	20 FT RNC, 40 FT R85
MIN. LOT WIDTH:	60 FT RNC, 85 FT R85
MIN. LOT AREA:	6,000 SQFT RNC, 12,000 SQFT R85
PARKING:	
PHASE II MINIMUM REQ'D:	3 SPACES/DWELLING = 588 SPACES
PHASE II PROVIDED:	4 SPACES/DWELLING = 784 SPACES

PHASE III SITE DATA:

PHASE III SITE AREA:	113.535 ACRES
ZONING:	RNC
ZONING JURISDICTION:	DEKALB COUNTY
PHASE III TOTAL UNITS:	237 UNITS
PHASE III UNIT DENSITY:	2.09 U/A
TOTAL OPEN SPACE REQ'D (30%):	21.26 AC
TOTAL OPEN SPACE PROVIDED:	21.45 AC
TOTAL OPEN SPACE PROVIDED (INCLUDING STREAM BUFFERS, WETLANDS, FLOODPLAIN):	49.26 AC
FRONT SETBACK:	30 FT
FRONT S/B FROM LOCAL STREETS:	20 FT
REAR SETBACK:	20 FT
INTERIOR SIDE:	7.5 FT
PERIPHERY SIDE:	20 FT
R85 BUFFER:	30 FT
MIN. LOT WIDTH:	60 FT
MIN. LOT AREA:	6,000 SQFT
PARKING:	
PHASE III MINIMUM REQ'D:	3 SPACES/DWELLING = 711 SPACES
PHASE III PROVIDED:	4 SPACES/DWELLING = 948 SPACES
CLUB SPACES REQ'D:	1 SPACE PER 5 MEMBERS
CLUB SPACES PROVIDED:	47 SPACES

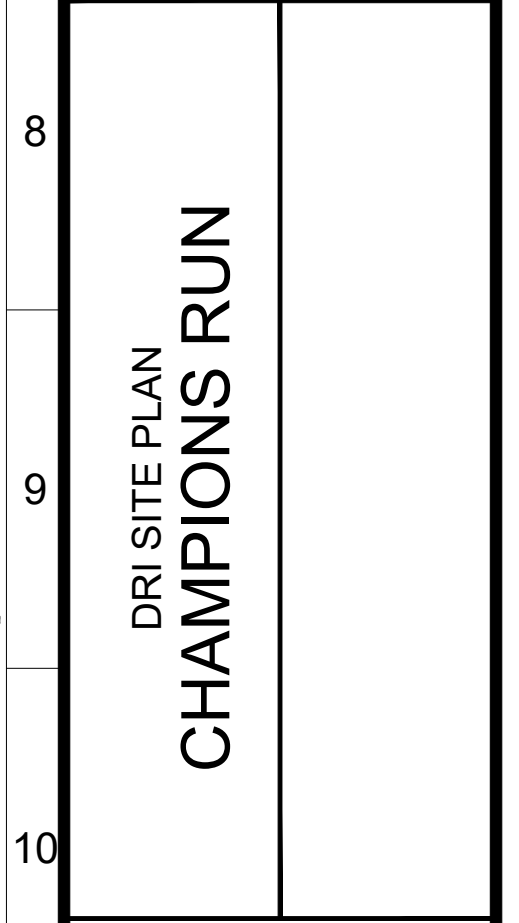


NO.	DATE	DESCRIPTION	BY	CHK	APP

NOT RELEASED FOR CONSTRUCTION



DRIVE PLAN
CHAMPIONS RUN



PROJECT NUMBER	GA1931-22200
SHEET TITLE	OVERALL PHASE PLAN
SHEET NUMBER	C-102

DRI #4578

File Location: \\sdc\archiving_01-civil_projects\03-projects\03-horizon\22200 - champions run\02-design\dwg\01-plan\02-2200 - champions run.dwg, 11.03.25
 Plot Date: Wednesday, November 19, 2025 11:11:52 AM



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DRI #4578

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.

Local Government Information

Submitting Local Government: DeKalb
 Individual completing form: Aprell King
 Telephone: 4708982251
 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: Champions Run
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 33.742825, -84.037786 Lot bound by Pleasant Hill Road to the south and Norris Lake Drive to the east
 Brief Description of Project: A proposed project to construct a development with 564 single-family homes on a partially wooded 248-acre site at the intersection of Pleasant Hill Road and Norris Lake Drive in DeKalb County.

Development Type:

- | | | |
|---|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Industrial | <input type="radio"/> Technological Facility (Including Data Centers) |
| <input type="radio"/> Airports | <input type="radio"/> Intermodal Terminals | <input type="radio"/> Truck Stops |
| <input type="radio"/> Any other development types | <input type="radio"/> Mixed Use | <input type="radio"/> Quarries, Asphalt & Cement Plants |
| <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Office | <input type="radio"/> Waste Handling Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Petroleum Storage Facilities | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Hotels | <input type="radio"/> Solar Power Generation Facility | <input type="radio"/> Wholesale & Distribution |
| <input checked="" type="radio"/> Housing | | |

If other development type, describe:

Project Size (# of units, floor area, acreage etc.): 247.64
 Developer: Bobby Watkins (LJA)
 Mailing Address: 19 E. Chandler
 Address 2:
 City:Winder State: GA Zip:30680
 Telephone: 770-225-4730
 Developer Email: bwatkins@ja.com
 Is property owner different from developer/applicant? (not selected) Yes No

If yes, property owner: DR Horton

Property Owner Email:

Is the proposed project entirely located within your local government's jurisdiction? (not selected) Yes No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? (not selected) Yes No

If yes, provide the following information: Project Name: Champion's Run DRI
DRI ID: 4250

- The action being requested of the local government for this project:
- Rezoning
 - Variance
 - Sewer
 - Water
 - Permit (Including, but not limited to, Certificate of Occupancy, tree removal, business license)
 - Other

Is this project a phase or part of a larger overall project? (not selected) Yes No

If yes, what percent of the overall project does this project/phase represent? 23.6 % (Phase I complete, Phase II in review for LDP)

Estimated Project Completion Dates: This phase: Phase I - 2025, Phase 2 - 2027, Phase 3 - 2029
Overall project: 2029

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[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#)

[DRI Site Map](#) | [Contact](#)



Developments of Regional Impact

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Thank you for submitting your application. The DRI Application Number is 4578. To view the application at any time, you can go to <http://apps.dca.ga.gov/DRI/AppSummary.aspx?driid=4578>. Please contact your RDC if you have any questions or need to change any of the information on this form.

DRI #4578

We will not be affecting the existing watershed because a detention (stormwater practices) is being provided. Impacting allowable wetlands through mitigation. Volume will be utilized to minimize impact to the existing floodplain.

DEVELOPMENT OF REGIONAL IMPACT DRI Information Form Part 2

This form is to be completed concurrently by the city or county government to provide information needed by the RC for its review of the proposed DRI.

Local Government Information

Submitting Local Government: DeKalb
 Individual completing form: Aprell King
 Telephone: 4708982251
 Email: alking@dekalbcountyga.gov

Project Information

Name of Proposed Project: Champions Run
 DRI ID Number: 4578
 Developer/Applicant: Bobby Watkins (LJA)
 Telephone: 770-225-4730
 Email(s): bwatkins@lja.com

Additional Information Requested

Has the RC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)
 (not selected) Yes No

If yes, has that additional information been provided to your RC and, if applicable, GRTA?
 (not selected) Yes No

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

Economic Development

Estimated Value at Build-Out: 113,400,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: 2,380,000

Estimated number of full time employees (FTEs) to be generated: 0

Is the regional work force sufficient to fill the demand (not selected) Yes No

created by the proposed project?

Will this development displace any existing uses? (not selected) Yes No

Will this development displace any existing employees? (not selected) Yes No

If yes, please describe (including number of units, square feet, etc): The regional work force is sufficient to fill the construction work demand created by the project.

Water Supply

Name of water supply provider for this site: Dekalb County Water & Sewer Service

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.227

Is sufficient water supply capacity available to serve the proposed project? (not selected) Yes No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? (not selected) Yes No

If yes, how much additional line (in miles) and what size (in diameter)" will be required?

Wastewater Disposal

Name of wastewater treatment provider and discharge location 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)? 0.105

Is sufficient wastewater treatment capacity available to serve this proposed project? (not selected) Yes No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? (not selected) Yes No

If yes, how much additional line (in miles) and size (in diameter) will be required:

Does the project anticipate the use of any on-site wastewater treatment and/or re-use methods to supplement or minimize use of water coming from other sources whether intended as backup in the event of system outages or on an ongoing basis? (not selected) Yes No

If yes, please describe:

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) 349 AM, 456 PM

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? (not selected) Yes No

Are transportation improvements needed to serve this project? (not selected) Yes No

If yes, please describe below:A traffic study has been completed by Lumin8 and submitted to ARC/GRTA. The recommendations involved intersection improvements to Rock Chapel Road at Pleasant Hill Road and Pleasant Hill Road at Humphries Road/Norris Lake Drive.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 1474

Is sufficient landfill capacity available to serve this proposed project? (not selected) Yes No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? (not selected) Yes No

If yes, please explain:

Energy Supply

Name of energy supply provider(s) for this site: Georgia Power

What is the project's estimated peak connected electrical load (in Megawatts)? 3.5

What is the project's estimated daily energy usage in megawatt hours (MWh)? 0.94

Is sufficient energy supply capacity available to serve this proposed project? (not selected) Yes No

If no, describe any plans to expand infrastructure to meet any energy supply demands. Address any necessary on-site or off-site enhancements to energy generation, transmission, and/or storage to serve this project (new substations, transmission lines, back-up generators, battery banks, fuel type(s), etc.):

Other than backup diesel generators (which may potentially be used to operate briefly during grid outages), does the project anticipate the use of any on-site electrical generation facilities for the purposes of providing power to the project on a regular and on-going basis, such as solar arrays, fuel-powered generating turbines, fuel cells, engines, or other methods of electrical generation either in partnership with the providing electrical utility or as a behind-the-meter solution? (not selected) Yes No

If yes, please describe:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 29

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:Georgia Stormwater Management Manual. The areas near

environmentally sensitive areas will be protected throughout the construction process.

Environmental Quality

Is the development located within, or likely to affect any of the following:

- 1. Water supply watersheds? (not selected) Yes No
- 2. 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 question above, describe how the identified resource(s) may be affected:

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Regional Review Finding Development of Regional Impact

DATE: September 12, 2025

TO: Chair and CEO Lorraine Cochran, 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 significant commercial spaces is aligned with regional placemaking and transportation policies.

The auto-centric configuration of the significant commercial space proposed 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-foot 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

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 Natural Resource	Georgia Depart of Community Affairs
Georgia Department of Transportation	Georgia Regional Transportation Authority	Georgia Soil/Water Conserv Commission
Georgia Environmental Finance Authority	Georgia Conservancy	City of Conyers
MARTA		

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 <http://atlantaregional.org/plan-reviews>.



Developments of Regional Impact

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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 Government: 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, GPS Coordinates, or Legal Land Lot Description): 33°26'19.31"N 84°02'40.93"W (33.436900, -84.043081) East of Rock Chapel Road and north of Pleasant
 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:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input checked="" type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 551 residential units, approximately 70,000 square feet of commercial space, 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 from developer/applicant? (not selected) Yes No

If yes, property owner:

Is the proposed project entirely located within your (not selected) Yes No

local government's jurisdiction?
 If no, in what additional jurisdictions is the project located?
 Is the current proposal a continuation or expansion of a previous DRI? (not selected) Yes No
 If yes, provide the following information: Project Name: Swift Creek
 Project ID: 1336
 The initial action being requested of the local government for this project:
 Rezoning
 Variance
 Sewer
 Water
 Permit
 Other
 Is this project a phase or part of a larger overall project? (not selected) Yes No
 If yes, what percent of the overall project does this project/phase represent?
 Estimated Project Completion Dates: This project/phase: 12/31/2028
 Overall project: 2028

[Back to Top](#)

[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#)

[DRI Site Map](#) | [Contact](#)



Developments of Regional Impact

[DRI Home](#)
[Tier Map](#)
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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 information.

Local Government Information

Submitting Local Government: DeKalb
 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 review process? (If no, proceed to Economic Impacts.)

(not selected)
 Yes
 No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?

(not selected)
 Yes
 No

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

Economic Development

Estimated Value at Build-Out: 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 project?

(not selected)
 Yes
 No

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 uses

Water Supply

Name of water supply provider for this site: Dekalb County Watershed Management

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 1.9153 MGD

Is sufficient water supply capacity available to serve the proposed project? (not selected) Yes No

If no, describe any plans to expand the existing water supply capacity: n/a; current system has capacity for project

Is a water line extension required to serve this project? (not selected) Yes No

If yes, how much additional line (in miles) will be required? n/a; existing system in right-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 expand existing wastewater treatment capacity: n/a; sufficient capacity exists at routed treatment plant

Is a sewer line extension required to serve this project? (not selected) Yes No

If yes, how much additional line (in miles) will be required? n/a; development sewer will be routed to existing sanitary lines at multiple right-of-way frontages

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) 14,830 Daily, 913 AM, 1,228 PM

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? (not selected) Yes No

Are transportation improvements needed to serve this project? (not selected) Yes No

If yes, please describe below: Signal modification to SR 124 and Lithonia Ind Blvd that incorporate site driveway on the east leg; site driveway will have left, through, and through+right approach lanes, as well as a new right-turn lane on SR 124 into the site. The outside left-turn lane on Lithonia Ind Blvd will need to be re-striped to a shared left+through lane. Southbound U-Turn on SR 124 will need to be re-striped as a shared left/U-turn lane. A right-turn lane on SR 124 will also accompany the RIRO Site Drive South on SR 124. A left-turn lane and right-turn lane on Pleasant Hill Road will be needed to accommodate Site Drive 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 expand 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%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:Stream buffers in compliance with both State standards and County standards incorporating MNGWPD requirements will be adhered to for this project along with the requirements of the Georgia Stormwater Management Manual. The areas near environmentally sensitive areas will be protected throughout the construction process.

Environmental Quality

Is the development located within, or likely to affect any of the following:

- 1. Water supply watersheds? (not selected) Yes No
- 2. 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 question above, describe how the identified resource(s) may be affected:

[Back to Top](#)

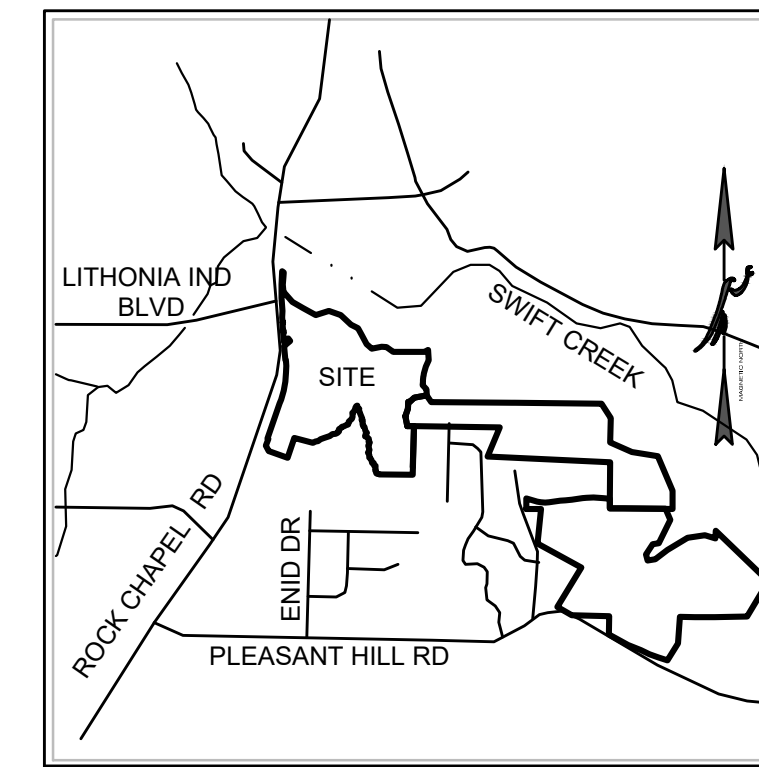
DRI SITE PLAN FOR CREEKSIDE VILLAGE

DRI #4478

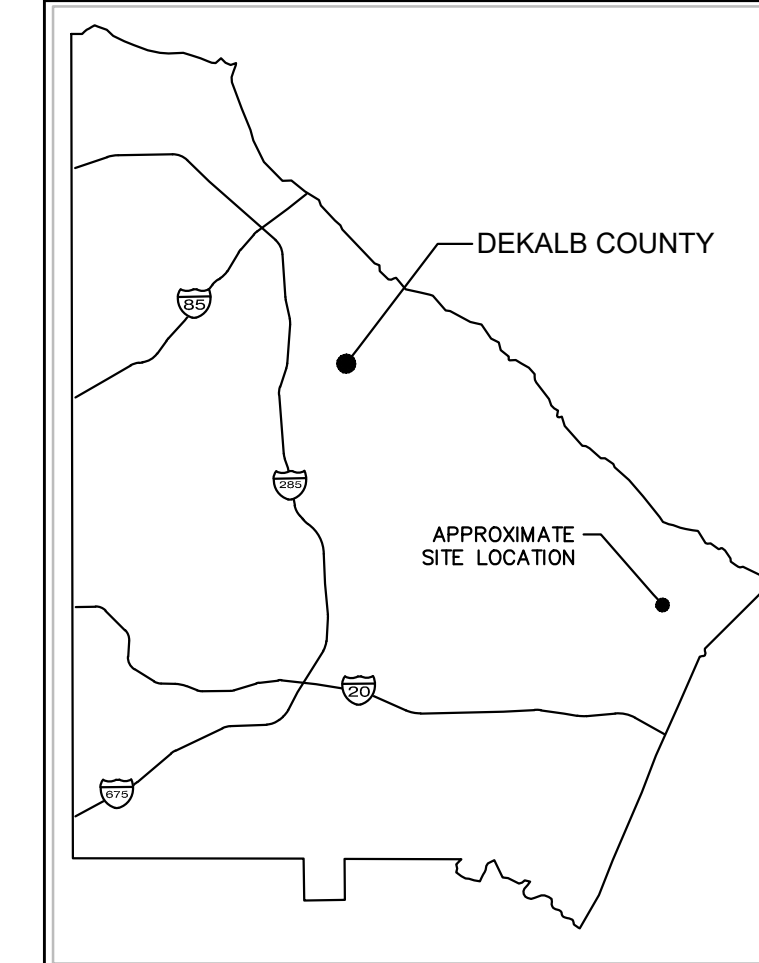
LAND LOTS 188, 189, 196, 197, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

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
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VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND SURVEYING
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

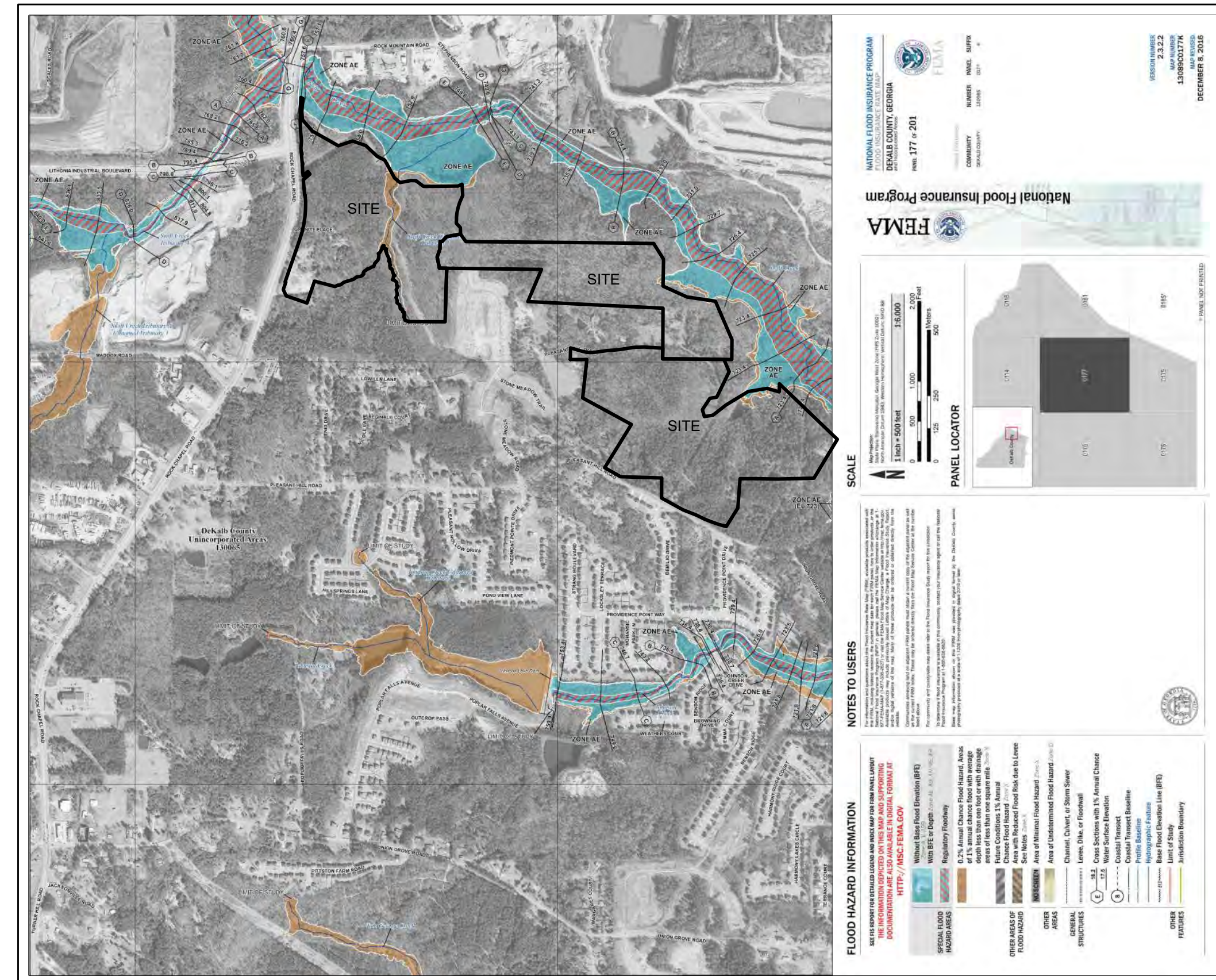
STOCKBRIDGE OFFICE
235 CORPORATE CENTER DRIVE, SUITE 200
STOCKBRIDGE, GEORGIA 30281
PH: (770) 389-8666 Fax: (770) 389-8666

CUMMING OFFICE
500 PIRKLE FERRY ROAD, SUITE 100
CUMMING, GEORGIA 30006
PH: (770) 887-7778

www.fdc-llc.com

COVER SHEET
FOR
CREEKSIDE VILLAGE
DRI #4478
LOCATED IN:
LAND LOTS 188, 189, 196, 197 16th DISTRICT
DEKALB COUNTY, GEORGIA

Sheet Number	Sheet Title
1.0	COVER SHEET
2.0	SITE CONTEXT PLAN
3.0	OVERALL SITE PLAN
3.1	CREEKSIDE VILLAGE PHASE 2 SITE PLAN
3.2	MARISTONE SITE PLAN
3.3	PLEASANT HILL SITE PLAN



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
ZONE.

DEVELOPMENT DATA

1. 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	5. FLOOD ZONE DATA A PORTION OF THE PARCEL SHOWN HEREIN DOES LIE WITHIN A 100 YEAR FLOOD HAZARD AREA PER F.I.R.M. PANEL 13089C0177K, EFFECTIVE DATE DECEMBER 8, 2016. LOCATED IN SWIFT CREEK WATERSHED																																																						
2. ENGINEER FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666	6. PROPERTY ADDRESS 7480 ROCK CHAPEL ROAD, LITHONIA, GA 30058																																																						
3. SOURCE OF DATA FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666 BOUNDARY SURVEY PERFORMED BY: FALCON DESIGN CONSULTANTS, LLC DATED: AUGUST 23, 2010 TOPOGRAPHIC INFORMATION: OBTAINED FROM DEKALB CO. GIS	7. CREEKSIDE SITE REQUIREMENTS <table border="1"> <tr> <td>PHASE 2 DEVELOPMENT</td> <td>75.37 ACRES</td> </tr> <tr> <td>PHASE 2 NUMBER OF LOTS</td> <td>222 LOTS</td> </tr> <tr> <td>PH 2 PARCEL 1 DENSITY MU-4 (146 DU/44.63 AC)</td> <td>3.3 DU/AC</td> </tr> <tr> <td>PH 2 PARCEL 2 DENSITY MU-1 (76 DU/30.77 AC)</td> <td>2.5 DU/AC</td> </tr> <tr> <td>PHASE 2 MIN. LOT SIZE</td> <td>3,250 S.F.</td> </tr> <tr> <td>PHASE 2 MIN. LOT WIDTH</td> <td>25 FT.</td> </tr> <tr> <td>PHASE 2 MIN. HOUSE SIZE</td> <td>1,600 S.F.</td> </tr> <tr> <td>PHASE 2 OPEN SPACE</td> <td>30.54 ACRES</td> </tr> <tr> <td>BUILDING SETBACKS:</td> <td>MU-1 MU-4 PROPOSED MZ</td> </tr> <tr> <td>MIN./MAX FRONT YARD</td> <td>10'/20' 0' 10'</td> </tr> <tr> <td>MIN. INTERIOR SIDE YARD</td> <td>N/A 0' 0'</td> </tr> <tr> <td>MIN./MAX SIDE CORNER YARD</td> <td>10'/20' 5' 15'</td> </tr> <tr> <td>MIN. REAR YARD</td> <td>20' 10' 20'</td> </tr> </table> CREEKSIDE ZONING: MZ (PREV. MU-1 & MU-4) CREEKSIDE OPEN SPACE REQUIREMENTS: 30.54 ACRES OF OPEN SPACE / 75.37 ACRES IN DEVELOPMENT = 40.52% OPEN SPACE	PHASE 2 DEVELOPMENT	75.37 ACRES	PHASE 2 NUMBER OF LOTS	222 LOTS	PH 2 PARCEL 1 DENSITY MU-4 (146 DU/44.63 AC)	3.3 DU/AC	PH 2 PARCEL 2 DENSITY MU-1 (76 DU/30.77 AC)	2.5 DU/AC	PHASE 2 MIN. LOT SIZE	3,250 S.F.	PHASE 2 MIN. LOT WIDTH	25 FT.	PHASE 2 MIN. HOUSE SIZE	1,600 S.F.	PHASE 2 OPEN SPACE	30.54 ACRES	BUILDING SETBACKS:	MU-1 MU-4 PROPOSED MZ	MIN./MAX FRONT YARD	10'/20' 0' 10'	MIN. INTERIOR SIDE YARD	N/A 0' 0'	MIN./MAX SIDE CORNER YARD	10'/20' 5' 15'	MIN. REAR YARD	20' 10' 20'																												
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DATE	REVISIONS
1. 6/20/25	REVISED TITLE AND STREAM BUFFERS
2. 9/09/25	REVISED TITLE AND STREAM BUFFERS
3. 9/09/25	CORRECTED STREAM BUFFER LABELS, SHEET 3.1
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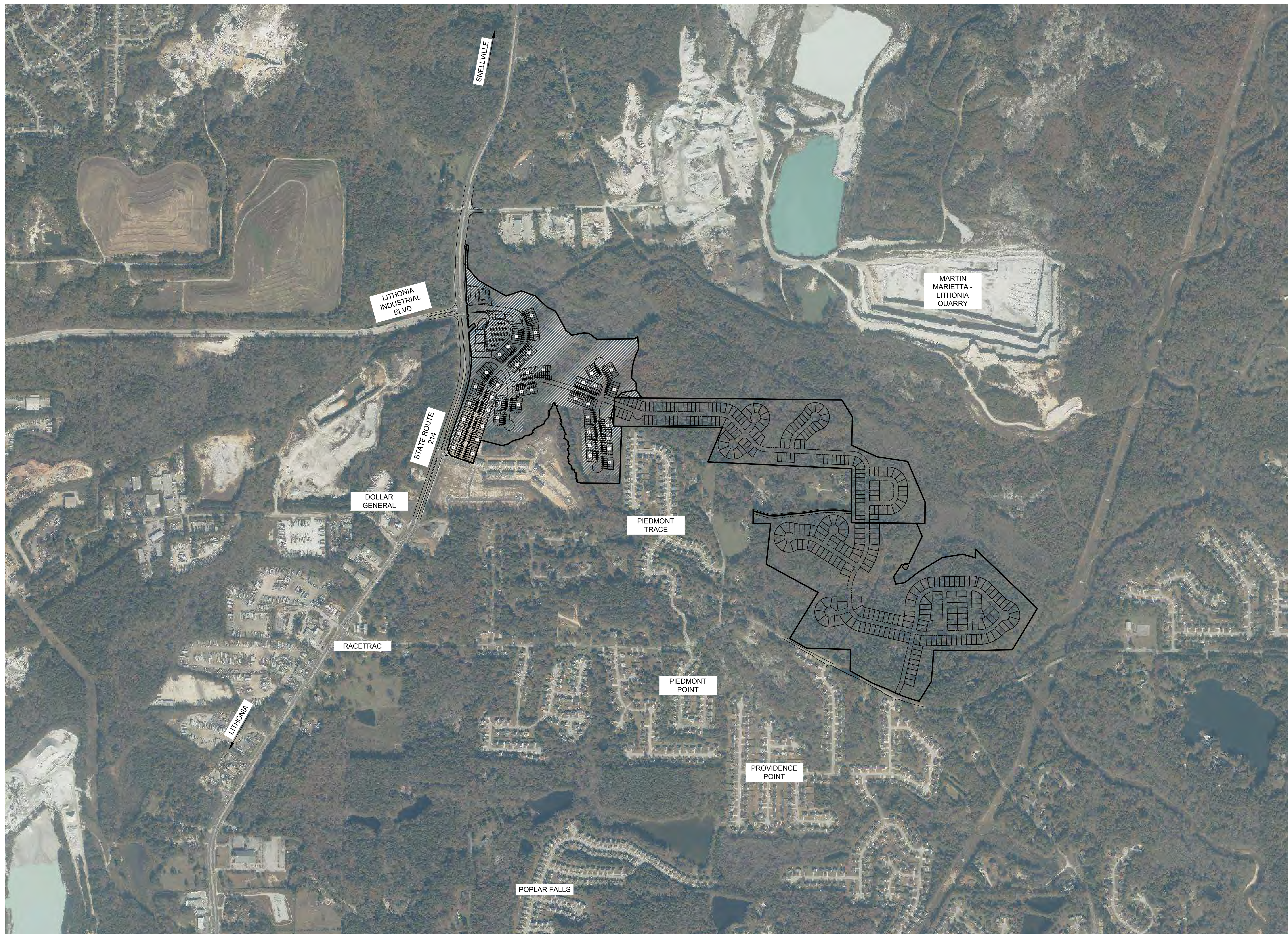
Know what's below
Call before you dig
UTILITIES PROTECTION CENTER
1-800-368-5777 OR 404-521-8181

DATE:	5/15/25
SCALE:	NA
PROJ NUMBER:	100.002
DRAWN BY:	AM
REVIEWED BY:	JDL
REVISED BY:	



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

SHEET NUMBER
1.0



CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND SURVEYING
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
215 OBER CTR. DR. STE. 200
STOCKBRIDGE, GEORGIA 30211
PH: (770) 938-8666 • Fax: (770) 938-8664

NEWNAN OFFICE
80 GREENWAY CT., STE. A
NEWNAN, GEORGIA 30555
PH: (770) 256-7979

CUMMING OFFICE
500 PIRKLE FERRY RD., STE. C
CUMMING, GEORGIA 30008
PH: (770) 962-7100

www.fdc-flc.com

SITE CONTEXT PLAN
FOR
CREEKSIDE VILLAGE
DRI #4478
LOCATED IN:
LAND LOTS 188, 189, 196, 197 16th DISTRICT
DEKALB COUNTY, GEORGIA

REVISIONS

DATE	DESCRIPTION
1. 6/10/25	REVISED TITLE AND STREAM BUFFERS
2. 6/10/25	REVISED STREAM BUFFER LABELS, SHEET 3.1
3. 9/09/25	CORRECTED STREAM BUFFER LABELS, SHEET 3.1
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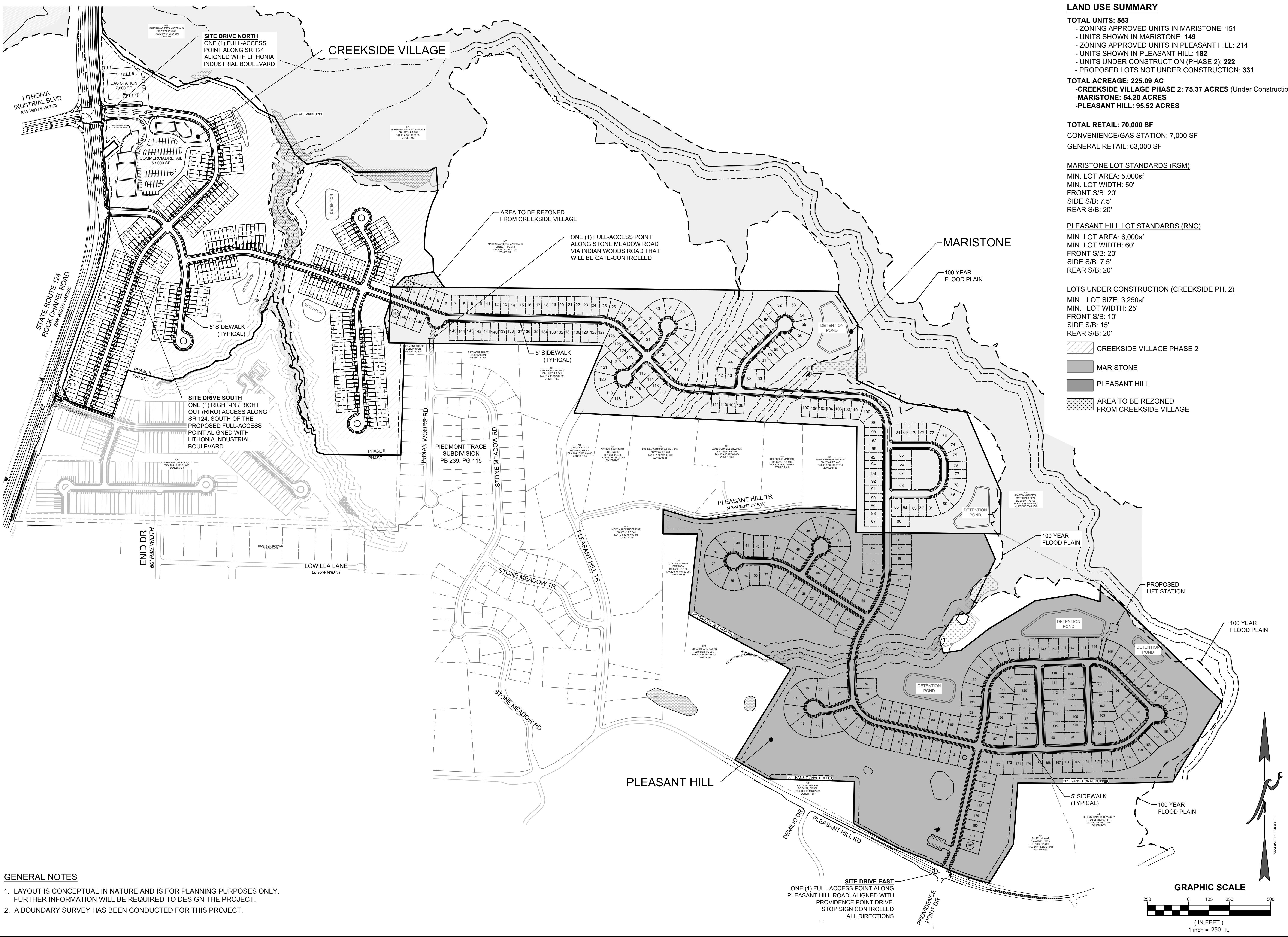
Know what's below
Call before you dig
UTILITIES PROTECTION CENTER
1-800-282-7273 • OK, DIAL 811

DATE:	5/15/25
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DRAWN BY:	AM
REVIEWED BY:	JDL
REVISED BY:	



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SHEET NUMBER
2.0



LAND USE SUMMARY

TOTAL UNITS: 553
 - ZONING APPROVED UNITS IN MARISTONE: 151
 - UNITS SHOWN IN MARISTONE: 149
 - ZONING APPROVED UNITS IN PLEASANT HILL: 214
 - UNITS SHOWN IN PLEASANT HILL: 182
 - UNITS UNDER CONSTRUCTION (PHASE 2): 222
 - PROPOSED LOTS NOT UNDER CONSTRUCTION: 331

TOTAL ACREAGE: 225.09 AC
 - CREEKSIDE VILLAGE PHASE 2: 75.37 ACRES (Under Construction)
 - MARISTONE: 54.20 ACRES
 - PLEASANT HILL: 95.52 ACRES

TOTAL RETAIL: 70,000 SF
 CONVENIENCE/GAS STATION: 7,000 SF
 GENERAL RETAIL: 63,000 SF

MARISTONE LOT STANDARDS (RSM)

MIN. LOT AREA: 5,000sf
 MIN. LOT WIDTH: 50'
 FRONT S/B: 20'
 SIDE S/B: 7.5'
 REAR S/B: 20'

PLEASANT HILL LOT STANDARDS (RNC)

MIN. LOT AREA: 6,000sf
 MIN. LOT WIDTH: 60'
 FRONT S/B: 20'
 SIDE S/B: 7.5'
 REAR S/B: 20'

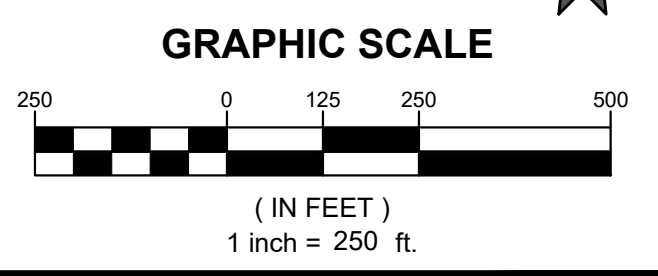
LOTS UNDER CONSTRUCTION (CREEKSIDE PH. 2)

MIN. LOT SIZE: 3,250sf
 MIN. LOT WIDTH: 25'
 FRONT S/B: 10'
 SIDE S/B: 15'
 REAR S/B: 20'

- CREEKSIDE VILLAGE PHASE 2
- MARISTONE
- PLEASANT HILL
- AREA TO BE REZONED FROM CREEKSIDE VILLAGE

GENERAL NOTES

- LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
- A BOUNDARY SURVEY HAS BEEN CONDUCTED FOR THIS PROJECT.



CIVIL ENGINEERING
 CONSTRUCTION MANAGEMENT

LAND SURVEYING
 LANDSCAPE ARCHITECT

LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
 215 CORY CT. DR. STE. 200
 STOCKBRIDGE, GEORGIA 30281
 PH. (770) 938-8666 Fax: (770) 938-8664

NEWNAN OFFICE
 50 GREENWAY CT., STE. A
 NEWNAN, GEORGIA 30255
 PH. (770) 256-7974

CUMMING OFFICE
 500 PIRKLE FERRY RD., STE. 375
 CUMMING, GEORGIA 30041
 PH. (770) 897-0700

www.fdc-llc.com

COVER SHEET FOR
CREEKSIDE VILLAGE
 DRI #4478
 LOCATED IN:
 LAND LOTS 188, 189, 196, 197 16th DISTRICT
 DEKALB COUNTY, GEORGIA

REVISIONS

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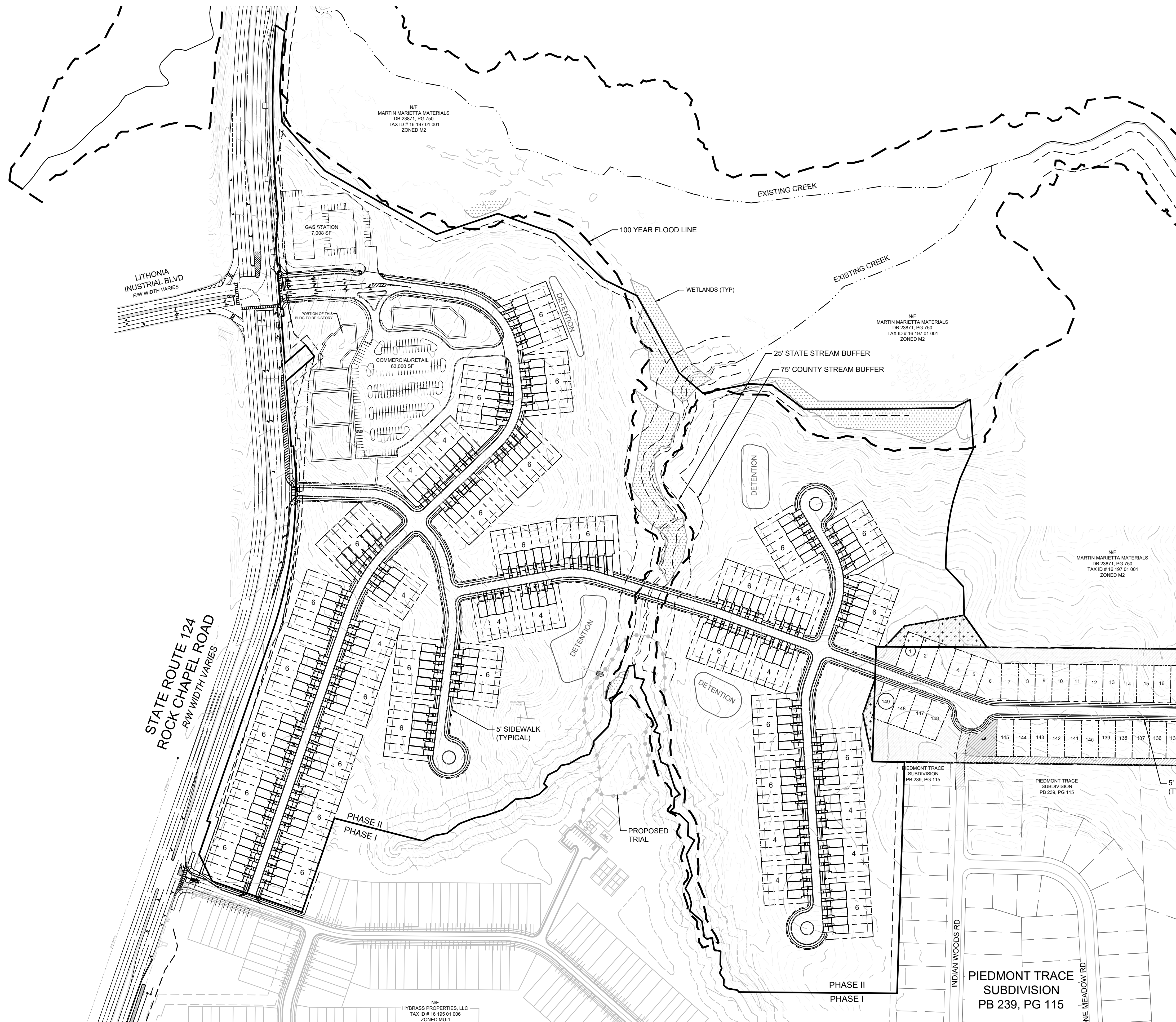
Know what's below
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UTILITIES PROTECTION CENTER
 1-800-368-7272 • OK • DALLAS, TX

DATE: 5/15/25
 SCALE: 1" = 250'
 PROJ NUMBER: 100.002
 DRAWN BY: AM
 REVIEWED BY: JDL
 REVISED BY:



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SHEET NUMBER
3.0



LAND USE SUMMARY
TOTAL UNITS: 222
TOTAL ACRES (CREEKSIDE): 75.37 AC

CREEKSIDE LOT STANDARDS
 MIN. LOT AREA: 3,250 sf
 MIN. LOT WIDTH: 25'
 FRONT S/B: 10'
 SIDE S/B: NA
 CORNER S/B: 15'
 REAR S/B: 20'

CIVIL ENGINEERING
 CONSTRUCTION MANAGEMENT
 LAND SURVEYING
 LANDSCAPE ARCHITECT
 LAND PLANNING

FALCON DESIGN CONSULTANTS

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 215 OAKRIDGE CT. DR. STE. 200
 STOCKBRIDGE, GEORGIA 30211
 PH: (770) 938-8666 • Fax: (770) 938-8664

NEWNAN OFFICE
 80 GREENWAY CT., STE. A
 NEWNAN, GEORGIA 30555
 PH: (770) 252-7979

CUMMING OFFICE
 500 PEBBLE FERRY RD., STE. 100
 CUMMING, GEORGIA 30131
 PH: (770) 887-1100

www.fdc-llc.com

CREEKSIDE VILLAGE SITE PLAN
 FOR
CREEKSIDE VILLAGE
DRI #4478
 LOCATED IN:
 LAND LOTS 188, 189, 196, 197 16th DISTRICT
 DEKALB COUNTY, GEORGIA

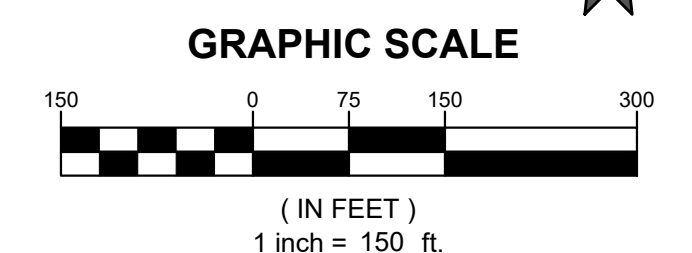
DATE	REVISIONS
1. 6/20/25	REVISED TITLE AND STREAM BUFFERS
2. 6/20/25	REVISED DETENTION BASIN
3. 9/08/25	CORRECTED STREAM BUFFER LABELS, SHEET 3.1
4.	
5.	
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PROJ NUMBER:	100.002
DRAWN BY:	AM
REVIEWED BY:	JDL
REVISED BY:	

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- GENERAL NOTES**
- LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
 - A BOUNDARY SURVEY HAS BEEN CONDUCTED FOR THIS PROJECT.



SHEET NUMBER
3.1

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CONSTRUCTION MANAGEMENT

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LAND PLANNING



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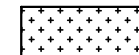
LAND USE SUMMARY

TOTAL UNITS: 149
- ZONING APPROVED UNITS IN MARISTONE: 151
- UNITS SHOWN IN MARISTONE: 149
TOTAL ACRES (MARISTONE): 54.20 AC
DENSITY: 2.75 DU/AC
AREA TO BE REZONED: 0.52 AC

MARISTONE OPEN SPACE REQUIREMENTS (RSM):
TOTAL OPEN SPACE: 22.85 ACRES (42%)
OPEN SPACE: 10.90 ACRES (20% required)
ENHANCED OPEN SPACE: 5.45 ACRES (50% of req'd 20%)

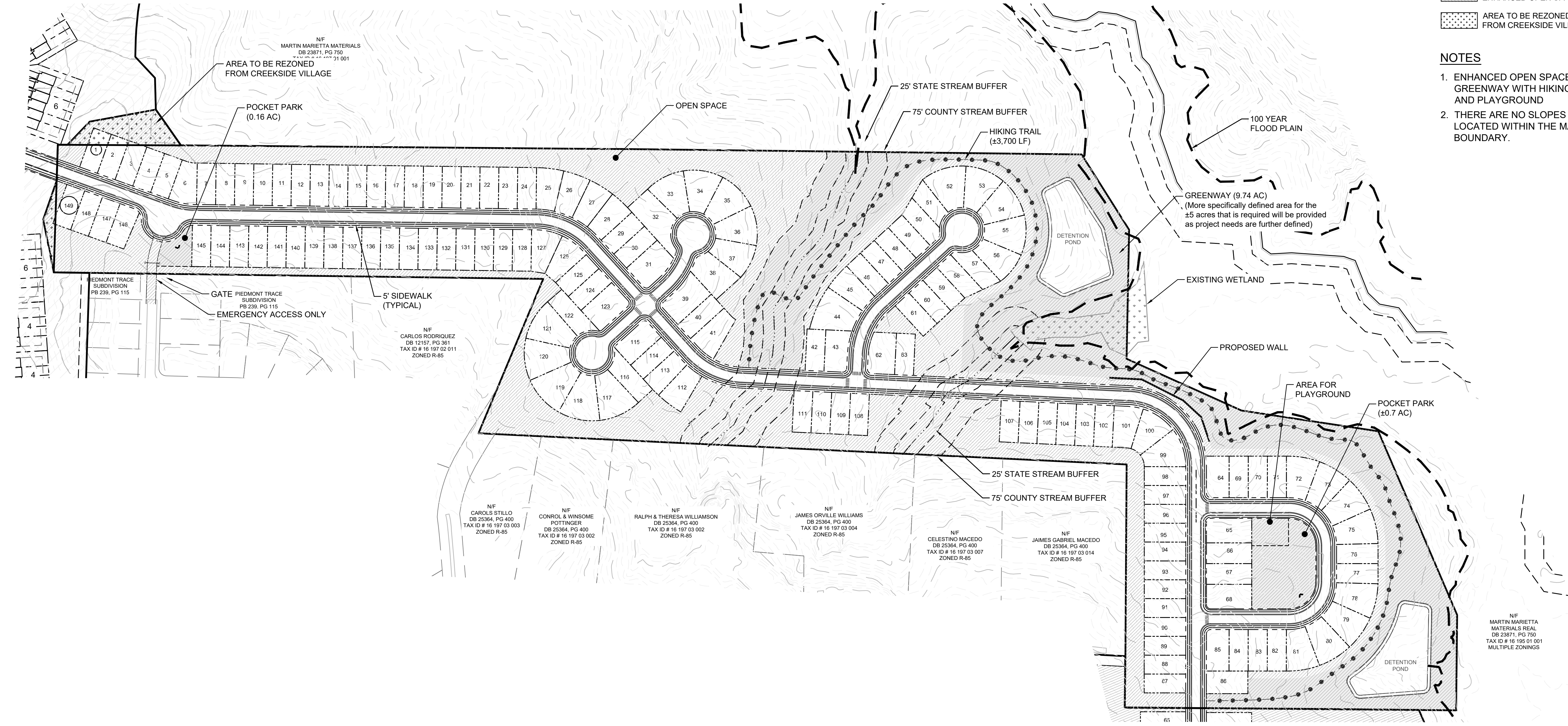
MARISTONE LOT STANDARDS (RSM)

MIN. LOT AREA: 5,000 sf
MIN. LOT WIDTH: 50'
FRONT S/B: 20'
SIDE S/B: 7.5'
REAR S/B: 20'

-  OPEN SPACE
-  AREA TO CONTAIN REQUIRED ENHANCED OPEN SPACE (10.79 AC)
-  AREA TO BE REZONED FROM CREEKSIDE VILLAGE

NOTES

1. ENHANCED OPEN SPACE TO INCLUDE A GREENWAY WITH HIKING TRAIL, POCKET PARKS, AND PLAYGROUND
2. THERE ARE NO SLOPES GREATER THAN 1:2 LOCATED WITHIN THE MARISTONE PROPERTY BOUNDARY.



MARISTONE SITE PLAN
FOR
CREEKSIDE VILLAGE
DRI #4478
LOCATED IN:
LAND LOTS 188, 189, 196, 197 16th DISTRICT
DEKALB COUNTY, GEORGIA

REVISIONS

DATE	DESCRIPTION
1. 6/10/25	REVISED TITLE AND STREAM BUFFERS
2. 6/10/25	REVISED STREAM BUFFER LABELS, SHEET 3.1
3. 6/10/25	CORRECTED STREAM BUFFER LABELS, SHEET 3.1
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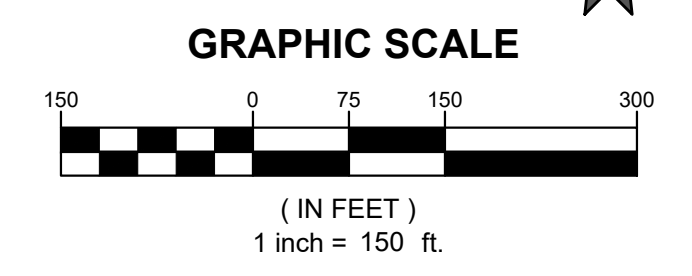
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DATE:	5/15/25
SCALE:	1" = 150'
PROJ NUMBER:	100.002
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REVIEWED BY:	JDL
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SHEET NUMBER
3.2

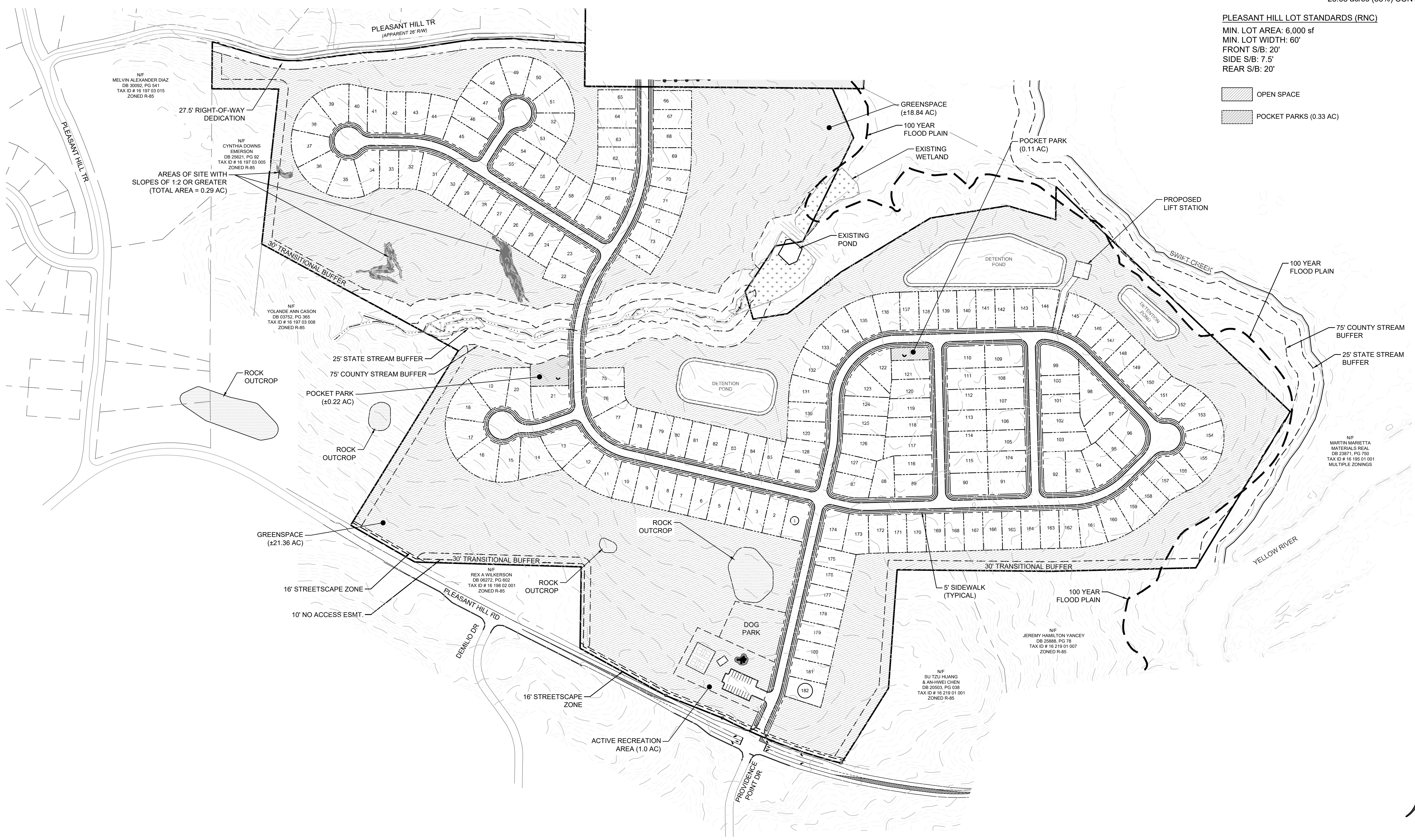
LAND USE SUMMARY

TOTAL UNITS: 182
 - ZONING APPROVED UNITS IN PLEASANT HILL: 214
 - UNITS SHOWN IN PLEASANT HILL: **182**
 TOTAL ACRES (PLEASANT HILL): 95.52 AC
 DENSITY: 1.91 DU/AC

PLEASANT HILL GREENSPACE REQUIREMENT (RNC):
 REQUIRED GREENSPACE: 30% OF SITE (28.66 acres),
 50% SHALL BE CONTIGUOUS
 PROVIDED GREENSPACE: 40.64 acres (43%),
 23.68 acres (58%) CONTIGUOUS

PLEASANT HILL LOT STANDARDS (RNC)
 MIN. LOT AREA: 6,000 sf
 MIN. LOT WIDTH: 60'
 FRONT S/B: 20'
 SIDE S/B: 7.5'
 REAR S/B: 20'

OPEN SPACE
 POCKET PARKS (0.33 AC)



NIF MELVIN ALEXANDER DIAZ
DB 50092, PG 541
TAX ID # 16 197 03 015
ZONED R-85

NIF CYNTHIA DOWNS
EMERSON
DB 29621, PG 82
TAX ID # 16 197 03 005
ZONED R-85

NIF YOLANDE ANN CASON
DB 03752, PG 365
TAX ID # 16 197 03 008
ZONED R-85

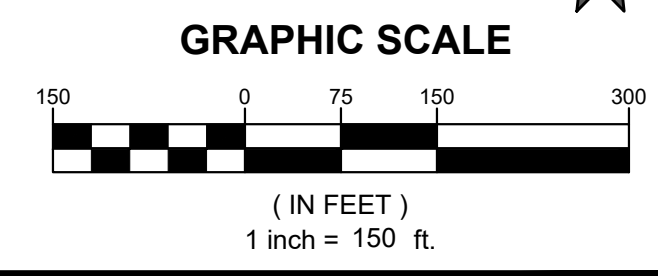
NIF REX A WILKERSON
DB 06272, PG 602
TAX ID # 16 198 02 001
ZONED R-85

NIF JEREMY HAMILTON YANCEY
DB 25888, PG 79
TAX ID # 16 219 01 007
ZONED R-85

NIF SU TZU HIANG
& AN-NHIE CHEN
DB 20563, PG 038
TAX ID # 16 219 01 001
ZONED R-85

NIF MARTIN MARIETTA
MATERIALS REAL
DB 23871, PG 750
TAX ID # 16 195 01 001
MULTIPLE ZONINGS

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PLEASANT HILL SITE PLAN
 FOR
CREEKSIDE VILLAGE
DRI #4478
 LOCATED IN:
LAND LOTS 188, 189, 196, 197 16th DISTRICT
DEKALB COUNTY, GEORGIA

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SHEET NUMBER
3.3

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.

REGIONAL 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 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

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 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.

NOT APPLICABLE

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

NOT APPLICABLE

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-foot 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.

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.

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 www.georgiastormwater.com. 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.



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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



Battle Law

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.



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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.



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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.



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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



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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?

Yes: _____ No: X *

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.

T. Lester
Notary

[Signature] 10/20/2025
Signature of Applicant /Date
Check one: Owner _____ Agent X

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

Expiration Date/ Seal _____

*Notary seal not needed if answer is "No".



DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

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Yes XX No _____ *

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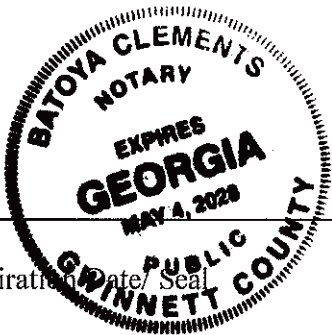
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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

Signature of Applicant /Date

Check one: Owner _____ Agent XX



Expiration Date/Seal

*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

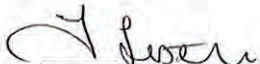
TO WHOM IT MAY CONCERN:

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.


Notary Public

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


Owner











DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
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: _____ Email: _____

Property Address: _____

Tax Parcel ID: _____ Comm. District(s): _____ Acreage: _____

Existing Use: _____ Proposed Use: _____

Supplemental Regs: _____ Overlay District: _____

Rezoning: Yes No Existing Zoning: _____ Proposed Zoning: _____

DRI: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes No Existing Land Use: _____

Proposed Land Use: _____ Consistent _____ Inconsistent _____

Special Land Use Permit: Yes No Article Number(s) 27- _____

Special Land Use Request(s): _____

Major Modification: Yes No Existing Zoning Conditions: _____

Major Modification Request: _____

Condition(s) to be modified: _____

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community 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:

ONE (1) COMBINED, PDF DOCUMENT 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, side corner, rear
- * Frontage
- * Street Width
- * Landscape Strips
- * Parking - Auto
- * Parking – Bicycle
- * Screening
- * Perimeter Landscapes
- * Bldg Materials: Roof, Fenestration, Façade Design
- * Sidewalks
- * Fencing/Walls
- * Building Height
- * Building Separation
- * Building Orientation
- * Streetscapes
- * Garages

Possible Variances: _____

Comments: _____

Planner: _____

Date: _____

This drawing is the property of Planners and Engineers Collaborative and is not to be used on any other project without the written consent of Planners and Engineers Collaborative.

This Department is not responsible for any errors or omissions by engineers, architects, landscape architects, or other design professionals on designs prepared by them or on designs prepared by other design professionals under their supervision and control. The issuance or granting of a permit shall not be construed to be a permit for the violation of any of the provisions of any other ordinance of the State of Georgia or any other jurisdiction. The Department shall not be held liable for any damages, including reasonable attorneys' fees, incurred by any person as a result of the issuance of a permit or the denial of a permit. The Department shall not be held liable for any damages, including reasonable attorneys' fees, incurred by any person as a result of the issuance of a permit or the denial of a permit.

Plumbing, Mechanical, Gas and Electrical sections of these plans have not been reviewed for compliance with technical codes and will be field-verified during inspection.

A set of these approved plans shall be kept on the jobsite at all times and shall not be altered without the written approval of the Design Services.

PROJECT CHAMPION'S RUN - PHASE 2 SKETCH PLAT

A MASTER PLANNED RESIDENTIAL DEVELOPMENT AT
 8682 PLEASANT HILL RD
 LITHONIA, GA 30058

FOR
 D.R. HORTON CROWN LLC
 1371 DOGWOOD DRIVE
 CONYERS, GA 30012
 P: 470-774-4884

AP # 1246252

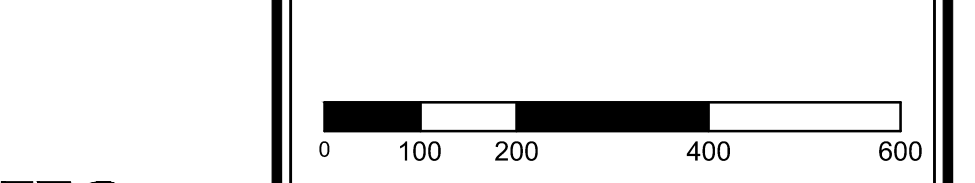
REVISIONS				
NO.	DATE	BY	DESCRIPTION	
-1	6-17-22	CAH	1ST SKETCH PLAT SUBMITTAL	
-2	12-21-22	CAH	2ND SKETCH PLAT SUBMITTAL	
-3	07-10-23	CAH	3RD SKETCH PLAT SUBMITTAL	
-4	04-26-24	CAH	4TH SKETCH PLAT SUBMITTAL	
-5	11-15-24	CAH	5TH SKETCH PLAT SUBMITTAL	

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.



GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000066476 EXP. 06/27/2027

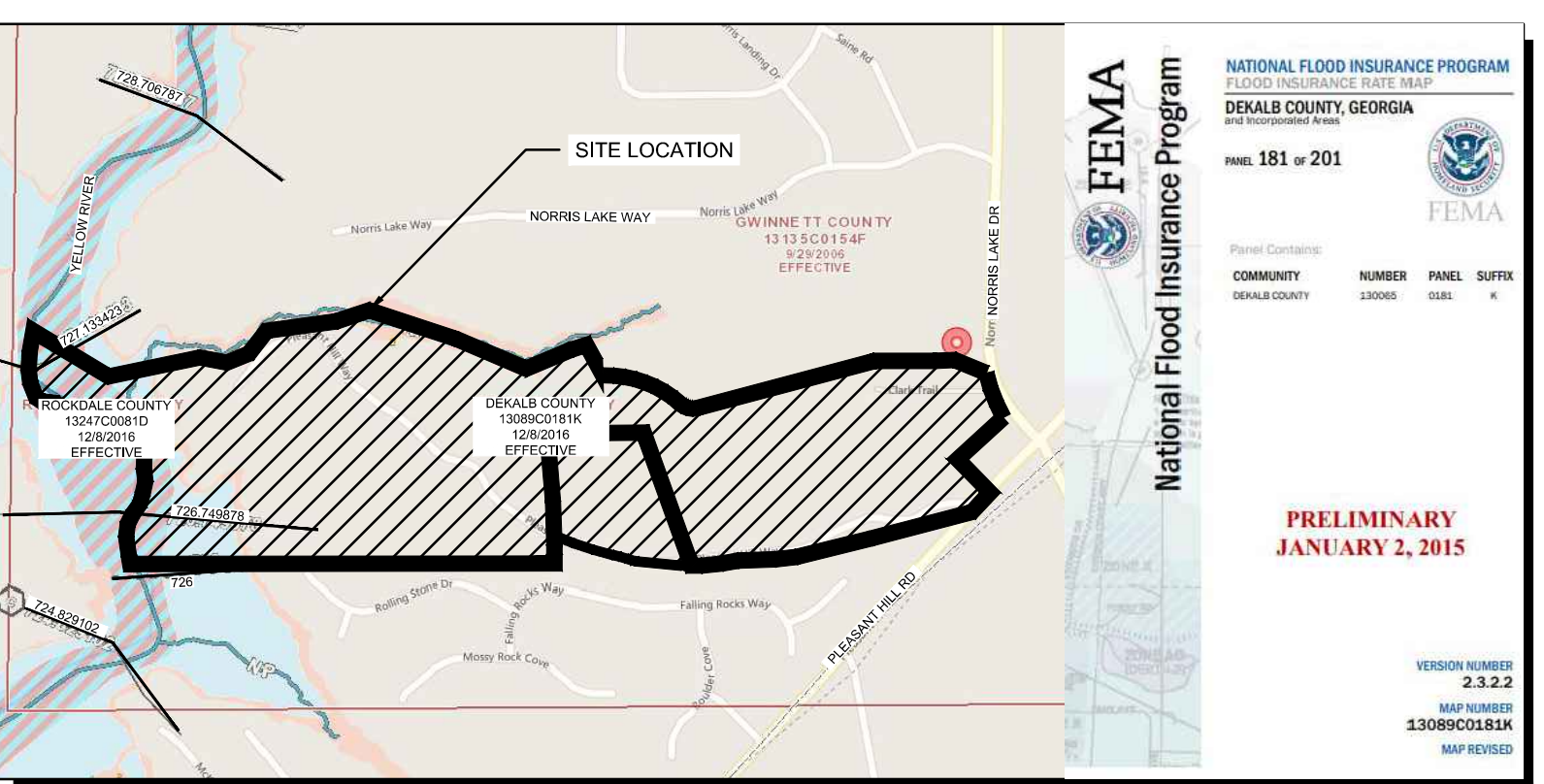
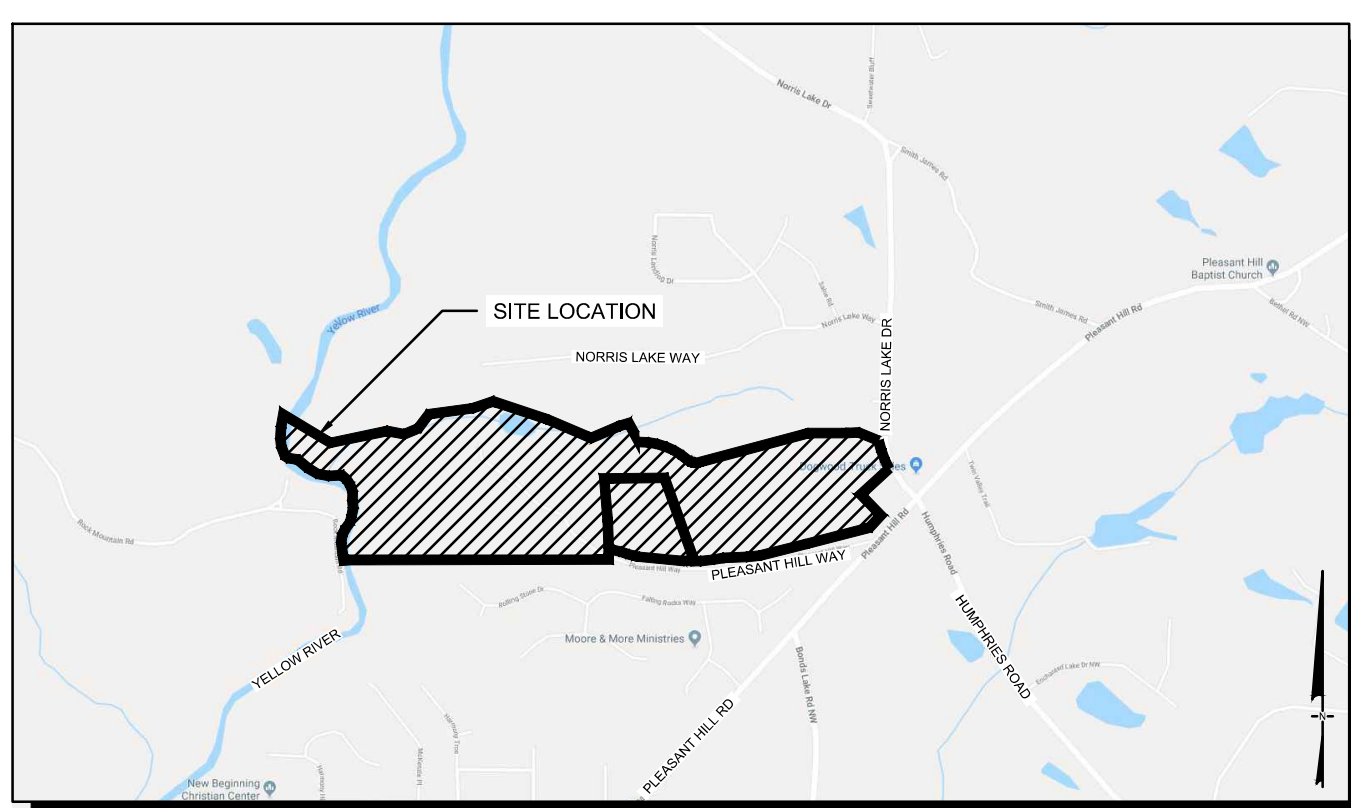
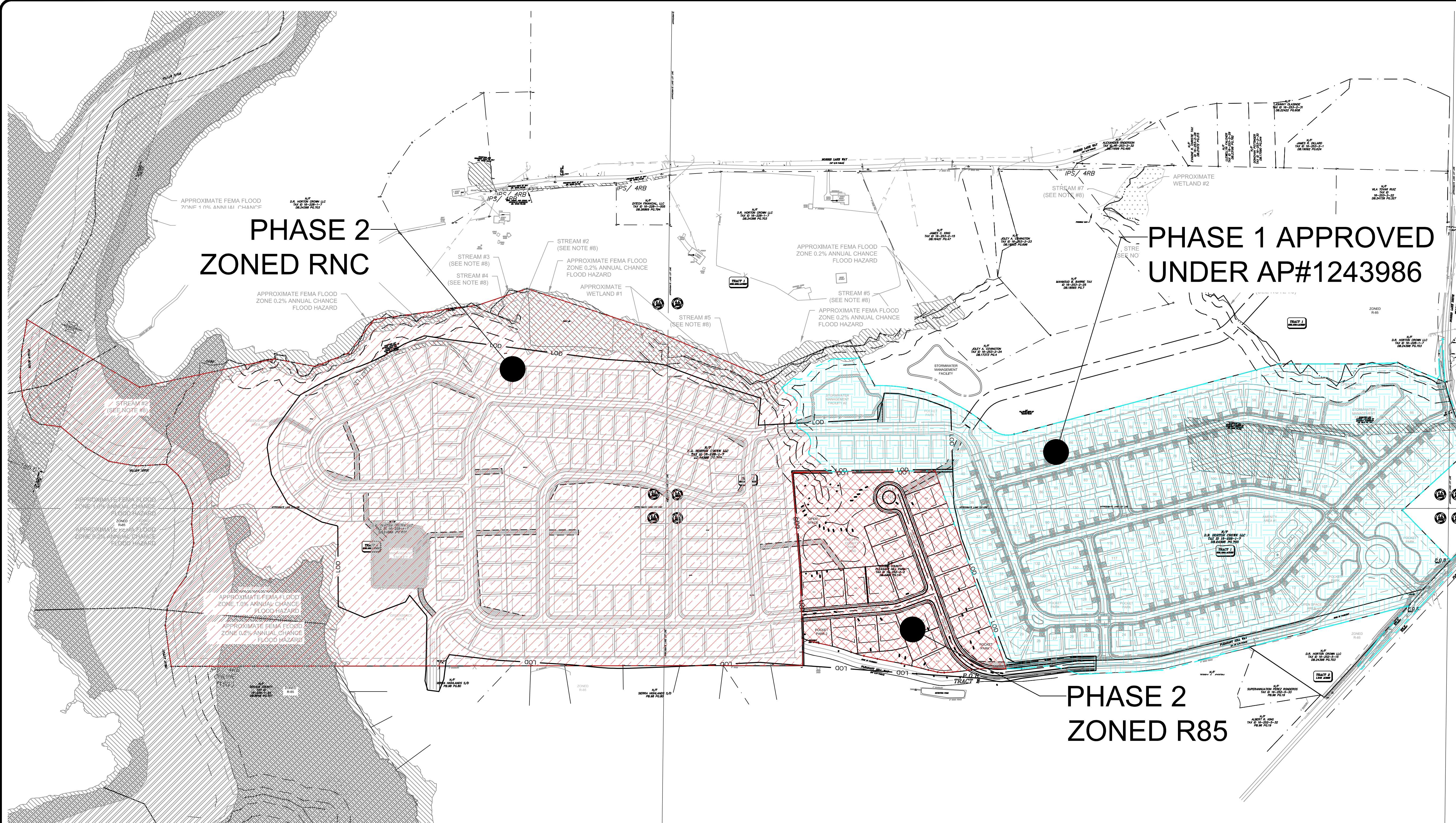
PHASING PLAN



SCALE: 1" = 200'
 DATE: 11/15/2024
 PROJECT: 16309.02

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

S3 SHEET



J:\2016\16309\02\04_Plan\04_Sketch Plat Plan - 16309.02.R05.dwg - Chenison - 11/15/2024 12:22 PM

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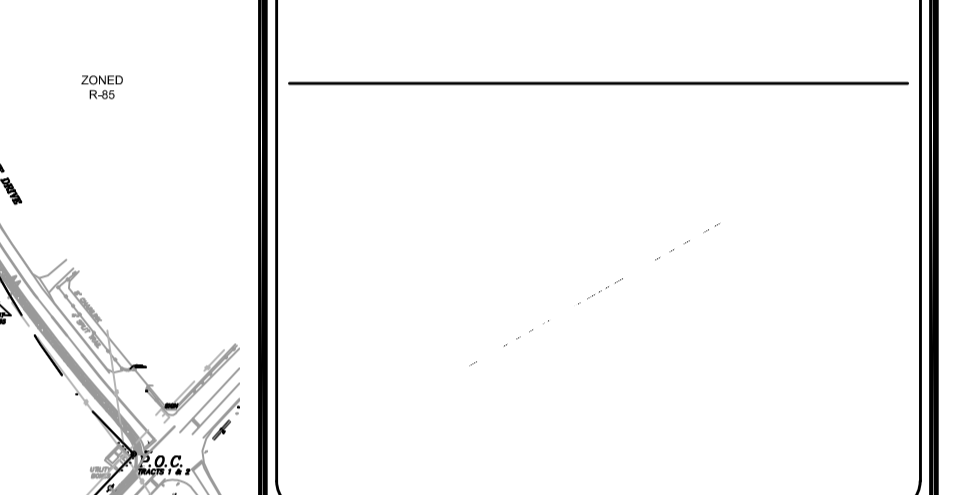
This Department is not responsible for any errors or omissions by the engineer or other design professionals on design requirements of this project.
 The issuance or granting of a permit shall not be construed to be a permit for any other code or ordinance of any other jurisdiction. The engineer shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The engineer shall not be held liable for any errors or omissions on the part of the contractor or other parties. The engineer shall not be held liable for any errors or omissions on the part of the contractor or other parties.

Plumbing, Mechanical, Electrical and other sections of these plans have been reviewed for compliance with technical codes and will be field-verified during inspection.

A set of these approved plans shall be kept on the jobsite at all times and shall not be altered without the written approval of the engineer.

PROJECT
CHAMPION'S RUN
- PHASE 2 RNC
SKETCH PLAT

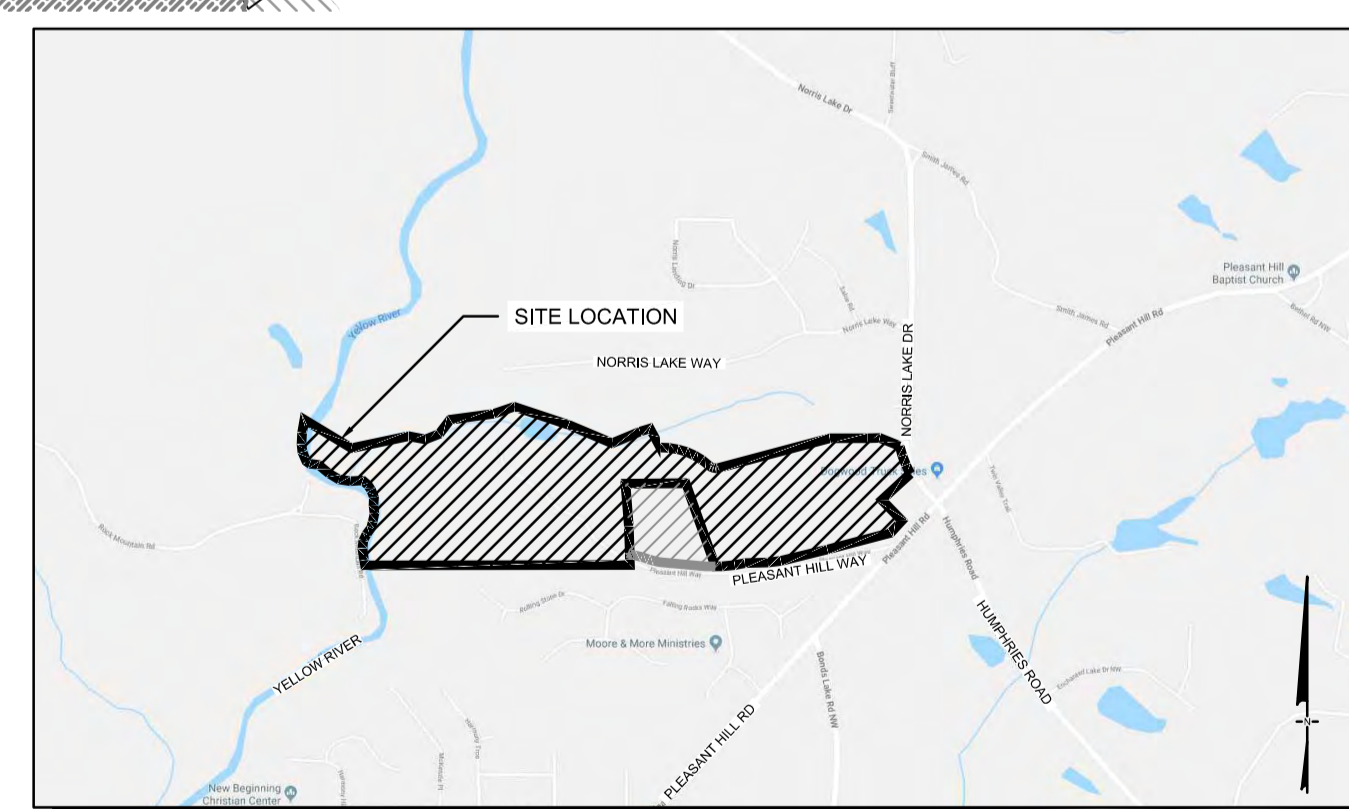
A MASTER PLANNED RESIDENTIAL DEVELOPMENT
 AT
 8682 PLEASANT HILL RD
 LITHONIA, GA 30058



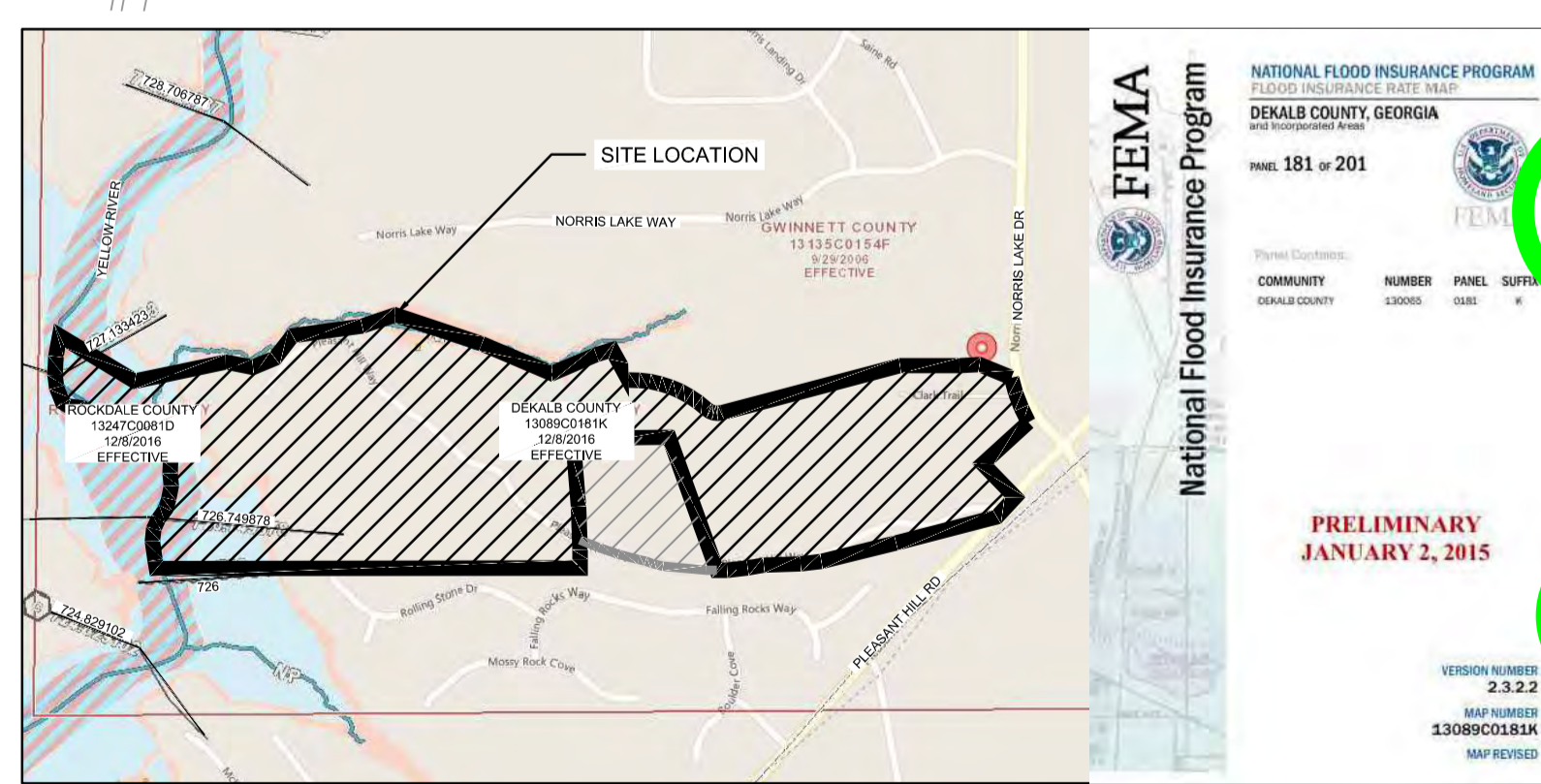
AP # 1246254

REVISIONS

NO.	DATE	BY	DESCRIPTION
-1	6-17-22	CAH	1ST SKETCH PLAT SUBMITTAL
-2	12-21-22	CAH	2ND SKETCH PLAT SUBMITTAL
-3	07-10-23	CAH	3RD SKETCH PLAT SUBMITTAL
-4	04-26-24	CAH	4TH SKETCH PLAT SUBMITTAL
-5	11-15-24	CAH	5TH SKETCH PLAT SUBMITTAL



SITE LOCATION MAP
 NOT TO SCALE



FEMA FIRM MAP
 FEMA FIRM PANEL NO. 13089C0181K
 NOT TO SCALE

SITE DATA:

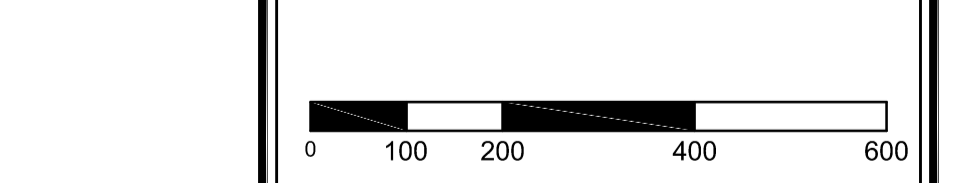
ADDRESS	8682 PLEASANT HILL RD, LITHONIA, GA 30058
SITE AREA	122.77 AC
PROPOSED ZONING (EXISTING ZONING)	RNC(RNC)
ZONING JURISDICTION	DEKALB COUNTY
LOT COUNT	176 LOTS
LOT DENSITY	177/122.77=1.44 LOT/AC
GREENSPACE PROVIDED	13.23 AC
PERIMETER SETBACK	30 FEET
FRONT YARD SETBACK	20 FEET
SIDE YARD SETBACK	7.5 FEET
REAR YARD SETBACK	20 FEET
MINIMUM LOT WIDTH	60 FEET
MINIMUM LOT AREA	6000 SF

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 CERTIFICATION # 0000066476 EXP. 06/27/2027

OVERALL SITE PLAN



SCALE: 1" = 200'
 DATE: 11/15/2024
 PROJECT: 16309.02

GEORGIA WEST ZONE

S4

SHEET

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



J:\2016\1630902\01_Plan\1630902_RNC.dwg - SKETCH PLAT PLAN - 11/15/2024 12:09 PM

This drawing is the property of Planners & Engineers Collaborative. Collaboration and is to be used in whole or in part in any other project without the written consent of Planners & Engineers Collaborative.

Planners & Engineers Collaborative+
LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
SURVEYING & CONSTRUCTION + WATER RESOURCES
RESEARCH COURT STE 200
Peachtree Corners, GA 30092

CHAMPION'S RUN - PHASE 2 RNC SKETCH PLAT

A MASTER PLANNED RESIDENTIAL DEVELOPMENT
AT
8682 PLEASANT HILL RD
LITHONIA, GA 30058

AP # 1246254

NO.	DATE	BY	DESCRIPTION
-1	6-17-22	CAH	1ST SKETCH PLAT SUBMITTAL
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-5	11-15-24	CAH	5TH SKETCH PLAT SUBMITTAL

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GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000066476 EXP. 06/27/2027

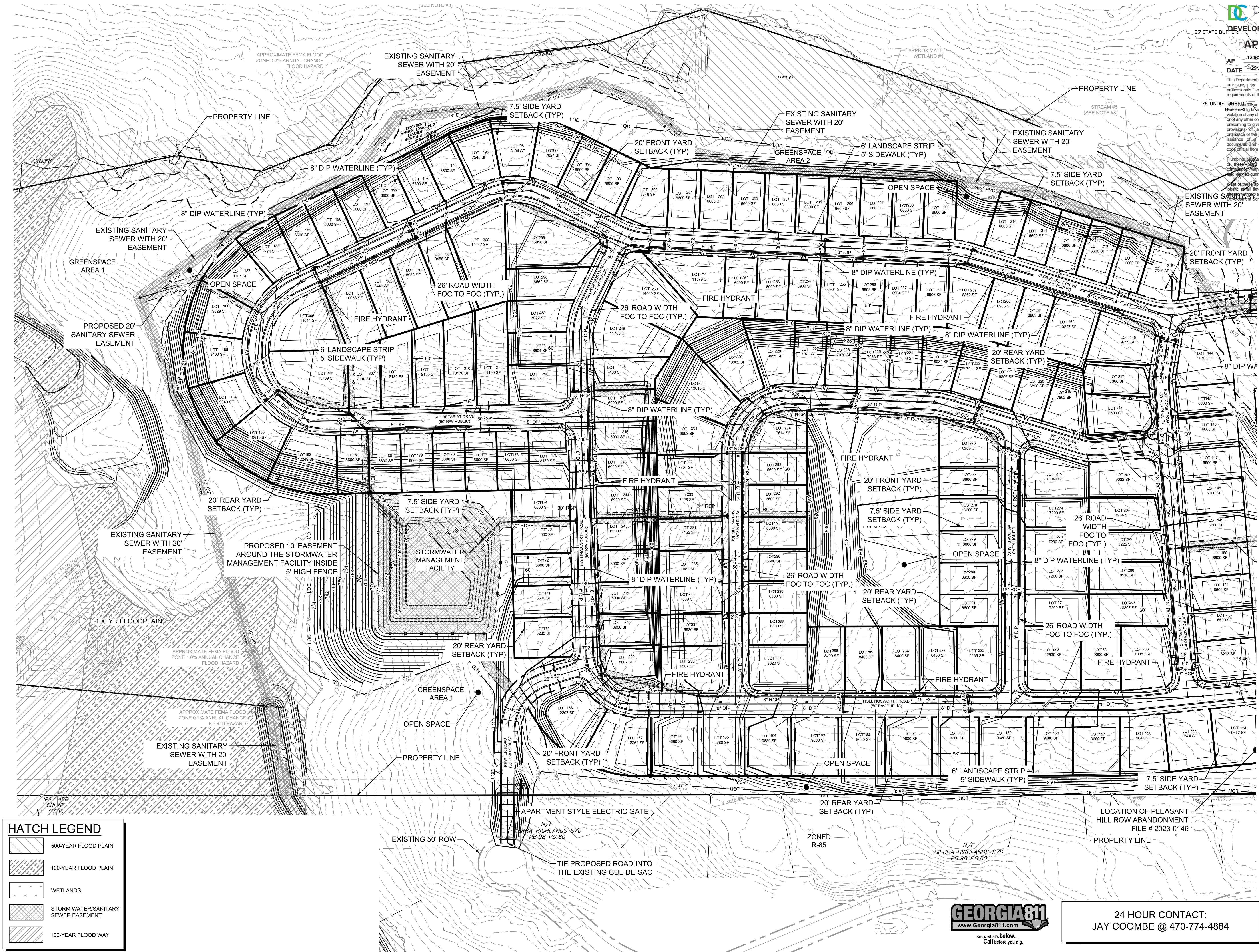
SKETCH PLAT B

SCALE: 1" = 80'
DATE: 11/15/2024
PROJECT: 16309.02

GEORGIA811
www.Georgia811.com
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24 HOUR CONTACT:
JAY COOMBE @ 470-774-4884

S5.2 SHEET



HATCH LEGEND	
	500-YEAR FLOOD PLAIN
	100-YEAR FLOOD PLAIN
	WETLANDS
	STORM WATER/SANITARY SEWER EASEMENT
	100-YEAR FLOOD WAY

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HATCH LEGEND

- 500-YEAR FLOOD PLAIN
- 100-YEAR FLOOD PLAIN
- WETLANDS
- STORM WATER SEWER EASEMENT
- 100-YEAR FLOOD PLAIN

DEVELOPMENT APPROVAL

AP # 1246254
DATE 4/29/25

PLANNERS & ENGINEERS COLLABORATIVE+

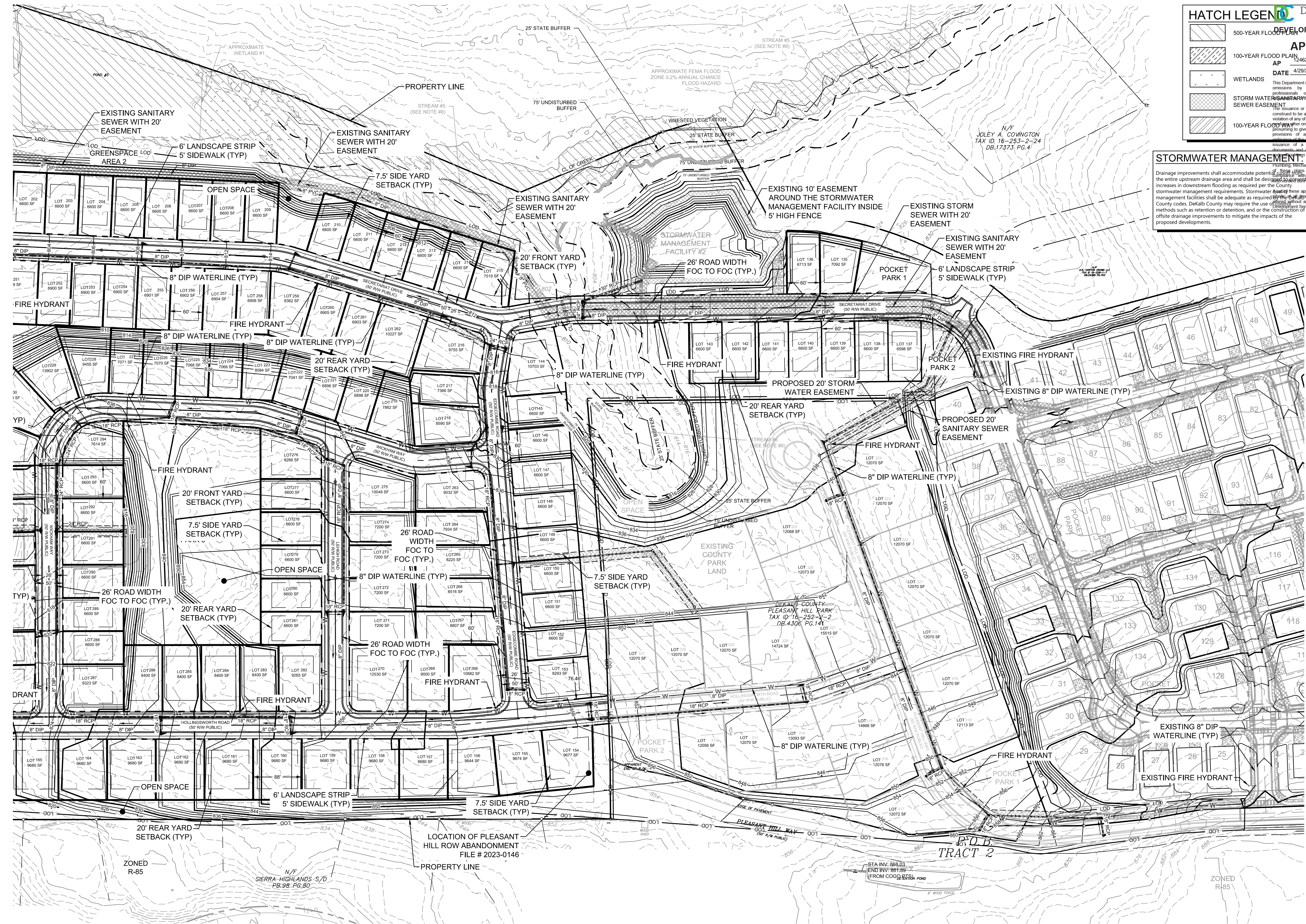
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SURVEYING + CONSTRUCTION + WATER RESOURCES

100 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

TEL: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS

STORMWATER MANAGEMENT

Drainage improvements shall accommodate potential increases in downstream flooding as required per the County stormwater management requirements. Stormwater management facilities shall be adequate as required by the County codes. DeKalb County may require the use of additional methods such as retention or detention, and/or the construction of offsite drainage improvements to mitigate the impacts of the proposed developments.



CHAMPION'S RUN
- PHASE 2 RNC
SKETCH PLAT

A MASTER PLANNED RESIDENTIAL DEVELOPMENT
AT
8682 PLEASANT HILL RD
LITHONIA, GA 30058

AP # 1246254

REVISIONS

NO.	DATE	BY	DESCRIPTION
-1	6-17-22	CAH	1ST SKETCH PLAT SUBMITTAL
-2	12-21-22	CAH	2ND SKETCH PLAT SUBMITTAL
-3	07-10-23	CAH	3RD SKETCH PLAT SUBMITTAL
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-5	11-15-24	CAH	5TH SKETCH PLAT SUBMITTAL

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GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000066476 EXP. 06/27/2027

SKETCH PLAT A

SCALE: 1" = 80'
DATE: 11/15/2024
PROJECT: 16309.02

S5.1

SHEET

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JAY COOMBE @ 470-774-4884

J:\2016\16309\2\2016\16309\02 RNC PLAN - SKETCH PLAT PLAN - 16309.02 RNC PLAN - CHAMPION'S RUN - 11/15/2024 12:09 PM

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 County Board of Commissioners this _____ day of

_____ 2018.

Jeff Rader
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

ATTEST:

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

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-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.

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
File Status: Preliminary Item

9/25/2018

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

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 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. **Commission District:** 5 **Super District:** 7

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

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 Standards	RNC Per Article 2.10	Proposed	Compliance
Lot Area	6,000 Square Feet Article 5.2.3 Compatibility of new and adjacent lots:	6,000 Square Feet	Yes 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 30 Feet adjacent to R-85 along perimeter lots	20 Feet 30 Feet	Yes Yes
Side yard along street side on corner lot	20 Feet	None stated on revised site plan.	Must comply or apply for a variance from the ZBOA.
Rear Yard	20 Feet	60 Feet	Yes
Open Space	30%	31.40%	Yes

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

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.
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.

Attachments:

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

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.

N19. No Comments.

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 not 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**

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

**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 added.

Current Condition of Schools	Rock Chapel			Other DCSD Schools	Private Schools	Total
	ES	Lithonia MS	Lithonia HS			
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%

Yield Rates*	Attend Home	Attend other	Private	Total
	School	DCSD School	School	
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			
Units x Yield	Attend Home	Attend other	Private	Total
	School	DCSD School	School	
Elementary	42.49	31.50	2.50	76.49
Middle	20.41	16.03	0.96	37.40
High	28.98	22.36	1.33	52.67
Total	91.88	69.89	4.79	166.56
Anticipated Students	Attend Home	Attend other	Private	Total
	School	DCSD School	School	
Rock Chapel ES	42	32	3	77
Lithonia MS	20	16	1	37
Lithonia HS	29	22	1	52
Total	91	70	5	166

*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 MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: 2018-2450/2-18-1035046 Parcel I.D. #: 16-208, 16-229, 16-253, 01-006, 008, 013, 01-002, 02-007, 009, 011, 024
Address: 1679 Norris Lake Road, 16 228, 01-003 + 007
8682 Pleasant Hill Road, 16 253, 02-004, 005, 008, 027
Lithonia, Ga.

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____ Capacity (TPD) _____
Latest Count (TPD) _____ Latest Count (TPD) _____
Hourly Capacity (VPH) _____ Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____ Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____ Existing number of traffic lanes _____
Existing right of way width _____ Existing right of way width _____
Proposed number of traffic lanes _____ Proposed number of traffic lanes _____
Proposed right of way width _____ Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

Did not see any traffic engineering concerns at this time.

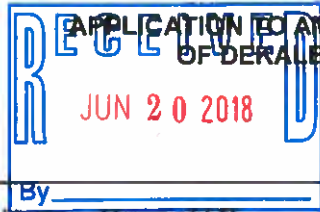
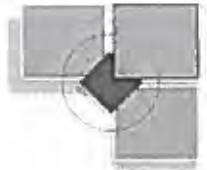
Signature: Russell



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



Z/CZ No. 7-18-1235046
Filing Fee: _____

Date Received: _____ Application No.: _____

By _____
Applicant: D.R. Horton - Crown, LLC E-Mail: JRCoombe@drhorton.com

Applicant Mailing Address:
1371 Dogwood Drive SW, Conyers, 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, Conyers, GA 30012

Owner(s) Phone: (470) 774-4884 Fax: 1 (866) 658-1753

Address/Location of Subject Property: Located off Pleasant Hill Way

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.

Disclosure of Campaign Contributions

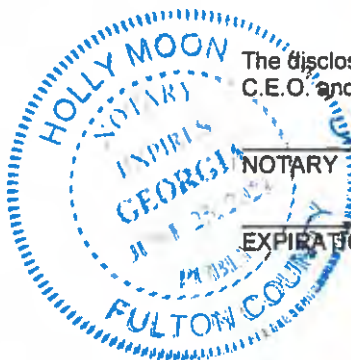
In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing 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:

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 the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.



Signature of Notary: [Signature]

NOTARY EXPIRATION DATE / SEAL: 6/25/18

Signature of Applicant: [Signature] 6/18/18
SIGNATURE OF APPLICANT / DATE

Jay Robert Coombe, Jr., on behalf of D.R. Horton - Crown, LLC
Check One: Owner X Agent _____

330 West Ponce de Leon Avenue – Suites 100-500 – Decatur, Georgia – 30030
[voice] 404.371 2155 – [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address <http://www.dekalbcountyga.gov/planning>
Email Address: planninganddevelopment@dekalbcountyga.gov

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 single-family 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 T-intersection to correct the skew issue of the existing drive. The merits of the proposed development are more



particularly described in the Impact Analysis submitted herewith.¹ 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 single 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):

1. 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");

¹ 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. 1, § 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. 1, § 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.



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

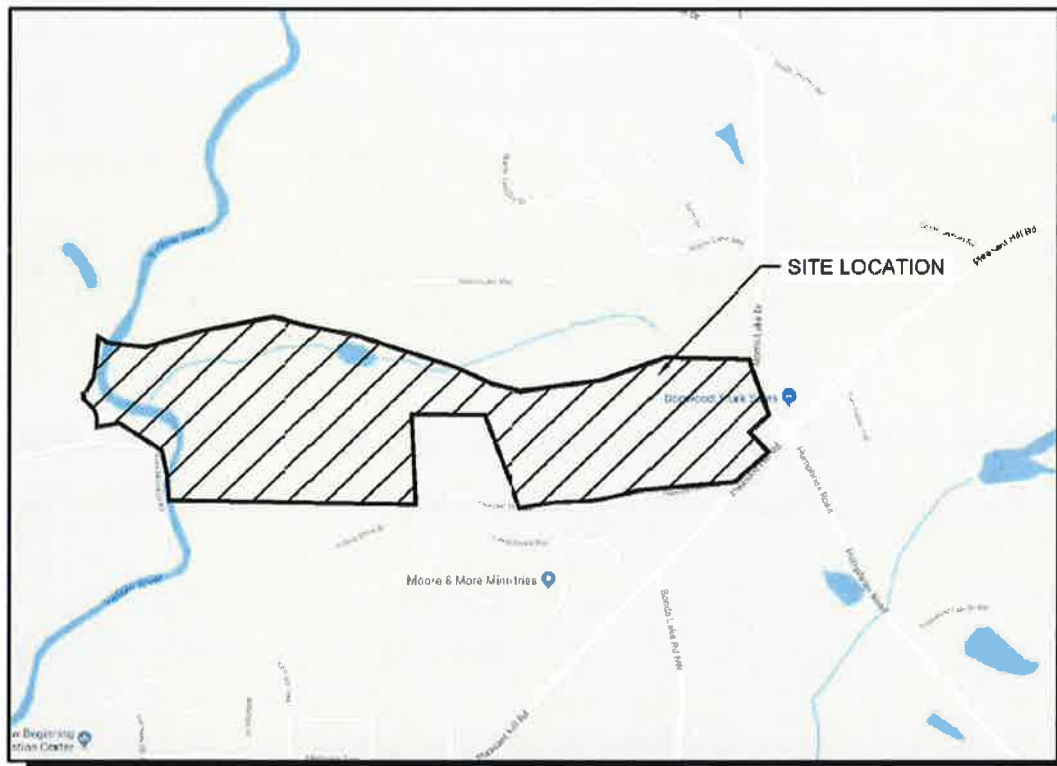
RE: NOTICE OF PRE-SUBMITTAL COMMUNITY MEETING FOR ZONING MATTERS

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)

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.

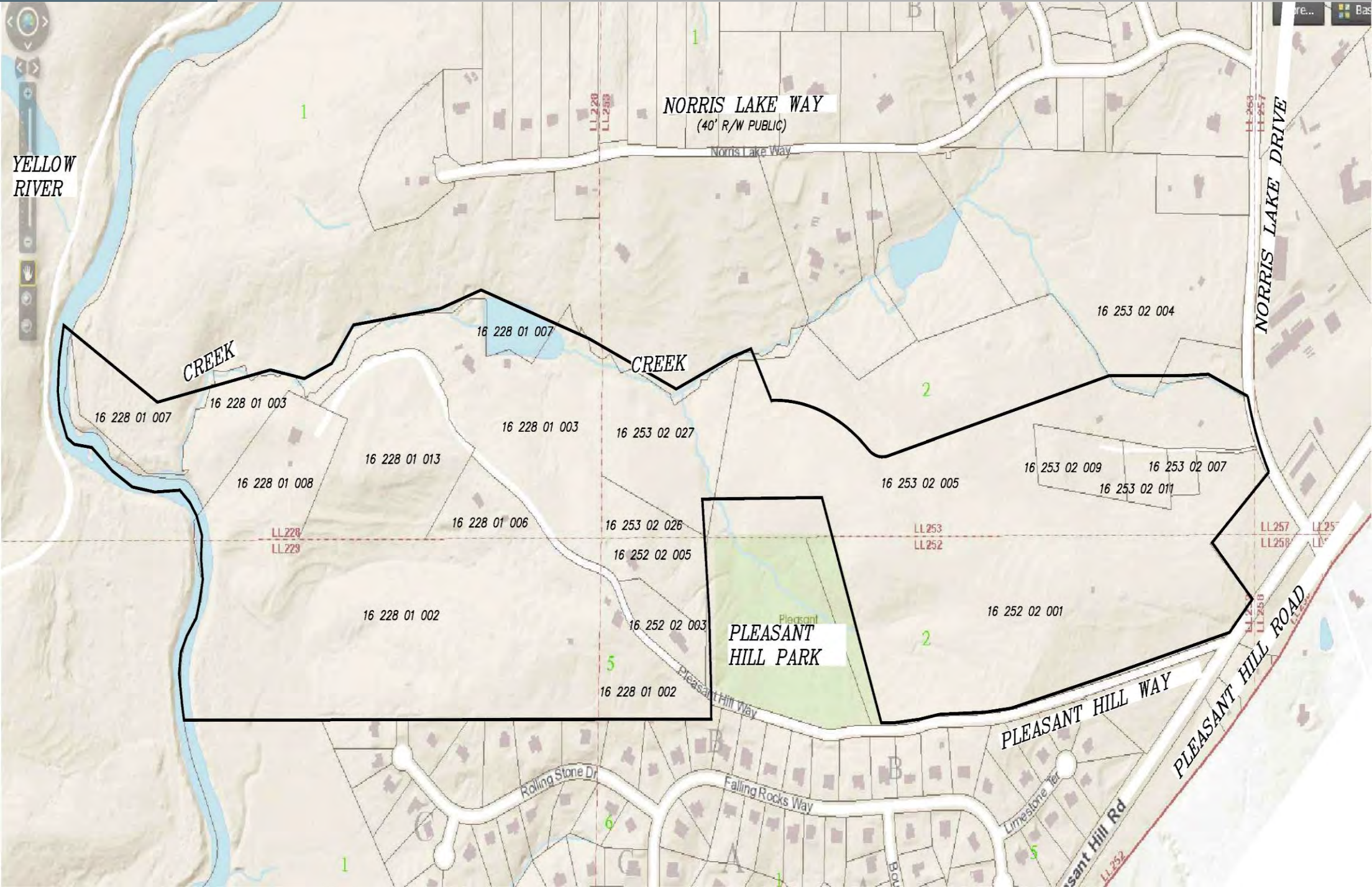


Should there be any additional questions, please do not hesitate to contact me at 770.451.2741 or at kwood@pecatl.com.

Sincerely,
Planners and Engineers Collaborative, Inc.

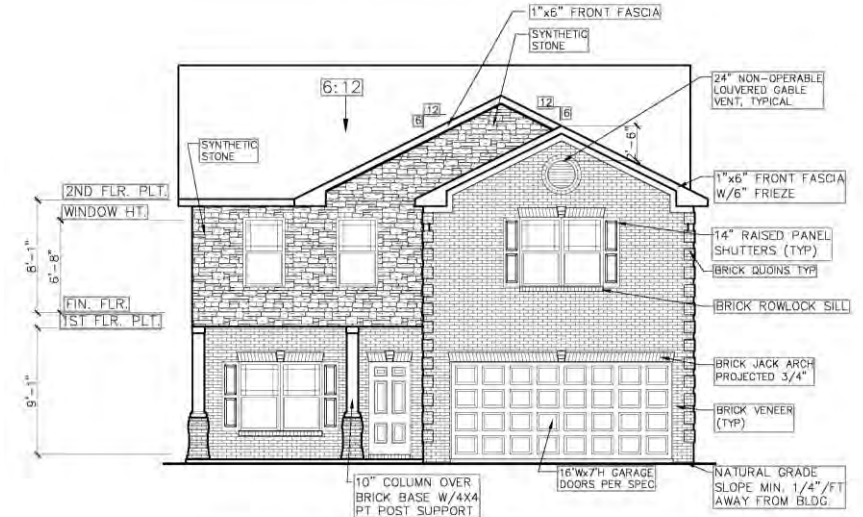
Kenneth J. Wood, P.E., LEED AP
President

For the Firm

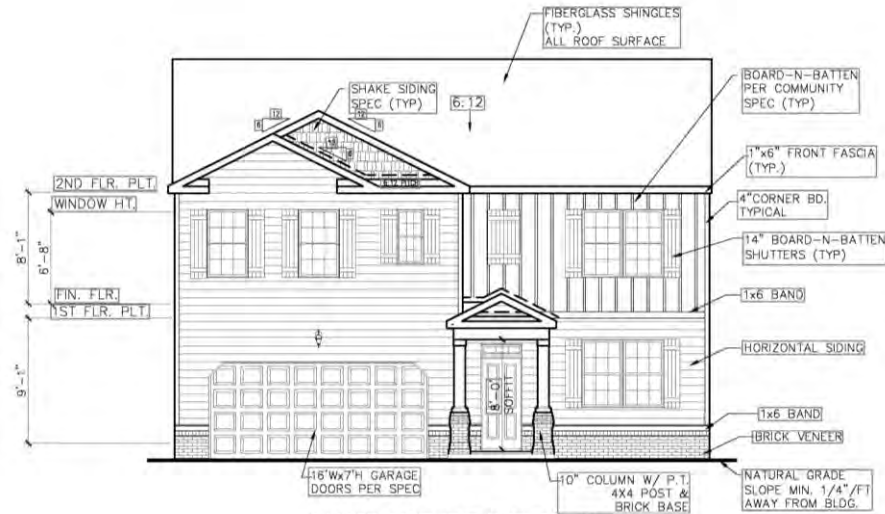




FRONT ELEVATION B2-3
(SCALE: 3/8"=1'-0")



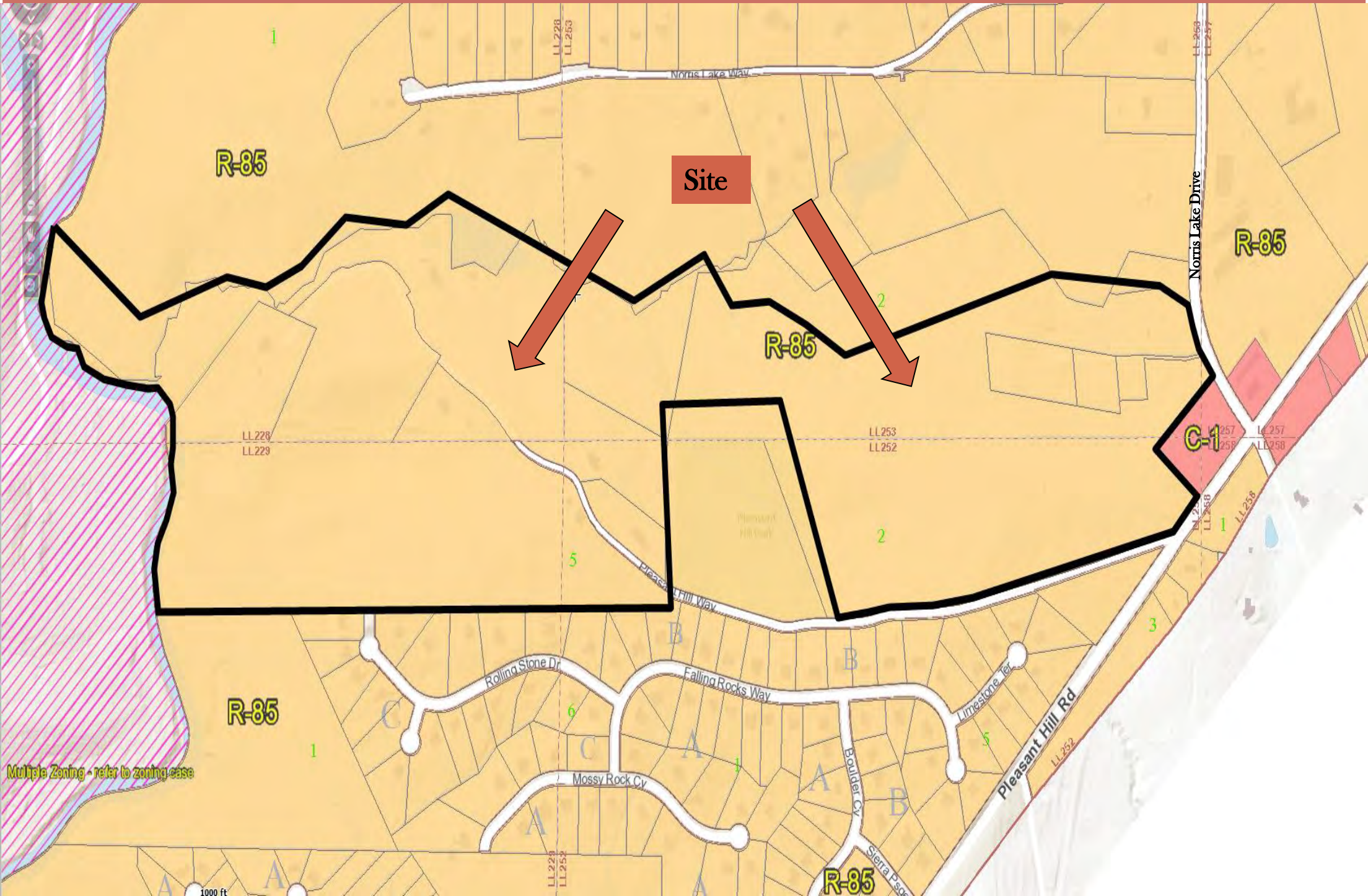
VIVIAN FRONT ELEVATION "B"-F9
(SCALE: 3/8"=1'-0")

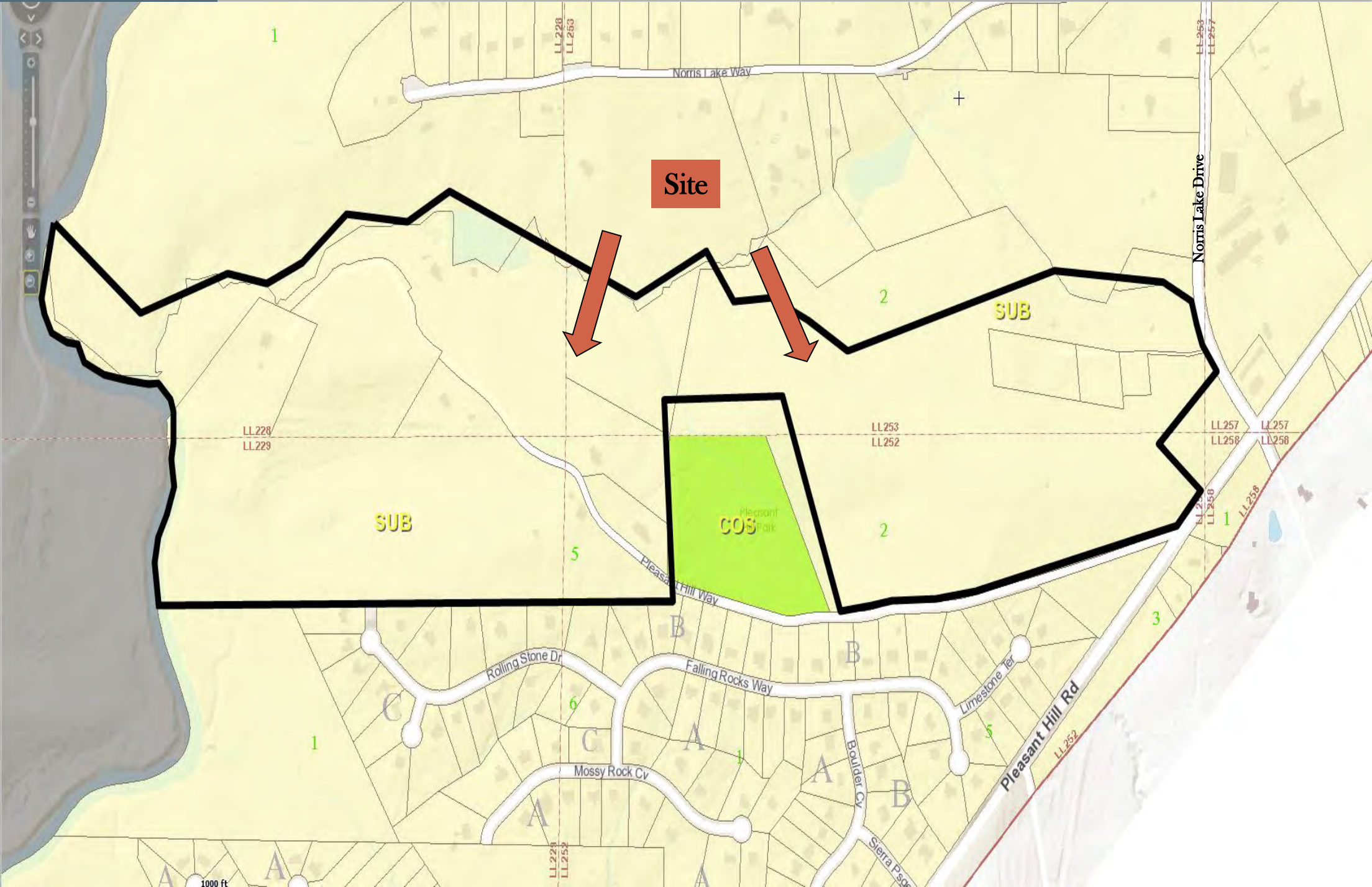


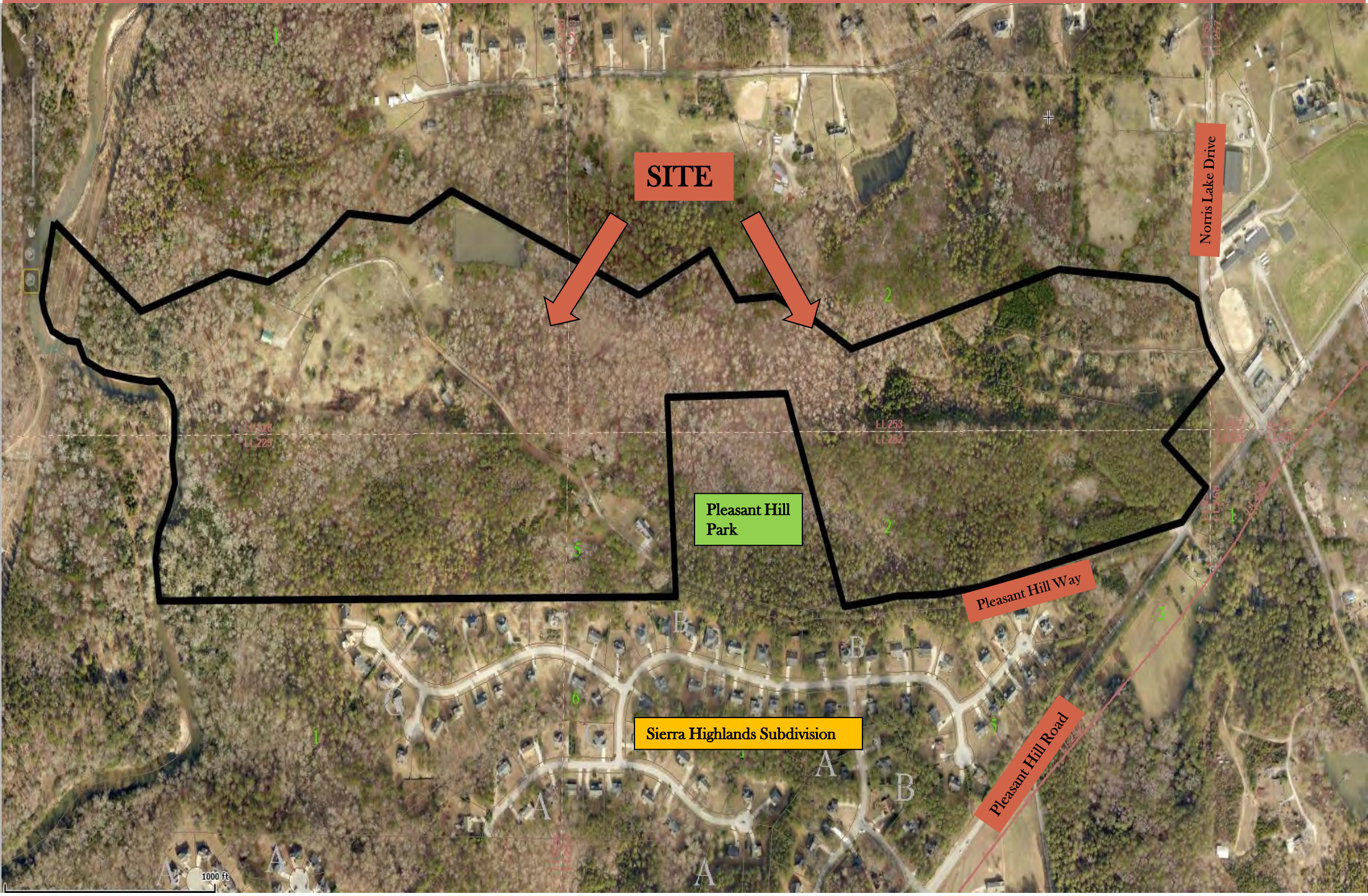
FRONT ELEVATION A-1
(SCALE: 3/8"=1'-0")



FRONT ELEVATION B1 Traditional
(SCALE: 3/8"=1'-0")







SITE

Norris Lake Drive

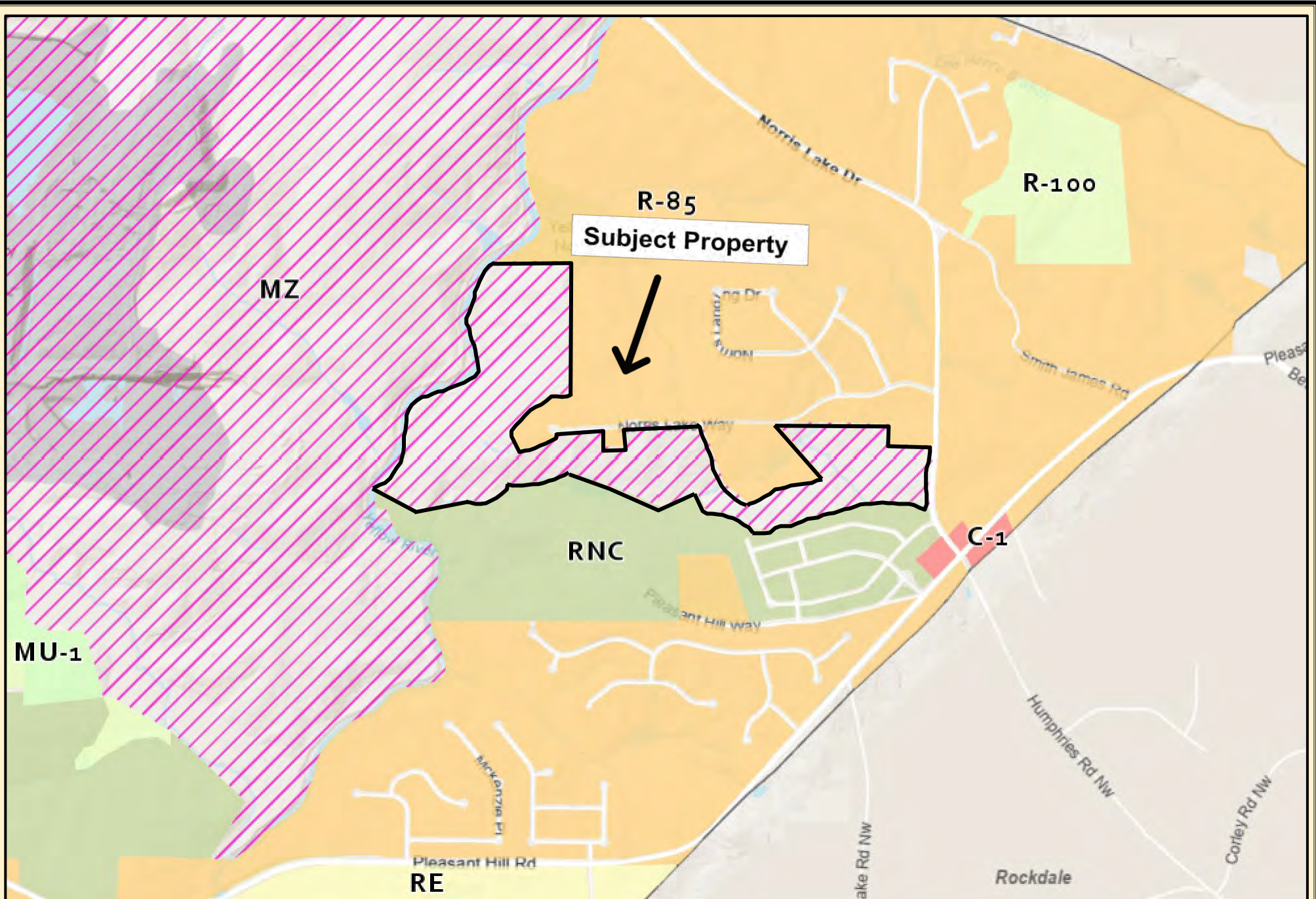
Pleasant Hill Park

Pleasant Hill Way

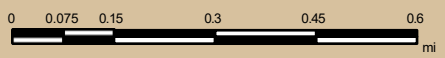
Sierra Highlands Subdivision

Pleasant Hill Road

1000 ft



DeKalb County Parcel Map

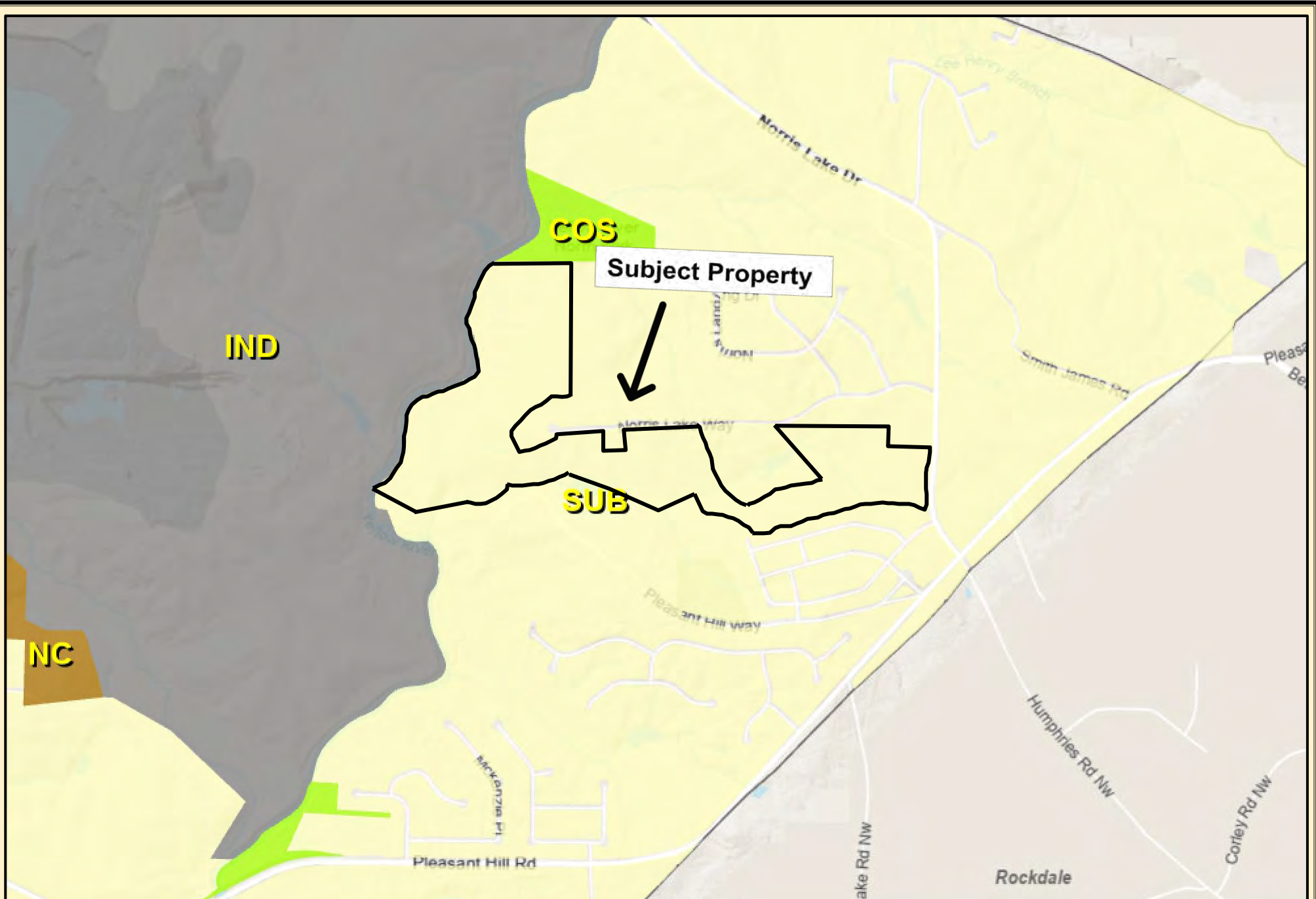


Date Printed: 12/8/2025

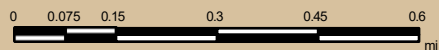


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DeKalb County Parcel Map

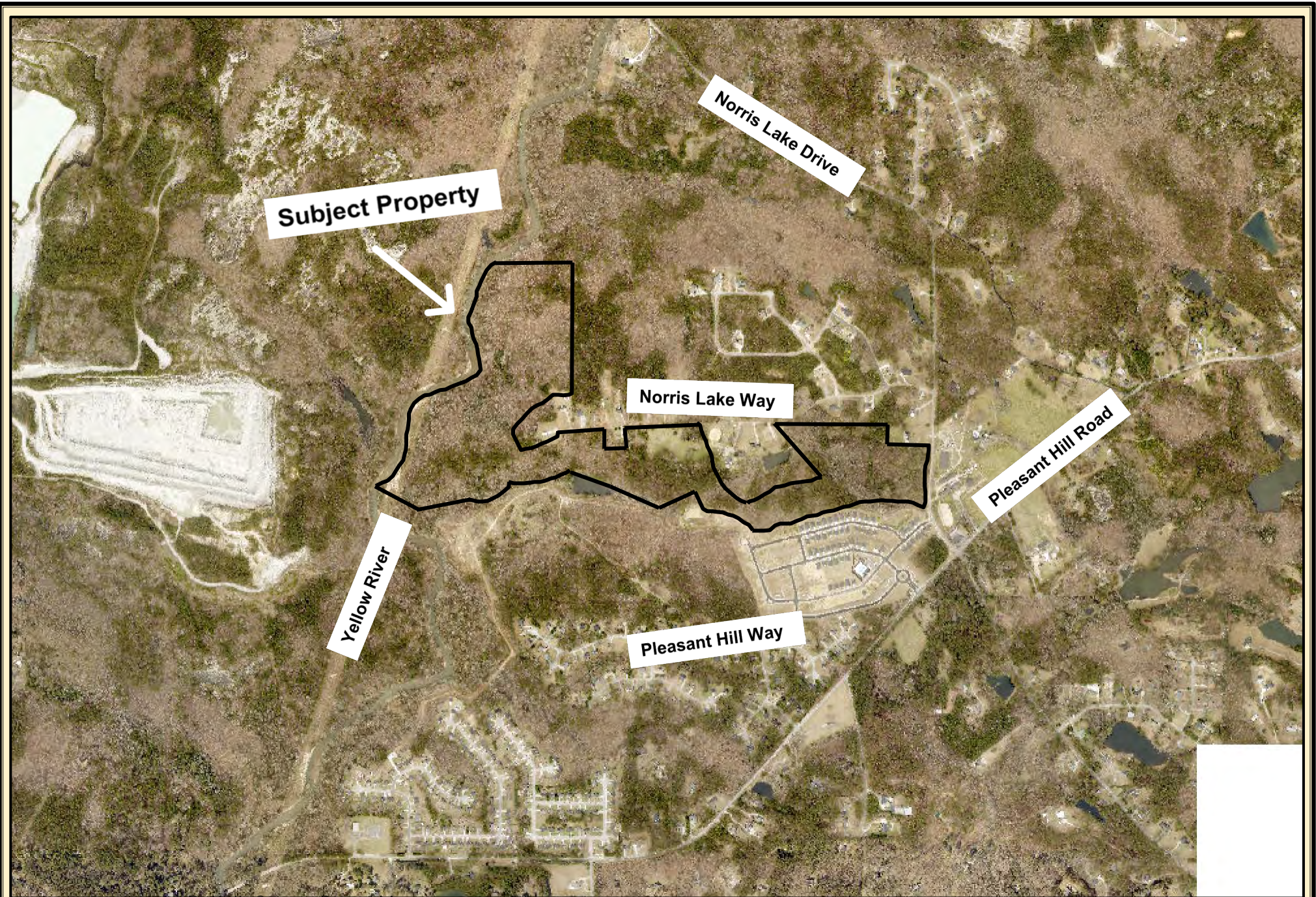


Date Printed: 12/8/2025



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Subject Property

Norris Lake Drive

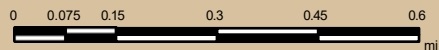
Norris Lake Way

Pleasant Hill Road

Yellow River

Pleasant Hill Way

DeKalb County Parcel Map



Date Printed: 12/8/2025



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