

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

**SUBJECT:**

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

**Application of the Director of Planning & Sustainability for a text amendment to Chapter 5: Small Area Plans of the Comprehensive Land Use Plan.**

**PETITION NO:** N12-2025-0377 TA-25-1247472

**PROPOSED USE:** To adopt MARTA's Indian Creek Station Master Plan Study.

**LOCATION:** N/A

**PARCEL NO. :** N/A

**INFO. CONTACT:** Aprell King, EMUP, Planner

**PHONE NUMBER:** 470-898-2251

**PURPOSE:**

Application of the Director of Planning & Sustainability for a text amendment to Chapter 5: Small Area Plans of the Comprehensive Land Use Plan. This application is intended to incorporate MARTA's Indian Creek Station Master Plan: Transit-Oriented Development document's general vision, policies, and goals as guidance for future development of the planned area.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** (April 2025) Approval.

**PLANNING COMMISSION:** (May 6, 2025) Approval.

**PLANNING STAFF:** Approval.

**STAFF ANALYSIS:** The applicant is seeking to adopt MARTA's *Indian Creek TOD Master Plan Study* document's general vision, policies, and goals as guidance for future development of the planned area. MARTA completed a robust community engagement effort and Master Plan Study which enabled the latest May 2024 rezoning approval (re-zoned from O-I, R-75, and MR-1 to MU-4) of the Indian Creek TOD development. The approved MU-4 district is consistent with the goals of DeKalb County's *Town Center* Future Land Use Map and vision within the 2050 Unified Plan. Between October 2022 and June 2024, MARTA and DeKalb County kicked off the master planning process which included the launch of a project website, three public events with over 500 people in attendance, and a series of interactive surveys. Numerous meetings have been held with the community and DeKalb County Commissioners for input on the master plan. Per robust community engagement, MARTA has a clear direction and framework to advance TOD development at the Indian Creek MARTA station. In addition to showcasing community engagement efforts, MARTA's *Indian Creek TOD Master Plan Study* document highlights a more recent market study showcasing the demand for retail and housing within the area, an assessment of existing conditions including TOD issues and opportunities, land use, zoning, and an urban design analysis. It also includes an updated mobility, walkability, and parking analysis of the 65-acre planning area, the expansion of bus services, as well as an action plan for implementing priority placemaking, policy, public space, and transit and mobility projects. Adopting MARTA's Indian Creek TOD Master Plan as an amendment to Chapter 5 Small Area Plans in DeKalb County's 2050 Unified Plan will enable the Planning & Sustainability Department – Long Range Division – to move forward with MARTA and DeKalb County's shared

goal of creating a strong, equitable transit-oriented community at the Indian Creek Station. Staff recommends ***“Approval”***.

**PLANNING COMMISSION VOTE: (May 6, 2025) Approval 5-0-0.** Jan Costello moved, Vivian Moore seconded for approval, per Staff recommendation. Edward Patton was not present for this vote.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: (April 2025) Approval 6-0-0.**

Chief Executive Officer  
Lorraine-Cochran  
Johnson

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director  
Cedric Hudson

**Planning Commission Hearing Date: Tuesday, May 6, 2025**  
**Board of Commissioners Hearing Date: Thursday, May 22, 2025**

### STAFF ANALYSIS

<b>Case No.:</b>	TA-25-1247472	<b>File ID# 2025-0377</b>	
<b>Address:</b>	3901 Durham Park Road Stone Mountain, GA 30083 ·	<b>Commission District: 05</b>	<b>Super District: 07</b>
<b>Parcel ID(s):</b>	N/A		
<b>Request:</b>	Application of the Director of Planning & Sustainability for a text amendment for the adoption of the MARTA-Indian Creek TOD Master Plan Study (an amendment to Chapter 5: Small Area Plans of the Comprehensive Land Use Plan). This application is intended to incorporate MARTA's Indian Creek TOD Master Plan Study document's general vision, policies, and goals as guidance for future development of the planned area.		
<b>Property Owner(s):</b>	MARTA		
<b>Applicant/Agent:</b>	Planning & Sustainability Director		
<b>Acreage:</b>	64 acres		
<b>Existing Land Use:</b>	Indian Creek MARTA Station, parking lot (immediate 30 acres)		
<b>Surrounding Properties:</b>	<b>North:</b> MU-4, RSM <b>East:</b> R-75, RSM, MR-1 <b>South:</b> R-75, U-4 <b>West:</b> C-1, RSM, MR-2		
<b>Comprehensive Plan:</b>	Town Center (TC)	<b>Consistent X</b>	<b>Inconsistent</b>

#### Staff Recommendation: Approval.

The applicant is seeking to adopt MARTA's *Indian Creek TOD Master Plan Study* document's general vision, policies, and goals as guidance for future development of the planned area.

MARTA completed a robust community engagement effort and Master Plan Study which enabled the latest May 2024 rezoning approval (re-zoned from O-I, R-75, and MR-1 to MU-4) of the Indian Creek TOD development. The approved MU-4 district is consistent with the goals of DeKalb County's *Town Center* Future Land Use Map and vision within the 2050 Unified Plan.

Between October 2022 and June 2024, MARTA and DeKalb County kicked off the master planning process which included the launch of a project website, three public events with over 500 people in attendance, and a series of interactive surveys. Numerous meetings have been held with the community and DeKalb County Commissioners for input on the master plan. Per robust community engagement, MARTA has a clear direction and framework to advance TOD development at the Indian Creek MARTA station. In addition to showcasing community engagement efforts, MARTA's *Indian Creek TOD Master Plan Study* document highlights a more recent market study showcasing the demand for retail and housing within the area, an assessment of existing conditions including TOD issues and opportunities, land use, zoning, and an urban design analysis. It also includes an updated mobility, walkability, and parking analysis of the 65-acre planning area, the expansion of bus services, as well as an action plan for implementing priority placemaking, policy, public space, and transit and mobility projects.

Adopting MARTA's Indian Creek TOD Master Plan as an amendment to Chapter 5 Small Area Plans in DeKalb County's 2050 Unified Plan will enable the Planning & Sustainability Department – Long Range Division – to move forward with MARTA and DeKalb County's shared goal of creating a strong, equitable transit-oriented community at the Indian Creek Station.

**RESOLUTION ---DRAFT**

**A RESOLUTION BY THE BOARD OF COMMISSIONERS OF DEKALB COUNTY, GEORGIA TO ADOPT MARTA’S INDIAN CREEK TOD MASTER PLAN STUDY AND TO AMEND THE DEKALB COUNTY COMPREHENSIVE PLAN, SECTION 5 SMALL AREA PLAN TO INCLUDE THE STUDY, AND FOR OTHER PURPOSES.**

**WHEREAS**, DeKalb County previously adopted the 2013 Indian Creek Master Active Living Plan and supported the completion of the 2019 MARTA I-20 East Transit-Oriented Development (TOD) Community Plan; and

**WHEREAS**, in May 2024, MARTA submitted a rezoning application to change the zoning from Office Institutional (O-I) and primarily residential (MR-1 and R-75) to Mixed-Use Density (MU-4), to align the TOD area’s zoning with the future land use goals of the 2050 Unified Plan; and

**WHEREAS**, MARTA conducted a comprehensive master planning process, including extensive community engagement, to support the rezoning and amendment to Chapter 5: Small Area Plans of the 2050 Unified Plan, referred to as the *Indian Creek TOD Master Plan Study*; and

**WHEREAS**, between October 2022 and June 2024, a diverse array of stakeholders participated in public meetings and workshops to contribute input on the goals and objectives of the study; and

**WHEREAS**, in May 2024, DeKalb County approved the rezoning of the Kensington TOD study to reflect MU-4 which is mixed-use high density; and

**WHEREAS**, DeKalb County Planning & Sustainability department and MARTA recognize that the 2024 *Indian Creek TOD Master Plan Study* aligns with both the 2050 Unified Plan and MARTA’s TOD Guidelines; and

**WHEREAS**, the 2024 *Indian Creek TOD Master Plan Study* is considered to be an amendment to Chapter 5: Small Area Plans of the 2050 Unified Plan, offering additional guidance for the surrounding 64-acre station area, which is designated as a Town Center; and

**WHEREAS**, the *Indian Creek TOD Master Plan Study* includes the following elements:

- Community Engagement Process
- Assessment of Conditions (Existing Conditions & Urban Design Analysis, Future Land Use & Zoning Analysis, TOD Issues & Opportunities)
- TOD Goals, Typologies, & Frameworks
- TOD Visioning (Connectivity, Circulation, Blocks, Public Realm & Open Space, Land Use, Character & Density, Transit & Station Operations)
- Implementation Framework (Phasing & Parking Strategy, Funding & Financing Mechanisms, Public Infrastructure Cost Estimate, Proposed Implementation Schedule)

**WHEREAS**, in order to ensure alignment with MARTA during the development process, the Board of Commissioners shall adopt the proposed *Indian Creek TOD Master Plan Study* as an amendment to the 2050 Unified Plan.

**NOW, THEREFORE BE IT RESOLVED**, that the DeKalb County Board of Commissioners:

- (1) hereby adopts the attached Indian Creek TOD Master Plan Study dated August 5, 2024, and amends the 2050 Unified Plan, Chapter 5 Small Area Plans, to include this Plan; and
- (2) the recommended policies and development standards contained in the *Indian Creek TOD Master Plan Study*, provide specific guidelines to support the character areas of the Future Land Use Map of the 2050 Unified Plan and provide specific density/intensity guidelines; and
- (3) this plan includes recommendations to amend the Zoning Recommendations in reference to case # - **Z-22-1246828**
- (4) adoption of this Plan shall require a zoning amendment to ensure consistency by incorporating these specific policies and Future Land Use Map changes.

April 22, 2025

**APPROVED** by the DeKalb County Board of Commissioners, this \_\_\_\_ day of \_\_\_\_\_,  
2025.

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**MICHELLE LONG SPEARS**

Presiding Officer  
Board of Commissioners  
DeKalb County, Georgia

**APPROVED** by the Chief Executive Officer of DeKalb County, this \_\_\_\_ day of \_\_\_\_\_,  
2025.

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**LORRAINE COCHRAN-JOHNSON**

Chief Executive Officer  
DeKalb County, Georgia

ATTEST:

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**BARBARA SANDERS, CCC**

Clerk to the Board of Commissioners  
and Chief Executive Officer  
DeKalb County, Georgia

**APPROVED AS TO FORM:**

**APPROVED AS TO SUBSTANCE:**

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**MATTHEW WELCH**

Interim County Attorney

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**CEDRIC HUDSON, AICP**

Interim Director,  
Planning and Sustainability