Public Hearing: YES ☒ NO ☐ **Department:** Planning & Sustainability

SUBJECT:

Commission Districts: 5 and 7

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 single-family detached dwellings, to be developed as Phases 3 and 4 of the existing Champions Runs Subdivision, at 8277 Norris Lake Way.

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

PROPOSED USE: Development of 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 single-family detached dwellings, to be developed as Phases 3 and 4 of the existing Champions Runs Subdivision.

RECOMMENDATION:

COMMUNITY COUNCIL: (August 2026) No Quorum for this vote. **(April 2026)** Full-cycle deferral. **(Dec. 2025)** Full-cycle deferral.

PLANNING COMMISSION: (September 1, 2026) Pending. **(May 5, 2026)** Full-Cycle Deferral. **(Jan. 6, 2025)** Two-Cycle Deferral.

PLANNING STAFF: (September 2026) Approval with Conditions. **(May 2026)** Full-Cycle Deferral. **(Jan 2026)** Two-Cycle Deferral.

STAFF ANALYSIS: The subject property is located in a Suburban (SUB) character area per the *DeKalb County 2050 Unified Plan,* which aims "to recognize those areas of the County that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those developed (built out) and those under development pressures… 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*, page 41). Several single-family detached subdivisions are located in the vicinity of the development site (not including Phases 1 and 2 of Champion's Run), with some lot sizes as small as 0.2 acres. The proposed development would have similarly sized lots when compared to these developments, while preserving additional greenspace. The proposal to rezone the property to the RNC zoning district is consistent with the SUB character area's goals; the purposes and intents of the RNC zoning district are as follows (per Section 2.10.2. of the *Zoning Ordinance*): A. To encourage creative residential planning and development within the County that will preserve unique environmental features and be consistent with the comprehensive land use plan and the Green DeKalb Initiative that provides greenspace areas and preserves existing natural trees and vegetation; B. To conserve significant areas of useable greenspace within single-family neighborhoods in the Rural and Suburban character areas of the comprehensive plan; C. 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; D. To promote construction of accessible landscaped walking trails and bike paths both within subdivisions and, where possible, connected to neighboring communities, businesses, and facilities to reduce reliance on automobiles; E. To preserve natural features, specimen trees, historic buildings, archaeological sites and establish a sense of community; F. 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; G. To encourage efficient community design that reduces infrastructure maintenance and public service costs borne by the County; and H. To implement the future development map of the County's most current comprehensive plan. It should be noted that there is no "Rural" character area per the *DeKalb County 2050 Unified Plan*; the closest equivalent to this would likely be the Conservation Open Space (COS) character area per said plan. Regarding the proposed site plan, however, the ARC has found the proposal to be less consistent with its goals. According to DRI #4578, the ARC concluded that the proposal is not aligned with its Rural Areas growth policy recommendations; these recommendations call for the "preservation of critical environmental locations and resources, as well as agricultural and forest use". The ARC further noted that: *"*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." (*Champions Run DRI 4578,* page 1) While the proposal appeared to avoid most stream buffer areas (with the exception of two (2) proposed ROW crossings, which are likely supported by the *Land Development Code*), the ARC stated that the development could potentially result in clear-cutting; "the project could be more supportive of environmental policies by preserving more natural wooded area through conservation neighborhood methods and utilizing land clearing methods that preserve existing trees on actual home sites rather than clearcutting the entire site." (*Champions Run DRI 4578*, page 3). In response to the DRI study, the applicant provided an updated site plan, dated July 31, 2026. The site plan updates its greenspace calculations, providing additional open space in the northwestern portion of the development site adjacent to the potential site for the North Yellow River Park. This resulted in a decrease in the proposed number of units from 237 to 223 total units (553 units amongst all Phases), at a density of approximately 1.96 units per acre. An additional connection is proposed to Phases 1 and 2 (between proposed Lots 175-176). The comment regarding potential clearcutting has not been addressed. This notwithstanding, any future development of the site would be required to demonstrate adequate tree recompense during the Sketch Plat and Land Development/Disturbance Permit (LDP) phases of development. The updated proposal appears to address some of the DRI study concerns, and the development would be consistent with previous County decisions for other developments in the area. From a land use perspective, the proposal represents a continuation of County policy and decisions for the area that are consistent with existing development patterns (Section 7.3.5. (B)). The DRI study provided by the ARC has noted several aspects of the proposal that does not appear to align with its own policies; updates to the site plan appears to address some of these concerns. Preservation of open space does appear to align with minimum County Code requirements, which will be required to be confirmed during the Sketch Plat and LDP phases of development. It should be noted that the site plan at the rezoning phase is conceptual, and additional infrastructure improvements meeting minimum County requirements could result in a further reduction of proposed dwelling units and additional open space being provided (Section 7.3.5. (G)). Additionally, the current zoning designation of R-85 already allows for a single-family subdivision to be developed by-right, with far fewer requirements for the preservation of open space; the proposal represents an improvement beyond the minimum that could theoretically be provided for the development site (Section 7.3.5. (C)). Therefore, based on review of the applicable criteria under Section 27-7.3.5 of the DeKalb County Zoning Ordinance, it is the recommendation of the Planning & Sustainability Department that this application be granted ***"Approval with the attached conditions".***

PLANNING COMMISSION VOTE: (September 1, 2026) Pending. (May 5, 2026) Full-Cycle Deferral 8-0-0. Commissioner Costello moved, Commissioner Patton seconded for a full-cycle deferral, per Staff recommendation. **(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: **(August 2026) No Quorum for this vote.** Members present voted for Approval. Motion carried 3-0-2. **(April 2026)** Full-cycle deferral 10-0-0. **(December 2025)** Full-cycle deferral 7-1-0.

Z-26-1247833 (2025-1621)
Recommended Conditions_Sept. 2026
8277 Norris Lake Way, Snellville, GA 30039

1. The subject property shall be developed with general conformance to the site plan provided, dated 07/31/2026, with the exception of the provision and location of Lots 211-223; no reverse-frontage lots shall be provided, and all units shall face local streets internal to the site, with a minimum 15-foot-wide planted buffer provided to screen units from the ROW.

   Other than these requirements, the site plan is conceptual to allow for flexibility in design after taking existing conditions in account - subject to approval by the Director of Planning and Sustainability or their designee. No more than 223 additional units shall be developed, or 553 units in total (across Phases 1, 2, 3, and 4). The applicant/developer shall be required to demonstrate (at the Sketch Plat and Land Development/Disturbance Permit (LDP) stages of development) that a minimum of 30 percent greenspace is provided across Phases 1, 2, 3, and 4, excluding those areas from Section 2.10.5. (B). of the *Zoning Ordinance.* This demonstration shall be provided via a color-coded or shaded plan alongside a tabular breakdown of the square footage or acreage of the open space areas and those areas specified in Section 2.10.5. (B), relative to the total area of the overall development.

2. A landscape plan/tree recompense plan shall be provided by the applicant/developer and written correspondence shall be provided by the County Arborist that the proposal meets the minimum requirements of the *Tree Ordinance* prior to any **Sketch Plat** approval.

3. Per recommendations by the GRTA, the applicant/developer shall agree to improve the intersection of Pleasant Hill Road and Norris Lake Drive/Humphries Road with a roundabout or a traffic signal. Utilities shall be relocated at the northwest and southwest quadrants of this intersection.

4. All intersections internal to the development site shall provide crosswalks (with ADA ramps) in at least two (2) directions (north-south and east-west). Additional crosswalks are encouraged.

5. Along the property's frontage on Norris Lake Drive, either of the following two (2) options shall be provided:
   a. A minimum ten (10)-foot multimodal path; or,
   b. A six (6)-foot sidewalk, subject to an administrative variance or variance from the Zoning Board of Appeals (ZBA).

DeKalb County Government Services Center
178 Sams Street, Decatur, GA 30030
404-371-2155
Planning & Sustainability Public Hearings

Planning Commission Hearing Date: September 1, 2026
Board of Commissioners Hearing Date: September 24, 2026

STAFF ANALYSIS

CASE NO.:	**Z-26-1247833**	**File ID #: 2025-1621**
Address:	8277 Norris Lake Way, Snellville, GA 30039	**Commission Districts:** 5 and 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 single-family detached dwellings, to be developed as 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.	
Acreage:	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:	**Consistent** X **Inconsistent**	

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

BACKGROUND

The subject property, comprising approximately 114 acres according to Tax Assessor's 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 237 single-family detached dwellings, comprising Phases 3 and 4 of the larger "Champion's Run" development. Combined, Phases 1-4 would comprise up to 567 dwelling units at a density of approximately 2.29 units per acre (the subject proposal would be developed at just over two (2) units per acre).

The proposal triggered a new Development of Regional Impact (DRI) study, as required by the Atlanta Regional Commission (ARC), 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". 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". This study, DRI #4578, was completed on April 23, 2026.

STAFF ANALYSIS

The subject property is located in a Suburban (SUB) character area per the *DeKalb County 2050 Unified Plan,* which aims "to recognize those areas of the County that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those

developed (built out) and those under development pressures… 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*, page 41).

Several single-family detached subdivisions are located in the vicinity of the development site (not including Phases 1 and 2 of Champion's Run), with some lot sizes as small as 0.2 acres. The proposed development would have similarly sized lots when compared to these developments, while preserving additional greenspace.

The proposal to rezone the property to the RNC zoning district is consistent with the SUB character area's goals; the purposes and intents of the RNC zoning district are as follows (per Section 2.10.2. of the *Zoning Ordinance*):

A. To encourage creative residential planning and development within the county that will preserve unique environmental features and be consistent with the comprehensive land use plan and the Green DeKalb Initiative that provides greenspace areas and preserves existing natural trees and vegetation;

B. To conserve significant areas of useable greenspace within single-family neighborhoods in the Rural and Suburban character areas of the comprehensive plan;

C. 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;

D. To promote construction of accessible landscaped walking trails and bike paths both within subdivisions and, where possible, connected to neighboring communities, businesses, and facilities to reduce reliance on automobiles;

E. To preserve natural features, specimen trees, historic buildings, archaeological sites and establish a sense of community;

F. 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;

G. To encourage efficient community design that reduces infrastructure maintenance and public service costs borne by the county; and

H. To implement the future development map of the county's most current comprehensive plan.

It should be noted that there is no "Rural" character area per the *DeKalb County 2050 Unified Plan*; the closest equivalent to this would likely be the Conservation Open Space (COS) character area per said plan.

Regarding the proposed site plan, however, the ARC has found the proposal to be less consistent with its goals. According to DRI #4578, the ARC concluded that the proposal is not aligned with its Rural Areas growth policy recommendations; these recommendations call for the "preservation of critical environmental locations and resources, as well as agricultural and forest use". The ARC further noted that:

> *"*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." (*Champions Run DRI 4578,* page 1)

While the proposal appeared to avoid most stream buffer areas (with the exception of two (2) proposed ROW crossings, which are likely supported by the *Land Development Code*), the ARC stated that the development could potentially result in clear-cutting; "the project could be more supportive of environmental policies by preserving more natural wooded area through conservation neighborhood methods and utilizing land clearing methods that preserve existing trees on actual home sites rather than clearcutting the entire site." (*Champions Run DRI 4578,* page 3).

In response to the DRI study, the applicant provided an updated site plan, dated July 31, 2026. The site plan updates its greenspace calculations, providing additional open space in the northwestern portion of the development site adjacent to the potential site for the North Yellow River Park. This resulted in a decrease in the proposed number of units from 237 to 223 total units (553 units amongst all Phases), at a density of approximately 1.96 units per acre. An additional connection is proposed to Phases 1 and 2 (between proposed Lots 175-176). The comment regarding potential clearcutting has not been addressed. This notwithstanding, any future development of the site would be required to demonstrate adequate tree recompense during the Sketch Plat and Land Development/Disturbance Permit (LDP) phases of development. The updated proposal appears to address some of the DRI study concerns, and the development would be consistent with previous County decisions for other developments in the area.

FINDINGS OF FACT

The following findings address each of the applicable standards and factors under Section 27-7.3.5. of the DeKalb County *Zoning Ordinance* governing review of proposed rezoning applications.

A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.
The rezoning proposal appears to meet the SUB character area's goals and intents; the development demonstrates adequate connectivity and provides a density that is comparable with existing development patterns. The proposal appears to represent a continuation of the building form/orientation exhibited by Phases 1 and 2 which were previously permitted (including conceptually by the Board of Commissioners). An adequate amount of greenspace is preserved, not including areas that comprise state waters and floodplains, which are not disturbed aside from road crossings.

B. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**
Several established single-family detached subdivisions are present in the vicinity of the development site. The request to rezone to RNC represents a use/layout that is more consistent with Phases 1 and 2 to the south at a slightly lesser density than said Phases, and comparable to other developments.

C. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**
The current R-85 zoning designation would potentially allow for a single-family detached development by-right, with fewer provisions for preservation of greenspace/open space. The proposal represents an improvement of the site versus what would typically be permitted.

D. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**
The proposal provides buffers from adjacent properties. Sufficient access points are provided, meeting the minimum requirements of the *Land Development Code*. Landscaping/streetscaping along ROW's are proposed/required to be provided at the permitting stage which would potentially enhance said ROW's for existing 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.**
The DRI study provided by the ARC states that the proposal may not go far enough to preserve existing greenspace per its Rural Area growth policy recommendations. The updated site plans appear to meet the minimum RNC zoning district requirements, however, and the SUB character mentions certain areas specifically labeled as being "under development pressures". Approval of the proposal in its current form would be consistent with previous Board decisions for the area.

F. **Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.**
There do not appear to be any historic buildings, sites, districts, or archaeological resources in the vicinity of the property.

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.**
Per the DRI study, there are potential traffic impacts which would likely be mitigated by improvements to ROW's fronting the development site and elsewhere on Norris Lake Drive and Pleasant Hill Road, some of which have already been planned to be implemented. While the proposal is expected to generate around 100 new students for County schools, there is no anticipated overcrowding. There are existing public water/sewer connections for Phases 1 and 2.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.
State waters traverse the development site. Intrusions into these as well as floodplains are limited to ROW crossings, which have precedent in being permitted with Phases 1 and 2.

Previous concerns raised by citizens of the community have revolved around potential blasting on the site, given previous findings of rock outcroppings and its proximity to an existing quarry. Any development of the site would be subject to the standard minimum requirements of the DeKalb County *Noise Ordinance.* Any provisions for stormwater would still need to meet the minimum requirements of the *Land Development Code,* and tree recompense must meet minimum standards set by the *Tree Ordinance*/County Arborist.

RECOMMENDATION:
From a land use perspective, the proposal represents a continuation of County policy and decisions for the area that are consistent with existing development patterns (Section 7.3.5. (B)). The DRI study provided by the ARC has noted several aspects of the proposal that does not appear to align with its own policies; updates to the site plan appears to address some of these concerns. Preservation of open space does appear to align with minimum County Code requirements, which will be required to be confirmed during the Sketch Plat and LDP phases of development. It should be noted that the site plan at the rezoning phase is conceptual, and additional infrastructure improvements meeting minimum County requirements could result in a further reduction of proposed dwelling units and additional open space being provided (Section 7.3.5. (G)). Additionally, the current zoning designation of R-85 already allows for a single-family subdivision to be developed by-right, with far fewer requirements for the preservation of open space; the proposal represents an improvement beyond the minimum that could theoretically be provided for the development site (Section 7.3.5. (C)). Conversations with the applicant have proved positive in terms of addressing particular items; *therefore, based on review of the applicable criteria under*

Section 27-7.3.5 of the DeKalb County Zoning Ordinance, it is the recommendation of the Planning & Sustainability Department that application **Z-26-1247833** be granted **APPROVAL**, **WITH THE FOLLOWING CONDITIONS**:

CONDITIONS

1. The subject property shall be developed with general conformance to the site plan provided, dated 07/31/2026, with the exception of the provision and location of Lots 211-223; no reverse-frontage lots shall be provided, and all units shall face local streets internal to the site, with a minimum 15-foot-wide planted buffer provided to screen units from the ROW.

   Other than these requirements, the site plan is conceptual to allow for flexibility in design after taking existing conditions in account - subject to approval by the Director of Planning and Sustainability or their designee. No more than 223 additional units shall be developed, or 553 units in total (across Phases 1, 2, 3, and 4). The applicant/developer shall be required to demonstrate (at the Sketch Plat and Land Development/Disturbance Permit (LDP) stages of development) that a minimum of 30 percent greenspace is provided across Phases 1, 2, 3, and 4, excluding those areas from Section 2.10.5. (B). of the *Zoning Ordinance.* This demonstration shall be provided via a color-coded or shaded plan alongside a tabular breakdown of the square footage or acreage of the open space areas and those areas specified in Section 2.10.5. (B), relative to the total area of the overall development.

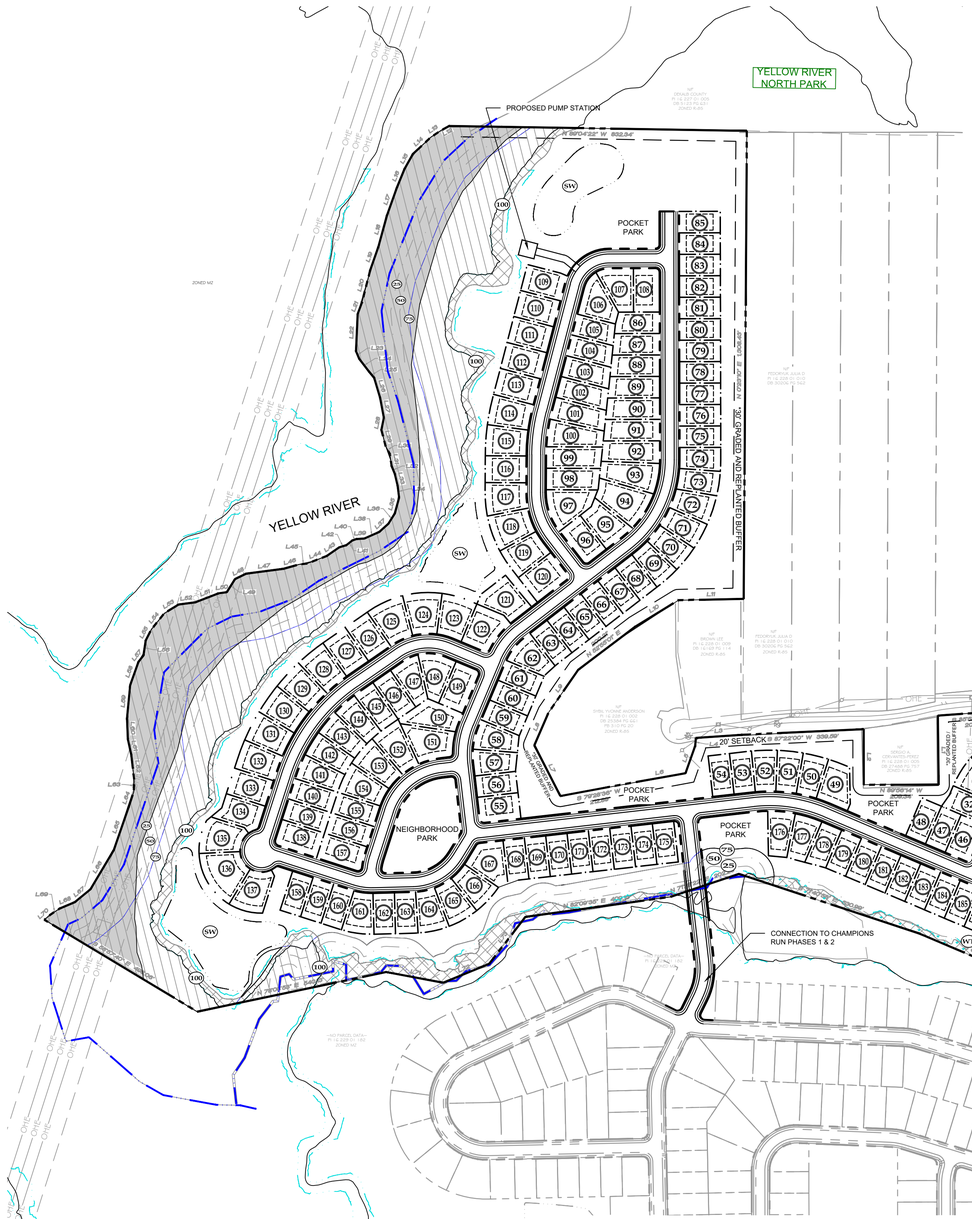
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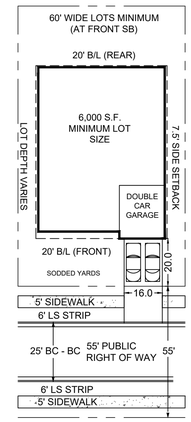
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4. All intersections internal to the development site shall provide crosswalks (with ADA ramps) in at least two (2) directions (north-south and east-west). Additional crosswalks are encouraged.

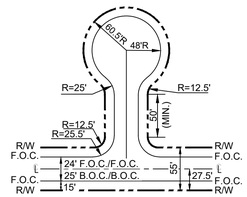
5. Along the property's frontage on Norris Lake Drive, either of the following two (2) options shall be provided:
   a. A minimum ten (10)-foot multimodal path; or,
   b. A six (6)-foot sidewalk, subject to an administrative variance or variance from the Zoning Board of Appeals (ZBA).

6. An access easement shall be provided in the northwestern portion of the development site to connect to the possible Yellow River North Park that shall remain in perpetuity.





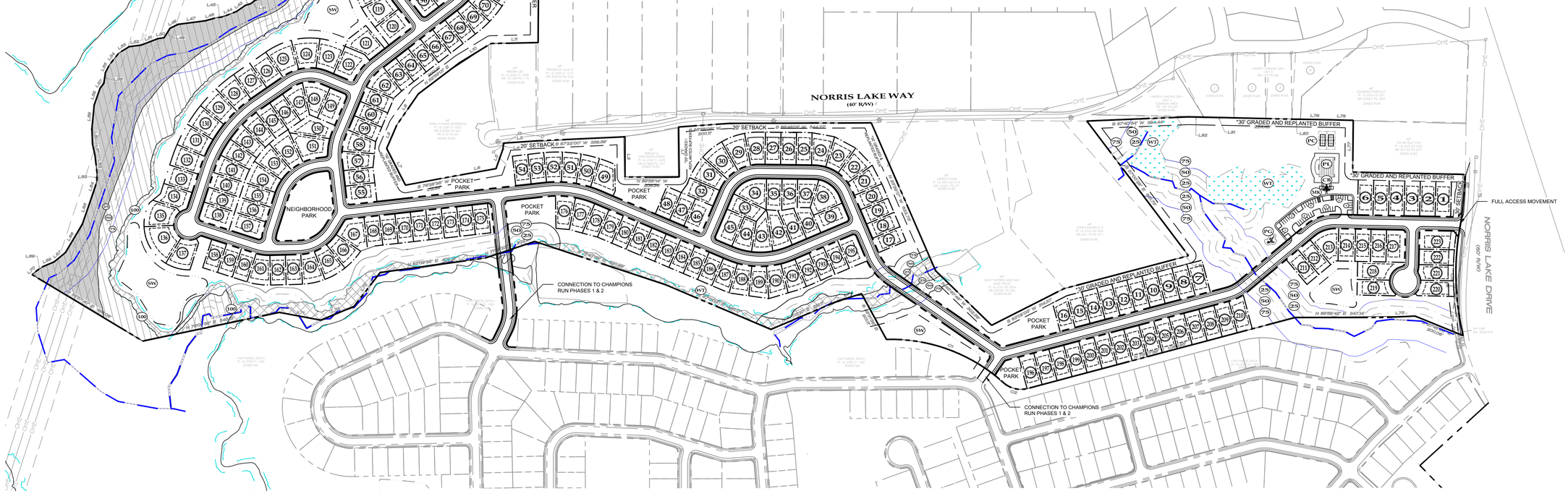
TYP. LOT (N.T.S)



TYP. ROAD (N.T.S)

DEVELOPMENT STANDARDS (DEKALB COUNTY)

OVERALL SITE DATA		
EXISTING ZONING	EQUALS	MZ
PROPOSED ZONING	EQUALS	RNC
GROSS ACRES	EQUALS	+/- 113.535 ACRES
TOTAL LOTS	EQUALS	223 TOTAL (194) 60' WIDE LOTS: 1-108 & 138-223 (29) 75' WIDE LOTS: 100-137
GROSS DENSITY	EQUALS	1.96 U/A
GREENSPACE REQUIRED		
GREENSPACE REQUIRED	MIN.	30%
ENHANCED OPEN SPACE REQUIRED	MIN.	N/A
GREENSPACE PROPOSED	MIN.	SEE GREENSPACE CALCULATIONS
LOT AND BUILDING DIMENSIONS		
MINIMUM LOT AREA	MIN.	6000 SF
MINIMUM LOT WIDTH	MIN.	60'
LOT COVERAGE	MAX.	50%
BUILDING HEIGHT	MAX.	35'
STREETS AND RIGHT OF WAY		
STREETS AND RIGHT OF WAY	MIN.	55' PUBLIC RIGHT OF WAY TYPICAL
SIDEWALKS / LANDSCAPE STRIP	MIN.	5' SIDEWALKS / 6' LANDSCAPE STRIP
PAVEMENT WIDTH	MIN.	25' B.C. - B.C.
PRINCIPLE BUILDING SETBACKS		
FROM THOROUGHFARES	MIN.	30'
FROM ARTERIALS	MIN.	30'
FROM COLLECTOR STREETS	MIN.	30'
FROM LOCAL STREETS	MIN.	20'
REAR BUILDING SETBACK	MIN.	20'
INTERIOR LOT SIDE BUILDING SETBACK	MIN.	7.5'
PERIPHERY LOT SIDE BUILDING SETBACK	MIN.	20'
BUFFERS / LANDSCAPE STRIPS		
BUFFERS ABUTTING R-85	MIN.	30' **(*GRADED REPLANTED VARIANCE)**
LANDSCAPE STRIPS	MIN.	10' (NORRIS LAKE DRIVE; NORRIS LAKE WAY)
SFD PARKING		
PARKING REQUIRED FOR EACH LOT	MIN.	3 SPACES PER DWELLING
PARKING PROVIDED FOR EACH LOT	MIN.	(4) 2 DRIVEWAY + 2 GARAGE
TOTAL PARKING SPACES ON ALL LOTS	EQUALS	892
NEIGHBORHOOD CLUB MEMBER SPACES REQUIRED	MIN.	(44.6)1 SPACE PER 5 MEMBERS
NEIGHBORHOOD CLUB MEMBER SPACES PROVIDED	MIN.	(45)1 SPACE PER 5 MEMBERS
GUEST SPACES	MIN.	NOT REQUIRED



PROPERTY OWNERS:
PID: 16 228 01 007 - DR HORTON CROWN LLC

SEWER NOTE:
SEWER WILL BE A GRAVITY LINE AND TIE INTO AN EXISTING SEWER MANHOLE WITHIN CHAMPIONS RUN PHASE 2

WATER NOTE:
EXISTING WATER LINE LOCATED ON NORRIS LAKE DR AND PROVIDED BY DEKALB COUNTY.

FEMA NOTE:
A SMALL PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER FEMA MAP NO. 13089C0181K, DATED 12/8/2016

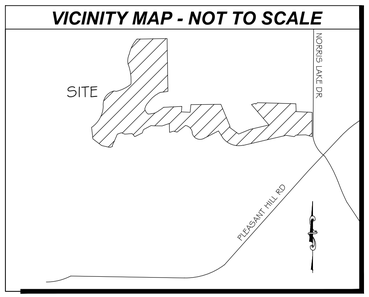
STREET LIGHT NOTE:
FIXTURES AND ILLUMINATION SHALL COMPLY WITH COUNTY STANDARDS.

SURVEY NOTE:
BOUNDARY SURVEY BY
LJA SURVEYING, FKA ALLIANCE LAND SURVEYING
PHONE: 770.225.4730
CONTACT: CHAYCE BELL, PLS

TREE PRESERVATION NOTE:
EITHER 120 INCHES (DBH) PER ACRE OR 25% OF EXISTING SIGNIFICANT TREES PER ACRE OF SUCH SIGNIFICANT TREES, WHICHEVER IS LESS, SHALL BE PRESERVED ON THE SITE.

REQUESTED VARIANCES:
1. *GRADED AND REPLANTED BUFFERS AS SHOWN.
2. SEC. 5.4.7.D.6: RETAINING WALLS ON SINGLE FAMILY LOTS ARE ALLOWED TO BE 8' TALL (VARIANCE FROM ZONING BOARD OF APPEALS)

VICINITY MAP - NOT TO SCALE



SITE LEGEND

- SW — STORMWATER MANAGEMENT AREA
- 75' — 75' COUNTY STREAM SETBACK/BUFFER
- 50' — 50' COUNTY STREAM BUFFER
- 25' — 25' STATE STREAM BUFFER
- 100' — 100' YEAR FLOOD LIMITS
- WT — WETLANDS

AMENITIES

- MK — MAIL KIOSK
- CB — CABANA
- PT — SWIMMING POOL
- PC — PICKLEBALL COURTS
- PG — PLAYGROUND

NO.	DATE	DESCRIPTION	BY	CHK.	APV.
#1	02-23-2024	INITIAL SITE PLAN SUBMITTAL			
#2	07-08-2024	SITE PLAN SUBMITTAL - UPDATED DATA CHART			
#3	10-07-2025	SITE PLAN REVISION			
#4	08-05-2026	SITE PLAN REVISION			

NOT RELEASED FOR CONSTRUCTION

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

D·R·HORTON America's Builder
1371 DOGWOOD DR
CONYERS, GA 30012
678-509-0555

SITE PLAN FOR
CHAMPIONS RUN PHASE 3

L.L. 228, & 253 ~ DISTRICT 16TH
DEKALB COUNTY, GEORGIA

NORTH

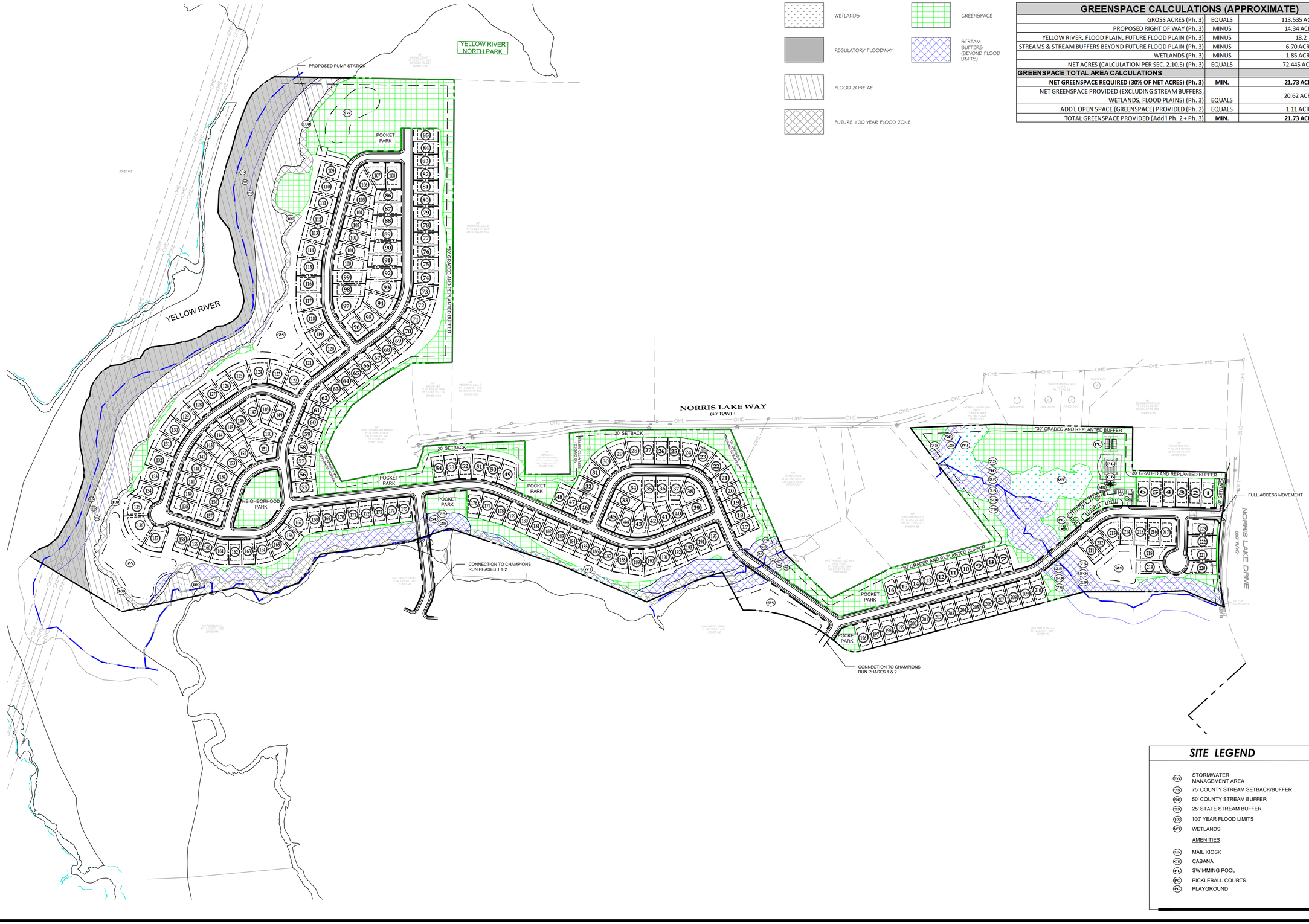
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PROJECT NUMBER
22200

SHEET TITLE
SITE PLAN

SHEET NUMBER
8.12.26

File Location: s:\sw\archive_01-civil_projects\03-projects\dr horton\22200 - champions run northern tract\02-design\dwg\01-concept\22200_championsrunnorthernmost zoning 8.12.26



WETLANDS

REGULATORY FLOODWAY

FLOOD ZONE AE

FUTURE 100 YEAR FLOOD ZONE

GREENSPACE

STREAM BUFFERS (BEYOND FLOOD LIMITS)

GREENSPACE CALCULATIONS (APPROXIMATE)		
GROSS ACRES (Ph. 3)	EQUALS	113.535 ACRES
PROPOSED RIGHT OF WAY (Ph. 3)	MINUS	14.34 ACRES
YELLOW RIVER, FLOOD PLAIN, FUTURE FLOOD PLAIN (Ph. 3)	MINUS	18.2
STREAMS & STREAM BUFFERS BEYOND FUTURE FLOOD PLAIN (Ph. 3)	MINUS	6.70 ACRES
WETLANDS (Ph. 3)	MINUS	1.85 ACRES
NET ACRES (CALCULATION PER SEC. 2.10.5) (Ph. 3)	EQUALS	72.445 ACRES
GREENSPACE TOTAL AREA CALCULATIONS		
NET GREENSPACE REQUIRED (30% OF NET ACRES) (Ph. 3)	**MIN.**	**21.73 ACRES**
NET GREENSPACE PROVIDED (EXCLUDING STREAM BUFFERS, WETLANDS, FLOOD PLAINS) (Ph. 3)	EQUALS	20.62 ACRES
ADD'L OPEN SPACE (GREENSPACE) PROVIDED (Ph. 2)	EQUALS	1.11 ACRES
TOTAL GREENSPACE PROVIDED (Add'l Ph. 2 + Ph. 3)	**MIN.**	**21.73 ACRES**

SITE LEGEND

- (SW) STORMWATER MANAGEMENT AREA
- (75') 75' COUNTY STREAM SETBACK/BUFFER
- (50') 50' COUNTY STREAM BUFFER
- (25') 25' STATE STREAM BUFFER
- (100') 100' YEAR FLOOD LIMITS
- (WT) WETLANDS

AMENITIES

- (MK) MAIL KIOSK
- (CB) CABANA
- (PL) SWIMMING POOL
- (PC) PICKLEBALL COURTS
- (PG) PLAYGROUND

NO.	DATE	DESCRIPTION	BY	CHK	APV
#1	02-22-2024	INITIAL SITE PLAN SUBMITTAL			
#2	07-08-2024	SITE PLAN SUBMITTAL - UPDATED DATA CHART			
#3	10-07-2025	SITE PLAN REVISION			
#4	08-26-2026	SITE PLAN REVISION			

NOT RELEASED FOR CONSTRUCTION

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

D·R·HORTON America's Builder
1371 DOGWOOD DR
CONYERS, GA 30012
678-509-0555

SITE PLAN FOR CHAMPIONS RUN PHASE 3

L.L. 228, & 253 ~ DISTRICT 16TH DEKALB COUNTY, GEORGIA

NORTH

SCALE: 1"= 200'
0 200

PROJECT NUMBER
22200

SHEET TITLE
OPEN SPACE EXHIBIT

SHEET NUMBER
08.12.26

File Location: s:\sw\archive_01-civil_projects\03-projects\dr horton\22200 - champions run northern tract\02-design\dwg\01-concept\22200_championsrunnorthernmost zoning 8.12.26

Regional Review Finding
Development of Regional Impact

DATE: April 23, 2026

TO: CEO Lorraine Cochran-Johnson, 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: Champions Run DRI 4578
Submitting Local Government: Dekalb County
Date Opened: April 6, 2026 **Date Closed:** April 23, 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.

Summary: *The project is not aligned with Rural Areas growth policy recommendations which call for preservation of critical environmental locations and resources, as well as agricultural and forest uses.*

Recommendations: *Increase amount of preserved natural wooded area and retain trees as much as possible on individual lots rather than clear-cutting them; add a small convenience store to reduce/shorten new car trips; revise the site plan to correctly show required stream buffers.*

Key Comments:

The project is not aligned with the sites Rural Areas designation on ARC's Unified Growth Policy Map 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." It could be more aligned by preserving more natural wooded area 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 inclusion of a small neighborhood based convenience store in the project could significantly shorten and/or reduce the number of new automobile trips generated.

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 are attached.

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 project is largely consistent with ARC's MTP. While the proposed residential uses are lower in density, the development uses have some potential to support future multimodal connectivity or transit options. Sidewalk infrastructure is provided throughout the site, however clearly defined pedestrian crossings should be incorporated into the site plan, particularly in areas near parks and open space, to enhance walkability and safety. There are no bike accommodations or EV charging throughout the site. Transportation impacts are accounted for with the preferred build scenario, and the proposed uses are not anticipated to generate significant additional external traffic.

ARC offers the following additional comments for consideration by the development team and/or the applicable local government(s): Consider adding nearby sidewalks, paths, or trails around the site to enhance pedestrian walkability options. Add crosswalks throughout site plan.

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.

<u>Stream Buffers</u>

The USGS coverage for the project area shows, in addition to the Yellow River, which forms the western edge of the property, one blue-line stream running east to west across the project property. The project site plan also shows an unmapped stream at the eastern end of the property and one short tributary to the mapped stream. The County 75-foot stream buffer and the 25-foot State Sediment and Erosion Control buffers are shown on both submitted site plans but are only identified on the Overall Phase Plan. The buffers are not consistently shown along the entire length of all the streams on the property. They need to be shown in their entirety on all plans and labelled on all streams. There also appears to be an error in labelling: the buffer labels closest to the Yellow River on the left side of the Overall Plan are reversed, with the 75-foot label pointing toward the 25-foot buffer and vice versa. This needs to be corrected. The only intrusions into the buffers appear to be two road crossings, which are allowed under the County Stream Buffer ordinance.

Floodplain

The FEMA coverage for the project area shows the 100 -year floodplain (Zone AE), the 500-year floodplain and the floodway along the Yellow River, as well as the 500-year floodplain along the mapped unnamed tributary on the project property. No other floodplain areas are shown on the FEMA coverage. The submitted site plan shows the 100-and 500-year floodplains, and no development is proposed within them.

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 project could be more supportive of environmental policies by preserving more natural wooded area through conservation neighborhood methods and utilizing land clearing methods that preserve existing trees on actual home sites rather than clearcutting the entire site.

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 through conservation neighborhood methods 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 and Water Conservation 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 finding will be published to the ARC review website located at http://atlantaregional.org/plan-reviews.

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 25th, 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
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 11:11:38 AM

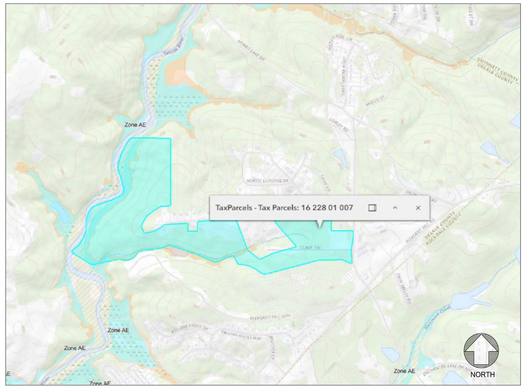
DRI SITE PLAN

FOR

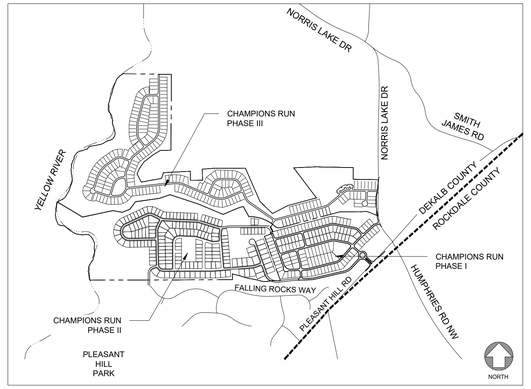
CHAMPIONS RUN PHASES I - III

DRI #4578

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



FLOOD MAP (NTS)



VICINITY MAP (NTS)

PHASES I - III TOTAL SITE DATA:

TOTAL SITE AREA:	247.64 AC
TOTAL UNITS:	567 UNITS
TOTAL DENSITY:	2.29 U/A
TOTAL OPEN SPACE:	50.70 AC
TOTAL PARKING:	2,315 SPACES (INCLUDING AMENITY)

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

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:	2.61 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
CONTACT INFORMATION:	
OWNER/DEVELOPER:	JAY COOMBE D.R. HORTON CROWN LLC 1371 DOGWOOD DR CONYERS, GA 30012 470-774-4884
ENGINEER:	PLANNERS AND ENGINEERS COLLABORATIVE 350 RESEARCH CT PEACHTREE CORNERS, GA 30092 770-451-2741
SURVEYOR:	FERNANDO AYALA PLANNERS AND ENGINEERS COLLABORATIVE 350 RESEARCH CT PEACHTREE CORNERS, GA 30092 770-451-2741

PHASE II SITE DATA:

PHASE II SITE AREA:	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
CONTACT INFORMATION:	
OWNER/DEVELOPER:	JAY COOMBE D.R. HORTON CROWN LLC 1371 DOGWOOD DR CONYERS, GA 30012 470-774-4884
ENGINEER:	PLANNERS AND ENGINEERS COLLABORATIVE 350 RESEARCH CT PEACHTREE CORNERS, GA 30092 770-451-2741
SURVEYOR:	FERNANDO AYALA PLANNERS AND ENGINEERS COLLABORATIVE 350 RESEARCH CT PEACHTREE CORNERS, GA 30092 770-451-2741

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
OWNER DEVELOPER:	D.R. HORTON 1371 DOGWOOD DR SW CONYERS, GA 30012
ENGINEER/ LANDSCAPE ARCHITECT:	LJA ENGINEERING, INC. 299 S. MAIN ST ALPHARETTA, GA 30009 770-224-4730 bwatkins@lja.com
TRAFFIC ENGINEER:	LUMNI8 JIMMY SLAY, P.E. 27 N. FAIRGROUNDS ST. NE MARIETTA, GA 30060 678-423-0050 jslay@lumni8.com
SURVEYOR:	LJA SURVEYING, INC. 4525 S. LEE ST BUFORD, GA 30518 770-225-4730 cbell@ljasurvey.com

NO.	DATE	DESCRIPTION	BY	CHK.	APV.

NOT RELEASED FOR CONSTRUCTION

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

DRI SITE PLAN
CHAMPIONS RUN

NORTH

PROJECT NUMBER
GA1931-22200

SHEET TITLE
COVER SHEET

SHEET NUMBER
C-100

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



PHASE I PHASE II PHASE III

DRI #4578

NO.	DATE	DESCRIPTION	BY	CHK.	APV.

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'
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PROJECT NUMBER
GA1931-22200

SHEET TITLE
OVERALL LOCATION

SHEET NUMBER
C-101

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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

PHASE I PHASE II PHASE III

R/W CONNECTION TO YELLOW RIVER NORTH PARK
TEMPORARY CUL-DE-SAC TURNAROUND AS NEEDED
PROPOSED PUMP STAITON
DETENTION
YELLOW RIVER NORTH PARK
N/F DEKALB COUNTY PI 16 227 01 005 DB 5123 PG 031
N/F MARTIN MARIETTA MATERIALS PI 16 195 01 001 DB 23871, PG 750 ZONED MZ
150' POWER EASEMENT
YELLOW RIVER
30' SETBACK
ROAD H (50' R/W, 2 LANE)
5' SIDEWALK ALONG ALL INTERIOR STREETS BOTH SIDES.
DETENTION
ROAD E (50' R/W, 2 LANE)
ROAD G (50' R/W, 2 LANE)
N/F BROWN LEE PI 16 228 21 009 DB 16169 PG 114 ZONED R-85
N/F FEDORYUK JULIA D PI 16 228 21 010 DB 30209 PG 562 ZONED R-85
EMERGENCY ACCESS ONLY
NORRIS LAKE WAY (40' R/W, 2 LANE)
N/F SYBLYVONNE ARLINGTON PI 16 228 21 002 DB 25384 PG 661 PB 310 PG 20 ZONED R-85
OPEN SPACE
N/F SERGIO A. CERVANTES-PEREZ PI 16 228 21 005 DB 27488 PG 757 ZONED R-85
N/F JAMES D KING PI 16 253 02 015 DB 18421 PG 47 ZONED R-85
N/F CHRISTIE EVADNE R PI 16 253 02 028 ZONED R-85
N/F PI 16 253 02 029 FAVIOLA DRONEZ ET AL ZONED R-85
N/F SUPERANNUATION FUND ZONED R-85
N/F EDUARDO PORTILLO PI 16 253 02 031 ROBLERO REYNERI FAVIOLA DRONEZ ZONED R-85
N/F EDUARDO PORTILLO PI 16 253 02 001 DB 30467 PG 369 ZONED R-85
N/F TOVAR RUIZ VILA PI 16 253 02 022 DB 30123 PG 607 ZONED R-85
PARK
PHASE III AMENITY
5' SIDEWALK.
PLAYGROUND
ACCESS POINT #3 FULL ACCESS MOVEMENT
5' SIDEWALK ALONG NORRIS LAKE DR.
ROAD B (50' R/W, 2 LANE)
NORRIS LAKE DR (60' R/W, 2 LANE)
ROAD F (50' R/W, 2 LANE)
POCKET PARK
ROAD D (50' R/W, 2 LANE)
5' SIDEWALK ALONG ALL INTERIOR STREETS BOTH SIDES.
5' SIDEWALK ALONG ALL INTERIOR STREETS BOTH SIDES.
N/F JONES RAYNELLE S PI 16 253 02 025 DB 30175 PG 370 ZONED R-85
30' SETBACK
N/F 8427 NORRIS LAKE WAY LAND TRUST PI 16 253 02 024 DB 29297 PG 381 ZONED R-85
OPEN SPACE
DETENTION
ROAD A (50' R/W, 2 LANE)
ACCESS POINT TO PHASE I & II
5' SIDEWALK ALONG ALL INTERIOR STREETS BOTH SIDES.
ACCESS POINT #2 FULL ACCESS MOVEMENT
ROAD C (50' R/W, 2 LANE)
PREAKNESS PASS (50' ROW PUBLIC, 2-LANE)
DETENTION
30' SETBACK
ZENYATTA DRIVE (50' ROW PUBLIC, 2-LANE)
5' SIDEWALK
N/F BINAL OF DEKALB LLC PI 16 253 02 006 ZONED C-1
PHASE I AMENITY
POCKET PARK
SEABISCUIT ROAD (50' ROW PUBLIC, 2-LANE)
DEKALB COUNTY ROCKDALE COUNTY
ACCESS POINT #1 FULL ACCESS MOVEMENT
5' SIDEWALK
N/F D R HORTON CROWN LLC PI 16 228 05 015 ZONED R-85
PLEASANT HILL RD (60' R/W, 2 LANE)
N/F JOSEPH TERRY A. PARCEL ID/ADDRESS 16 252 05 034 ZONED R-85
N/F PEREZ RONDEROS SUPERANNUATION PARCEL ID/ADDRESS 16 252 05 033 ZONED R-85
N/F KING ALBERT R PARCEL ID/ADDRESS 16 252 05 032 ZONED R-85
N/F JOSEPH MILLIGAN PARCEL ID/ ADDRESS 16 229 01 017 ZONED R-85
N/F JAMES H. HUNTER PARCEL ID/ ADDRESS 16 229 01 029 ZONED R-85
N/F PENELOPE KENT PARCEL ID/ ADDRESS 16 229 01 028 ZONED R-85
N/F EDWIN BROWN PARCEL ID/ ADDRESS 16 229 01 027 ZONED R-85
N/F JOHNNIE M. SMITH PARCEL ID/ ADDRESS 16 229 01 026 ZONED R-85
N/F PROGRESS RESIDENTIAL BORROWER 5, LLC PARCEL ID/ ADDRESS 16 229 01 025 ZONED R-85
N/F FRANKIE H. GIBBS PARCEL ID/ ADDRESS 16 229 01 023 ZONED R-85
N/F SYLVESTER N. SIMMONS PARCEL ID/ADDRESS 16 229 01 021 ZONED R-85
N/F RICKEY DIXSON PARCEL ID/ADDRESS 16 229 01 020 ZONED R-85
N/F MELODY BERNICE KEGLER PARCEL ID/ ADDRESS 16 228 01 022 ZONED R-85
N/F DEKALB COUNTY PARCEL ID/ ADDRESS 16 229 01 024 ZONED R-85
ACCESS POINT #4 CONNECTION TO ROLLING STONE DR
ROLLING STONE DR (50' R/W PUBLIC)
FALLING ROCKS WAY (50' ROW PUBLIC - 2 LANE)
EX. POND
APPROX. FEMA FLOOD ZONE 0.2% ANNUAL CHANCE FLOOD HAZARD
5' SIDEWALK
POCKET PARK
SECRETARIAT DRIVE (50' R/W PUBLIC, 2-LANE)
75' IMP. SETBACK 25' STREAM BUFFER
OPEN SPACE
SECRETARIAT DRIVE (50' R/W PUBLIC, 2-LANE)
WICKHAM WAY (50' R/W PUBLIC, 2-LANE)
5' SIDEWALK INTERIOR ROADS BOTH SIDES
75' IMP. SETBACK 25' STREAM BUFFER
EDGECOMBE ROAD (50' R/W PUBLIC, 2-LANE)
PLEASANT HILL WAY (50' R/W PUBLIC, 2-LANE)
PALLADIAN WAY (50' ROW PUBLIC, 2-LANE)
EXISTING SIDEWALKS
HOLLINGSWORTH ROAD (50' R/W PUBLIC, 2-LANE)
30' SETBACK
5' SIDEWALK
DRI #4578

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

NO.	DATE	DESCRIPTION	BY	CHK.	APV.

NOT RELEASED FOR CONSTRUCTION

DRI SITE PLAN
CHAMPIONS RUN

NORTH

SCALE: 1"= 200'
0 200

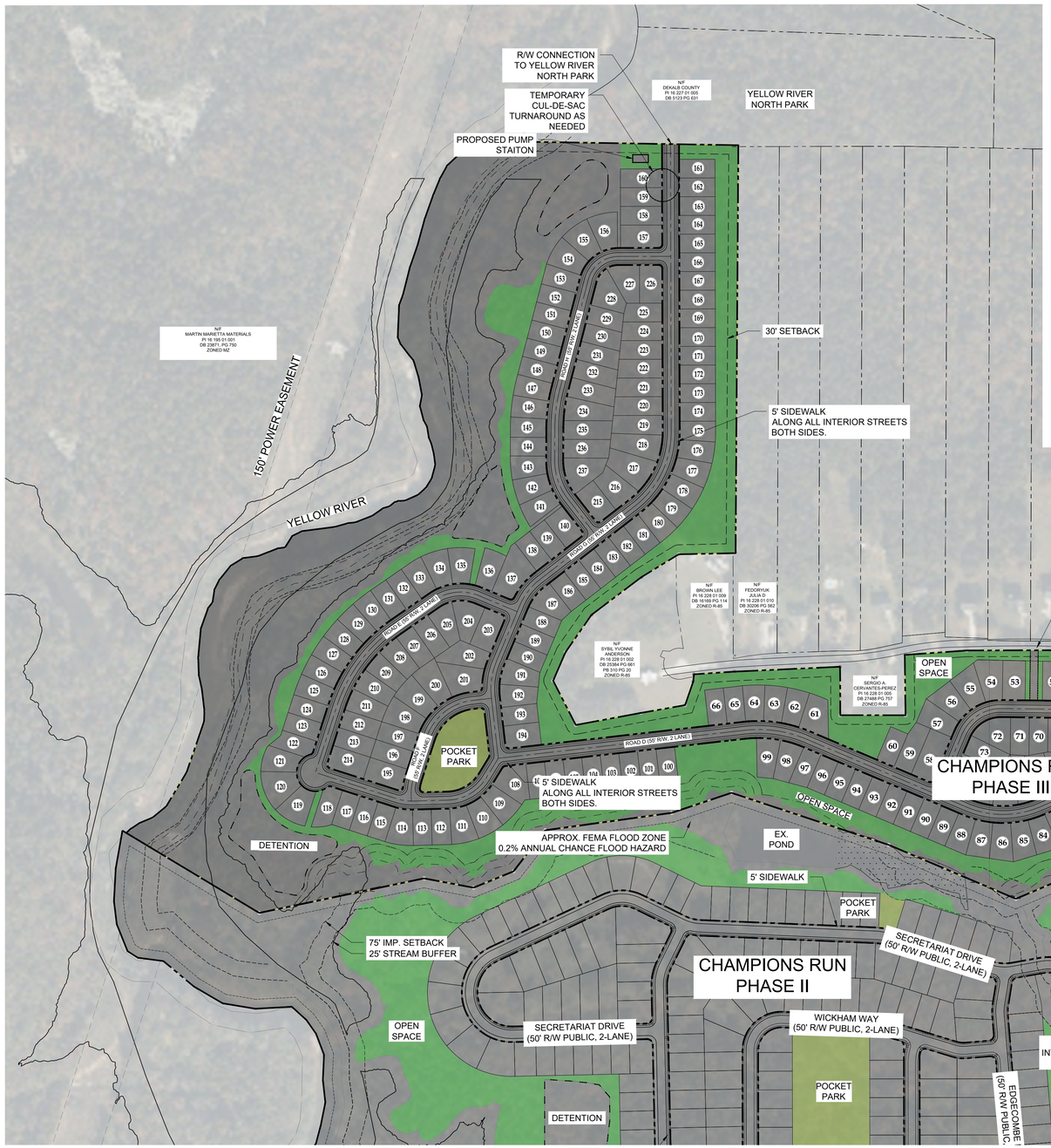
PROJECT NUMBER
GA1931-22200

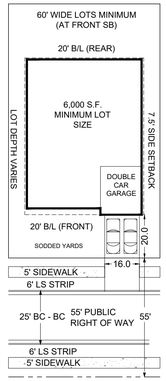
SHEET TITLE
OVERALL PHASE PLAN

SHEET NUMBER
C-102

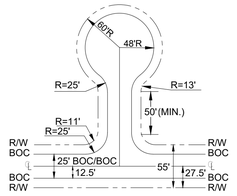
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Plot Date: Wednesday, November 19, 2025 11:12:03 AM





TYP. LOT (N.T.S)



TYP. ROAD (N.T.S)

DEVELOPMENT STANDARDS (DEKALB COUNTY)

OVERALL SITE DATA		
EXISTING ZONING	EQUALS	MZ
PROPOSED ZONING	EQUALS	RNC
GROSS ACRES	EQUALS	+/- 113.535 ACRES
TOTAL LOTS	EQUALS	237
GROSS DENSITY	EQUALS	2.09 U/A
OPEN SPACE REQUIRED		
OPEN SPACE REQUIRED	MIN.	21.26 AC (30%)
ENHANCED OPEN SPACE REQUIRED	MIN.	N/A
OPEN SPACE PROVIDED	EQUALS	SEE OPEN SPACE CALCULATIONS
LOT AND BUILDING DIMENSIONS		
MINIMUM LOT AREA	MIN.	6000 SF
MINIMUM LOT WIDTH	MIN.	60'
LOT COVERAGE	MAX.	50%
BUILDING HEIGHT	MAX.	35'
STREETS AND RIGHT OF WAY		
STREETS AND RIGHT OF WAY	MIN.	55' PUBLIC RIGHT OF WAY TYPICAL
SIDEWALKS / LANDSCAPE STRIP	MIN.	5' SIDEWALKS / 6' LANDSCAPE STRIP
PAVEMENT WIDTH	MIN.	25' B.C. - B.C.
PRINCIPLE BUILDING SETBACKS		
FROM THOROUGHFARES	MIN.	30'
FROM ARTERIALS	MIN.	30'
FROM COLLECTOR STREETS	MIN.	30'
FROM LOCAL STREETS	MIN.	20'
REAR BUILDING SETBACK	MIN.	20'
INTERIOR LOT SIDE BUILDING SETBACK	MIN.	7.5'
PERIPHERY LOT SIDE BUILDING SETBACK	MIN.	20'
BUFFERS / LANDSCAPE STRIPS		
BUFFERS ABUTTING R-85	MIN.	30' **(*GRADED REPLANTED VARIANCE)**
LANDSCAPE STRIPS	MIN.	10' (NORRIS LAKE DRIVE; NORRIS LAKE WAY)
SFD PARKING		
PARKING REQUIRED FOR EACH LOT	MIN.	3 SPACES PER DWELLING
PARKING PROVIDED FOR EACH LOT	MIN.	(4) 2 DRIVEWAY + 2 GARAGE
TOTAL PARKING SPACES ON ALL LOTS	EQUALS	948
NEIGHBORHOOD CLUB MEMBER SPACES REQUIRED	MIN.	(47)1 SPACE PER 5 MEMBERS
NEIGHBORHOOD CLUB MEMBER SPACES PROVIDED	MIN.	(47)1 SPACE PER 5 MEMBERS
GUEST SPACES	MIN.	NOT REQUIRED

GREENSPACE / OPEN SPACE CALCULATIONS (APPROXIMATE)

GROSS ACRES	EQUALS	113.535 ACRES
PROPOSED RIGHT OF WAY	MINUS	14.64 ACRES
YELLOW RIVER, FLOOD PLAIN, FUTURE FLOOD PLAIN	MINUS	19.79 ACRES
STREAMS AND STREAM BUFFERS BEYOND THE FLOOD LIMITS	MINUS	6.36 ACRES
WETLANDS	MINUS	1.85 ACRES
NET ACRES (CALCULATION PER SEC. 2.10.5)	EQUALS	70.895 ACRES
GREENSPACE / OPEN SPACE TOTAL		
NET GREENSPACE REQUIRED (30% OF NET ACRES)	MIN.	21.26 ACRES
NET GREENSPACE PROPOSED (EXCLUDING STREAM BUFFERS, WETLANDS, FLOOD PLAINS)	EQUALS	21.45 ACRES OR 30.25% OF NET ACREAGE
GROSS OPEN SPACE PROPOSED (INCLUDING STREAM BUFFERS, WETLANDS, FLOOD PLAINS)	EQUALS	49.26 ACRES (43.38% OF GROSS ACREAGE)

PHASE I PHASE II PHASE III

PROPERTY OWNERS:
PID: 16 228 01 007 - DR HORTON CROWN LLC

SEWER NOTE:
SEWER WILL BE A GRAVITY LINE AND TIE INTO AN EXISTING SEWER MANHOLE WITHIN CHAMPIONS RUN PHASE 2

WATER NOTE:
EXISTING WATER LINE LOCATED ON NORRIS LAKE DR AND PROVIDED BY DEKALB COUNTY.

FEMA NOTE:
A SMALL PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER FEMA MAP NO. 13089C0181K, DATED 12/8/2016

STREET LIGHT NOTE:
FIXTURES AND ILLUMINATION SHALL COMPLY WITH COUNTY STANDARDS.

TREE PRESERVATION NOTE:
EITHER 120 INCHES (DBH) PER ACRE OR 25% OF EXISTING SIGNIFICANT TREES PER ACRE OF SUCH SIGNIFICANT TREES, WHICHEVER IS LESS, SHALL BE PRESERVED ON THE SITE.

REQUESTED VARIANCES:
1. *GRADED AND REPLANTED BUFFERS AS SHOWN.
2. SEC. 5.4.7.D.6: RETAINING WALLS ON SINGLE FAMILY LOTS ARE ALLOWED TO BE 8' TALL (VARIANCE FROM ZONING BOARD OF APPEALS)

DRI #4578

NO.	DATE	DESCRIPTION	BY	CHK.	APV.

NOT RELEASED FOR CONSTRUCTION

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

DRI SITE PLAN
CHAMPIONS RUN

NORTH

SCALE: 1"= 200'
0 200

PROJECT NUMBER
GA1931-22200

SHEET TITLE
PHASE III SITE PLAN

SHEET NUMBER
C-103

File Location: s:\iea\archive_01-civil_projects\03-projects\dr horton\22200 - champions run northern tract\02-design\dwg\dri plans\22200 - champions run dri 11.03.25

Georgia® Department of Community Affairs



Developments of Regional Impact

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:

○ (not selected)	○ Industrial	○ Technological Facility (Including Data Centers)
○ Airports	○ Intermodal Terminals	○ Truck Stops
○ Any other development types	○ Mixed Use	○ Quarries, Asphalt & Cement Plants
○ Attractions & Recreational Facilities	○ Office	○ Waste Handling Facilities
○ Commercial	○ Petroleum Storage Facilities	○ Wastewater Treatment Facilities
○ Hospitals and Health Care Facilities	○ Post-Secondary Schools	○ Water Supply Intakes/Reservoirs
○ Hotels	○ Solar Power Generation Facility	○ Wholesale & Distribution
◉ 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@lja.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

Back to Top

GRTA DRI Page | ARC DRI Page | RC Links | DCA DRI Page DRI Site Map | Contact



Georgia® Department of Community Affairs

Developments of Regional Impact

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:

Back to Top

GRTA DRI Page | ARC DRI Page | RC Links | DCA DRI Page DRI Site Map | Contact

CHAMPIONS RUN DRI
DeKalb County
Natural Resources Review Comments
April 14, 2026

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 Buffer

The USGS coverage for the project area shows, in addition to the Yellow River, which forms the western edge of the property, one blue-line stream running east to west across the project property. The project site plan also shows an unmapped stream at the eastern end of the property and one short tributary to the mapped stream. The County 75-foot stream buffer and the 25-foot State Sediment and Erosion Control buffers are shown on both submitted site plans but are only identified on the Overall Phase Plan. The buffers are not consistently shown along the entire length of all the streams on the property. They need to be shown in their entirety on all plans and labelled on all streams. There also appears to be an error in labelling: the buffer labels closest to the Yellow River on the left side of the Overall Plan are reversed, with the 75-foot label pointing toward the 25-foot buffer and vice versa. This needs to be corrected. The only intrusions into the buffers appear to be two road crossings, which are allowed under the County Stream Buffer ordinance.

Any other unmapped streams on the property may also be subject to the City 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 the 100 -year floodplain (Zone AE), the 500-year floodplain and the floodway along the Yellow River, as well as the 500-year floodplain along the mapped unnamed tributary on the project property. No other floodplain areas are shown on the FEMA coverage. The submitted site plan shows the 100-and 500-year floodplains, and no development is proposed within them.

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. The system design should also be in accordance with the applicable sections of the Georgia Stormwater Management Manual (www.georgiastormwater.com) such as design standards, calculations, formulas, and methods. Where possible, the project should use stormwater better site design practices included in the Georgia Stormwater Management Manual, Volume 2, Section 2.3.

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

ATLANTA REGIONAL COMMISSION
regional impact + local relevance

40 Courtland Street, NE
Atlanta, Georgia 30303
atlantaregional.com

Development of Regional Impact

Assessment of Consistency with the ARC Metropolitan Transportation Plan

Prepared by: *Shelby Piccolo, ARC Transportation Access and Mobility Division* *April 21, 2026*

DRI INFORMATION

2025 Champions Run DRI 4578 **– DeKalb County, Georgia**

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?

There are no MTP projects near study area.

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

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

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

   ☐ RAIL SERVICE WITHIN ONE MILE

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

   ☐ YES

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

☐ YES

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.

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

   Sidewalks are provided throughout the development, but there is a lack of marked crossings on the site plan. No bike infrastructure is included in site plan.

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?**

   Proposed uses will not generate substantial truck traffic.

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 project is largely consistent with ARC's MTP. While the proposed residential uses are lower in density, the development uses have some potential to support future multimodal connectivity or transit options. Sidewalk infrastructure is provided throughout the site, however clearly defined pedestrian crossings should be incorporated into the site plan, particularly in areas near parks and open space, to enhance walkability and safety. There are no bike accommodations or EV charging throughout the site. Transportation impacts are accounted for with the preferred build scenario, and the proposed uses are not anticipated to generate significant additional external traffic.

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

   Consider adding nearby sidewalks, paths, or trails around the site to enhance pedestrian walkability options. Add crosswalks throughout site plan.

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 25th, 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
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

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:

GRTA DRI Review Milestones

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, 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

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
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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 11:11:38 AM

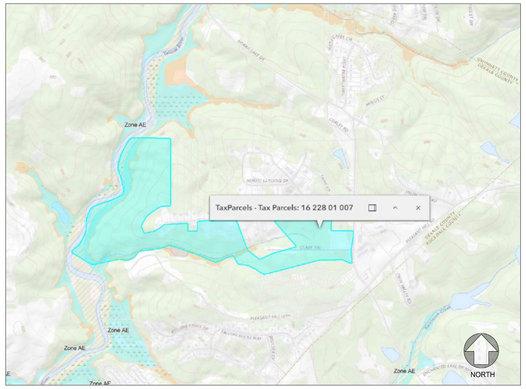
DRI SITE PLAN

FOR

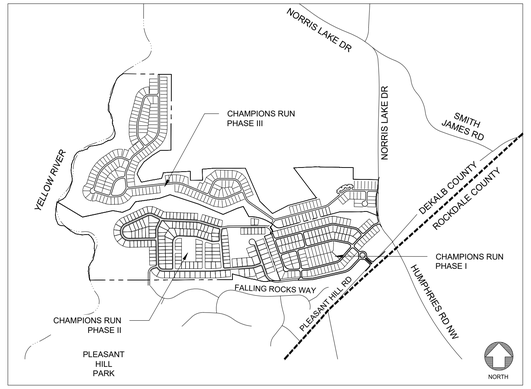
CHAMPIONS RUN PHASES I - III

DRI #4578

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



FLOOD MAP (NTS)



VICINITY MAP (NTS)

PHASES I - III TOTAL SITE DATA:

TOTAL SITE AREA:	247.64 AC
TOTAL UNITS:	567 UNITS
TOTAL DENSITY:	2.29 U/A
TOTAL OPEN SPACE:	50.70 AC
TOTAL PARKING:	2,315 SPACES (INCLUDING AMENITY)

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

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:	2.61 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
CONTACT INFORMATION:	
OWNER/DEVELOPER:	JAY COOMBE D.R. HORTON CROWN LLC 1371 DOGWOOD DR CONYERS, GA 30012 470-774-4884
ENGINEER:	PLANNERS AND ENGINEERS COLLABORATIVE 350 RESEARCH CT PEACHTREE CORNERS, GA 30092 770-451-2741
SURVEYOR:	FERNANDO AYALA PLANNERS AND ENGINEERS COLLABORATIVE 350 RESEARCH CT PEACHTREE CORNERS, GA 30092 770-451-2741

PHASE II SITE DATA:

PHASE II SITE AREA:	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
CONTACT INFORMATION:	
OWNER/DEVELOPER:	JAY COOMBE D.R. HORTON CROWN LLC 1371 DOGWOOD DR CONYERS, GA 30012 470-774-4884
ENGINEER:	PLANNERS AND ENGINEERS COLLABORATIVE 350 RESEARCH CT PEACHTREE CORNERS, GA 30092 770-451-2741
SURVEYOR:	FERNANDO AYALA PLANNERS AND ENGINEERS COLLABORATIVE 350 RESEARCH CT PEACHTREE CORNERS, GA 30092 770-451-2741

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
OWNER DEVELOPER:	D.R. HORTON 1371 DOGWOOD DR SW CONYERS, GA 30012
ENGINEER/ LANDSCAPE ARCHITECT:	LJA ENGINEERING, INC. 299 S. MAIN ST ALPHARETTA, GA 30009 770-224-4730 bwatkins@lja.com
TRAFFIC ENGINEER:	LUMNI8 JIMMY SLAY, P.E. 27 N. FAIRGROUNDS ST. NE MARIETTA, GA 30060 678-423-0050 jslay@lumni8.com
SURVEYOR:	LJA SURVEYING, INC. 4525 S. LEE ST BUFORD, GA 30518 770-225-4730 cbell@ljasurvey.com

NO.	DATE	DESCRIPTION	BY	CHK.	APV.

NOT RELEASED FOR CONSTRUCTION

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

DRI SITE PLAN
CHAMPIONS RUN

NORTH

PROJECT NUMBER
GA1931-22200

SHEET TITLE
COVER SHEET

SHEET NUMBER
C-100

File Location: s:\sw\archive_01-civil_projects\03-projects\# horton\22200 - champions run northern (sc\02-design\dwg\dri plans\22200 - champions run dri 11.03.25

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



PHASE I PHASE II PHASE III

DRI #4578

NO.	DATE	DESCRIPTION	BY	CHK.	APV.

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'
0 400

PROJECT NUMBER
GA1931-22200

SHEET TITLE
OVERALL LOCATION

SHEET NUMBER
C-101

File Location: s:\lea\archive_01-civil_projects\03-projects\dr horton\22200 - champions run northern tract\02-design\dwg\dri plans\22200 - champions run dri 11.03.25

Plot Date: Wednesday, November 19, 2025 11:11:52 AM

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

PHASE I PHASE II PHASE III

R/W CONNECTION TO YELLOW RIVER NORTH PARK
TEMPORARY CUL-DE-SAC TURNAROUND AS NEEDED
PROPOSED PUMP STAITON
DETENTION
YELLOW RIVER NORTH PARK
N/F DEKALB COUNTY PI 16 227 01 005 DB 5123 PG 031
N/F MARTIN MARIETTA MATERIALS PI 16 195 01 001 DB 23871, PG 750 ZONED MZ
150' POWER EASEMENT
YELLOW RIVER
30' SETBACK
ROAD H (50' R/W, 2 LANE)
5' SIDEWALK ALONG ALL INTERIOR STREETS BOTH SIDES.
DETENTION
ROAD E (50' R/W, 2 LANE)
ROAD G (50' R/W, 2 LANE)
N/F BROWN LEE PI 16 228 21 009 DB 16169 PG 114 ZONED R-85
N/F FEDORYUK JULIA D PI 16 228 21 010 DB 30209 PG 562 ZONED R-85
EMERGENCY ACCESS ONLY
NORRIS LAKE WAY (40' R/W, 2 LANE)
N/F SYBLYVONNE ARLINGTON PI 16 228 21 002 DB 25384 PG 661 PB 310 PG 20 ZONED R-85
OPEN SPACE
N/F SERGIO A. CERVANTES-PEREZ PI 16 228 21 005 DB 27488 PG 757 ZONED R-85
N/F JAMES D KING PI 16 253 02 015 DB 18421 PG 47 ZONED R-85
N/F CHRISTIE EVADNE R PI 16 253 02 028 ZONED R-85
N/F PI 16 253 02 029 FAVIOLA DRONEZ ET AL ZONED R-85
N/F SUPERANNUATION FUND ZONED R-85
N/F EDUARDO PORTILLO PI 16 253 02 031 ROBLERO REYNERI FAVIOLA DRONEZ ZONED R-85
N/F EDUARDO PORTILLO PI 16 253 02 001 DB 30467 PG 369 ZONED R-85
N/F TOVAR RUIZ VILA PI 16 253 02 022 DB 30123 PG 607 ZONED R-85
PARK
PHASE III AMENITY
5' SIDEWALK.
PLAYGROUND
ACCESS POINT #3 FULL ACCESS MOVEMENT
5' SIDEWALK ALONG NORRIS LAKE DR.
ROAD B (50' R/W, 2 LANE)
NORRIS LAKE DR (60' R/W, 2 LANE)
ROAD F (50' R/W, 2 LANE)
POCKET PARK
ROAD D (50' R/W, 2 LANE)
5' SIDEWALK ALONG ALL INTERIOR STREETS BOTH SIDES.
5' SIDEWALK ALONG ALL INTERIOR STREETS BOTH SIDES.
N/F JONES RAYNELLE S PI 16 253 02 025 DB 30175 PG 370 ZONED R-85
30' SETBACK
N/F 8427 NORRIS LAKE WAY LAND TRUST PI 16 253 02 024 DB 29297 PG 381 ZONED R-85
OPEN SPACE
DETENTION
ROAD A (50' R/W, 2 LANE)
ACCESS POINT TO PHASE I & II
5' SIDEWALK ALONG ALL INTERIOR STREETS BOTH SIDES.
ACCESS POINT #2 FULL ACCESS MOVEMENT
ROAD C (50' R/W, 2 LANE)
PREAKNESS PASS (50' ROW PUBLIC, 2-LANE)
DETENTION
30' SETBACK
ZENYATTA DRIVE (50' ROW PUBLIC, 2-LANE)
5' SIDEWALK
N/F BINAL OF DEKALB LLC PI 16 253 02 006 ZONED C-1
PHASE I AMENITY
POCKET PARK
SEABISCUIT ROAD (50' ROW PUBLIC, 2-LANE)
DEKALB COUNTY ROCKDALE COUNTY
ACCESS POINT #1 FULL ACCESS MOVEMENT
5' SIDEWALK
N/F D R HORTON CROWN LLC PI 16 228 05 015 ZONED R-85
PLEASANT HILL RD (60' R/W, 2 LANE)
N/F JOSEPH TERRY A. PARCEL ID/ADDRESS 16 252 05 034 ZONED R-85
N/F PEREZ RONDEROS SUPERANNUATION PARCEL ID/ADDRESS 16 252 05 033 ZONED R-85
N/F KING ALBERT R PARCEL ID/ADDRESS 16 252 05 032 ZONED R-85
N/F JOSEPH MILLIGAN PARCEL ID/ ADDRESS 16 229 01 017 ZONED R-85
N/F JAMES H. HUNTER PARCEL ID/ ADDRESS 16 229 01 029 ZONED R-85
N/F PENELOPE KENT PARCEL ID/ ADDRESS 16 229 01 028 ZONED R-85
N/F EDWIN BROWN PARCEL ID/ ADDRESS 16 229 01 027 ZONED R-85
N/F JOHNNIE M. SMITH PARCEL ID/ ADDRESS 16 229 01 026 ZONED R-85
N/F PROGRESS RESIDENTIAL BORROWER 5, LLC PARCEL ID/ ADDRESS 16 229 01 025 ZONED R-85
N/F FRANKIE H. GIBBS PARCEL ID/ ADDRESS 16 229 01 023 ZONED R-85
N/F SYLVESTER N. SIMMONS PARCEL ID/ADDRESS 16 229 01 021 ZONED R-85
N/F RICKEY DIXSON PARCEL ID/ADDRESS 16 229 01 020 ZONED R-85
N/F MELODY BERNICE KEGLER PARCEL ID/ ADDRESS 16 228 01 022 ZONED R-85
N/F DEKALB COUNTY PARCEL ID/ ADDRESS 16 229 01 024 ZONED R-85
ACCESS POINT #4 CONNECTION TO ROLLING STONE DR
ROLLING STONE DR (50' R/W PUBLIC)
FALLING ROCKS WAY (50' ROW PUBLIC - 2 LANE)
EX. POND
APPROX. FEMA FLOOD ZONE 0.2% ANNUAL CHANCE FLOOD HAZARD
5' SIDEWALK
POCKET PARK
SECRETARIAT DRIVE (50' R/W PUBLIC, 2-LANE)
75' IMP. SETBACK 25' STREAM BUFFER
OPEN SPACE
SECRETARIAT DRIVE (50' R/W PUBLIC, 2-LANE)
WICKHAM WAY (50' R/W PUBLIC, 2-LANE)
5' SIDEWALK INTERIOR ROADS BOTH SIDES
75' IMP. SETBACK 25' STREAM BUFFER
EDGECOMBE ROAD (50' R/W PUBLIC, 2-LANE)
PLEASANT HILL WAY (50' R/W PUBLIC, 2-LANE)
PALLADIAN WAY (50' ROW PUBLIC, 2-LANE)
EXISTING SIDEWALKS
HOLLINGSWORTH ROAD (50' R/W PUBLIC, 2-LANE)
30' SETBACK
5' SIDEWALK
DRI #4578

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

NO.	DATE	DESCRIPTION	BY	CHK.	APV.

NOT RELEASED FOR CONSTRUCTION

DRI SITE PLAN
CHAMPIONS RUN

NORTH

SCALE: 1"= 200'
0 200

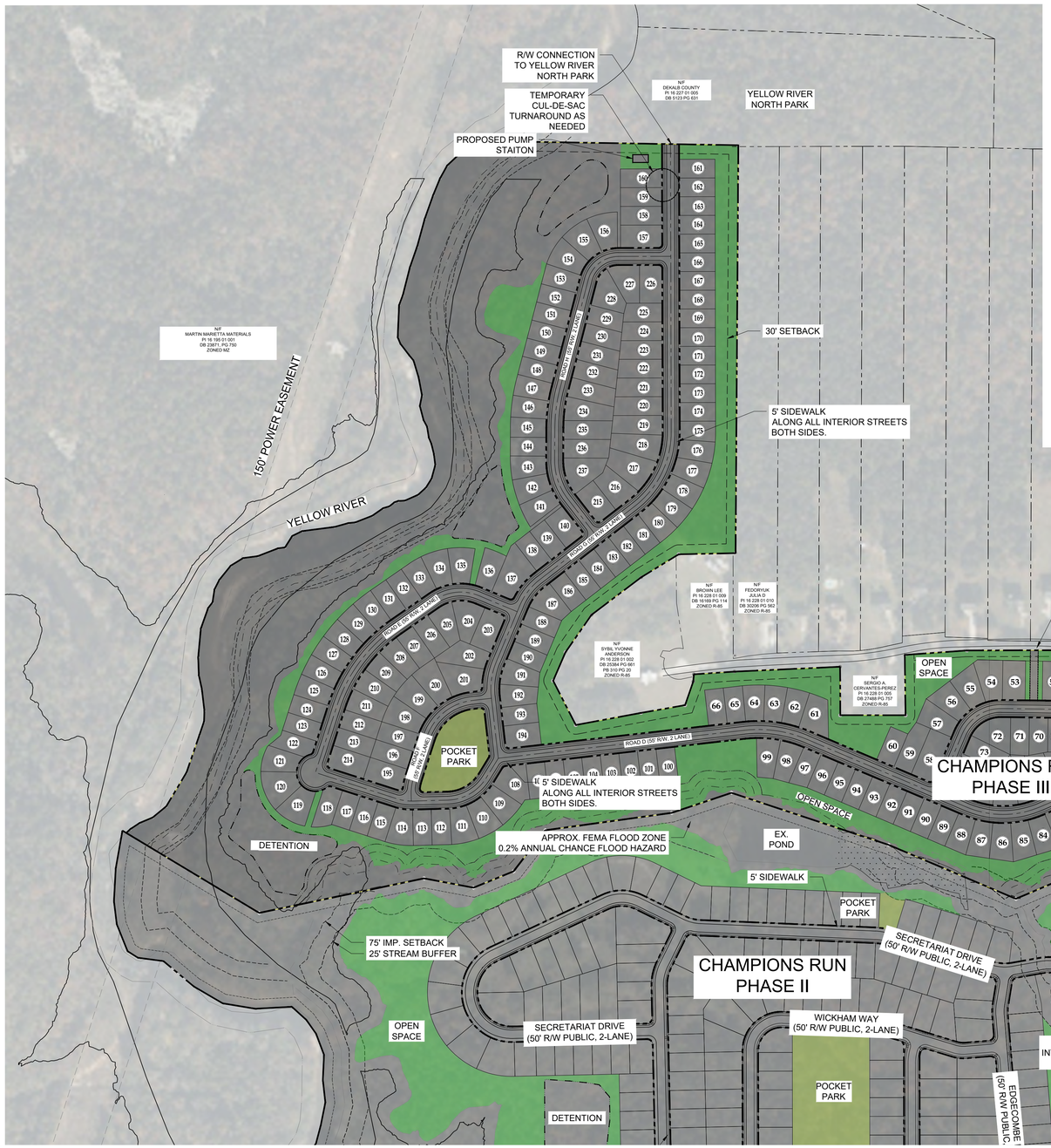
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GA1931-22200

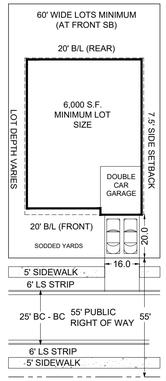
SHEET TITLE
OVERALL PHASE PLAN

SHEET NUMBER
C-102

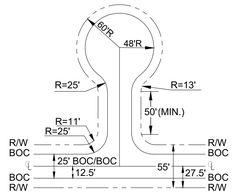
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Plot Date: Wednesday, November 19, 2025 11:12:03 AM





TYP. LOT (N.T.S)



TYP. ROAD (N.T.S)

DEVELOPMENT STANDARDS (DEKALB COUNTY)

OVERALL SITE DATA		
EXISTING ZONING	EQUALS	MZ
PROPOSED ZONING	EQUALS	RNC
GROSS ACRES	EQUALS	+/- 113.535 ACRES
TOTAL LOTS	EQUALS	237
GROSS DENSITY	EQUALS	2.09 U/A
OPEN SPACE REQUIRED		
OPEN SPACE REQUIRED	MIN.	21.26 AC (30%)
ENHANCED OPEN SPACE REQUIRED	MIN.	N/A
OPEN SPACE PROVIDED	EQUALS	SEE OPEN SPACE CALCULATIONS
LOT AND BUILDING DIMENSIONS		
MINIMUM LOT AREA	MIN.	6000 SF
MINIMUM LOT WIDTH	MIN.	60'
LOT COVERAGE	MAX.	50%
BUILDING HEIGHT	MAX.	35'
STREETS AND RIGHT OF WAY		
STREETS AND RIGHT OF WAY	MIN.	55' PUBLIC RIGHT OF WAY TYPICAL
SIDEWALKS / LANDSCAPE STRIP	MIN.	5' SIDEWALKS / 6' LANDSCAPE STRIP
PAVEMENT WIDTH	MIN.	25' B.C. - B.C.
PRINCIPLE BUILDING SETBACKS		
FROM THOROUGHFARES	MIN.	30'
FROM ARTERIALS	MIN.	30'
FROM COLLECTOR STREETS	MIN.	30'
FROM LOCAL STREETS	MIN.	20'
REAR BUILDING SETBACK	MIN.	20'
INTERIOR LOT SIDE BUILDING SETBACK	MIN.	7.5'
PERIPHERY LOT SIDE BUILDING SETBACK	MIN.	20'
BUFFERS / LANDSCAPE STRIPS		
BUFFERS ABUTTING R-85	MIN.	30' **(*GRADED REPLANTED VARIANCE)**
LANDSCAPE STRIPS	MIN.	10' (NORRIS LAKE DRIVE; NORRIS LAKE WAY)
SFD PARKING		
PARKING REQUIRED FOR EACH LOT	MIN.	3 SPACES PER DWELLING
PARKING PROVIDED FOR EACH LOT	MIN.	(4) 2 DRIVEWAY + 2 GARAGE
TOTAL PARKING SPACES ON ALL LOTS	EQUALS	948
NEIGHBORHOOD CLUB MEMBER SPACES REQUIRED	MIN.	(47)1 SPACE PER 5 MEMBERS
NEIGHBORHOOD CLUB MEMBER SPACES PROVIDED	MIN.	(47)1 SPACE PER 5 MEMBERS
GUEST SPACES	MIN.	NOT REQUIRED

GREENSPACE / OPEN SPACE CALCULATIONS (APPROXIMATE)

GROSS ACRES	EQUALS	113.535 ACRES
PROPOSED RIGHT OF WAY	MINUS	14.64 ACRES
YELLOW RIVER, FLOOD PLAIN, FUTURE FLOOD PLAIN	MINUS	19.79 ACRES
STREAMS AND STREAM BUFFERS BEYOND THE FLOOD LIMITS	MINUS	6.36 ACRES
WETLANDS	MINUS	1.85 ACRES
NET ACRES (CALCULATION PER SEC. 2.10.5)	EQUALS	70.895 ACRES
GREENSPACE / OPEN SPACE TOTAL		
NET GREENSPACE REQUIRED (30% OF NET ACRES)	MIN.	21.26 ACRES
NET GREENSPACE PROPOSED (EXCLUDING STREAM BUFFERS, WETLANDS, FLOOD PLAINS)	EQUALS	21.45 ACRES OR 30.25% OF NET ACREAGE
GROSS OPEN SPACE PROPOSED (INCLUDING STREAM BUFFERS, WETLANDS, FLOOD PLAINS)	EQUALS	49.26 ACRES (43.38% OF GROSS ACREAGE)

PHASE I PHASE II PHASE III

PROPERTY OWNERS:
PID: 16 228 01 007 - DR HORTON CROWN LLC

SEWER NOTE:
SEWER WILL BE A GRAVITY LINE AND TIE INTO AN EXISTING SEWER MANHOLE WITHIN CHAMPIONS RUN PHASE 2

WATER NOTE:
EXISTING WATER LINE LOCATED ON NORRIS LAKE DR AND PROVIDED BY DEKALB COUNTY.

FEMA NOTE:
A SMALL PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER FEMA MAP NO. 13089C0181K, DATED 12/8/2016

STREET LIGHT NOTE:
FIXTURES AND ILLUMINATION SHALL COMPLY WITH COUNTY STANDARDS.

TREE PRESERVATION NOTE:
EITHER 120 INCHES (DBH) PER ACRE OR 25% OF EXISTING SIGNIFICANT TREES PER ACRE OF SUCH SIGNIFICANT TREES, WHICHEVER IS LESS, SHALL BE PRESERVED ON THE SITE.

REQUESTED VARIANCES:
1. *GRADED AND REPLANTED BUFFERS AS SHOWN.
2. SEC. 5.4.7.D.6: RETAINING WALLS ON SINGLE FAMILY LOTS ARE ALLOWED TO BE 8' TALL (VARIANCE FROM ZONING BOARD OF APPEALS)

DRI #4578

NO.	DATE	DESCRIPTION	BY	CHK.	APV.

NOT RELEASED FOR CONSTRUCTION

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

DRI SITE PLAN
CHAMPIONS RUN

NORTH

SCALE: 1"= 200'
0 200

PROJECT NUMBER
GA1931-22200

SHEET TITLE
PHASE III SITE PLAN

SHEET NUMBER
C-103

File Location: s:\iea\archive_01-civil_projects\03-projects\dr horton\22200 - champions run northern tract\02-design\dwg\dri plans\22200 - champions run dri 11.03.25

Georgia® Department of Community Affairs



Developments of Regional Impact

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:

○ (not selected)	○ Industrial	○ Technological Facility (Including Data Centers)
○ Airports	○ Intermodal Terminals	○ Truck Stops
○ Any other development types	○ Mixed Use	○ Quarries, Asphalt & Cement Plants
○ Attractions & Recreational Facilities	○ Office	○ Waste Handling Facilities
○ Commercial	○ Petroleum Storage Facilities	○ Wastewater Treatment Facilities
○ Hospitals and Health Care Facilities	○ Post-Secondary Schools	○ Water Supply Intakes/Reservoirs
○ Hotels	○ Solar Power Generation Facility	○ Wholesale & Distribution
◉ 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@lja.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

Back to Top

GRTA DRI Page | ARC DRI Page | RC Links | DCA DRI Page DRI Site Map | Contact



Georgia® Department of Community Affairs

Developments of Regional Impact

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:

Back to Top

GRTA DRI Page | ARC DRI Page | RC Links | DCA DRI Page DRI Site Map | Contact

Regional Review Finding
Development of Regional Impact

DATE: September 12, 2025

TO: Chair and CEO Lorraine Cochrane, DeKalb County
ATTN TO: Aprell King, *Planner, Long Range Planning,* DeKalb County
FROM: Mike Alexander, *COO,* Atlanta Regional Commission
RE: Development of Regional Impact (DRI) Review

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

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

Submitting Local Government: DeKalb County

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

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

Comments:

Key Comments

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

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

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

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

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

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

General Comments

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

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

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

Transportation and Mobility Comments

ARC's Transportation and Mobility Group comments are attached.

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

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

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

ARC Natural Resource Group Comments

ARC's Natural Resource Group comments are attached.

Stream Buffers

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

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

Floodplain

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

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

Dekalb County Comments

Comments received from Dekalb County are attached.

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

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

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

GDOT Aviation Comments

GDOT aviation comments are attached.

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

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

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 signifcant 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.

Georgia® Department of Community Affairs



Developments of Regional Impact

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:

○ (not selected)	○ Hotels	○ Wastewater Treatment Facilities
○ Office	◉ Mixed Use	○ Petroleum Storage Facilities
○ Commercial	○ Airports	○ Water Supply Intakes/Reservoirs
○ Wholesale & Distribution	○ Attractions & Recreational Facilities	○ Intermodal Terminals
○ Hospitals and Health Care Facilities	○ Post-Secondary Schools	○ Truck Stops
○ Housing	○ Waste Handling Facilities	○ Any other development types
○ Industrial	○ 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

Georgia® Department of Community Affairs



Developments of Regional Impact

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

GRTA DRI Page | ARC DRI Page | RC Links | DCA DRI Page DRI Site Map | Contact

DRI SITE PLAN
FOR
CREEKSIDE VILLAGE

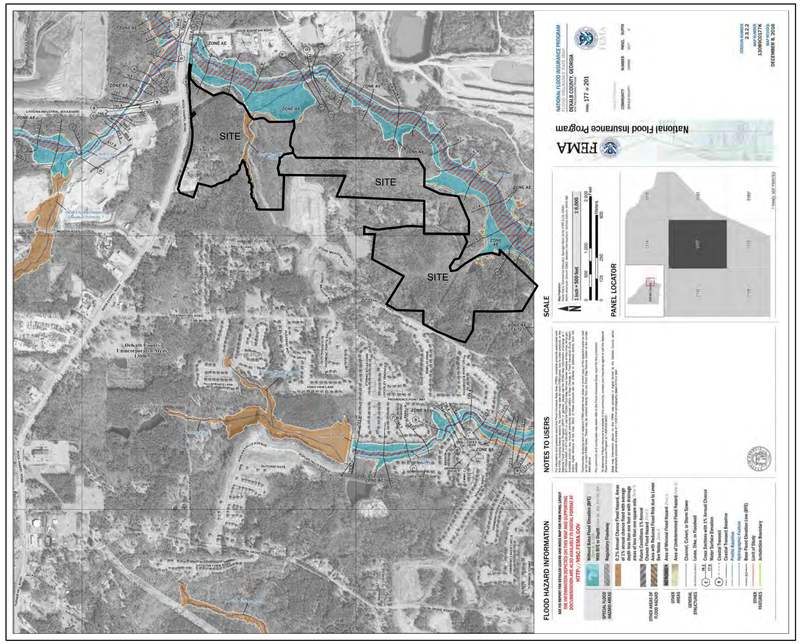
DRI #4478

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

ADDRESS: 7480 ROCK CHAPEL ROAD, LITHONIA, GA 30058

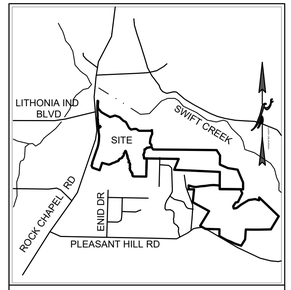
OWNER:	DEVELOPER:	24 HOUR CONTACT:	SURVEYOR:	ENGINEER:
HYBRASS PROPERTIES, LLC 6350 LAKE OCONEE PKWY PMB 110-51 GREENSBORO, GA 30642 PHONE: (770) 679-4262	HYBRASS PROPERTIES, LLC 6350 LAKE OCONEE PKWY PMB 110-51 GREENSBORO, GA 30642 PHONE: (770) 679-4262	REBECCA ENDRESS PHONE: (770) 679-4262	FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666	FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666

Sheet List Table	
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

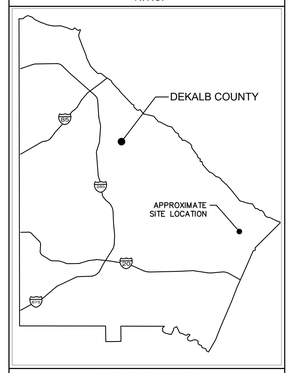


FEMA FLOOD MAP

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.



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

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

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

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

4. SITE LOCATION DATA
EAST SIDE OF ROCK CHAPEL ROAD, NORTH OF KNOLL HOLLOW ROAD TO INTERSECTION WITH LITHONIA INDUSTRIAL BLVD
THERE ARE WETLANDS OR LIVE STREAMS WITHIN 200' OF THE SITE. NO WETLANDS ARE IMPACTED BY THIS DEVELOPMENT.

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

6. PROPERTY ADDRESS
7480 ROCK CHAPEL ROAD, LITHONIA, GA 30058

7. CREEKSIDE SITE REQUIREMENTS

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'

CREEKSIDE ZONING: MZ (PREV. MU-1 & MU-4)

CREEKSIDE OPEN SPACE REQUIREMENTS:

8. 30.54 ACRES OF OPEN SPACE /
75.37 ACRES IN DEVELOPMENT =
9. 40.52% OPEN SPACE

MARISTONE SITE REQUIREMENTS

TOTAL ACREAGE:	54.20 ACRES
NUMBER OF APPROVED LOTS:	151 LOTS
NUMBER OF LOTS:	149 LOTS
GROSS DENSITY:	2.75 DU/AC
MARISTONE LOT STANDARDS:	
MIN. LOT SIZE:	5,000 S.F.
MIN. LOT WIDTH:	50 FT.
FRONT SETBACK:	20 FT.
SIDE SETBACK:	7.5 FT.
REAR SETBACK:	20 FT.
MARISTONE OPEN SPACE REQUIREMENTS:	
REQUIRED:	10.90 ACRES (20%)
PROVIDED:	22.22 ACRES (41%)

PLEASANT HILL SITE REQUIREMENTS

TOTAL ACREAGE:	95.52 ACRES
NUMBER OF APPROVED LOTS:	214 LOTS
NUMBER OF LOTS:	182 LOTS
GROSS DENSITY:	1.91 DU/AC
PLEASANT HILL LOT STANDARDS:	
MIN. LOT SIZE:	6,000 S.F.
MIN. LOT WIDTH:	60 FT.
FRONT SETBACK:	20 FT.
SIDE SETBACK:	7.5 FT.
REAR SETBACK:	20 FT.
PLEASANT HILL OPEN SPACE REQUIREMENTS:	
REQUIRED:	28.66 ACRES (30%)
PROVIDED:	39.08 ACRES (41%)

CIVIL ENGINEERING COA NO. PER 004798
LAND SURVEYING COA NO. LSF 000995
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING
FALCON DESIGN CONSULTANTS
STOCKBRIDGE OFFICE
235 CORP. CTR. DR., STE 200
STOCKBRIDGE, GEORGIA 30281
Ph (770)389-8666 - Fax (770)389-8656
NEWNAN OFFICE
40 GREENWAY CT., STE A
NEWNAN, GEORGIA 30265
Ph. (770) 755-7978
CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph. (678) 807-7106
www.fdc-llc.com

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

DATE	REVISIONS
1. 6/10/25	REVISED TITLE AND STREAM BUFFERS
2. 7/01/25	REVISED SITE DRIVEWAY LABELS
3. 9/09/25	CORRECTED STREAM BUFFER LABELS, SHEET 3.1
4.	
5.	
6.	
7.	
8.	

811
Know what's below.
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UTILITIES PROTECTION CENTER
1 (800) 282-7411 THROUGHOUT GEORGIA
OR DIAL 811

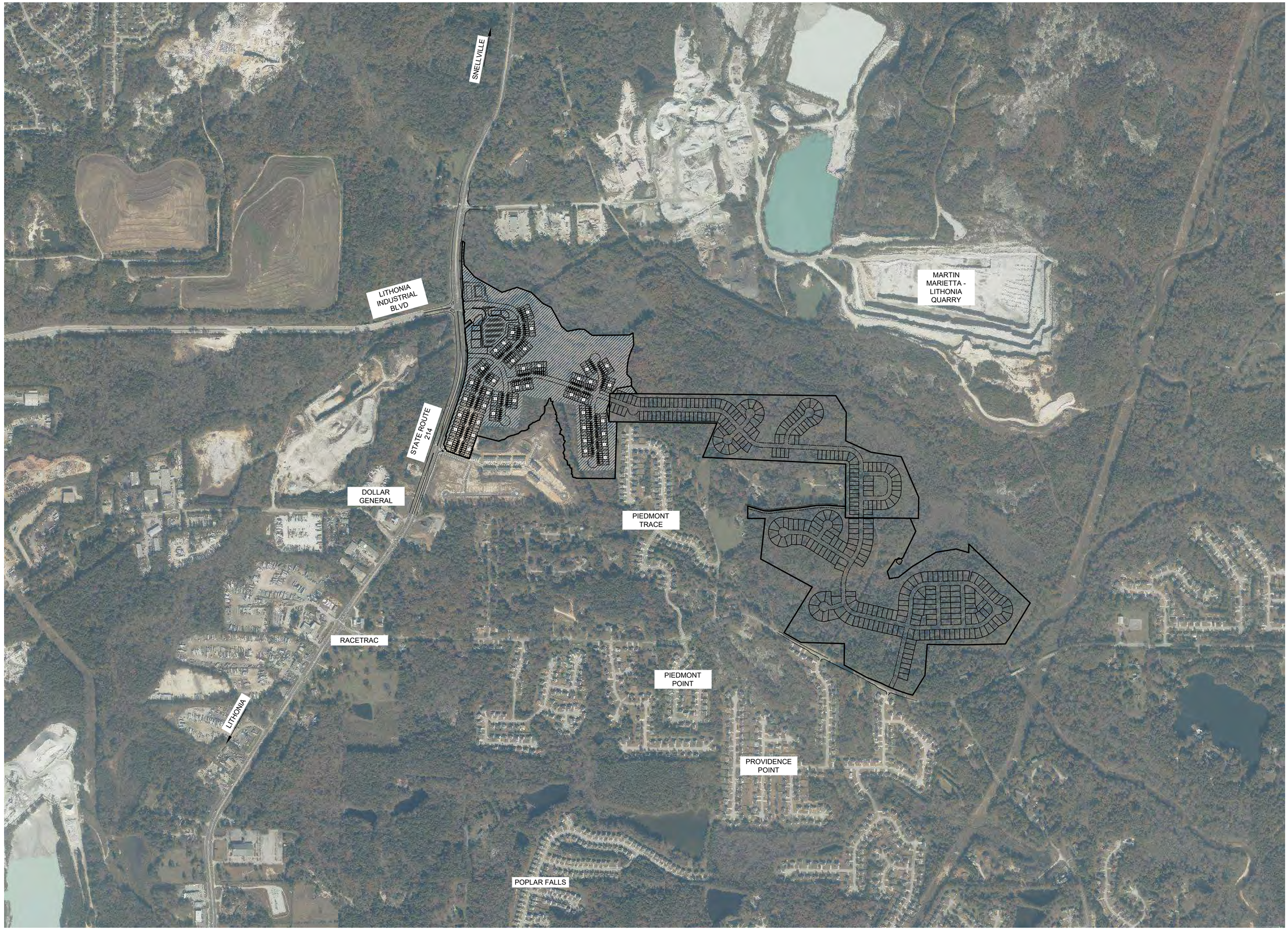
DATE:	5/15/25
SCALE:	NA
PROJ NUMBER:	100.002
DRAWN BY:	AM
REVIEWED BY:	JDL
REVISED BY:	

GEORGIA REGISTERED No. LA0018BE LANDSCAPE ARCHITECT
9/09/25

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

SHEET NUMBER
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CIVIL ENGINEERING
COA NO. PER 004790
LAND SURVEYING
COA NO. LSF 000995
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

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

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

CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph. (678) 807-7106

www.fdc-llc.com

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

REVISIONS		
	DATE	
1.	8/10/25	REVISED TITLE AND STREAM BUFFERS
2.	7/01/25	REVISED SITE DRIVEWAY LABELS
3.	9/09/25	CORRECTED STREAM BUFFER LABELS, SHEET 3.1
4.		
5.		
6.		
7.		
8.		

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1 (800) 282-7411 THROUGHOUT GEORGIA
OR DIAL 811

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

GEORGIA REGISTERED NO. LA001886 LANDSCAPE ARCHITECT JARROD D.

9/09/25

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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

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2. A BOUNDARY SURVEY HAS BEEN CONDUCTED FOR THIS PROJECT.

CIVIL ENGINEERING COA NO. PER 004798
LAND SURVEYING COA NO. LSF 000993
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

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Ph. (678) 807-7106

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

REVISIONS	
DATE	
1. 6/1/25	REVISED TITLE AND STREAM BUFFERS
2. 7/01/25	REVISED SITE DRIVEWAY LABELS
3. 9/09/25	CORRECTED STREAM BUFFER LABELS, SHEET 3.1
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DRAWN BY:	AM
REVIEWED BY:	JDL
REVISED BY:	

GEORGIA REGISTERED NO. LA001888 LANDSCAPE ARCHITECT JARROD D

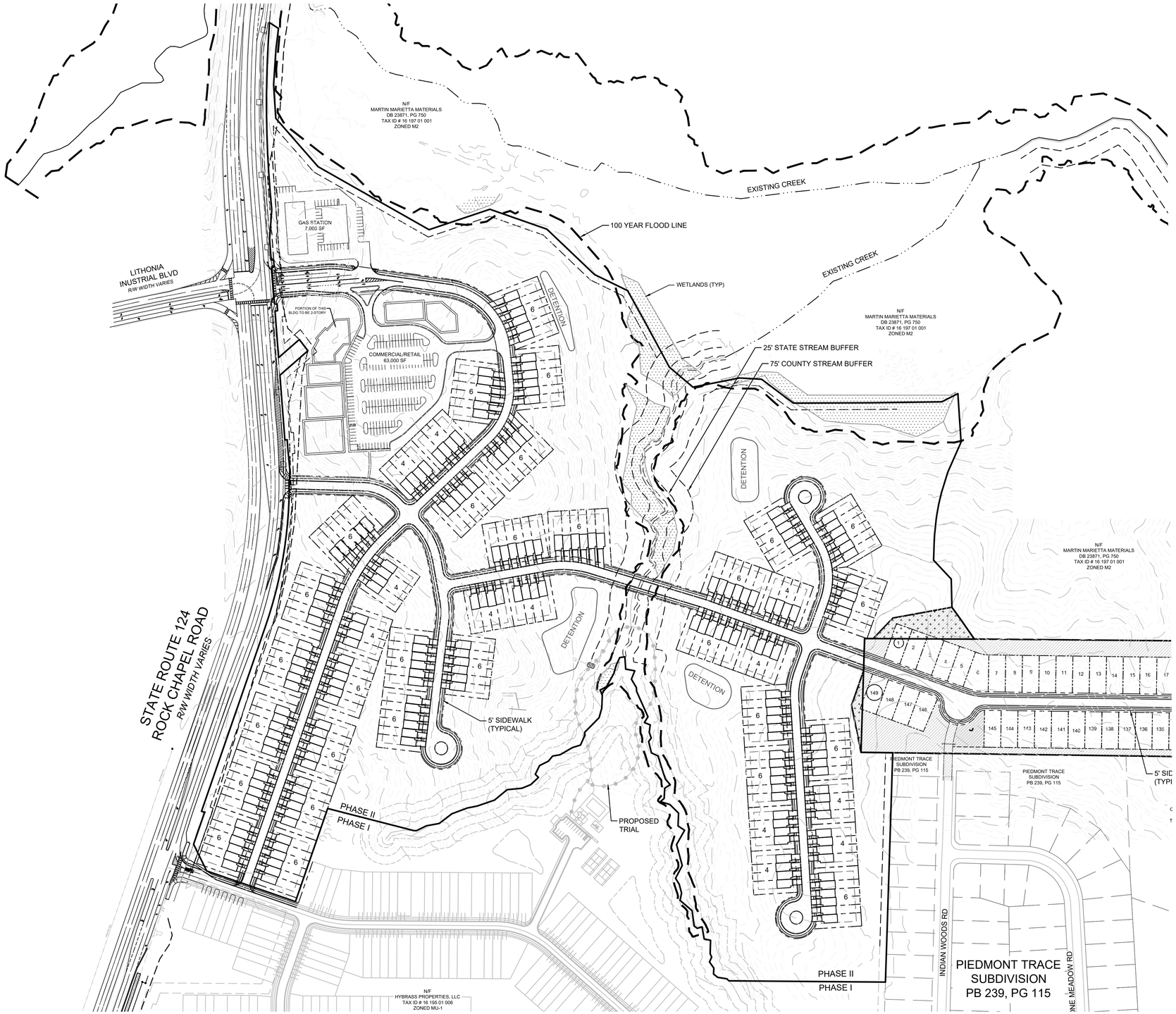
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GRAPHIC SCALE
250 0 125 250 500
(IN FEET)
1 inch = 250 ft.



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'

GENERAL NOTES

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MAGNETIC NORTH

GRAPHIC SCALE

150 0 75 150 300
(IN FEET)
1 inch = 150 ft.

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COA NO. LSF 000993
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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. 6/10/25	REVISED TITLE AND STREAM BUFFERS
2. 7/01/25	REVISED SITE DRIVEWAY LABELS
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DRAWN BY:	AM
REVIEWED BY:	JDL
REVISED BY:	

GEORGIA REGISTERED NO. LA001888 LANDSCAPE ARCHITECT JARROD D. LEE
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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'

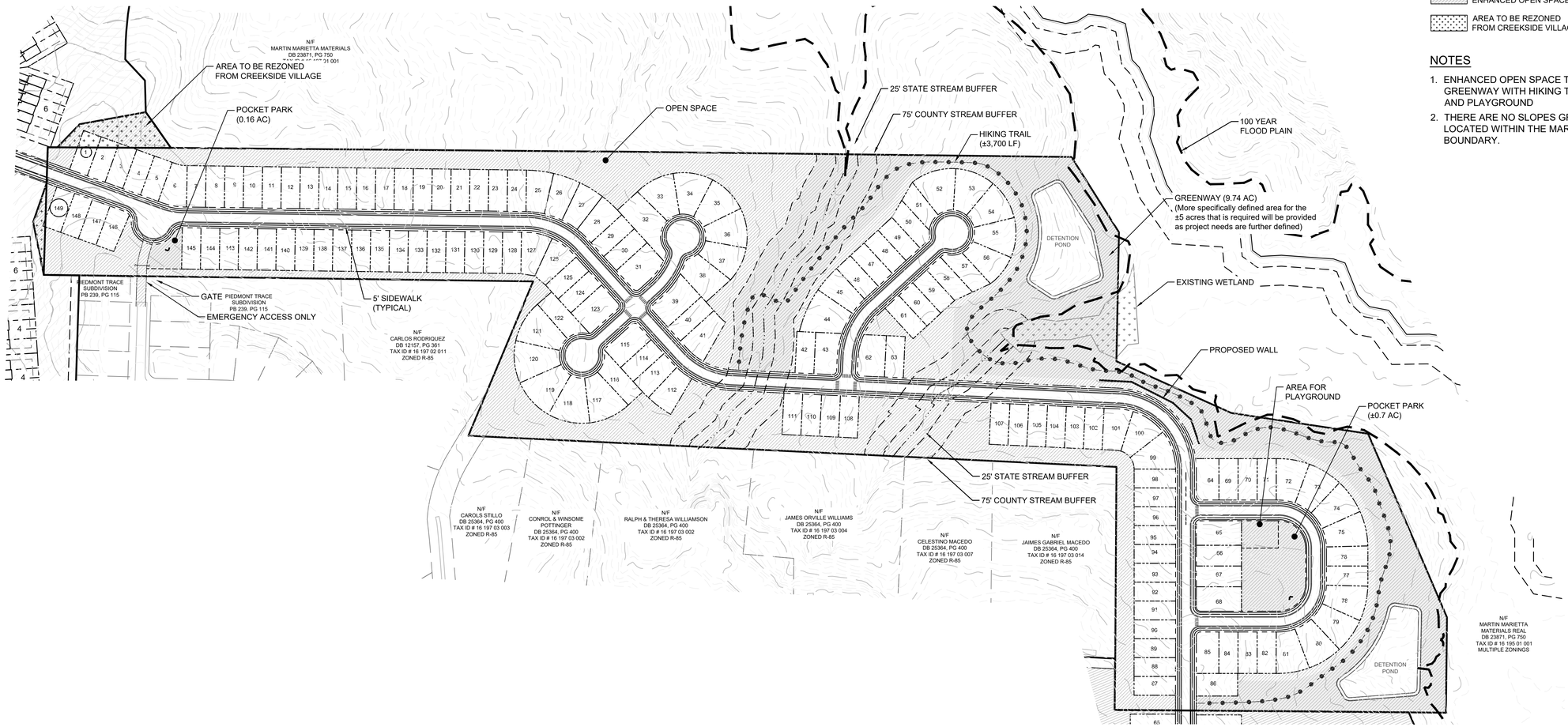
OPEN SPACE

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.



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MAGNETIC NORTH

GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
1 inch = 150 ft.

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

DATE	REVISIONS
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REVISED BY:	

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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)

PLEASANT HILL TR (APPARENT 26' R/W)
N/F MELVIN ALEXANDER DIAZ DB 30092, PG 541 TAX ID # 16 197 03 015 ZONED R-85
27.5' RIGHT-OF-WAY DEDICATION
N/F CYNTHIA DOWNS EMERSON DB 25621, PG 92 TAX ID # 16 197 03 005 ZONED R-85
AREAS OF SITE WITH SLOPES OF 1:2 OR GREATER (TOTAL AREA = 0.29 AC)
30' TRANSITIONAL BUFFER
N/F YOLANDE ANN CASON DB 03752, PG 365 TAX ID # 16 197 03 008 ZONED R-85
25' STATE STREAM BUFFER
75' COUNTY STREAM BUFFER
ROCK OUTCROP
POCKET PARK (±0.22 AC)
ROCK OUTCROP
GREENSPACE (±21.36 AC)
30' TRANSITIONAL BUFFER
16' STREETSCAPE ZONE
10' NO ACCESS ESMT.
PLEASANT HILL RD
DEMILIO DR
N/F REX A WILKERSON DB 06272, PG 602 TAX ID # 16 198 02 001 ZONED R-85
ROCK OUTCROP
ROCK OUTCROP
DOG PARK
16' STREETSCAPE ZONE
ACTIVE RECREATION AREA (1.0 AC)
PROVIDENCE POINT DR
DETENTION POND
GREENSPACE (±18.84 AC)
100 YEAR FLOOD PLAIN
EXISTING WETLAND
EXISTING POND
POCKET PARK (0.11 AC)
PROPOSED LIFT STATION
DETENTION POND
DETENTION POND
SWIFT CREEK
100 YEAR FLOOD PLAIN
75' COUNTY STREAM BUFFER
25' STATE STREAM BUFFER
N/F MARTIN MARIETTA MATERIALS REAL DB 23871, PG 750 TAX ID # 16 195 01 001 MULTIPLE ZONINGS
YELLOW RIVER
30' TRANSITIONAL BUFFER
5' SIDEWALK (TYPICAL)
100 YEAR FLOOD PLAIN
N/F JEREMY HAMILTON YANCEY DB 25888, PG 78 TAX ID # 16 219 01 007 ZONED R-85
N/F SU TZU HUANG & AN-HWEI CHEN DB 20503, PG 036 TAX ID # 16 219 01 001 ZONED R-85

MAGNETIC NORTH

GRAPHIC SCALE
150 0 75 150 300
(IN FEET)
1 inch = 150 ft.

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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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REVIEWED BY:	JDL
REVISED BY:	

GEORGIA REGISTERED NO. LA001886 LANDSCAPE ARCHITECT GARROD D. LEE
9/09/25

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ATLANTA REGIONAL COMMISSION
regional impact + local relevance

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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-dfoot State Buffer is not identified. The County buffer is defined as 75-foot in County ordinance, Sec. 14-44.1. - Land Development Requirements and the State 25-foot buffer applies on all streams. The buffers on this stream need to be corrected. No intrusions other than transportation crossings, which are allowed under the County ordinance, are shown on the submitted plans.

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

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.

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.

Battle Law

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.

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

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

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

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

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

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

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

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

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

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

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

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

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

III. CONCLUSION

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

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

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

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

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

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

Battle Law

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 — 10/20/2025

Notary — 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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Notary

Signature of Applicant /Date

Check one: Owner_____Agent XX

BATOYA CLEMENTS NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES MAY 4, 2028

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:

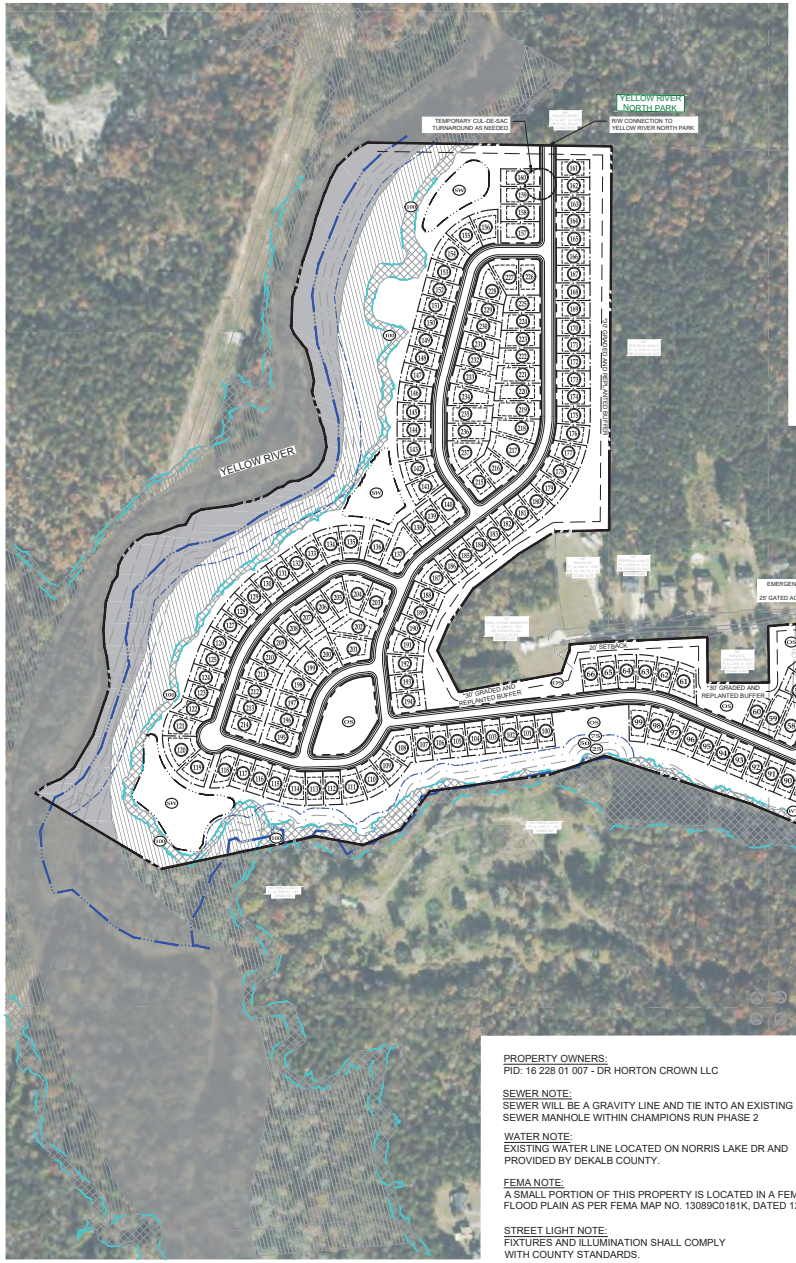
Battle Law, P.C.
Name of Agent or Representative

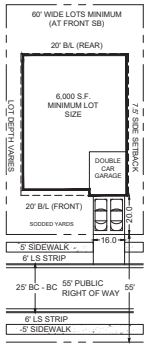
to file an application on my/our behalf.

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

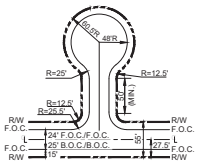
Notary Public

Owner



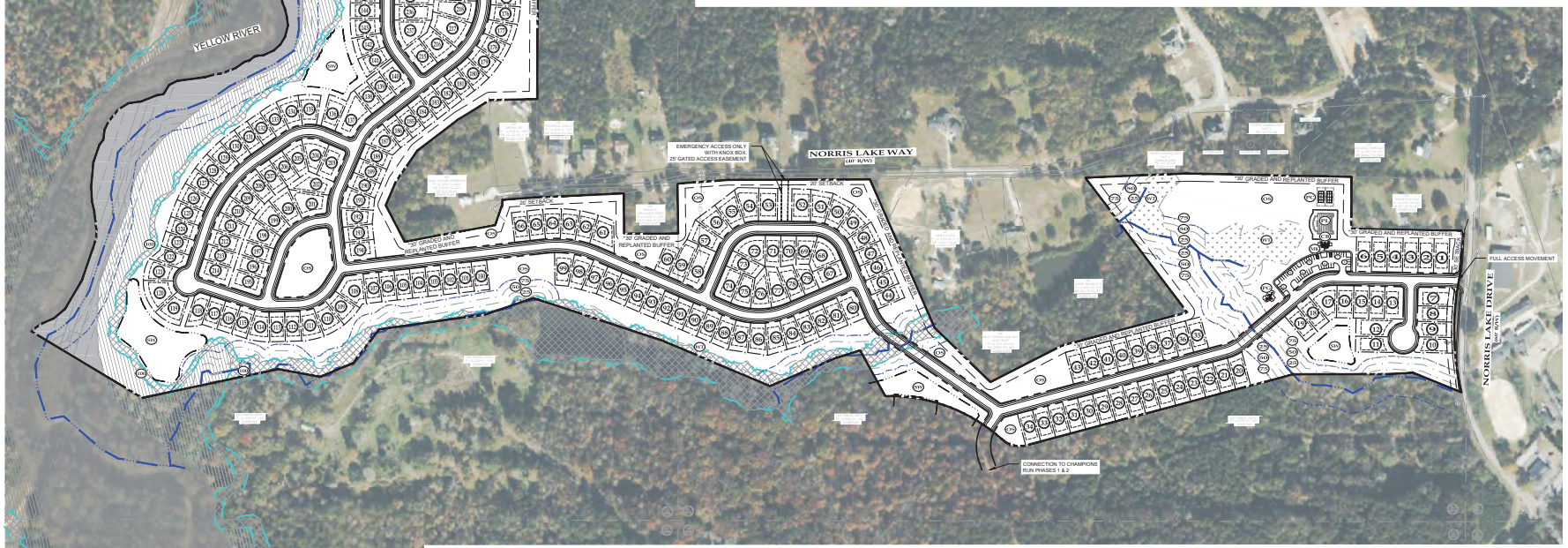


TYP. LOT (N.T.S)



TYP. ROAD (N.T.S)

DEVELOPMENT STANDARDS (DEKALB COUNTY)		
OVERALL SITE DATA		
EXISTING ZONING	EQUALS	MR
PROPOSED ZONING	EQUALS	RNC
GROSS ACRES	EQUALS	+/- 113.535 ACRES
TOTAL LOTS	EQUALS	237
GROSS DENSITY	EQUALS	2.087 U/A
OPEN SPACE REQUIRED		
OPEN SPACE REQUIRED	MIN.	35%
ENHANCED OPEN SPACE REQUIRED	MIN.	N/A
OPEN SPACE PROPOSED	MIN.	SEE OPEN SPACE CALCULATIONS
LOT AND BUILDING DIMENSIONS		
MINIMUM LOT AREA	MIN.	6000 SF
MINIMUM LOT WIDTH	MIN.	60'
LOT COVERAGE	MAX.	50%
BUILDING HEIGHT	MAX.	35'
STREETS AND RIGHT OF WAY		
STREETS AND RIGHT OF WAY	MIN.	55' PUBLIC RIGHT OF WAY TYPICAL
SIDEWALKS / LANDSCAPE STRIP	MIN.	5' SIDEWALKS / 6' LANDSCAPE STRIP
PAVEMENT WIDTH	MIN.	25' B.C. - B.C.
PRINCIPLE BUILDING SETBACKS		
FROM THOROUGHFARES	MIN.	30'
FROM ARTERIALS	MIN.	30'
FROM COLLECTOR STREETS	MIN.	30'
FROM LOCAL STREETS	MIN.	20'
REAR BUILDING SETBACK	MIN.	20'
INTERIOR LOT SIDE BUILDING SETBACK	MIN.	7.5'
PERIPHERY LOT SIDE BUILDING SETBACK	MIN.	20'
BUFFERS / LANDSCAPE STRIPS		
BUFFERS ABUTTING R-85	MIN.	30' (*GRADED REPLANTED VARIANCE)
LANDSCAPE STRIPS	MIN.	10' (NORRIS LAKE DRIVE, NORRIS LAKE WAY)
SFD PARKING		
PARKING REQUIRED FOR EACH LOT	MIN.	3 SPACES PER DWELLING
PARKING PROVIDED FOR EACH LOT	MIN.	(4) 2 DRIVEWAY + 2 GARAGE
TOTAL PARKING SPACES ON ALL LOTS	EQUALS	948
NEIGHBORHOOD CLUB MEMBER SPACES REQUIRED	MIN.	(47) 1 SPACE PER 5 MEMBERS
NEIGHBORHOOD CLUB MEMBER SPACES PROVIDED	MIN.	(47) 1 SPACE PER 5 MEMBERS
GUEST SPACES	MIN.	NOT REQUIRED



PROPERTY OWNERS:
PID: 16 228 01 007 - DR HORTON CROWN LLC

SEWER NOTE:
SEWER WILL BE A GRAVITY LINE AND TIE INTO AN EXISTING SEWER MANHOLE WITHIN CHAMPIONS RUN PHASE 2

WATER NOTE:
EXISTING WATER LINE LOCATED ON NORRIS LAKE DR AND PROVIDED BY DEKALB COUNTY.

FEMA NOTE:
A SMALL PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER FEMA MAP NO. 13089C0181K, DATED 12/8/2016

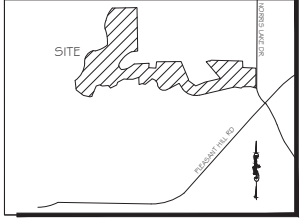
STREET LIGHT NOTE:
FIXTURES AND ILLUMINATION SHALL COMPLY WITH COUNTY STANDARDS.

SURVEY NOTE:
BOUNDARY SURVEY BY
LJA SURVEYING, FKA ALLIANCE LAND SURVEYING
PHONE: 770.225.4730
CONTACT: CHAYCE BELL, PLS

TREE PRESERVATION NOTE:
EITHER 120 INCHES (DBH) PER ACRE OR 25% OF EXISTING SIGNIFICANT TREES PER ACRE OF SUCH SIGNIFICANT TREES, WHICHEVER IS LESS, SHALL BE PRESERVED ON THE SITE.

REQUESTED VARIANCES:
1. *GRADED AND REPLANTED BUFFERS AS SHOWN.
2. SEC. 5.4.7.D.6: RETAINING WALLS ON SINGLE FAMILY LOTS ARE ALLOWED TO BE 8' TALL (VARIANCE FROM ZONING BOARD OF APPEALS)

VICINITY MAP - NOT TO SCALE



SITE LEGEND

- SWM — STORMWATER MANAGEMENT AREA
- 75' — 75' COUNTY STREAM SETBACK/BUFFER
- 50' — 50' COUNTY STREAM BUFFER
- 25' — 25' STATE STREAM BUFFER
- 100' — 100' YEAR FLOOD LIMITS
- WTL — WETLANDS

AMENITIES

- MK — MAIL KIOSK
- CB — CABANA
- PL — SWIMMING POOL
- OS — OPEN SPACE / GREENSPACE
- PC — PICKLEBALL COURTS
- PG — PLAYGROUND

NO	DATE	DESCRIPTION	BY	CHK	APV
#1	02-24-2024	INITIAL SITE PLAN SUBMITTAL			
#2	07-08-2024	SITE PLAN SUBMITTAL - UPDATED DATA CHART			
#3	10-07-2025	SITE PLAN REVISION			

NOT RELEASED FOR CONSTRUCTION

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

D.R. HORTON America's Builder
1371 DOGWOOD DR
CONYERS, GA 30012
678-509-0555

SITE PLAN FOR CHAMPIONS RUN PHASE 3

LL 228, & 253 – DISTRICT 16TH DEKALB COUNTY, GEORGIA

NORTH

SCALE: 1"=200'

PROJECT NUMBER
22200

SHEET TITLE
ZONING PLAN

SHEET NUMBER
10/07/25

File Location: s:\sad\prjs\no_01-civil_projects\025-ongoing\dr horton\22200 - champions run northern tract\02-design\dwg\01-concept\22200_champions run northern tract_zoning_130725




8568




8598


8602

DeKalb County
GEORGIA

(404) 371-2155 (o)
www.dekalbcountyga.gov

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning

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: Michele Battle

Phone: 404-601-7616 Email: cag@battlelawpc.com

Property Address: 8277 Norris Lake Way, Snellville 30039

Tax Parcel ID: 16 228 01 007 Comm. District(s): 5 & 7 Acreage: 113.78

Existing Use: Vacant land Proposed Use: Champions Run, Phase III

Supplemental Regs: _____ Overlay District: No

Rezoning: Yes ☑ No ☐ Existing Zoning: MZ Proposed Zoning: RNC

DRI: _____ Square Footage/Number of Units: _____

Rezoning Request: Rezone to RNC for the development of 214 single-family, detached conservation subdivision, which will be Phases 3 & 4 of the adjacent Champions Run Subdivision.

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: CZ-18-1235046

Major Modification Request: _____

Condition(s) to be modified: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: X Calendar Dates: CC: Dec. 8, 2025

PC: Jan. 6, 2026 BOC: Jan. 22, 2026

Letter of Intent: X Impact Analysis: X Owner Authorization(s): X Campaign Disclosure: X

Public Notice, Signs: X 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: Variances may be sought.

Comments: This is a re-submission from 2023 (Applicant has filed for the January 2026 Agenda).

The Applicant withdrew to address community comments and concerns.

This portion of the development is phase III of "Champions Run V" the same plan submitted from 2023.

The proposed rezone o RNC is to be consistent with the rest of the proposal. A more comprehensive review of the site plan will take place for the January Agenda submission.

Planner: Andrea Folgherait, Sr. Planner Date: October 27, 2025

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PHASE 2
ZONED RNC

PHASE 1 APPROVED
UNDER AP#1243986

PHASE 2
ZONED R85

APPROXIMATE FEMA FLOOD ZONE 1.0% ANNUAL CHANCE FLOOD HAZARD

APPROXIMATE FEMA FLOOD ZONE 0.2% ANNUAL CHANCE FLOOD HAZARD

APPROXIMATE WETLAND #1

APPROXIMATE WETLAND #2

STREAM #2 (SEE NOTE #8)

STREAM #3 (SEE NOTE #8)

STREAM #4 (SEE NOTE #8)

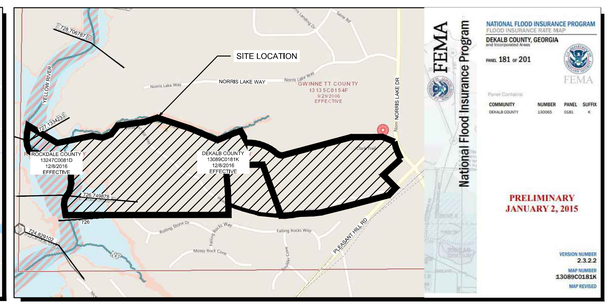
STREAM #5 (SEE NOTE #8)

STREAM #7 (SEE NOTE #8)

LOD

STORMWATER MANAGEMENT FACILITY

SITE LOCATION MAP
NOT TO SCALE



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

DeKalb COUNTY GEORGIA
DEVELOPMENT SERVICES

APPROVED

AP 1246252

DATE 4/29/2025

This Department is not responsible for the errors or omissions by engineers or other design professionals on design or county code requirements of this project.

The issuance or granting of a permit shall not be construed to be a permit for or an approval of, any violation of any of the provisions of applicable codes or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of applicable codes or any other ordinance of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the code official from requiring the correction of errors.

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 changed or altered without authorization from the Development Services.

F: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
SURVEYING + CONSTRUCTION + WATER RESOURCES
3350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

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.

GEORGIA REGISTERED No. 37096 PROFESSIONAL ENGINEER MATTHEW E. KACZENSKI 10/16/24

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

PHASING PLAN

0 100 200 400 600

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

GEORGIA811 www.Georgia811.com
Know what's below. Call before you dig.

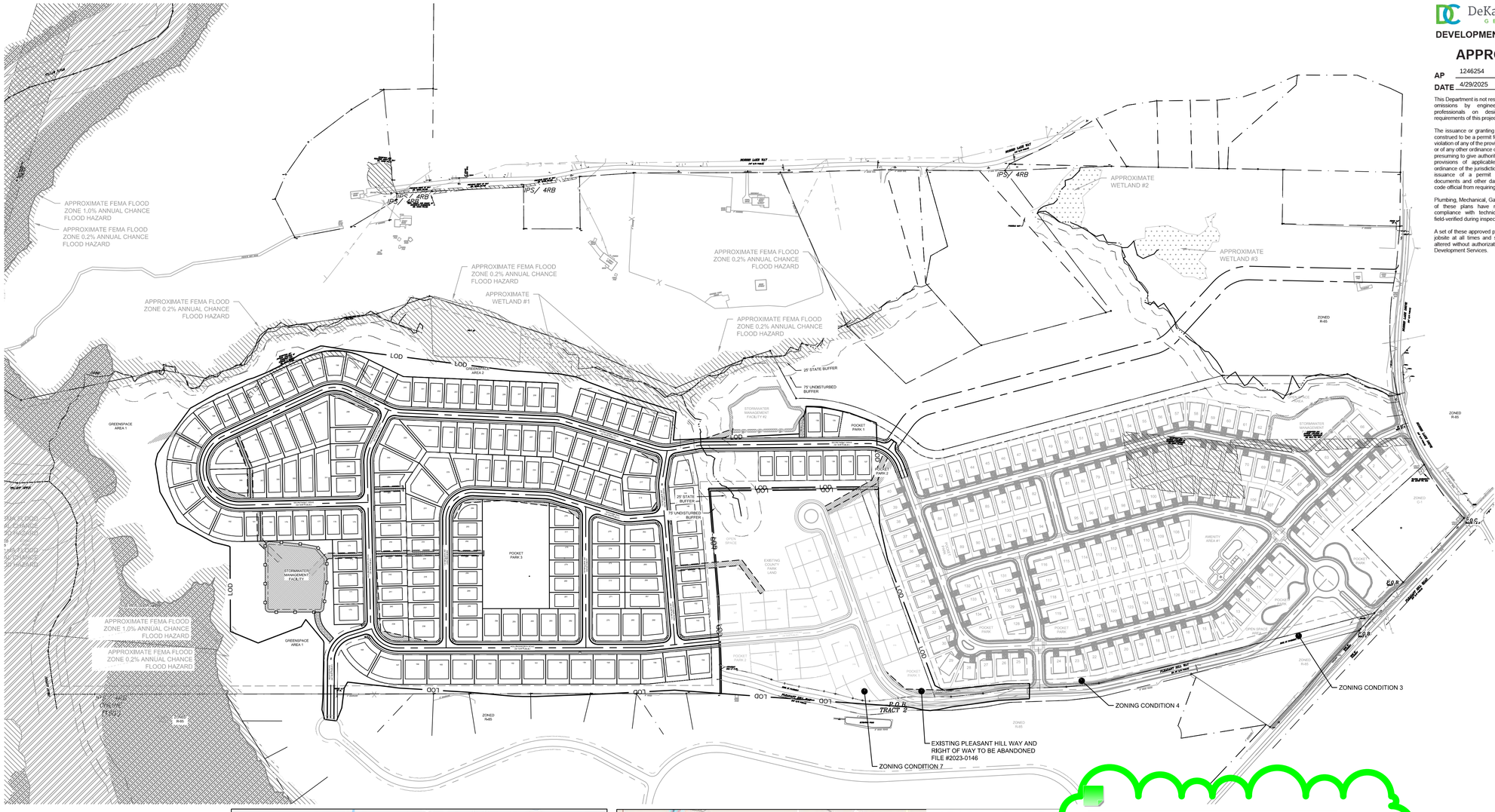
24 HOUR CONTACT:
JAY COOMBE @ 470-774-4884

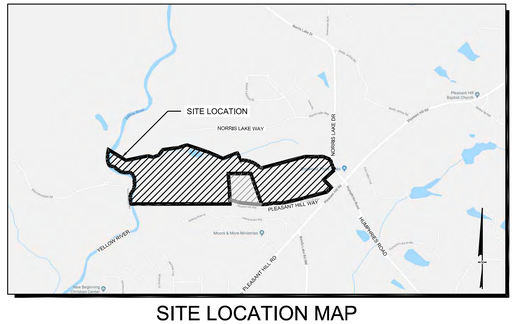
GRID NORTH
GEORGIA WEST ZONE

S3
SHEET

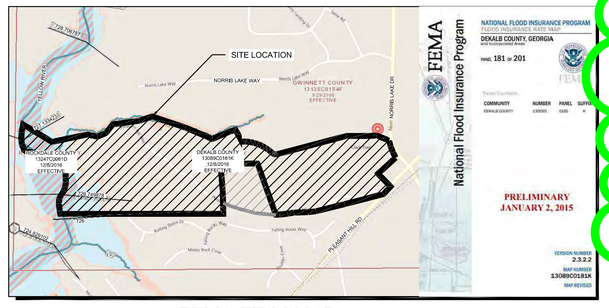
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SITE LOCATION MAP
NOT TO SCALE



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

SITE DATA:	
	RNC ZONING
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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Know what's below. Call before you dig.

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

DeKalb COUNTY GEORGIA
DEVELOPMENT SERVICES
F: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS

APPROVED

AP 1246254
DATE 4/29/2025

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The issuance or granting of a permit shall not be construed to be a permit for or an approval of, any violation of any of the provisions of applicable codes or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of applicable codes or any other ordinance of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the code official from requiring the correction of errors.

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Planners & Engineers Collaborative+
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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

CHAMPION'S RUN - PHASE 2 RNC SKETCH PLAT

A MASTER PLANNED RESIDENTIAL DEVELOPMENT
AT

8682 PLEASANT HILL RD
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AP # 1246254

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GEORGIA REGISTERED No. 37096 PROFESSIONAL ENGINEER MATTHEW E. KACZENSKY

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

OVERALL SITE PLAN

0 100 200 400 600

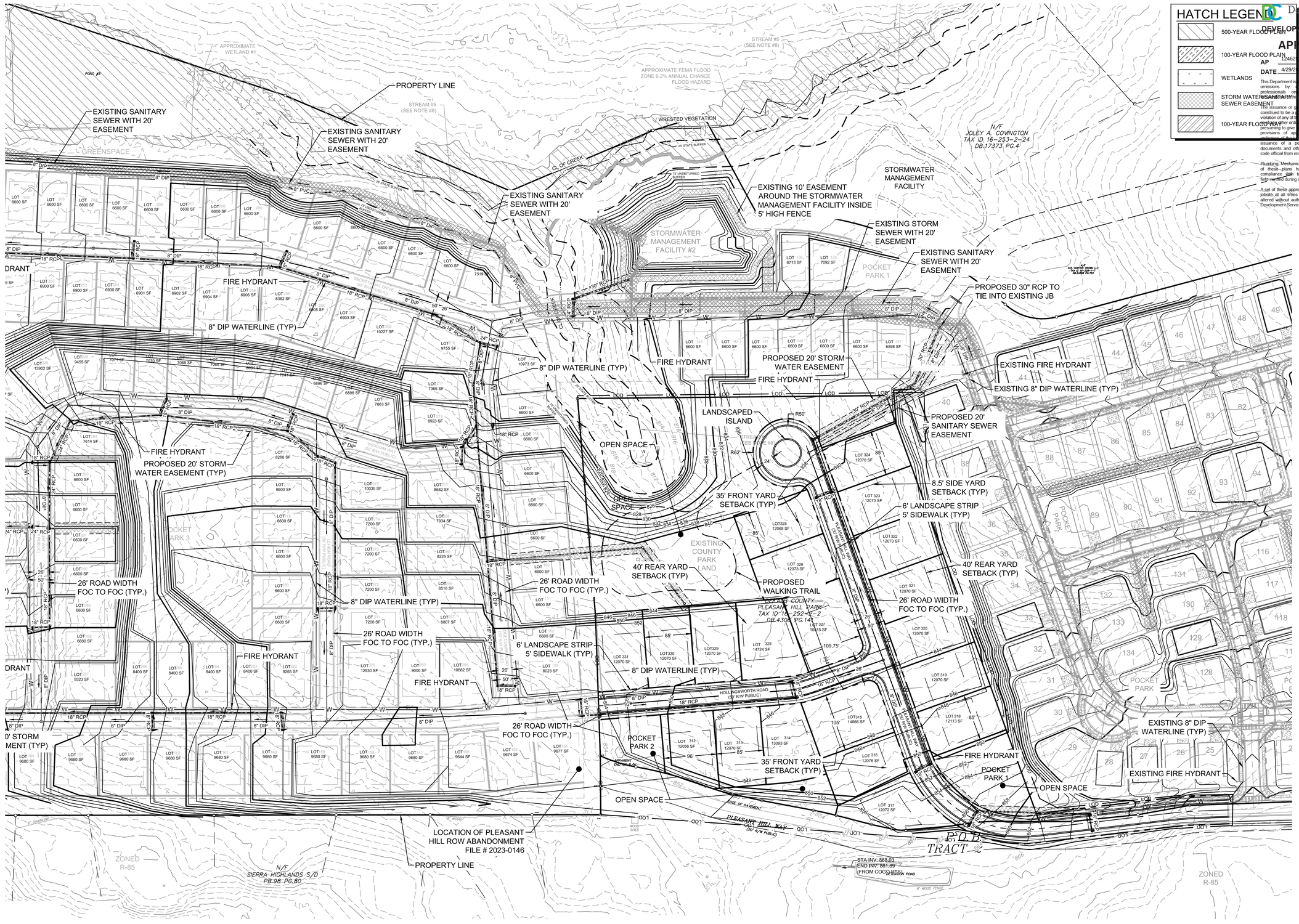
SCALE: 1" = 200'
DATE: 11/15/2024
PROJECT: 16309.02

GRID NORTH
GEORGIA WEST ZONE

S4
SHEET

J:\2016\16309\Dsn_Plans\Sketch\S1.00_SKETCH PLAT PLAN_16309.02 RNC-Rpt - Champion - 11/15/2024 12:09 PM

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JAY COOMBE @ 470-774-4884

DeKalb County GEORGIA

DEVELOPMENT SERVICES

APPROVED

AP 1246252

DATE 4/29/2025

This Department shall not be responsible for the errors or omissions by engineers or other design professionals in design of county code. Responsibility for the proper design of the project remains with the design professionals.

The issuance or granting of a permit shall not be construed to be a permit for or an approval of, any violation of any of the provisions of applicable codes. No permit or certificate presuming to give authority to violate or cancel the provisions of applicable codes or any other ordinance of this jurisdiction shall be valid. The issuance of a permit based on construction documents and other data shall not prevent the code official from requiring the correction of errors.

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

A set of these approved plans shall be kept on the jobsite at all times and shall not be changed or altered without authorization from Development Services.

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PEACHTREE CORNERS, GA 30092
T: (770) 451-2741 F: (770) 451-3915
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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.

GEORGIA REGISTERED No. 37096 PROFESSIONAL ENGINEER MATTHEW E KACZENSKI 11/15/24

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

SKETCH PLAT A

0 40 80 160 240

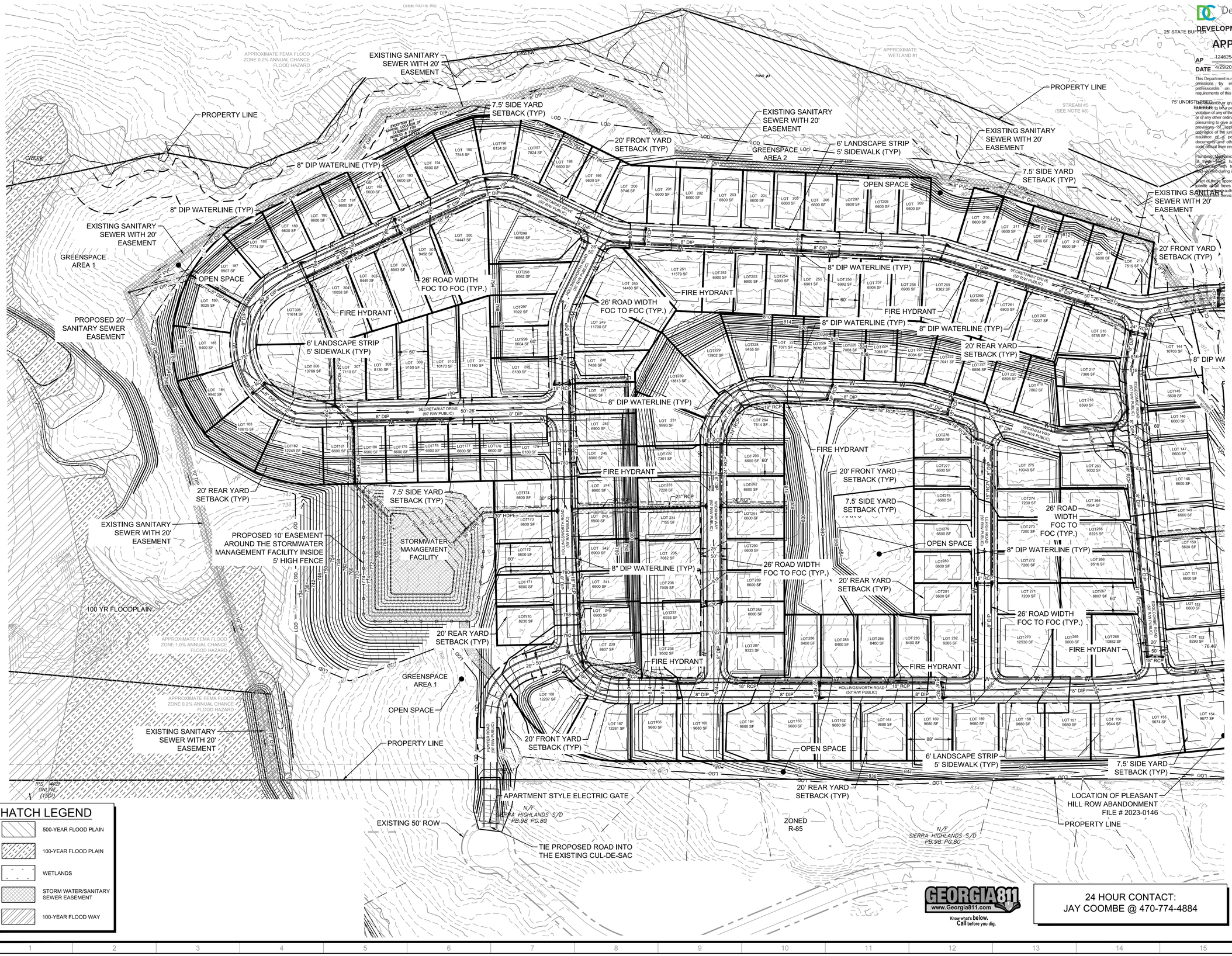
SCALE: 1" = 80'
DATE: 11/15/2024
PROJECT: 16309.02

GRID NORTH
GEORGIA WEST ZONE

S5.1
SHEET

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HATCH LEGEND

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

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DEVELOPMENT SERVICES WWW.PEC.PLUS

APPROVED
AP 1246254
DATE 4/29/2025

This Department is not responsible for the errors or omissions by engineers or other design professionals on design or county code requirements of this project.

75' UNDISTURBED BUFFER

Issuance or granting of a permit shall not be to be a permit for or an approval of, any violation of any of the provisions of applicable laws or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of applicable laws or any other ordinance of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the code official from requiring the correction of errors.

Plumbing, Mechanical, Gas and Electrical sections of this project have not been reviewed for compliance with technical codes and will be reviewed during inspection.

PROJECT
A copy of this approved plans shall be kept on the jobsite at all times and shall be available to the authorized inspectors of DeKalb County Development Services.

CHAMPION'S RUN - PHASE 2 RNC SKETCH PLAT

A MASTER PLANNED RESIDENTIAL DEVELOPMENT
AT

8682 PLEASANT HILL RD
LITHONIA, GA 30058

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AP # 1246254

REVISIONS

NO.	DATE	BY	DESCRIPTION
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-5	11-15-24	CAH	5TH SKETCH PLAT SUBMITTAL

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GEORGIA REGISTERED No. 37096 PROFESSIONAL ENGINEER MATTHEW E. KACHMAR 10/16/24

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

SKETCH PLAT B

0 40 80 160 240

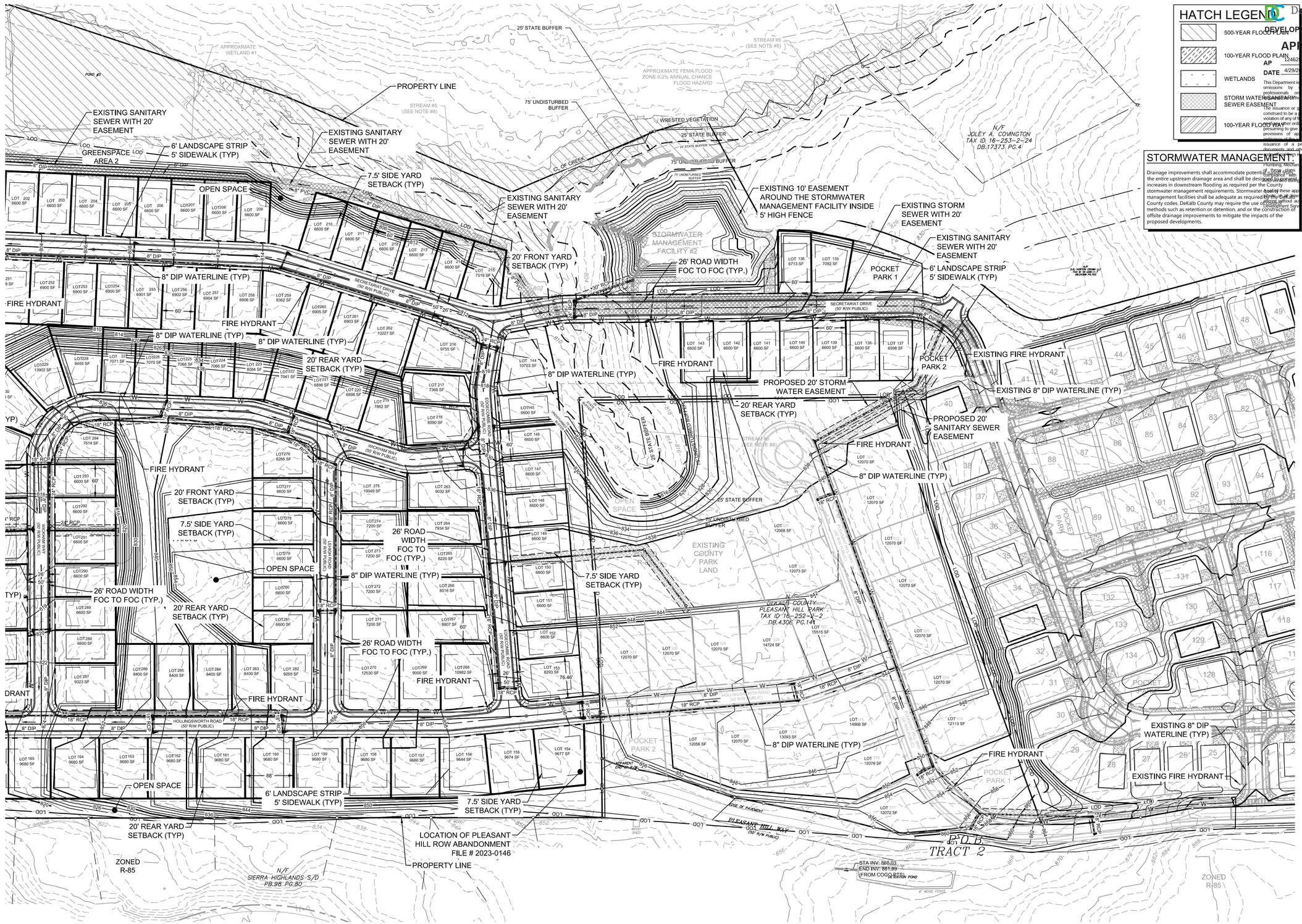
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DATE: 11/15/2024
PROJECT: 16309.02

GRID NORTH
GEORGIA WEST ZONE

S5.2
SHEET

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GEORGIA REGISTERED No. 37096 PROFESSIONAL ENGINEER MATTHEW E KALENSKY 11/15/24

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

SKETCH PLAT A

0 40 80 160 240

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

GRID NORTH
GEORGIA WEST ZONE

S5.1
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Z-18-1235046 **2018-2450**

AN ORDINANCE TO AMEND THE DEKALB COUNTY ZONING MAP

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

APPLICANT: D R Horton Crown, LLC
OWNER:

COMMISSION DISTRICTS: 5 & 7

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

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

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

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

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

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

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

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

ADOPTED by the DeKalb 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.

Agenda Item

File #: 2018-2450 9/25/2018
File Status: Preliminary Item

Public Hearing: YES ☒ NO ☐ **Department:** Planning & Sustainability

SUBJECT:
COMMISSION DISTRICT(S): 5 & 7
N17 D R Horton-Crown, LLC Z-18-1235046
PETITION NO: Z-18-1235046

PROPOSED USE: 339 Single-Family Detached Residences

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

PARCEL NO.: 16-228-01-003, 006, 007, 008, 013; 16-229-01-002; 16-252-02-001, 003 & 005; 16-253-02-004, 005, 007, 008, 009, 011, 026 & 027

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

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

RECOMMENDATION:
COMMUNITY COUNCIL: Deferral

PLANNING COMMISSION: Approval Conditional

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

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

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 addiitonal capacity to be added.

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

Yield Rates*	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.125344	0.092908	0.007372	0.225624
Middle	0.060198	0.047279	0.002826	0.110303
High	0.085487	0.065970	0.003932	0.155389
Total	**0.2710**	**0.2062**	**0.0141**	**0.4913**

Student Calculations

Proposed Units	**339**
Unit Type	SF
Cluster	Lithonia

Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
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 School	Attend other DCSD School	Private School	Total
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/Z-18-1035046 Parcel I.D. #: 16-228, 16-229, 16-253 ; 01-006, 008, 013; 01-002; 02-007, 009, 011, 026; 16 228; 01-003 + 007; 16-253; 02-004, 005, 008, 027

Address: 1679 Norris Lake Place
8682 Pleasant Hill Road
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

RECEIVED
JUN 20 2018
By

APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. Z-18-1235046 *Filing Fee:*

Date Received: _____ Application No.: _____

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
228/229/252

District(s): 16th Land Lot(s): 253/257/258 Block: 01/02 Parcel(s): See Letter of Application

Acreage: 122.77 Commission District(s): District 5

Present Zoning Category: R-85 Proposed Zoning Category: RSM

Present Land Use Category: Suburban

****

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

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 filling of this application? _____ Yes X No

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

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.

HOLLY MOON NOTARY PUBLIC GEORGIA FULTON COUNTY

NOTARY

EXPIRATION DATE / SEAL

SIGNATURE OF APPLICANT / DATE 6/18/18
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 singe family detached homes under the RSM category is consistent with the intent of the land use, the nearby homes, and the price points for homes in the area. The development is consistent with the 2035 Comprehensive Plan and provides an appropriate development compatible with other single-family detached communities.

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

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. I, § 3, para. 1(a)*), and the just compensation clause of the Fifth Amendment to the United States Constitution (*see U.S. Const. Amend. 5*). To the extent that the Zoning Ordinance allows such an action by the Board of Commissioners, the Zoning Ordinance is unconstitutional. Any such denial or conditional approval would discriminate between D.R. Horton and the owners of similarly situated property in an arbitrary, capricious, unreasonable and unconstitutional manner in violation of Article I, Section I, Paragraph 2 of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Finally, a failure to grant the Application or a conditional approval of the Application (with conditions not expressly approved by D.R. Horton) would constitute a gross abuse of discretion and would constitute an unconstitutional violation of D.R. Horton's rights to substantive and procedural due process as guaranteed by the Constitution of the State of Georgia (*see Ga. Const. 1983, Art. I, § 1, para. 1*) and the Fifth and Fourteenth Amendments of the Constitution of the United States (*see U.S. Const. Amend. 5 and 14*). D.R. Horton further challenges the constitutionality and enforceability of the Zoning Ordinance (together with all applicable land use and zoning maps, comprehensive plans, zoning regulations, conditions and site plans), in whole and in relevant part, for lack of objective standards, guidelines or criteria limiting the Board of Commissioners's discretion in considering or deciding applications for zoning amendments. Nevertheless, D.R. Horton remains optimistic that the Board of Commissioners's consideration of the Application will be conducted in a constitutional manner.

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

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

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

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

Sincerely,
Planners and Engineers Collaborative, Inc.

Kenneth J. Wood, P.E., LEED AP
President
For the Firm

May 21, 2018

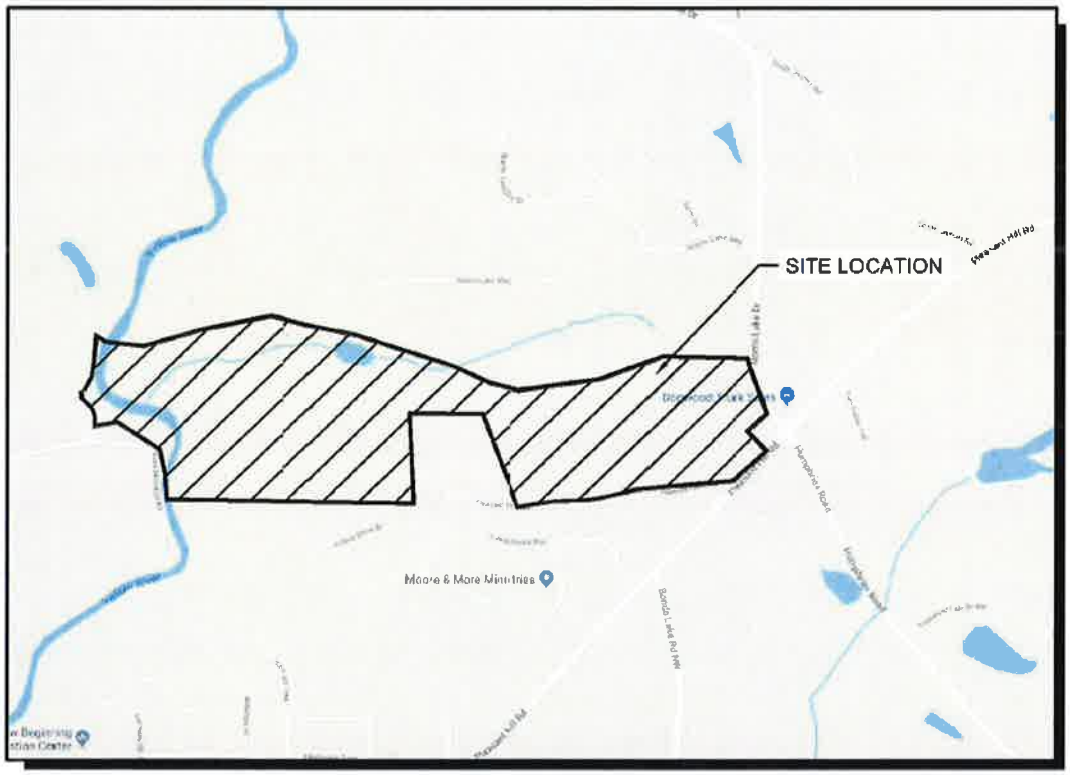
RE: **NOTICE OF PRE-SUBMITTAL COMMUNITY MEETING FOR ZONING MATTERS**

Dear Property Owner:

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

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

Site Location Map Showing Land Subject to Rezoning



SITE LOCATION MAP

NOT TO SCALE

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

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

MEETING SIGN-IN SHEET

Project: D.R. Horton / 122± Acres
Meeting Date: 5/6/18
Facilitator: James M. Ney
Location: Norris Lake Road

Name	Address	Phone	E-Mail
James M Ney	564 Hackney Dr. Marietta, Ga. 30067	770/953-1934	jney@bmzw.com
Carol Ney	554 Hackney Dr Marietta, Ga. 30067	770 953 1934	caroljney@att.net
Matt Kaczenski II	4004 Mayflower Ct Gainesville GA 30507	678-654-6605	Mattk@pgcllc.com
Ryan Pulley	2217 Brookhaven Un NE, Brookhaven, GA 30319	770 956 9600	rpulley@bmzw.com
Richard Hathcock	58 Bradley St SE Atlanta, GA 30312	828-493-4631	richard.hathcock@drhorton.com
Russ Harrington	355 Research Court Norcross, GA	205-515-4305	RHarrington@pecatl.com
Jay Coombe	1371 Dogwood Dr. SW Conyers, GA 30012	470-774-4884	jrcoombe@drhorton.com
Chris Wilson	1371 Dogwood Dr. SW Conyers, GA 30012	678-750-1796	CGWilson@drhorton.com
Mike Howard	8358 Norris Lake Way	4049927638	MikeMasonHoward@comcast.net
Ned Palmer	8348 Norris Lake Way	678/772-4348	6787724348@cricketwireless.net
Amistad St Aromans	1749 Mossy Rock Cove Lithonia GA 30058		
Terry Joseph	1691 Limestone Terrace Lithonia, GA 30058	678-425-1323	tajj1691@hotmail.com

MEETING SIGN-IN SHEET

Project: D.R. Horton / 122 ± Acres
Meeting Date: 5/6/18
Facilitator: James M. Neg
Location: Norris Lake Road

Name	Address	Phone	E-Mail
Janee McLeod	janee.mcleod88@gmail.com	470-314-6284	1200 Berryhill Dr. Lithonia, GA 30058
✓ JAN Costello	1813 S. Hidden Hills Pkwy	770 808 0003	H.OOSW H.11s District 5 Comm. Council
✓ Sean Dillard	1643 Norris Landing	(7) 900-2749	dillardSean5@gmail.com
✓ Jerry Course	8464 Norris Lake Way		
✓ Clifford Coude	8464 Norris Lake Way		
✓ Tangela Barrie	1123 Greenridge Lane Lithonia GA 30058		barrietm@hotmail.com
✓ Mahmoud Barrie	11		21
✓ Clarence Lord	8338 Norris Lake Way	678-478-9607	lordclar@hotmail.com
* jannicostello@gmail.com			

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.

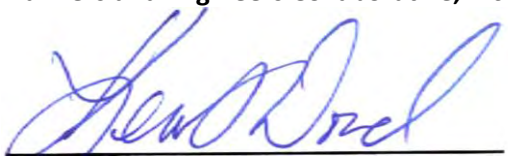
G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

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.

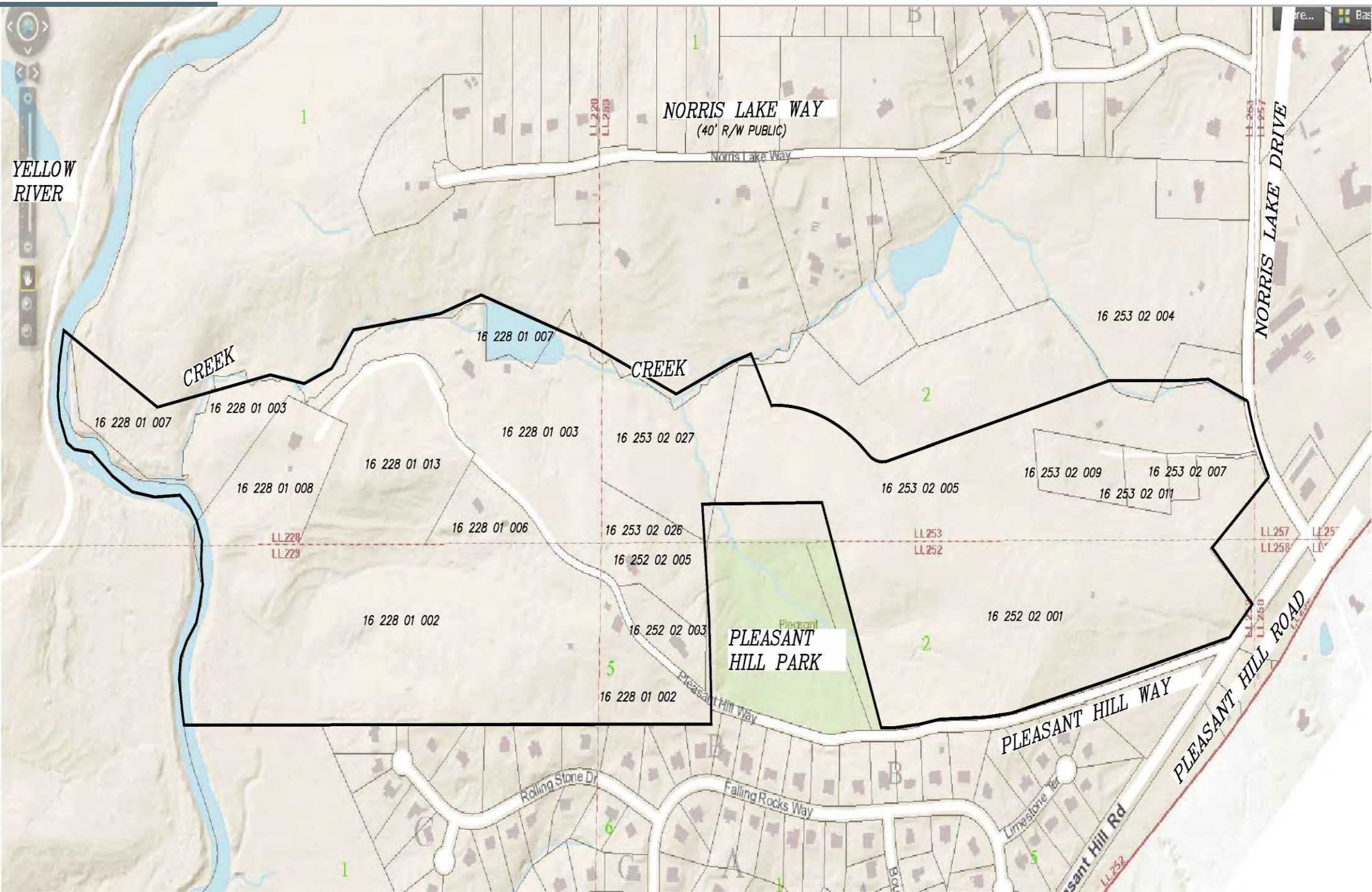
Sincerely,
Planners and Engineers Collaborative, Inc.



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

For the Firm

N.17 Z-18-1235046 Site Parcel Map



N.17 Z-18-1235046 Revised RNC Site Plan

ZONING DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 228, 229, 252, & 253 of the 16TH District of DeKalb County, Georgia and being more particularly described as follows:

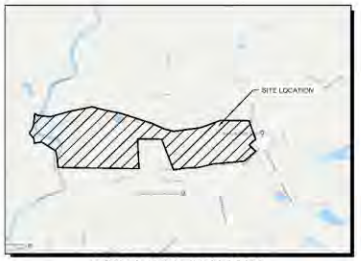
To find the TRUE POINT OF BEGINNING, commence from an iron pin found at the intersection of the southeasterly right-of-way line of Norris Lake Drive (60' R/W) with the northwesterly right-of-way line of Pleasant Hill Road (80' R/W); thence along said right-of-way line of Pleasant Hill Way South 43 degrees 28 minutes 36 seconds West a distance of 327.61 feet to an iron pin found and the TRUE POINT OF BEGINNING; from the TRUE POINT OF BEGINNING as thus established; thence along said northerly right-of-way line of Pleasant Hill Way the following courses and distances: South 43 degrees 3 minutes 3 seconds West a distance of 158.12 feet to a point; thence South 75 degrees 25 minutes 50 seconds West a distance of 606.91 feet to a point; thence South 76 degrees 4 minutes 34 seconds West a distance of 447.46 feet to a point; thence South 83 degrees 33 minutes 41 seconds West a distance of 121.32 feet to a point; thence South 87 degrees 59 minutes 32 seconds West a distance of 215.08 feet to a point; thence South 79 degrees 49 minutes 0 seconds West a distance of 95.21 feet to a point; thence South 54 degrees 5 minutes 32 seconds West a distance of 169.53 feet to a point; thence South 68 degrees 36 minutes 28 seconds West a distance of 60.23 feet to a point; thence leaving said right-of-way line North 19 degrees 45 minutes 29 seconds West a distance of 671.84 feet to a point; thence South 89 degrees 27 minutes 0 seconds West a distance of 559.61 feet to a point; thence South 4 degrees 41 minutes 46 seconds East a distance of 388.25 feet to a point; thence South 01 degree 56 minutes 30 seconds East a distance of 251.42 feet to a point; thence South 0 degrees 22 minutes 36 seconds East a distance of 54.53 feet to a point; thence South 0 degrees 31 minutes 54 seconds East a distance of 52.39 feet to a point; thence South 89 degrees 55 minutes 42 seconds West a distance of 2,486.47 feet more or less to a point in the center of Yellow River; thence along said centerline of Yellow River and the meanderings thereof for the following bearings and distances: North 9 degrees 30 minutes 31 seconds West a distance of 49.76 feet to a point; thence North 7 degrees 37 minutes 39 seconds West a distance of 111.24 feet to a point, thence North 9 degrees 28 minutes 13 seconds East a distance of 73.23 feet to a point; thence North 26 degrees 21 minutes 57 seconds East a distance of 64.31 feet to a point; thence North 36 degrees 7 minutes 37 seconds East a distance of 74.36 feet to a point; thence North 14 degrees 55 minutes 23 seconds East a distance of 59.33 feet to a point; thence North 11 degrees 24 minutes 15 seconds East a distance of 76.27 feet to a point, thence North 8 degrees 17 minutes 37 seconds West a distance of 73.16 feet to a point; thence North 2 degrees 47 minutes 41 seconds East a distance of 79.86 feet to a point; thence North 20 degrees 35 minutes 18 seconds West a distance of 72.36 feet to a point; thence North 34 degrees 58 minutes 57 seconds West a distance of 54.11 feet to a point, thence North 47 degrees 43 minutes 39 seconds West a distance of 63.15 feet to a point; thence South 86 degrees 53 minutes 4 seconds West a distance of 117.94 feet to a point; thence North 80 degrees 26 minutes 25 seconds West a distance of 108.04 feet to a point, thence North 59 degrees 37 minutes 13 seconds West a distance of 107.13 feet to a point; thence North 39 degrees, 7 minutes 09 seconds West a distance of 126.46 feet to a point; thence North 62 degrees 27 minutes 17 seconds West a distance of 82.86 feet to a point; thence North 63 degrees 27 minutes 17 seconds West a distance of 82.86 feet to a point; thence North 57 degrees 23 minutes 26 seconds West a distance of 89.41 feet to a point; thence North 21 degrees 49 minutes 28 seconds West a distance of 93.12 feet to a point; thence North 9 degrees 55 minutes 15 seconds West a distance of 74.43 feet to a point; thence North 3 degrees 11 minutes 49 seconds East a distance of 108.37 feet to a point; thence North 19 degrees 9 minutes 35 seconds East a distance of 121.67 feet to a point;

thence leaving said centerline of Yellow River South 86 degrees 37 minutes 22 seconds East a distance of 511.41 feet to a point; thence North 78 degrees 9 minutes 11 seconds East a distance of 540.13 feet to a point at the centerline of a creek;

thence following a creek for the following bearings and distances:South 79 degrees 17 minutes 32 seconds East a distance of 181.37 feet to a point; thence North 67 degrees 47 minutes 54 seconds East a distance of 136.86 feet to a point; thence North 37 degrees 41 minutes 42 seconds East a distance of 168.48 feet to a point; thence North 82 degrees 8 minutes 53 seconds East a distance of 489.19 feet to a point; thence North 71 degrees 28 minutes 46 seconds East a distance of 303.38 feet to a point; thence South 71 degrees 40 minutes 46 seconds East a distance of 630.99 feet to a point; thence South 67 degrees 0 minutes 56 seconds East a distance of 443.17 feet to a point; thence North 57 degrees 2 minutes 26 seconds East a distance of 291.11 feet to a point; thence North 72 degrees 49 minutes 17 seconds East a distance of 95.48 feet to a point;

thence leaving centerline of creek South 29 degrees 31 minutes 28 seconds East a distance of 261.11 feet to a point; thence 494.54 feet along an arc of a curve to the right, said curve having a radius of 645.00 feet and a chord bearing and distance of South 69 degrees 41 minutes 56 seconds East 482.08 feet to a point; thence 99.58 feet along an arc of a curve to the left, said curve having a radius of 100.00 feet and a chord bearing and distance of South 76 degrees 18 minutes 42 seconds East 95.60 feet to a point; thence North 75 degrees 7 minutes 57 seconds East a distance of 1,099.95 feet to a point; thence East a distance of 347.14 feet to a point; thence North 87 degrees 28 minutes 41 seconds East a distance of 116.44 feet to a point; thence South 67 degrees 49 minutes 18 seconds East a distance of 299.96 feet to a point on said westerly right-of-way line of Norris Lake Road; thence along said right-of-way line 278.59 feet along an arc of a curve to the left, said curve having a radius of 1,047.12 feet and a chord bearing and distance of South 20 degrees 59 minutes 40 seconds East 277.77 feet to a point; thence leaving said right-of-way line South 47 degrees 40 minutes 17 seconds West a distance of 259.24 feet to an iron pin found; thence South 44 degrees 6 minutes 24 seconds East a distance of 270.29 feet to an iron pin found; and the TRUE POINT OF BEGINNING

Said tract containing 122.77 acres, more or less.



SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
FEMA FIRM PANEL NO.: 13135C0154F, 13089C0181K,13247C0081D
NOT TO SCALE

SITE DATA:

TOTAL SITE AREA	122.77 ACRES
ZONING	
EXISTING ZONING	R-85 RESIDENTIAL
PROPOSED ZONING	R-NC CONSERVATION
ZONING JURISDICTION	DEKALB COUNTY
PROPERTY SETBACKS	
BUFFER AGAINST R-85 ZONING	30 FEET
R-NC SETBACKS	
FRONT SETBACK	20 FEET
SIDE SETBACK (MIN. 10 FEET SEPARATION BETWEEN BUILDINGS)	5 FEET
REAR SETBACK	20 FEET
MIN. LOT WIDTH	60 FEET
MIN. LOT AREA	6,000 SF
MIN. HEATED SF	1,200 SF
MAX. BLDG. HEIGHT	35 FEET
DEVELOPMENT SUMMARY	
TYPICAL LOT SIZE	60' x 105'
TOTAL LOTS PROVIDED	321 LOTS
TOTAL SITE DENSITY PROVIDED	2.62 LOTS/ACRE
R-NC BASE MAX DENSITY	4.0 LOTS/ACRE
OPEN SPACE SUMMARY	
TOTAL SITE AREA	122.77 AC
UNBUILDABLE AREA	43.46 AC
NET SITE AREA	79.31 AC
OPEN SPACE REQUIRED (PERCENTAGE)	30.0 %
OPEN SPACE REQUIRED	23.79 AC
OPEN SPACE PROVIDED (PERCENTAGE)	31.40 %
OPEN SPACE PROVIDED	24.90 AC

** PROVIDED DOES NOT INCLUDE STREAM BUFFERS



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

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A MASTER PLANNED RESIDENTIAL DEVELOPMENT
FOR
D.R. HORTON - CROWN, LLC
1371 DOGWOOD DR SW
CONYERS, GEORGIA 30012
CONTACT: JAY COOMBE
PHONE 470-774-4884

LAND LOTS 227 228 252 253 257 & 258
16TH DISTRICT

DEKALB COUNTY GEORGIA

PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING ■ LANDSCAPE ARCHITECTURE ■ CIVIL ENGINEERING ■ LAND SURVEYING
■ 350 RESEARCH COURT ■ PEACHTREE CORNERS, GEORGIA 30092 ■ (770) 451-2741 ■ FAX (770) 451-3915 ■
"WE PROVIDE SOLUTIONS"

REVISIONS:

NO	DATE	BY	DESCRIPTION
-1	8/20/2018	KW	Change to R-NC Zone

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REZONING
MASTER PLAN

0 100 200 400 600

SCALE: 1" = 200'
DATE: JUNE 11, 2018
PROJECT: 16309.00

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

GEORGIA REGISTERED No. 34389 PROFESSIONAL ENGINEER KENNETH J. WEBB

2018-08-20

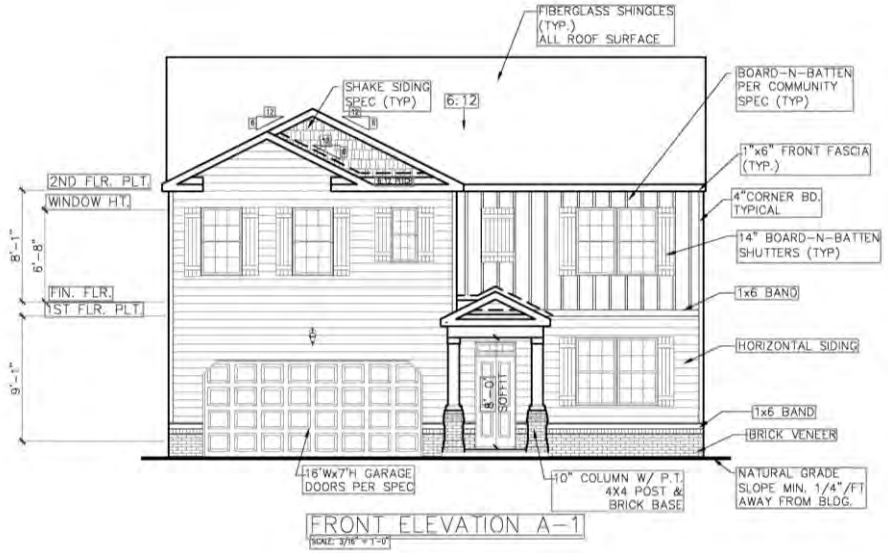
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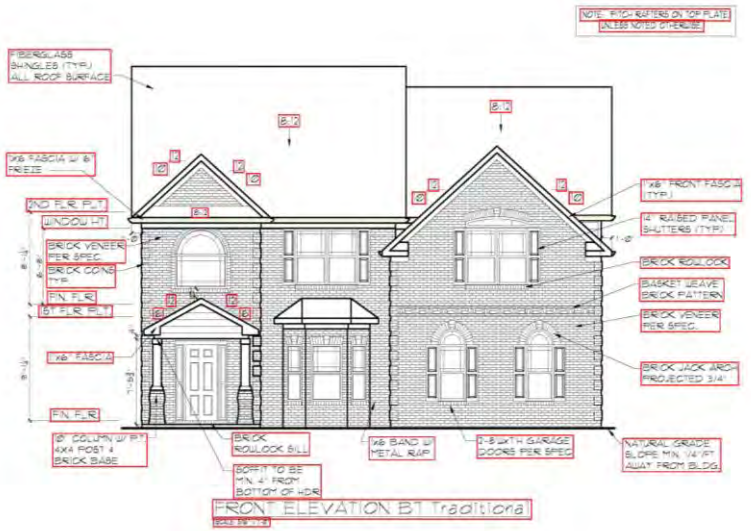
Z1
SHEET

N.17 Z-18-1235046 Site Elevations

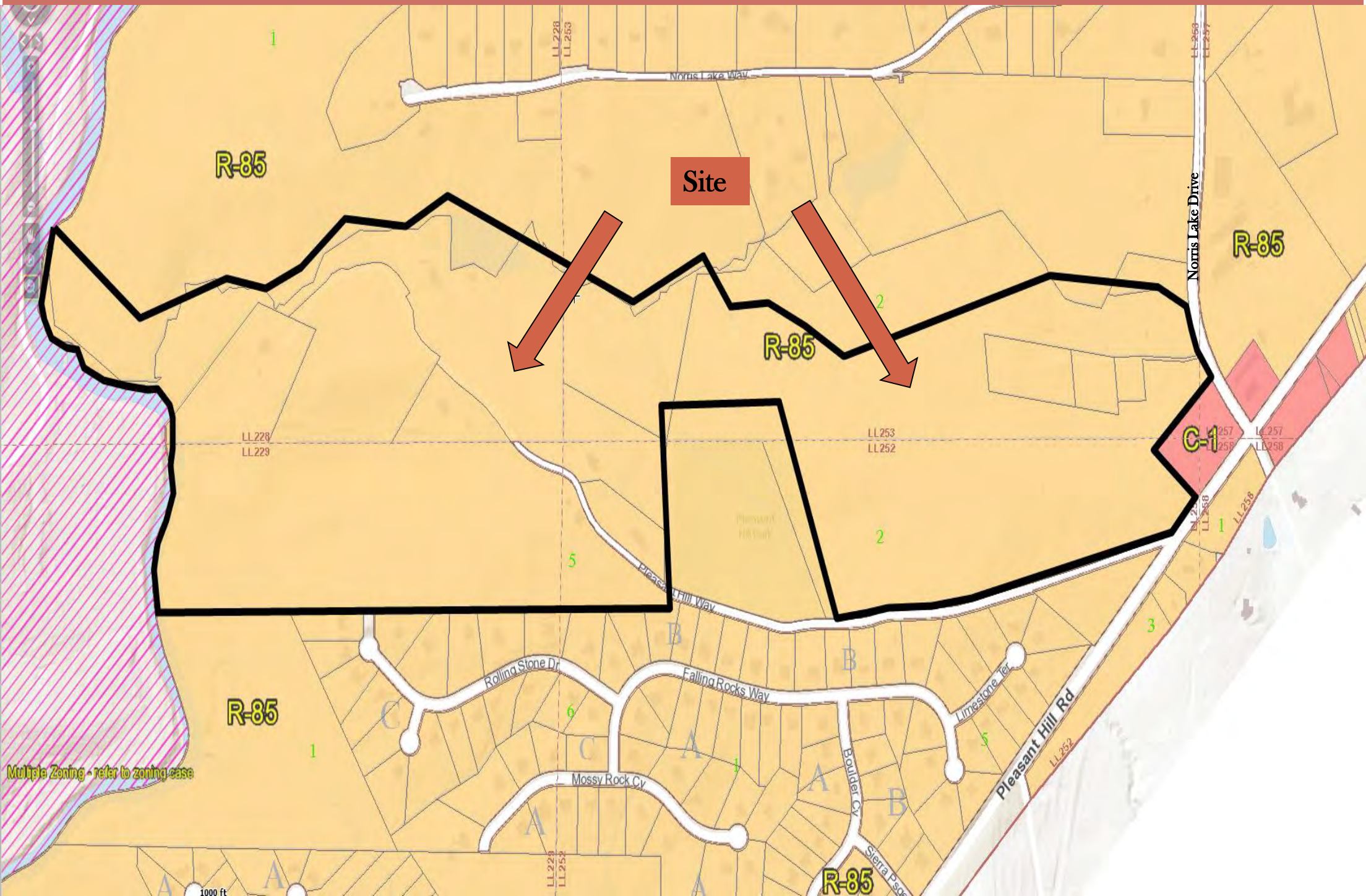




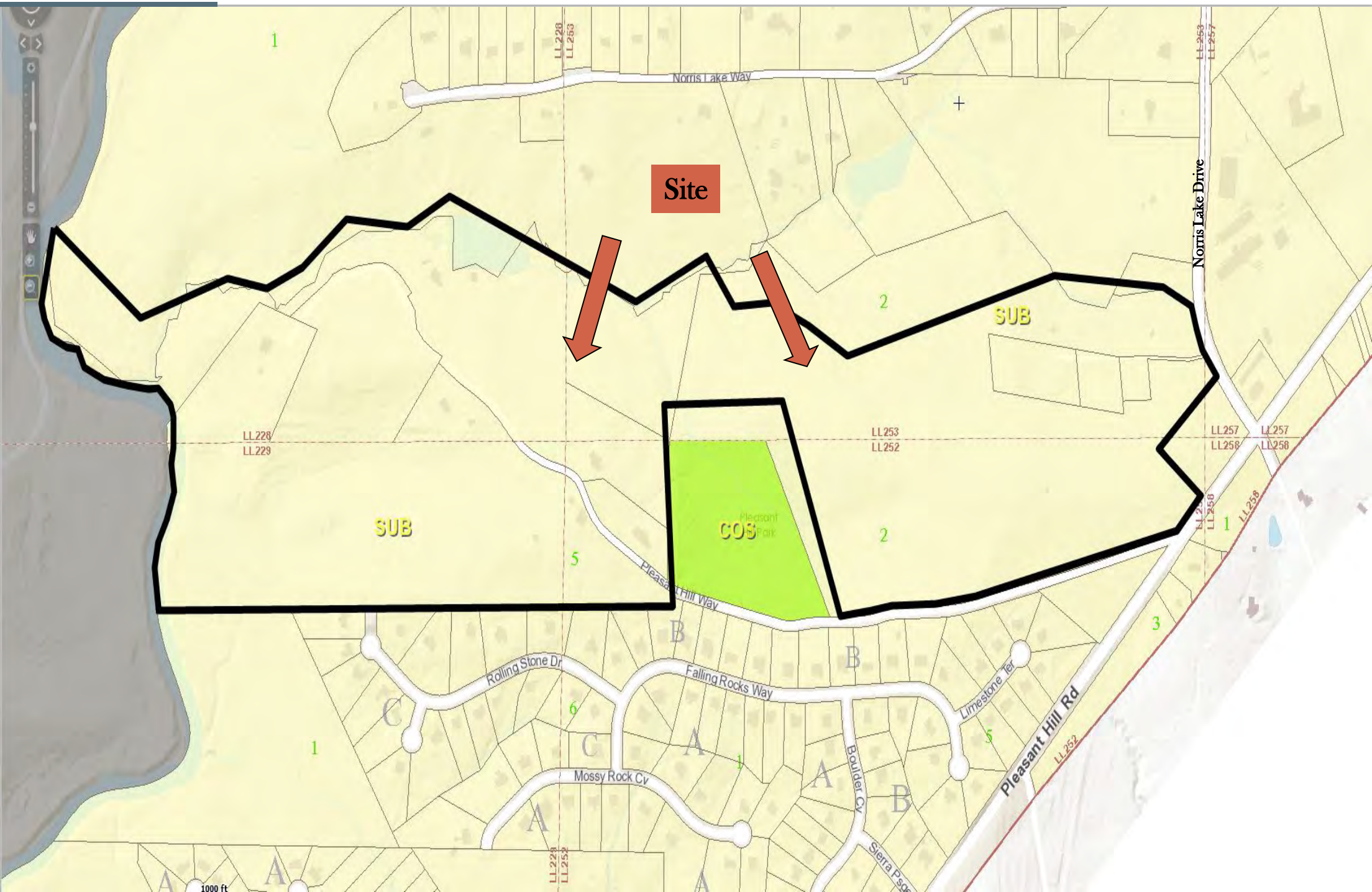




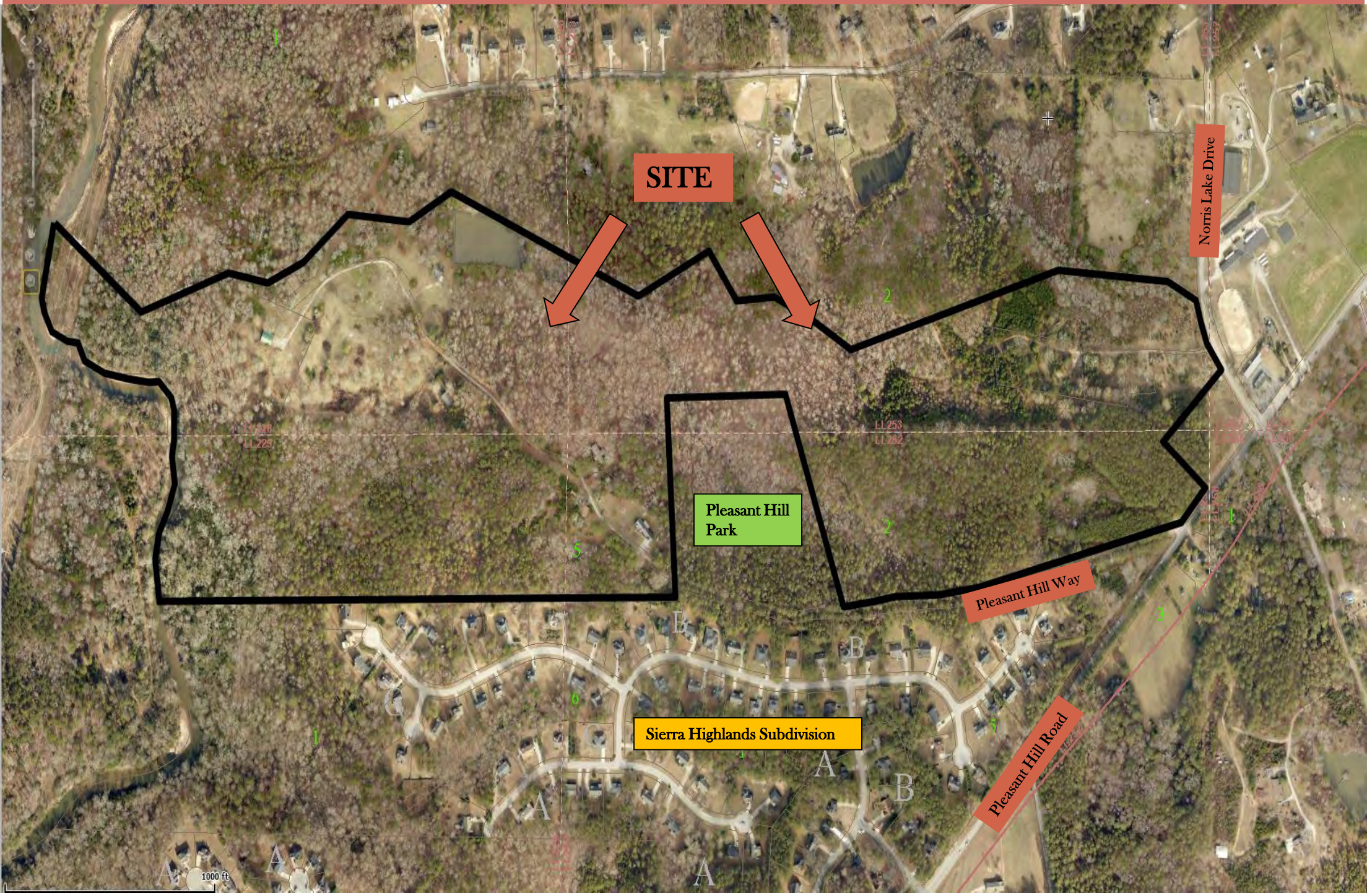
N.17 Z-18-1235046 Zoning Map

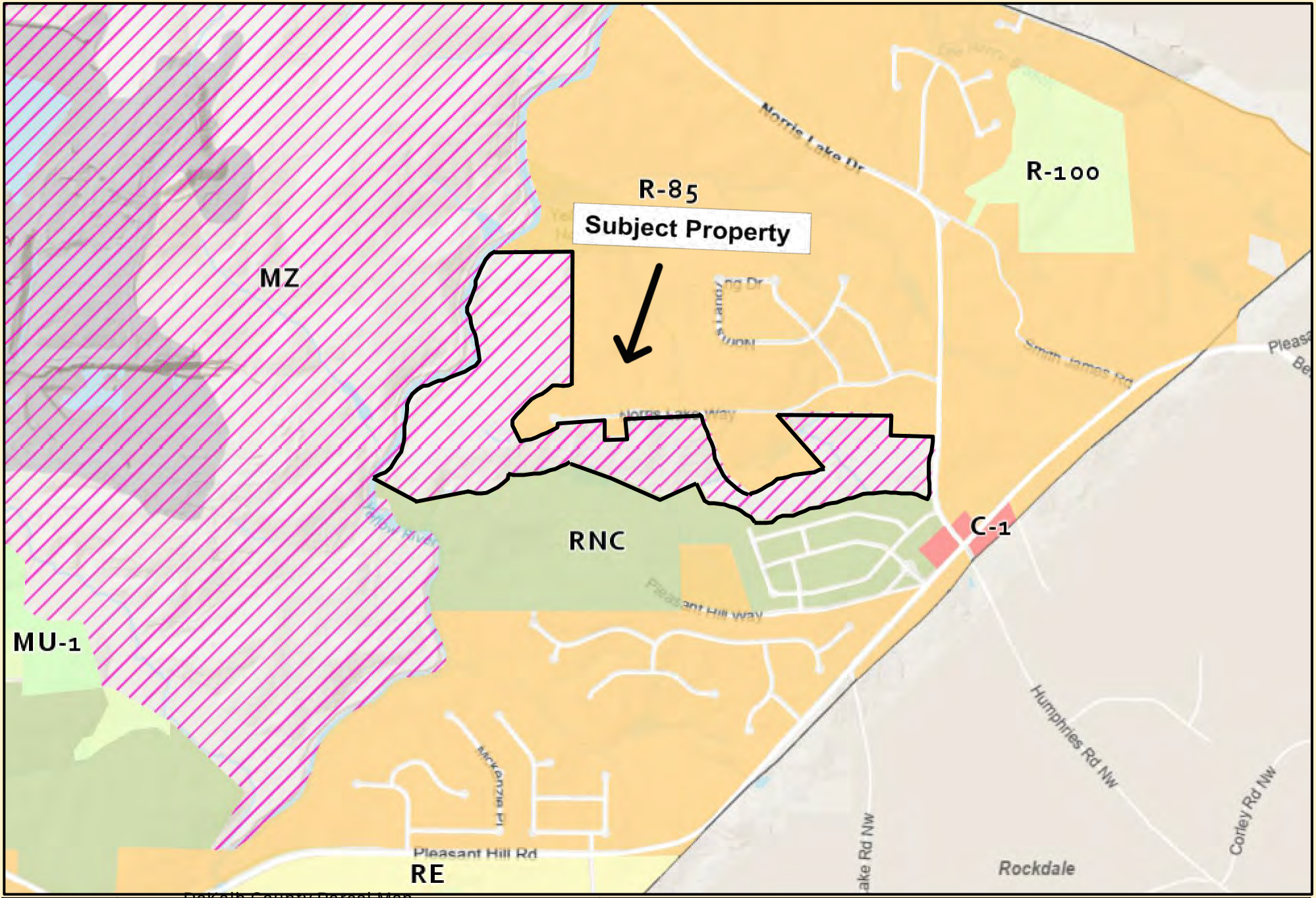


N.17 Z-18-1235046 Land Use Plan Map



N.17 Z-18-1235046 Aerial





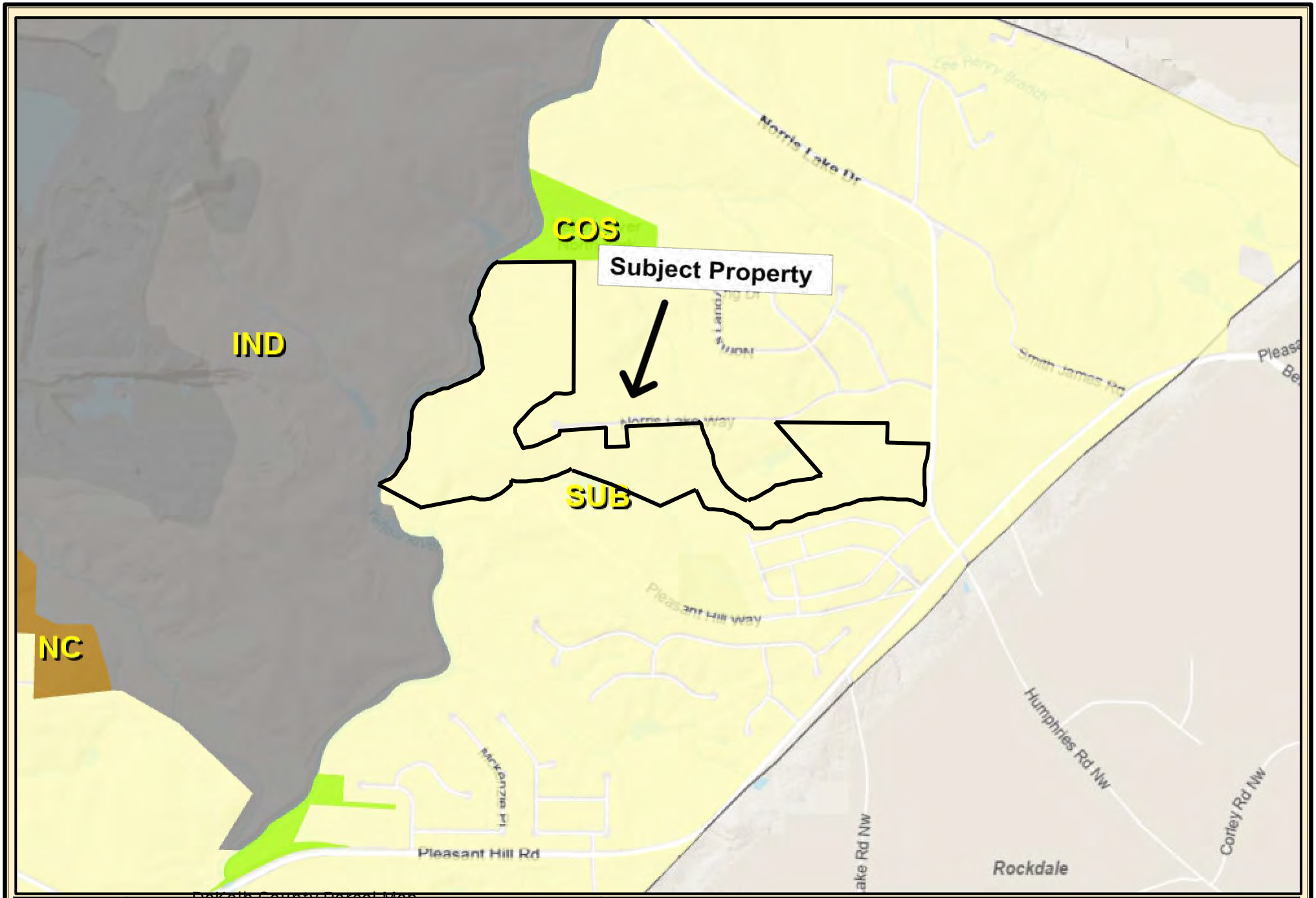
DeKalb County Parcel Map

0 0.075 0.15 0.3 0.45 0.6 mi

Date Printed: 12/8/2025

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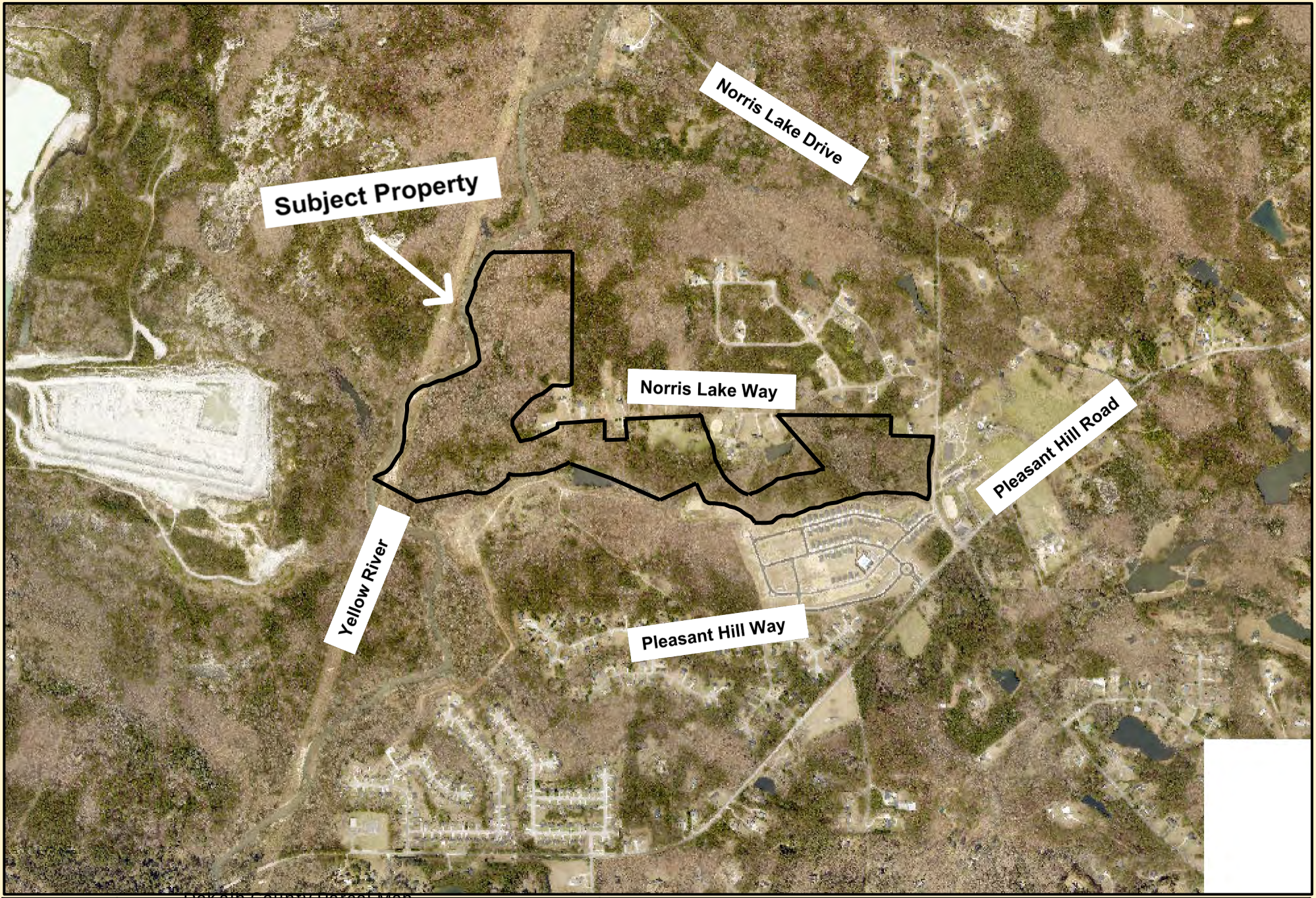
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