



Regional Review Finding

Development of Regional Impact

DATE: September 12, 2025

TO: Chair and CEO Lorraine Cochran, DeKalb County

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

FROM: Mike Alexander, COO, Atlanta Regional Commission

RE: Development of Regional Impact (DRI) Review

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

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

Submitting Local Government: DeKalb County

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

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

Comments:

Key Comments

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

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

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

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

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

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

General Comments

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

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

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

Transportation and Mobility Comments

ARC's Transportation and Mobility Group comments are attached.

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

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

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

ARC Natural Resource Group Comments

ARC's Natural Resource Group comments are attached.

Stream Buffers

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

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

Floodplain

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

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

Dekalb County Comments

Comments received from Dekalb County are attached.

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

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

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

GDOT Aviation Comments

GDOT aviation comments are attached.

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

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

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

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

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

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

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

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

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

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



Developments of Regional Impact

- [DRI Home](#)
- [Tier Map](#)
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DRI #4478

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: DeKalb
 Individual completing form: Aprell King
 Telephone: 470-898-2251
 E-mail: alking@dekalbcountyga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Creekside Village - Mixed-Use Development
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 33°26'19.31"N 84°02'40.93"W (33.436900, -84.043081) East of Rock Chapel Road and north of Pleasant
 Brief Description of Project: A new mixed-use residential development is proposed for construction on undeveloped land parcels east of the intersection of SR 124 and Lithonia Industrial Boulevard in DeKalb County, Georgia. The proposed development will consist of 551 residential units and approximately 70,000 square feet of commercial space, approximately 7,000 square feet of which will be service space.

Development Type:

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

If other development type, describe:

Project Size (# of units, floor area, etc.): 551 residential units, approximately 70,000 square feet of commercial space, approximately 7,000 sq

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

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Developments of Regional Impact

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DRI #4478

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

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

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

Local Government Information

Submitting Local Government: DeKalb
 Individual completing form: Aprell King
 Telephone: 470-898-2251
 Email: alking@dekalbcountyga.gov

Project Information

Name of Proposed Project: Creekside Village - Mixed-Use Development
 DRI ID Number: 4478
 Developer/Applicant: Hybrass Properties, LLC - Rebecca Endress
 Telephone: (770) 679-4262
 Email(s): rebecca@hybrassproperties.com

Additional Information Requested

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

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

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

Economic Development

Estimated Value at Build-Out: 173,688,405

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: 2,417,106

Is the regional work force sufficient to fill the demand created by the proposed project?
 (not selected) Yes No

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

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

Water Supply

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

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

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

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

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

If yes, how much additional line (in miles) will be required? n/a; existing system in right-of-way abutting property

Wastewater Disposal

Name of wastewater treatment provider for this site: Snapfinger Creek Wastewater Treatment Plant

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 5.4153

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

If no, describe any plans to expand existing wastewater treatment capacity: n/a; sufficient capacity exists at routed treatment plant

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

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

Land Transportation

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

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

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

If yes, please describe below: Signal modification to SR 124 and Lithonia Ind Blvd that incorporate site driveway on the east leg; site driveway will have left, through, and through+right approach lanes, as well as a new right-turn lane on SR 124 into the site. The outside left-turn lane on Lithonia Ind Blvd will need to be re-stripped to a shared left+through lane. Southbound U-Turn on SR 124 will need to be re-stripped 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:

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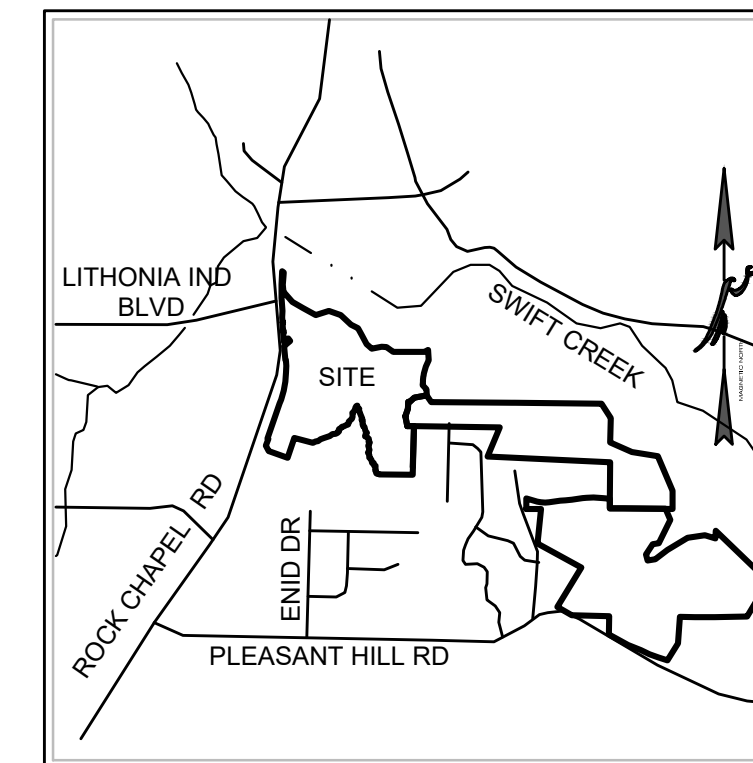
DRI SITE PLAN FOR CREEKSIDE VILLAGE

DRI #4478

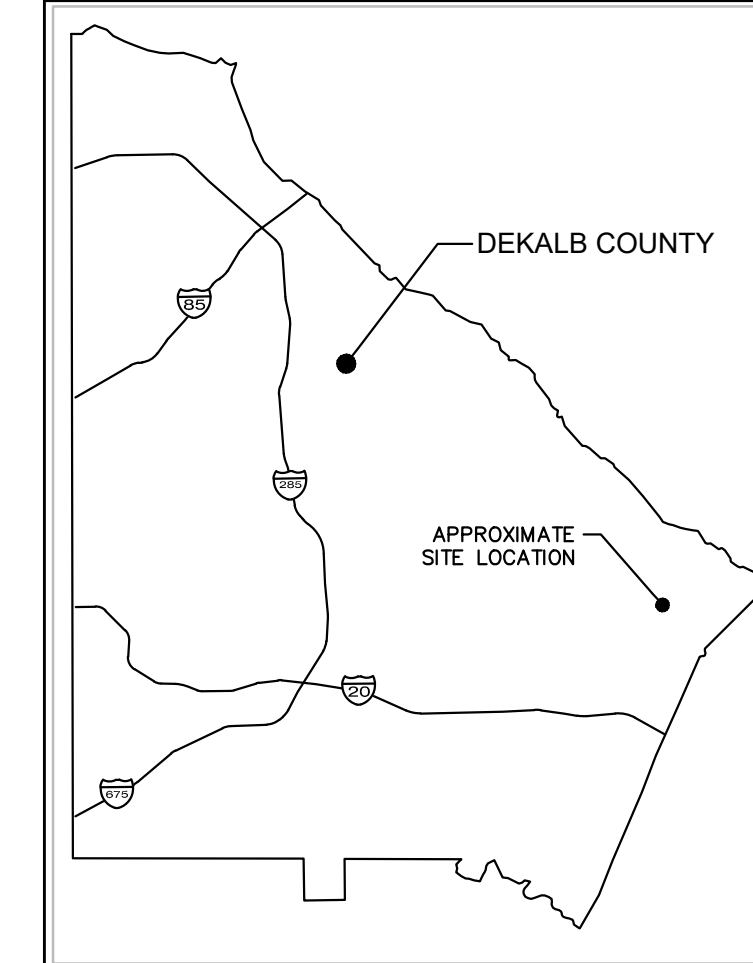
LAND LOTS 188, 189, 196, 197, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

ADDRESS: 7480 ROCK CHAPEL ROAD, LITHONIA, GA 30058

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



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT

LAND SURVEYING
LANDSCAPE ARCHITECT

LAND PLANNING

FALCON DESIGN CONSULTANTS

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

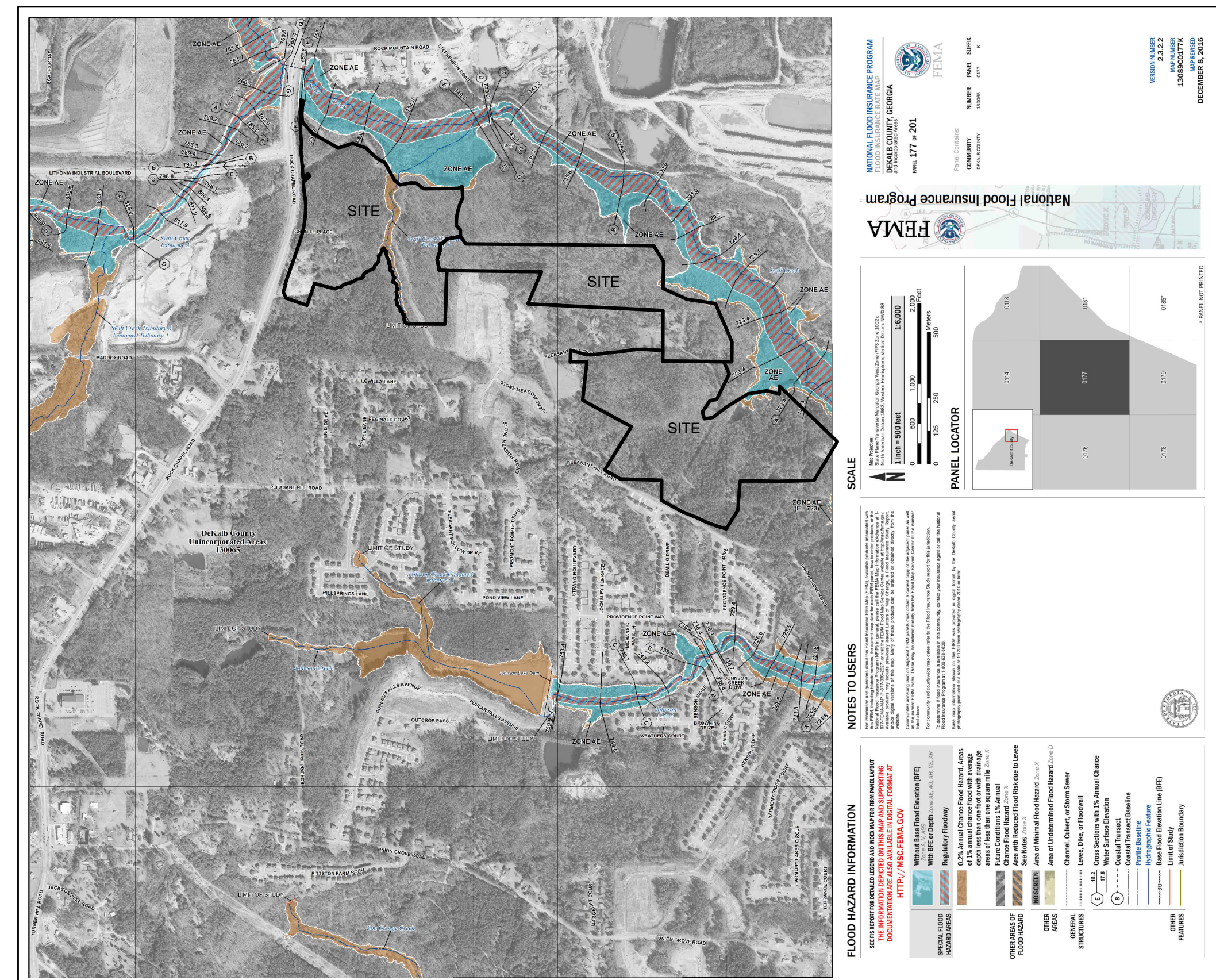
NEWMAN OFFICE
60 GREENWAY CT., STE. A
NEWMAN, GEORGIA 30265
PH: (770) 256-7979

CUMMING OFFICE
500 PIRKLE FERRY RD., STE. 1
CUMMING, GEORGIA 30141
PH: (770) 807-7100

www.fdc-llc.com

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

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



FEMA FLOOD MAP

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

DEVELOPMENT DATA

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|---------------------|-------------|--------------------------|----------|--|-----------|---|------------|------------------------------|------------|------------------------|------------|-------------------------|------------|--------------------|-------------|--------------------|---------|---------------|-------------|--|---------|-----------|-------------------|-------------------------|-------------------|----|----|---------------------------|---------|----|-----|----------------|-----|-----|-----|
| 1. OWNER HYBRASS PROPERTIES, LLC 6350 LAKE OCONEE PKWY PMB 110-51 GREENSBORO, GA 30642 PHONE: (770) 679-4262 DEVELOPER HYBRASS PROPERTIES, LLC 6350 LAKE OCONEE PKWY PMB 110-51 GREENSBORO, GA 30642 PHONE: (770) 679-4262 24 HOUR CONTACT: REBECCA ENDRESS PHONE: (770) 679-4262 | 5. FLOOD ZONE DATA A PORTION OF THE PARCEL SHOWN HEREIN DOES LIE WITHIN A 100 YEAR FLOOD HAZARD AREA PER F.I.R.M. PANEL 13089C0177K, EFFECTIVE DATE DECEMBER 8, 2016. LOCATED IN SWIFT CREEK WATERSHED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. ENGINEER FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666 | 6. PROPERTY ADDRESS 7480 ROCK CHAPEL ROAD, LITHONIA, GA 30058 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3. SOURCE OF DATA FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666 BOUNDARY SURVEY PERFORMED BY: FALCON DESIGN CONSULTANTS, LLC DATED: AUGUST 23, 2010 TOPOGRAPHIC INFORMATION: OBTAINED FROM DEKALB CO. GIS | 7. CREEKSIDE SITE REQUIREMENTS <table border="1"> <tr> <td>PHASE 2 DEVELOPMENT</td> <td>75.37 ACRES</td> </tr> <tr> <td>PHASE 2 NUMBER OF LOTS</td> <td>222 LOTS</td> </tr> <tr> <td>PH 2 PARCEL 1 DENSITY MU-4 (146 DU/44.63 AC)</td> <td>3.3 DU/AC</td> </tr> <tr> <td>PH 2 PARCEL 2 DENSITY MU-1 (76 DU/30.77 AC)</td> <td>2.5 DU/AC</td> </tr> <tr> <td>PHASE 2 MIN. LOT SIZE</td> <td>3,250 S.F.</td> </tr> <tr> <td>PHASE 2 MIN. LOT WIDTH</td> <td>25 FT.</td> </tr> <tr> <td>PHASE 2 MIN. HOUSE SIZE</td> <td>1,600 S.F.</td> </tr> <tr> <td>PHASE 2 OPEN SPACE</td> <td>30.54 ACRES</td> </tr> </table> <table border="1"> <tr> <td>BUILDING SETBACKS:</td> <td>MU-1</td> <td>MU-4</td> <td>PROPOSED MZ</td> </tr> <tr> <td>MIN./MAX FRONT YARD</td> <td>10'/20'</td> <td>0'</td> <td>10'</td> </tr> <tr> <td>MIN. INTERIOR SIDE YARD</td> <td>N/A</td> <td>0'</td> <td>0'</td> </tr> <tr> <td>MIN./MAX SIDE CORNER YARD</td> <td>10'/20'</td> <td>5'</td> <td>15'</td> </tr> <tr> <td>MIN. REAR YARD</td> <td>20'</td> <td>10'</td> <td>20'</td> </tr> </table> | 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' |
| PHASE 2 DEVELOPMENT | 75.37 ACRES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PHASE 2 NUMBER OF LOTS | 222 LOTS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 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' | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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. | 8. 30.54 ACRES OF OPEN SPACE / 75.37 ACRES IN DEVELOPMENT = 9. 40.52% OPEN SPACE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | MARISTONE SITE REQUIREMENTS <table border="1"> <tr> <td>TOTAL ACREAGE:</td> <td>54.20 ACRES</td> </tr> <tr> <td>NUMBER OF APPROVED LOTS:</td> <td>151 LOTS</td> </tr> <tr> <td>NUMBER OF LOTS:</td> <td>149 LOTS</td> </tr> <tr> <td>GROSS DENSITY:</td> <td>2.75 DU/AC</td> </tr> </table> <table border="1"> <tr> <td>MARISTONE LOT STANDARDS:</td> <td></td> </tr> <tr> <td>MIN. LOT SIZE:</td> <td>5,000 S.F.</td> </tr> <tr> <td>MIN. LOT WIDTH:</td> <td>50 FT.</td> </tr> <tr> <td>FRONT SETBACK:</td> <td>20 FT.</td> </tr> <tr> <td>SIDE SETBACK:</td> <td>7.5 FT.</td> </tr> <tr> <td>REAR SETBACK:</td> <td>20 FT.</td> </tr> </table> <table border="1"> <tr> <td>MARISTONE OPEN SPACE REQUIREMENTS:</td> <td></td> </tr> <tr> <td>REQUIRED:</td> <td>10.90 ACRES (20%)</td> </tr> <tr> <td>PROVIDED:</td> <td>22.22 ACRES (41%)</td> </tr> </table> | 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%) | | | | | | | | | | |
| 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 <table border="1"> <tr> <td>TOTAL ACREAGE:</td> <td>95.52 ACRES</td> </tr> <tr> <td>NUMBER OF APPROVED LOTS:</td> <td>214 LOTS</td> </tr> <tr> <td>NUMBER OF LOTS:</td> <td>182 LOTS</td> </tr> <tr> <td>GROSS DENSITY:</td> <td>1.91 DU/AC</td> </tr> </table> <table border="1"> <tr> <td>PLEASANT HILL LOT STANDARDS:</td> <td></td> </tr> <tr> <td>MIN. LOT SIZE:</td> <td>6,000 S.F.</td> </tr> <tr> <td>MIN. LOT WIDTH:</td> <td>60 FT.</td> </tr> <tr> <td>FRONT SETBACK:</td> <td>20 FT.</td> </tr> <tr> <td>SIDE SETBACK:</td> <td>7.5 FT.</td> </tr> <tr> <td>REAR SETBACK:</td> <td>20 FT.</td> </tr> </table> <table border="1"> <tr> <td>PLEASANT HILL OPEN SPACE REQUIREMENTS:</td> <td></td> </tr> <tr> <td>REQUIRED:</td> <td>28.86 ACRES (30%)</td> </tr> <tr> <td>PROVIDED:</td> <td>39.08 ACRES (41%)</td> </tr> </table> | 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: | 28.86 ACRES (30%) | PROVIDED: | 39.08 ACRES (41%) | | | | | | | | | | |
| TOTAL ACREAGE: | 95.52 ACRES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 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: | 28.86 ACRES (30%) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PROVIDED: | 39.08 ACRES (41%) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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

REVIEWS

| | |
|------------|---|
| DATE | REVISIONS |
| 1. 6/20/25 | REVISED TITLE AND STREAM BUFFERS |
| 2. 9/10/25 | REVISED STREAM BUFFER LABELS, SHEET 3.1 |
| 3. 9/10/25 | CORRECTED STREAM BUFFER LABELS, SHEET 3.1 |
| 4. | |
| 5. | |
| 6. | |
| 7. | |
| 8. | |

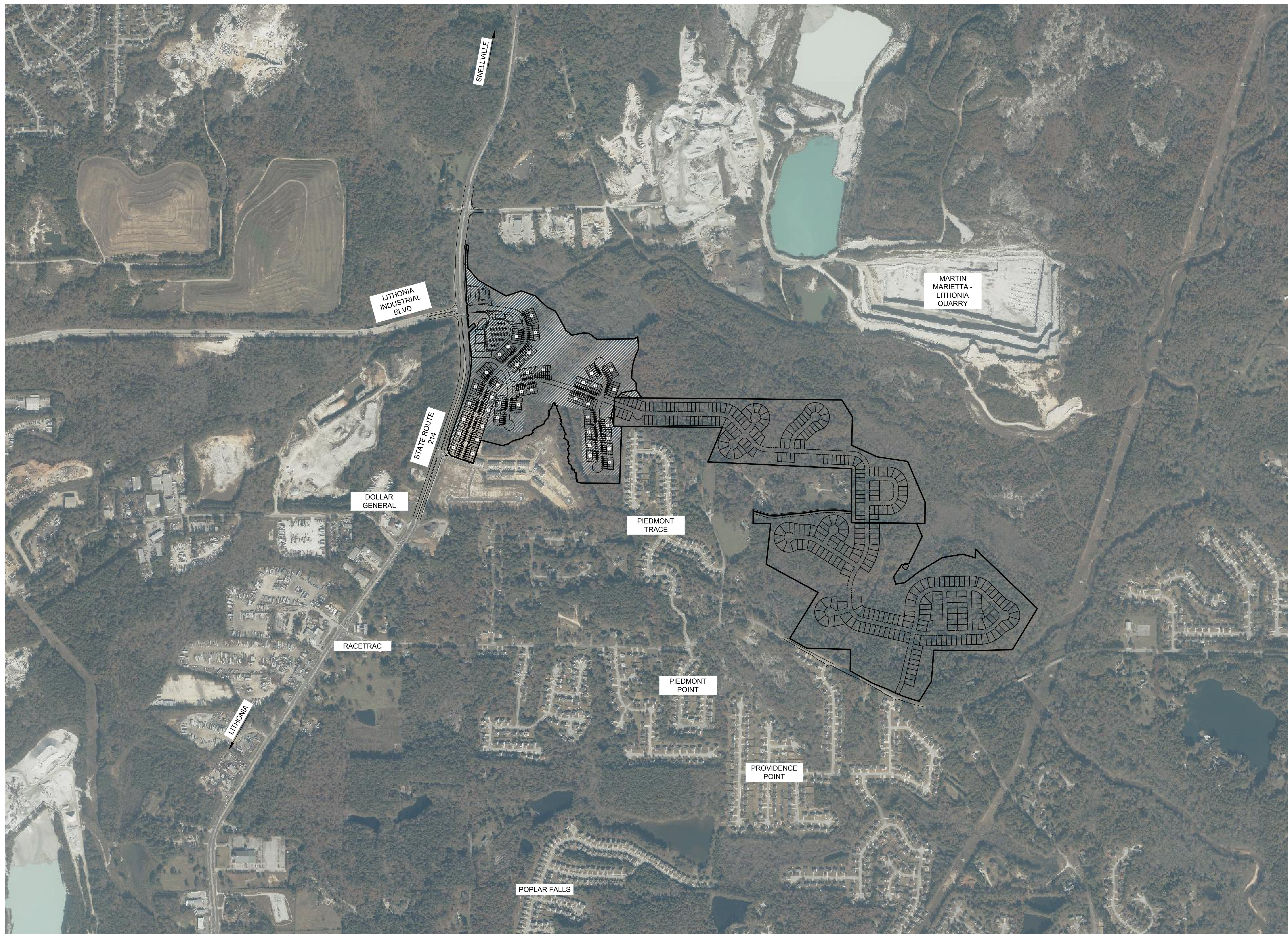
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GEORGIA REGISTERED
NO. LA001892
LANDSCAPE ARCHITECT
J. D. L. R. D.
9/10/25

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PH: (770) 887-7100

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

REVISIONS

| DATE | REVISIONS |
|------------|---|
| 1. 6/10/25 | REVISED TITLE AND STREAM BUFFERS |
| 2. 6/10/25 | REVISED STREAM BUFFER LABELS, SHEET 3.1 |
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| 4. | |
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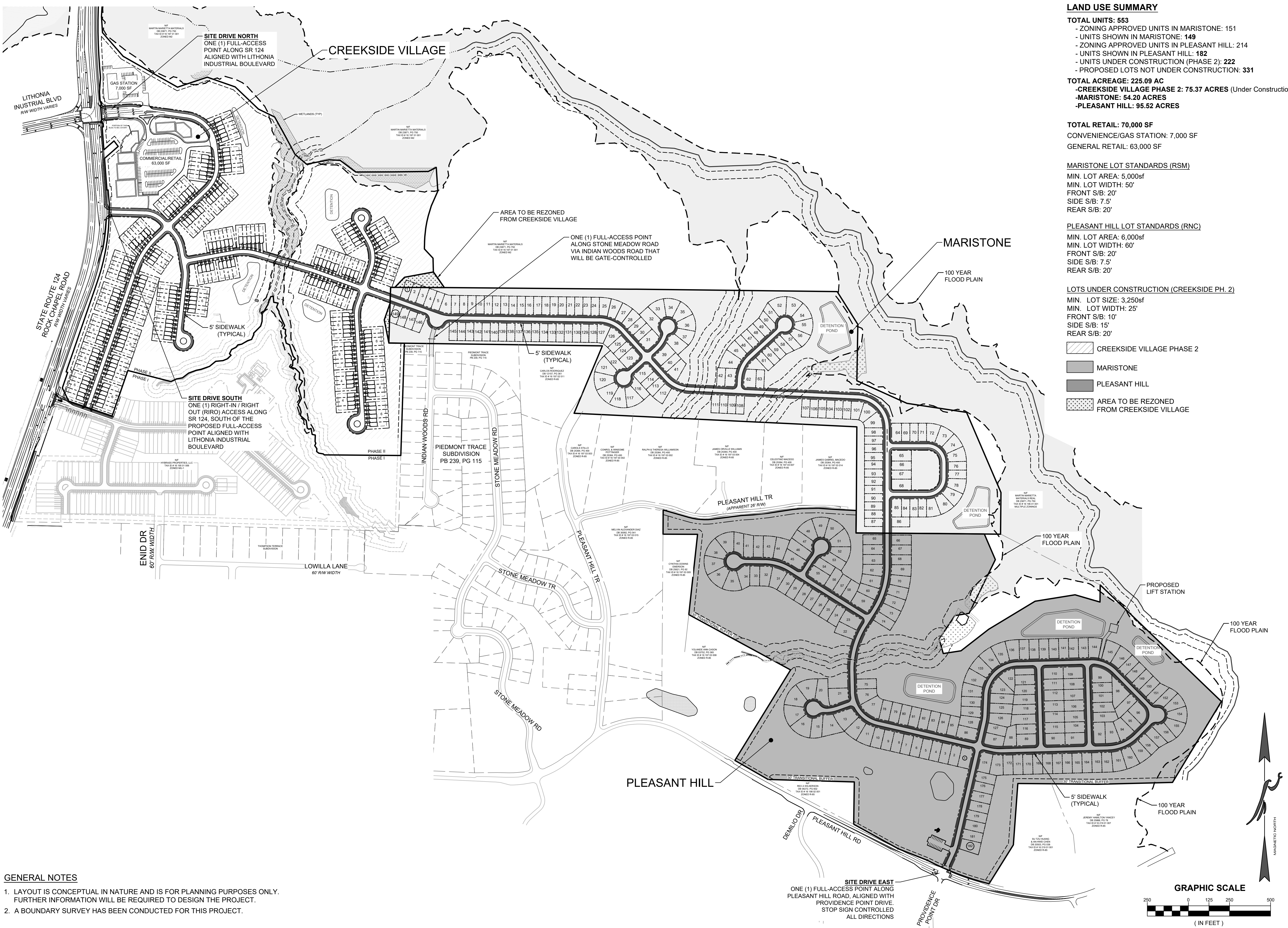
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| REVIEWED BY: | JDL |
| REVISED BY: | |



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SHEET NUMBER
2.0



LAND USE SUMMARY

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

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

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

MARISTONE LOT STANDARDS (RSM)

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

PLEASANT HILL LOT STANDARDS (RNC)

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

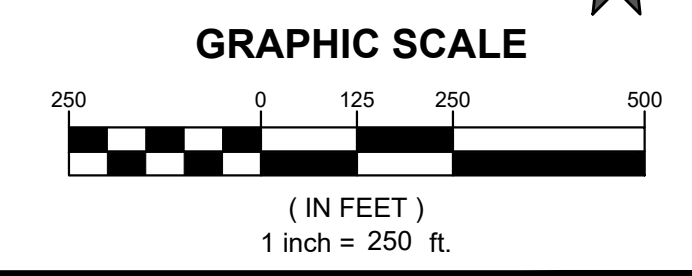
LOTS UNDER CONSTRUCTION (CREEKSIDE PH. 2)

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

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

GENERAL NOTES

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- A BOUNDARY SURVEY HAS BEEN CONDUCTED FOR THIS PROJECT.



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 NEWNAN, GEORGIA 30055
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CUMMING OFFICE
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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 | REVISIONS |
|------------|---|
| 1. 6/10/25 | REVISED TITLE AND STREAM BUFFERS |
| 2. 6/10/25 | REVISED DETENTION POND |
| 3. 9/09/25 | CORRECTED STREAM BUFFER LABELS, SHEET 3.1 |
| 4. | |
| 5. | |
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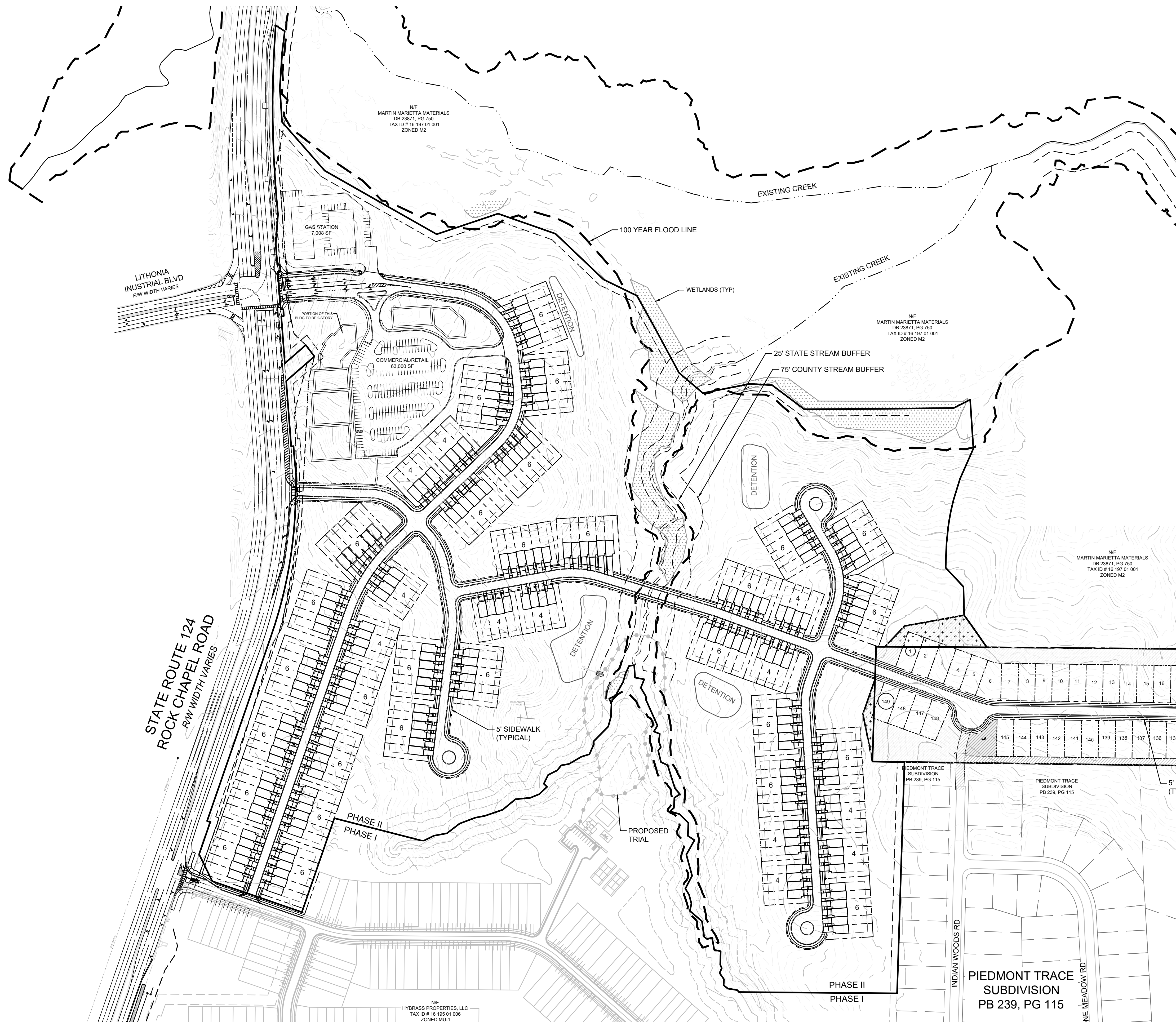
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DATE: 5/15/25
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 REVISED BY:



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SHEET NUMBER
3.0



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

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

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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. 6/20/25 | REVISED TITLE AND STREAM BUFFERS |
| 2. 6/20/25 | REVISED DETENTION BASIN |
| 3. 9/09/25 | CORRECTED STREAM BUFFER LABELS, SHEET 3.1 |
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| 5. | |
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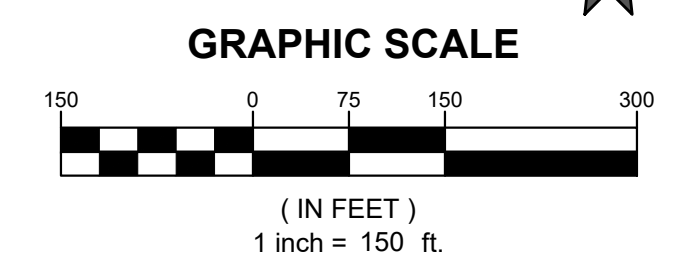
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|--------------|-----------|
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| PROJ NUMBER: | 100.002 |
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| REVIEWED BY: | JDL |
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- GENERAL NOTES**
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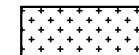
LAND USE SUMMARY

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%)

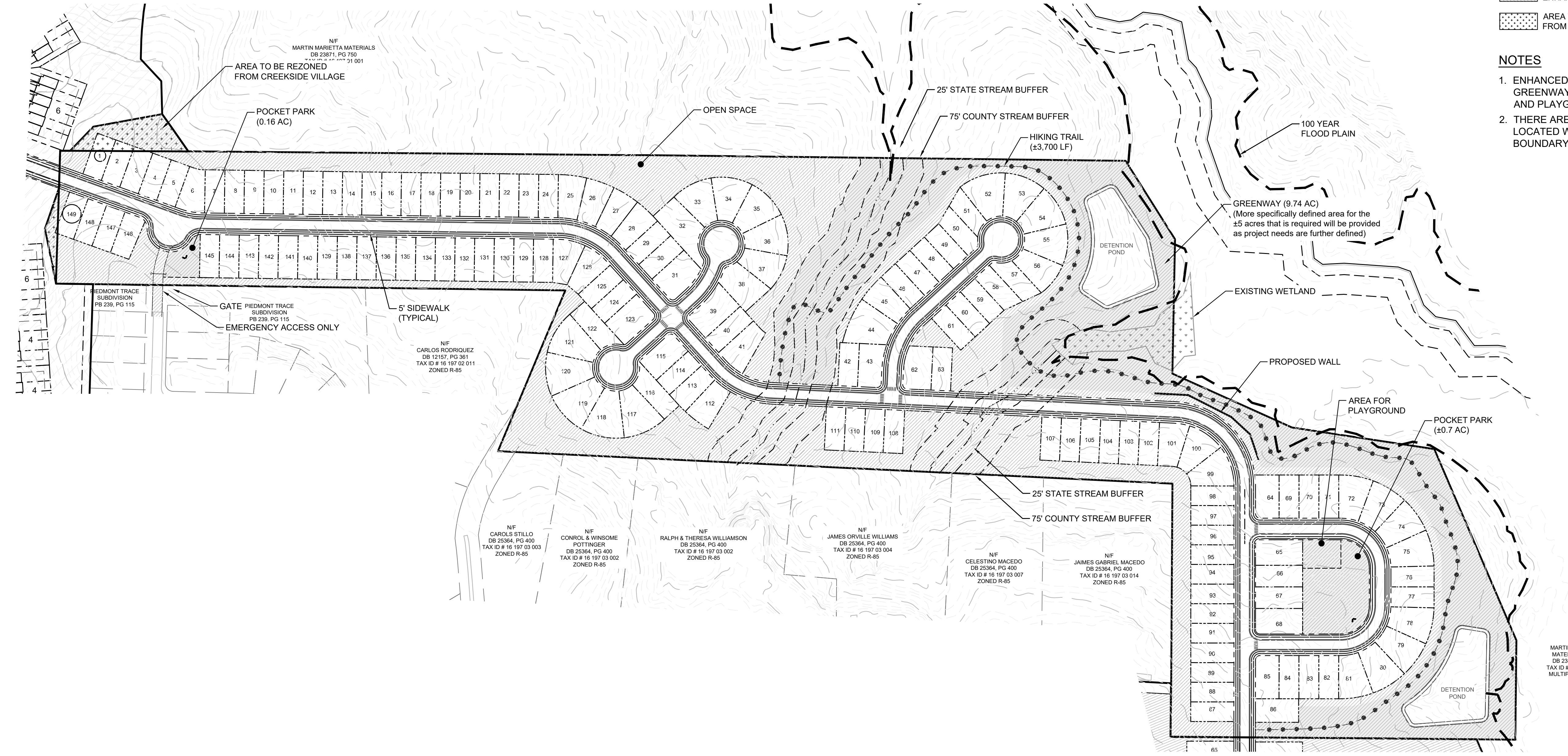
MARISTONE LOT STANDARDS (RSM)

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

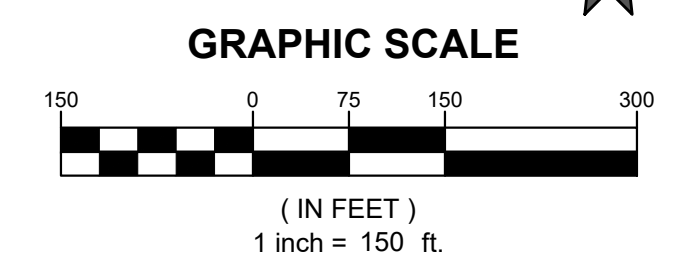
-  OPEN SPACE
-  AREA TO CONTAIN REQUIRED ENHANCED OPEN SPACE (10.79 AC)
-  AREA TO BE REZONED FROM CREEKSIDE VILLAGE

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

REVISIONS

| DATE | DESCRIPTION |
|------------|---|
| 1. 6/10/25 | REVISED TITLE AND STREAM BUFFERS |
| 2. 6/10/25 | REVISED STREAM BUFFER LABELS, SHEET 3.1 |
| 3. 6/10/25 | CORRECTED STREAM BUFFER LABELS, SHEET 3.1 |
| 4. | |
| 5. | |
| 6. | |
| 7. | |
| 8. | |

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



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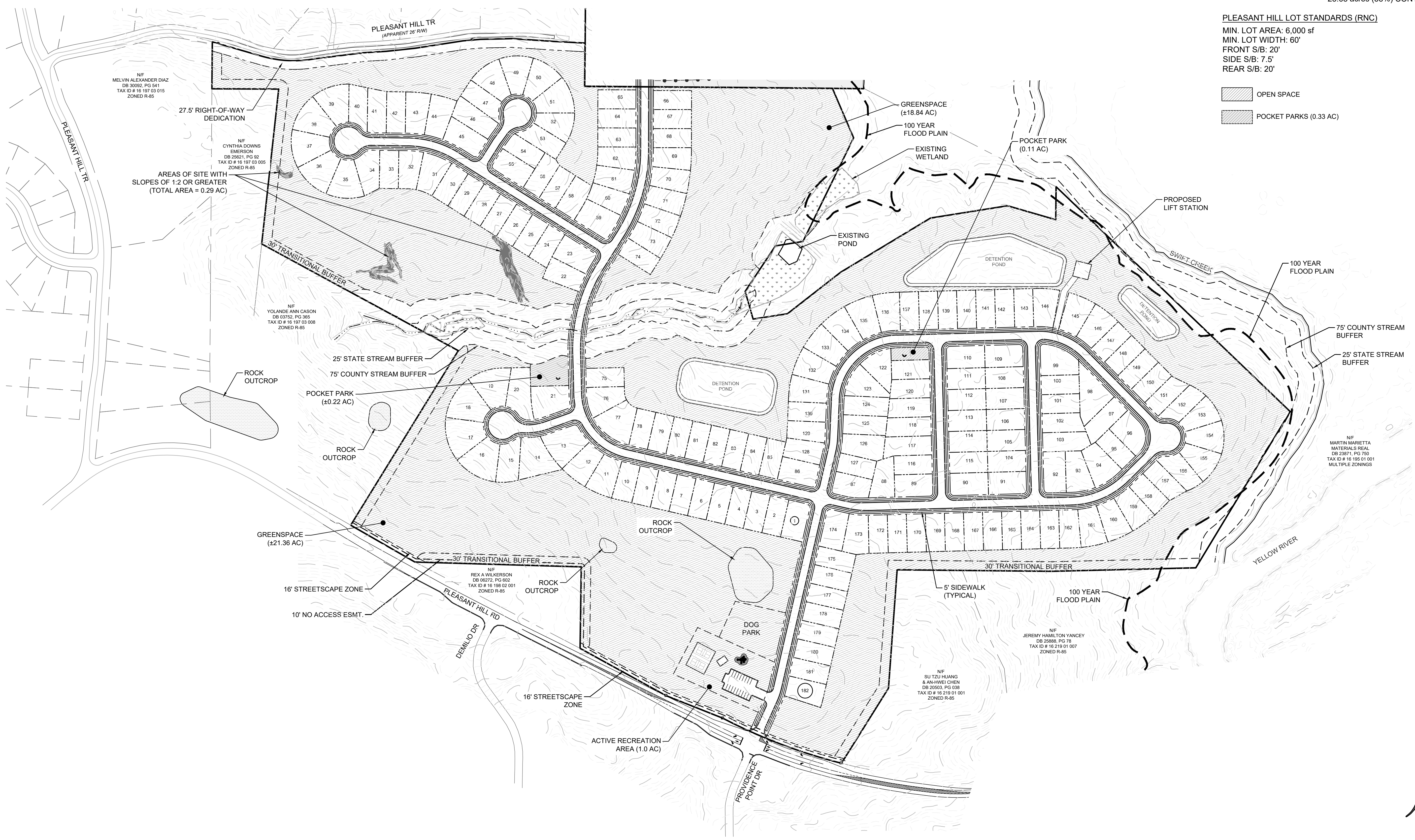
LAND USE SUMMARY

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)



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

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

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

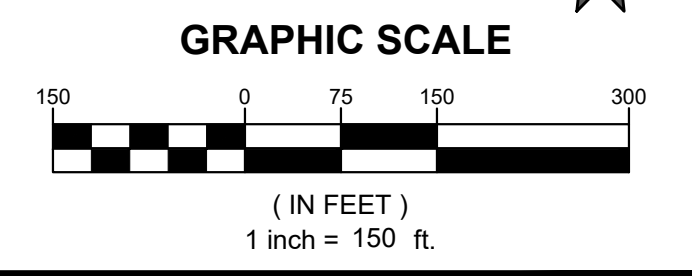
NIF REX A WILKERSON
DB 06272, PG 602
TAX ID # 16 198 02 001
ZONED R-85

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

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

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

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

| DATE | REVISIONS |
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| 3. 9/08/25 | CORRECTED STREAM BUFFER LABELS, SHEET 3.1 |
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| 5. | |
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| DRAWN BY: | AM |
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SHEET NUMBER
3.3

From: Aprell L. King <alking@dekalbcountyga.gov>

Sent: Tuesday, September 2, 2025 1:25 PM

To: Donald Shockey <DShockey@atlantaregional.org>

Cc: Andrew Smith <ASmith@atlantaregional.org>; Tony B. Guilford <tbguilford@dekalbcountyga.gov>; Washington, Larry <lWASHINGTON@dekalbcountyga.gov>; Brian Brewer <bnbrewer@dekalbcountyga.gov>; Burge, James <djburge@dekalbcountyga.gov>

Subject: RE: 2025 Creekside Village Mixed Use Development DRI 4478 - Review Notice and Comments Request

Hi Donald,

Please see below preliminary comments from the Long Range Planning team. Thanks!

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.

Aprell L. King, EMUP

Planner - Long Range Planning

DeKalb County Government | Planning & Sustainability

Government Service Center | 178 Sams Street | Decatur, GA 30030

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

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

Floodplain

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

CREEKSIDE VILLAGE MIXED USE DEVELOPMENT DRI

ARC Natural Resources Comments

Page Two

September 3, 2025

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

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

Stormwater/Water Quality

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

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

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

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

From: [Hood, Alan C.](#)
To: [Donald Shockey](#)
Subject: RE: 2025 Creekside Village Mixed Use Development DRI 4478 - Review Notice and Comments Request
Date: Wednesday, September 3, 2025 10:16:19 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Donald,

This proposed 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 is located outside of any FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact any airport.

However, if construction equipment or construction exceeds 200' AGL, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here (<https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen>). Those submissions for any associated cranes may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

Thank you for the opportunity to comment on the proposed development.

Alan Hood

Airport Safety Data Program Manager



Aviation Programs

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