

# REGIONAL REVIEW FINDING

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: October 9, 2017

ARC REVIEW CODE: R1709271

TO: CEO Michael Thurmond, DeKalb County  
ATTN TO: Andrew Baker, Director of Planning and Sustainability  
FROM: Douglas R. Hooker, Executive Director, ARC  
RE: Development of Regional Impact (DRI) Review – ***Notification Only***



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Original on file

The Atlanta Regional Commission (ARC) has completed regional review of the following development. ARC reviewed the development with regard to its relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This final report does not address whether the development is or is not in the best interest of the host local government.

**Name of Proposal:** Village at Mills Creek

**Submitting Local Government:** DeKalb County

**Review Type:** DRI – *Notification Only*

**Date Opened:** Sept. 27, 2017

**Date Closed:** Oct. 9, 2017

**Description:** This proposed project does not exceed ARC's DRI review threshold for this land use in this area of the region and therefore does not warrant DRI review. It does exceed Georgia DCA's base threshold and as such is subject to this "Notification Only" process per DCA's rules.

The proposed development is located in unincorporated DeKalb County on a 44-acre site bounded roughly by Woodland Avenue on the west, North Decatur Road on the south, Glendale Road on the east, and Tobie Grant Park and Recreation Center on the north. The project will consist of 496 residential units, including: 100 senior living units and 280 multifamily units that have already been constructed; 60 townhomes in an imminent future phase (Phase 4); and 56 units (either single family homes or townhomes) in a final future phase (Phase 5). The Village at Mills Creek is a redevelopment of the former Tobie Grant Manor public housing community.

**Comments:** According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this development is located in the Maturing Neighborhoods area of the region. Maturing Neighborhoods were primarily developed prior to 1970 and are typically adjacent or close to the Region Core and Regional Employment Corridors. These three areas combined represent a significant percentage of the region's jobs and population. ARC's Regional Development Guide (RDG) details recommended policies for areas on the UGPM. General information and policy recommendations for Maturing Neighborhoods are included at the bottom of these comments.

This project appears to manifest many aspects of regional policy in that it creates a community with a diverse mix of residential options, e.g., affordable and market rate, senior and family, renter- and owner-occupied; supports transit use given its proximity to MARTA bus service on North Decatur Road; connects to existing as well as planned new County parks and recreation facilities; features buildings with sustainability certifications; and promotes walkability with its sidewalk network and streetscaping elements. The intensity of this proposed project generally aligns with the RDG's recommended range of densities and building heights in Maturing Neighborhoods.

External comments received during the review are attached to this report.

–CONTINUED ON NEXT PAGE–

Further to the above, general regional policy recommendations for Maturing Neighborhoods include:

- Improve safety and quality of transit options by providing alternatives for end-of-trip facilities (such as bicycle racks) and sidewalks and/or shelters adjacent to bus stops
- Identify and remedy incidents of “food deserts” within neighborhoods, particularly in traditionally underserved neighborhoods and schools
- Promote mixed use where locally appropriate, specifically in areas served by existing or planned transit
- Develop policies and establish design standards to ensure new and infill development is compatible with existing neighborhoods

**THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:**

ARC COMMUNITY DEVELOPMENT  
ARC RESEARCH & ANALYTICS  
GEORGIA DEPARTMENT OF TRANSPORTATION  
DEKALB COUNTY  
CITY OF DECATUR

ARC TRANSPORTATION ACCESS & MOBILITY  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
CITY OF AVONDALE ESTATES

ARC NATURAL RESOURCES  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY  
CITY OF CLARKSTON

If you have any questions regarding this review, please contact Andrew Smith at (470) 378-1645 or [asmith@atlantaregional.org](mailto:asmith@atlantaregional.org). This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.

## Andrew Smith

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**From:** Weiss, Megan J <MWeiss@dot.ga.gov>  
**Sent:** Thursday, September 28, 2017 12:48 PM  
**To:** Andrew Smith  
**Cc:** Peevy, Phillip M.; Robinson, Charles A.  
**Subject:** RE: ARC "Notification Only" Review – Village at Mills Creek

Andrew.

GDOT Planning has reviewed the Village at Mills Creek Preliminary report and show no GDOT projects in the vicinity. For further information that may be needed concerning this review, please contact Megan Weiss at 404-631-1779 or [mweiss@dot.ga.gov](mailto:mweiss@dot.ga.gov)

Thanks.

Megan Weiss, AICP  
Transportation Planner III  
Georgia Department of Transportation  
Office of Planning-5<sup>th</sup> Floor  
P:404-631-1779 E:[mweiss@dot.ga.gov](mailto:mweiss@dot.ga.gov)

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**From:** Andrew Smith [mailto:[ASmith@atlantaregional.org](mailto:ASmith@atlantaregional.org)]  
**Sent:** Wednesday, September 27, 2017 4:22 PM  
**To:** VanDyke, Cindy <[cyvandyke@dot.ga.gov](mailto:cyvandyke@dot.ga.gov)>; Peevy, Phillip M. <[PPeevy@dot.ga.gov](mailto:PPeevy@dot.ga.gov)>; Robinson, Charles A. <[chrobinson@dot.ga.gov](mailto:chrobinson@dot.ga.gov)>; Weiss, Megan J <[MWeiss@dot.ga.gov](mailto:MWeiss@dot.ga.gov)>; Comer, Carol <[ccomer@dot.ga.gov](mailto:ccomer@dot.ga.gov)>; Hood, Alan C. <[achood@dot.ga.gov](mailto:achood@dot.ga.gov)>; Zahul, Kathy <[kzahul@dot.ga.gov](mailto:kzahul@dot.ga.gov)>; DeNard, Paul <[pdenard@dot.ga.gov](mailto:pdenard@dot.ga.gov)>; Regis, Edlin <[eregis@dot.ga.gov](mailto:eregis@dot.ga.gov)>; Woods, Chris N. <[cwoods@dot.ga.gov](mailto:cwoods@dot.ga.gov)>; Johnson, Lankston <[lajohnson@dot.ga.gov](mailto:lajohnson@dot.ga.gov)>; Boone, Eric <[eboone@dot.ga.gov](mailto:eboone@dot.ga.gov)>; Annie Gillespie <[agillespie@srta.ga.gov](mailto:agillespie@srta.ga.gov)>; Emily Estes <[eestes@srta.ga.gov](mailto:eestes@srta.ga.gov)>; Parker Martin <[PMartin@srta.ga.gov](mailto:PMartin@srta.ga.gov)>; 'DRI@grta.org' <[DRI@grta.org](mailto:DRI@grta.org)>; 'Jon West' <[jon.west@dca.ga.gov](mailto:jon.west@dca.ga.gov)>; jud.turner@gaepd.org; chuck.mueller@dnr.state.ga.us; Greg Floyd ([gffloyd@itsmarta.com](mailto:gffloyd@itsmarta.com)) <[gffloyd@itsmarta.com](mailto:gffloyd@itsmarta.com)>; 'kstevens@avondaleestates.org' <[kstevens@avondaleestates.org](mailto:kstevens@avondaleestates.org)>; Angela Threadgill <[Angela.Threadgill@decaturga.com](mailto:Angela.Threadgill@decaturga.com)>; sqawiy@cityofclarkston.com; Andrew Baker ([aabaker@co.dekalb.ga.us](mailto:aabaker@co.dekalb.ga.us)) <[aabaker@co.dekalb.ga.us](mailto:aabaker@co.dekalb.ga.us)>; Hudson, Cedric ([chudson@dekalbcountyga.gov](mailto:chudson@dekalbcountyga.gov)) <[chudson@dekalbcountyga.gov](mailto:chudson@dekalbcountyga.gov)>; Brian Brewer <[bnbrewer@dekalbcountyga.gov](mailto:bnbrewer@dekalbcountyga.gov)>; Washington, Larry <[lwashington@dekalbcountyga.gov](mailto:lwashington@dekalbcountyga.gov)>; Eisenberg, Marian <[meisenberg@dekalbcountyga.gov](mailto:meisenberg@dekalbcountyga.gov)>; Furman, Melora L. <[mlfurman@dekalbcountyga.gov](mailto:mlfurman@dekalbcountyga.gov)>; pgkeeter@dekalbcountyga.gov; 'sasmith@dekalbcountyga.gov' <[sasmith@dekalbcountyga.gov](mailto:sasmith@dekalbcountyga.gov)>; John Corcoran <[John.Corcoran@housingdevelopmentcorp.org](mailto:John.Corcoran@housingdevelopmentcorp.org)>; Keri Taylor <[Keri.Taylor@housingdevelopmentcorp.org](mailto:Keri.Taylor@housingdevelopmentcorp.org)>; Brian E. Thomas <[Brian.Thomas@housingdevelopmentcorp.org](mailto:Brian.Thomas@housingdevelopmentcorp.org)>; Mike Riley <[mriley@martinriley.com](mailto:mriley@martinriley.com)>; Wendy Daniels ([wgreen@beechwoodres.com](mailto:wgreen@beechwoodres.com)) <[wgreen@beechwoodres.com](mailto:wgreen@beechwoodres.com)>; Robert Skrobot <[rskrobot@atwell-group.com](mailto:rskrobot@atwell-group.com)>  
**Cc:** Community Development <[CommunityDevelopment@atlantaregional.org](mailto:CommunityDevelopment@atlantaregional.org)>; Mike Alexander <[MAlexander@atlantaregional.org](mailto:MAlexander@atlantaregional.org)>; David Haynes <[DHaynes@atlantaregional.org](mailto:DHaynes@atlantaregional.org)>; Marquitrice Mangham <[MMangham@atlantaregional.org](mailto:MMangham@atlantaregional.org)>; Ryan Ellis <[REllis@atlantaregional.org](mailto:REllis@atlantaregional.org)>; Jim Santo <[JSanto@atlantaregional.org](mailto:JSanto@atlantaregional.org)>; Jim Skinner <[JSkinner@atlantaregional.org](mailto:JSkinner@atlantaregional.org)>  
**Subject:** ARC "Notification Only" Review – Village at Mills Creek

**ARC "Notification Only" Review – Request for Comments**

This e-mail serves as notice that the Atlanta Regional Commission (ARC) has begun a Development of Regional Impact (DRI) **"Notification Only"** review for the Village at Mills Creek.

This proposed project does not exceed ARC's DRI review threshold for this land use in this area of the region and therefore does not warrant DRI review. It does exceed Georgia DCA's base threshold and as such is subject to this "Notification Only" process per DCA's rules. This process is intended to notify potentially affected jurisdictions and agencies of the proposed project for the purposes of intergovernmental and interagency coordination.

The proposed development is located in unincorporated DeKalb County on a 44-acre site bounded roughly by Woodland Avenue on the west, North Decatur Road on the south, Glendale Road on the east, and Tobie Grant Park and Recreation Center on the north. The project will consist of 496 residential units, including: 100 senior living units and 280 multifamily units that have already been constructed; 60 townhomes in an imminent future phase (Phase 4); and 56 units (either single family homes or townhomes) in a final future phase (Phase 5). The Village at Mills Creek is a redevelopment of the former Tobie Grant Manor public housing community.

A review notice and general project information are attached to this email. We request that you or a member of your staff review the information and provide any comments to ARC on or before **October 6, 2017**. You may also view or download the information by visiting the [ARC Plan Reviews webpage](#) and searching for "Village at Mills Creek."

**Review opened on:** September 27, 2017

**Comments due on:** October 6, 2017

**Review will close on:** October 9, 2017

Please feel free to contact me with questions.

Regards,

**Andrew Smith**

Principal Planner, Community Development

Atlanta Regional Commission

P | 470.378.1645

[asmith@atlantaregional.org](mailto:asmith@atlantaregional.org)

[atlantaregional.org](http://atlantaregional.org)

International Tower

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**Roadway fatalities in Georgia are up 33% in two years.** That's an average of four deaths every single day! Many of these deaths are preventable and related to driver behavior: distracted or impaired driving, driving too fast for conditions, and/or failure to wear a seatbelt. Pledge to **DRIVE ALERT ARRIVE ALIVE**. Buckle up – Stay off the phone and mobile devices – Drive alert. Visit [www.dot.ga.gov/DAAA](http://www.dot.ga.gov/DAAA). #ArriveAliveGA



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September 18, 2017

Andrew Smith  
Principal Planner  
Atlanta Regional Commission  
229 Peachtree St NE, Suite 100  
Atlanta, Georgia 30303

**RE: Village at Mills Creek Development of Regional Impact**

Dear Mr. Smith,

This letter is to compliment the overall site plan included in this submittal. Below is a summary of the timeline of this project to date and expected future land development submittals to DeKalb County.

**PROJECT DESCRIPTION:**

Village at Mills Creek is a mixed use redevelopment that was started in 2015. The previous use of the property was 200 duplex units. These units were taken down to allow for the redevelopment of a total of 496 units. The Phase breakdown is detailed below.

**Phase 1**

100 units of senior living completed construction in 2015 on 3.7 ac. These units are currently occupied.

**Phase 2**

200 units of multifamily completed construction in 2015 on 18.5 ac. These units are currently occupied.

**Phase 3**

80 units of multifamily completed construction in 2016 on 2.3 ac. These units are currently occupied.

**Currently constructed units – 380 units on 24.5 ac.**

**Phase 4 (current phase)**

60 town homes are planned to be constructed on 7.2 ac. Site and building plans are currently under development and are expected to be submitted to DeKalb County Autumn of 2017. Construction is expected to be completed Winter of 2018.

**Total units including this phase – 440 units on 31.7 ac.**

**Phase 5 (future phase)**

56 units are planned in this future phase. The use is yet to be determined, but will likely be either single family homes or townhomes on 12.6 ac. Site and building plans are estimated to be submitted to DeKalb County Winter of 2018.

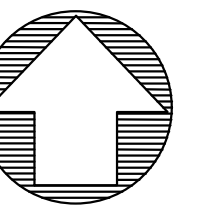
**Total buildout – 496 units on 44.3 ac.**

Should you have any questions or comments, please feel free to contact me at (404) 226-6795.

Respectfully,  
**ATWELL, LLC**

Robert Skrobot, P.E.  
Project Manager





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0 120 240

September 2017

# Towns at Mills Creek

