

DATE: August 12, 2024

TO: CEO Michael L. Thurmond, Dekalb County Commission
ATTN TO: Aprell King, Planner, 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 – 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 preliminary report does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: Clifton Springs Mixed Use DRI 4109

Submitting Local Government: Dekalb County

Date Opened: July 31, 2024

Deadline for Comments: August 28, 2024

Description: A regional DRI review of a project to construct a mixed-use development consisting of approximately 666 multifamily residential units , 101 townhomes, 20,000 SF of medical office space, 12,200 SF of retail space, and 4,000 SF restaurant space.

PRELIMINARY COMMENTS:

Key Comments

The project is somewhat aligned with Established Suburbs policy recommendations which emphasize the importance of preserving single-family neighborhoods with appropriate infill development.

The project's mix of residential, retail, and office is supportive of regional placemaking and multi-modal transportation policies.

The project proposes to retain approximately 31 acres of the approximately 80 total acres as open/undisturbed space which is supportive of regional environmental policies.

The project is expected to generate approximately 4,836 net daily new vehicular trips; a number of roadway improvements to mitigate these trips are proposed.

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. The Plan assigns a relevant growth management category designation to all areas in the region- Established Suburbs for this project - and provides accompanying growth policy recommendations which are detailed at the end of these comments.

The project's mix of residential, retail, and office is supportive of regional placemaking and multi-modal transportation policies.

Transportation and Mobility Comments

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

The project is expected to generate approximately 4,836 net daily new vehicular trips; a number of roadway improvements to mitigate these trips are proposed.

ARC Natural Resources Group Comments

ARC's Natural Resources Group comments will be provided in the Final Report.

Environmental Comments

The project proposes to retain approximately 31 acres of the approximately 80 total acres as open/undisturbed space which is supportive of regional environmental policies.

Additional retention of wooded and stream adjacent areas would be desirable and in keeping with regional goals regarding carbon sequestration and climate change/heat island effect mitigation. There may be potential opportunities for linking these fragmented undeveloped areas with adjacent undeveloped or protected areas to ensure their maintenance and potential use for recreation or habitat preservation.

Incorporation of green stormwater and heat island mitigation designs for the extensive surface car parking spaces proposed and use of an ecosystem-based design for the stormwater detention areas would be supportive of regional environmental policies.

The project can support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

Atlanta Region's Plan Growth Policy Considerations: Established Suburbs

According to the Atlanta Region's Plan, Established Suburbs are areas where suburban development has occurred and are characterized by single-family subdivisions, commercial development, and office, industrial and multi-family development. These areas represent the part of the region that has recently reached "build-out." With few remaining large parcels for additional development, these are the areas in which the region may see the least amount of land-use change outside of retail and commercial areas. While there is still room for limited infill development, these areas will begin to focus more on redevelopment over the next 30 years. Preservation of existing single-family neighborhoods is important, and wholesale change will most likely not occur in the single-family subdivisions that make up a majority of these areas. However, infill and redevelopment will occur in areas of retail/commercial concentrations, especially commercial corridors.

The project is partially aligned with Established Suburbs recommendations in that it provides a substantial amount of new housing that doesn't negatively impact existing single-family neighborhoods. The project is also supportive of regional environmental and multi-modal transportation policies. Dekalb County leadership and staff, along with the applicant team, should collaborate closely to ensure maximum sensitivity to nearby local governments, neighborhoods, land uses and natural systems.

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

ATLANTA REGIONAL COMMISSION
GEORGIA DEPARTMENT OF TRANSPORTATION

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
CITY OF STONECREST
CITY OF FOREST PARK
HENRY COUNTY

GEORGIA CONSERVANCY
CITY OF DECATUR
ROCKDALE COUNTY

CITY OF ATLANTA
CITY OF AVONDALE ESTATES
CLAYTON 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>.



Developments of Regional Impact

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DRI #4109

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: Clifton Springs Mixed-Use
Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Southwest corner of the intersection of Clifton Springs Road at Flat Shoals Road
Brief Description of Project: Approximately 79.53-acre mixed-use development consisting of approximately 766 total multifamily residential units (248 workforce, 158 senior, 360 general), 107 townhomes, 20,000 SF of medical office space, 35,400 SF of retail space, and 4,000 SF restaurant space.

Development Type:

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

If other development type, describe:

Project Size (# of units, floor area, etc.): Approximately 766 total multifamily residential units, 107 townhomes, 20,000 SF of medical office space

Developer: Architectural Standard, LLC

Mailing Address: 1261 Hammond Creek Trail

Address 2:

City:Watkinsville State: GA Zip:30677

Telephone: (770) 317-3000

Email: maxieprice1@gmail.com

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: Otto Tract No. 10, LLC

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:

Project ID:

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: 2028

Overall project: 2028

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DRI #4109

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: Clifton Springs Mixed-Use
DRI ID Number: 4109
Developer/Applicant: Architectural Standard, LLC
Telephone: (770) 317-3000
Email(s): maxieprice1@gmail.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: \$150,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$1,315,588 - \$1,326,500

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): 115,088 SF of existing office space in three (3) buildings to be demolished.

Water Supply

Name of water supply provider for this site: DeKalb County

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.17 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:

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?

Wastewater Disposal

Name of wastewater treatment provider for this site: DeKalb County

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.17 MGD

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) will be required?

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.) 5,780 net new daily trips, 475 AM peak hour trips, 471 PM peak hour trips

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: Please refer to the traffic impact study prepared by Kimley-Horn and Associates

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 3,000 tons

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:

Stormwater Management

What percentage of the site is projected to be 20.80%

impervious surface once the proposed development has been constructed?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Two detention ponds proposed for storm run-off, water quality, & run-off reduction.

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

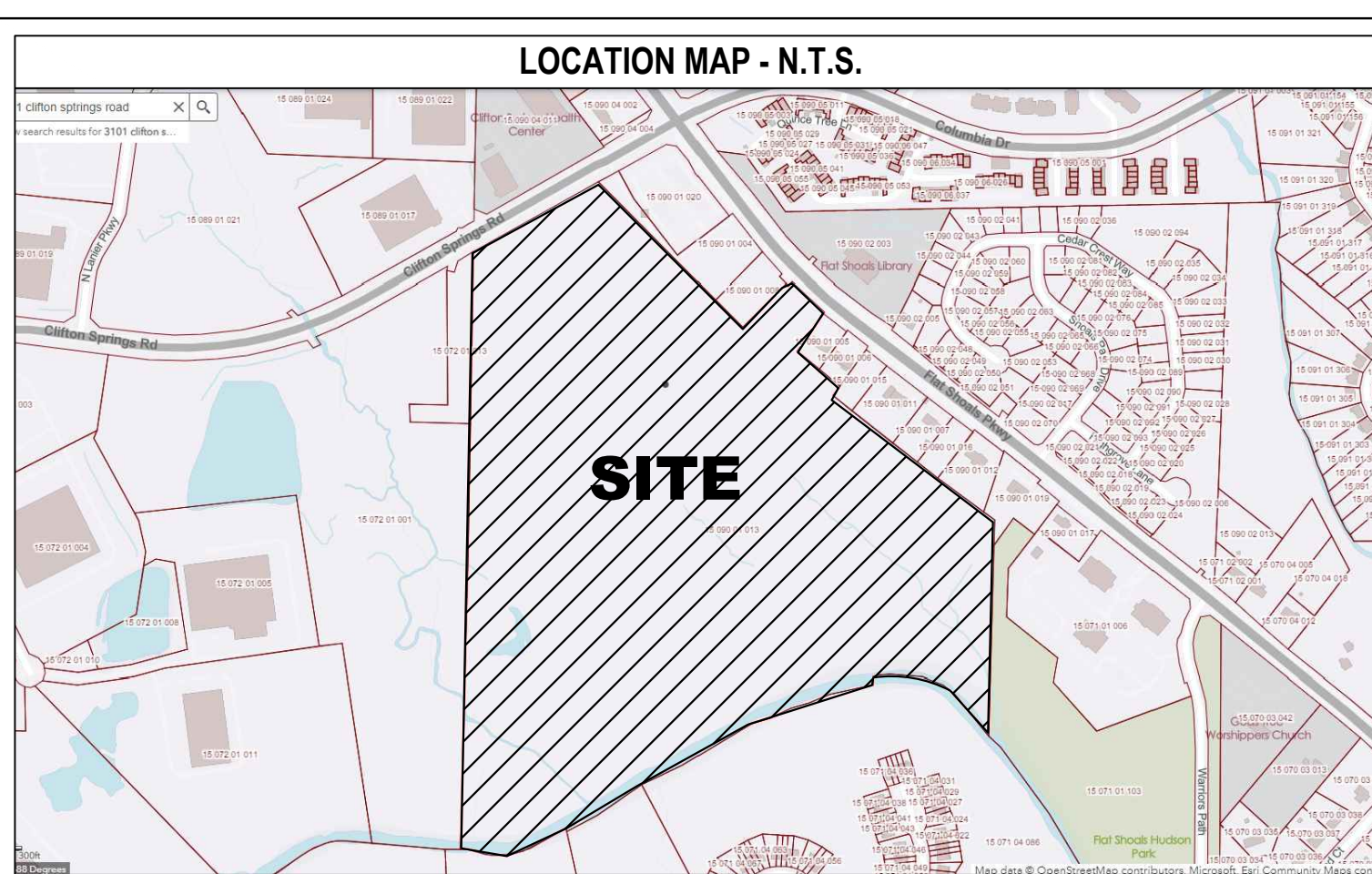
If you answered yes to any question above, describe how the identified resource(s) may be affected:

Per the National Wetlands Mapper there are wetlands on site. Per the Survey, floodplain exist on site. Retention pond will be proposed to provide the required run-reduction volume on site which will contribute to the groundwater recharge.

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Land Use	Total Density (79.53 acres)	Density included on the 53.88 acre Rezoning Request
Townhomes	101 units	101 units
Multifamily Housing	666 units	260 units
Medical Office Space	20,000 SF	-
Retail	12,200 SF	12,200 SF
Restaurant	4,000 SF	-

Note: 248 units of workforce housing and 158 units of senior housing (406 total) are currently under construction and are included in the total multifamily unit count. The medical office and restaurant space are included in outparcels which are not part of the change in conditions request.

NOTES

1. NO JURISDICTIONAL BOUNDARIES NEAR THE SITE.
2. PARKING THROUGHOUT THE DEVELOPMENT IS PROVIDED NEAR EACH USE BUT CAN BE SHARED BETWEEN USES.
3. NO CAR SHARE/ VANPOOL SPACES PROPOSED AT THIS TIME
4. LOADING SPACES WILL BE PROVIDED NEAR BUILDINGS
5. NO DRIVEWAY RESTRICTIONS PROPOSED
6. NO HEAVY VEHICLE STAGING PROPOSED
7. NO APPROVED DESIGNS AVAILABLE TO INCORPORATE FOR PROGRAMMED PROJECTS.
8. ALL APPLICABLE STREAM BUFFERS ARE SATISFIED AND FALL WITHIN THE 100 YEAR FLOOD PLAIN.

LAYOUT LEGEND

 MEDICAL OFFICE
 RESTAURANT
 MULTI-FAMILY RESIDENTIAL (UNDER CONSTRUCTION)
 SENIOR HOUSING (UNDER CONSTRUCTION)
 RETAIL
 MULTI-FAMILY RESIDENTIAL
 TOWNHOMES

SITE DATA

DRI #4109	
REZONING USE:	MU-4
DRI ACREAGE:	79.53 ACRES
AREA:	53.88 ACRES
DISTURBED AREA:	22.82 ACRES
OPEN/UNDISTURBED AREA	31.06 ACRES
DEKALB COUNTY, GA	
LAND LOT: 090 DISTRICT 15	
PARCEL ID(S): 15 090 01 021	
BUILDING SETBACKS:	
FRONT:	0 FT
SIDE:	0 FT
REAR:	15 FT
TRANSITIONAL BUFFER:	N/A
MAX LOT COVERAGE:	N/A
REQUIRED OPEN SPACE:	10%
DENSITY:	
MAX: 40/ACRES	912 UNITS MAX
RESIDENTIAL DENSITY	9.64 UNITS/ACR
COMMERCIAL FAR	0.01
IMPERVIOUS AREA:	11.20 ACRES

BUILDING DATA

MULTIFAMILY:	260	UNITS
TOWNHOUSES:	101	UNITS
RETAILS:	12,200	SF

PARKING DATA

REQUIRED PARKING		
RESIDENTIAL: 1.5 /UNIT	542	SPACES
RECREATION: 20/FIELD	20	SPACES
RETAIL: 3/1,000 SF	37	SPACES
TOTAL REQUIRED:	599	SPACES
PARKING PROVIDED		
REGULAR SURFACE:	381	SPACES
TOWNHOUSES PARKING:	404	SPACES
REGULAR ADA:	6	SPACES
VAN ADA:	2	SPACES
TOTAL PROVIDED:	793	SPACES

UTILITY PROVIDERS

WATER: DEKALB COUNTY
SEWER: DEKALB COUNTY

OWNER/DEVELOPER (PRIMARY PERMITTEE)

BATTLE LAW, PC
3562 HABERSHAM AT NORTHLAKE
BUILDING J, SUITE 100
TUCKER, GA 30084
(404) 601-7616
MLB@BATTLELAWPC.COM

PROJECT ENGINEER

MIKE WRIGHT
EBERLY & ASSOCIATES, INC.
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
MWRIGHT@EBERLY.NET

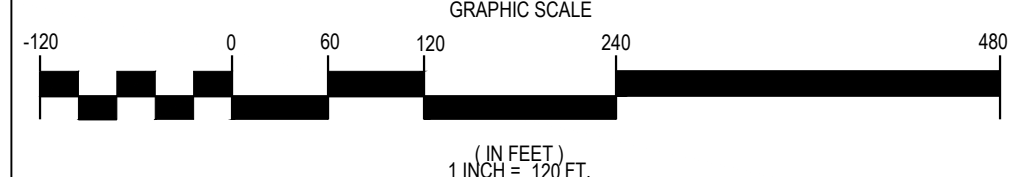
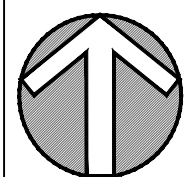
TRAFFIC ENGINEER

HARRISON FORDER, P.E.
KIMLEY-HORN & ASSOCIATES
11720 AMBER PARK DRIVE
SUITE 600
ALPHARETTA, GEORGIA 30009
(470) 273-3817
HARRISON.FORDER@KIMLEY-HORN.COM

24 HOUR CONTACT
MICHELE BATTLE, ESQ.
(404) 601-7616
MLB@BATTLELAWPC.COM

NOTES

1. USE ARCHITECTURAL PLANS FOR BUILDING STAKE OUT.
2. ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING CURB, OR WALL UNLESS OTHERWISE NOTED.



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LAND PLANNING
▼
CIVIL ENGINEERING
▼
LANDSCAPE ARCHITECTURE

MIXED USED DEVELOPMENT
DRI #4109

LAND LOT 090
15TH DISTRICT
DEKALB COUNTY, GEORGIA
4015 FLAT SHOALS PARKWAY

REVISION

[illegible]

DRI SITE PLAN

SCALE	1" = 120'
DATE:	09/18/2023
DRAWN BY:	CHING Q. LE
PROJECT ENGINEER:	CHING Q. LE
QUANTITY REVIEWED:	LMC WEIGHT

LY PROJECT NUMBER

23-094

ET NUMBER

DRI

NOT ISSUED FOR
CONSTRUCTION