

BOULDERCREST CORRIDOR DRAFT SMALL AREA PLAN

SOUTHWEST DEKALB COUNTY
SEPTEMBER 2026 OVERVIEW PRESENTATION



A VILLAGE CONSERVATION DISTRICT



Overview Presentation

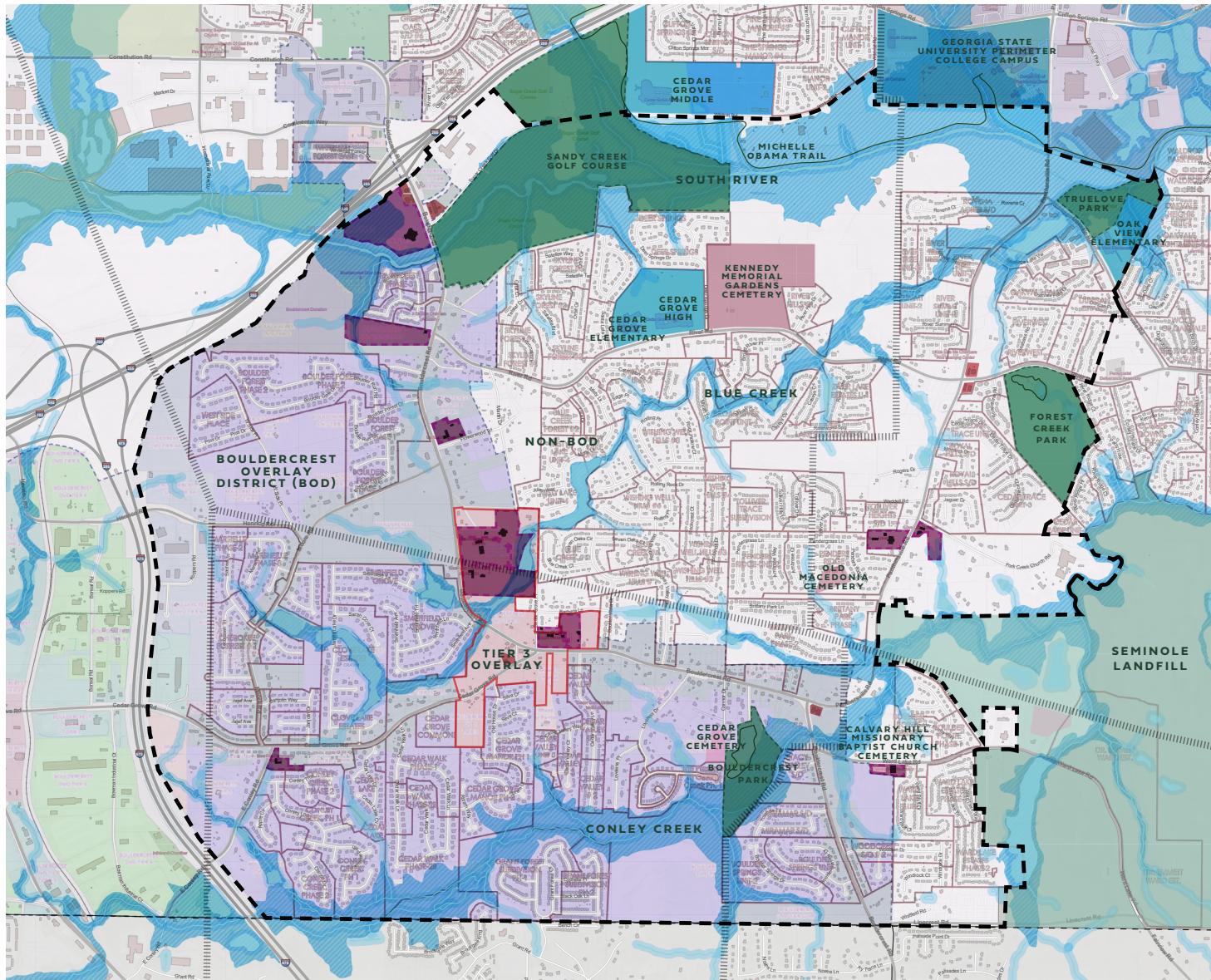
- Context
- Community Objectives
- Mapping
- Site Opportunities
- Policy Framework
- Next Steps



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Context



Existing Conditions

BOULDERCREST CORRIDOR SAP - SOUTHWEST DEKALB COUNTY

Legend

SAP-BOD and Non-BOD areas

-  Bouldercrest Corridor
-  Bouldercrest Overlay Districts (BOD)
-  Tier 3 Overlay District
-  Existing Subdivision
-  Existing Parks
-  Churches
-  Schools
-  Cemeteries
-  Gas Station
-  Lakes, Streams & Rivers
-  Wetland Buffer
-  100-Year Floodplain
-  Utility Easements
-  Existing Trails

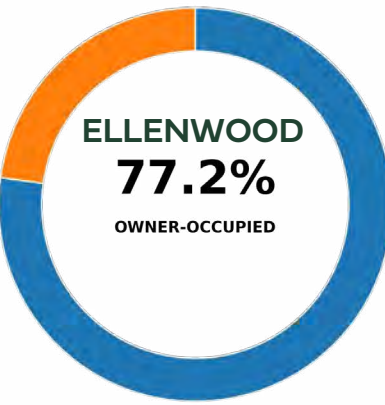
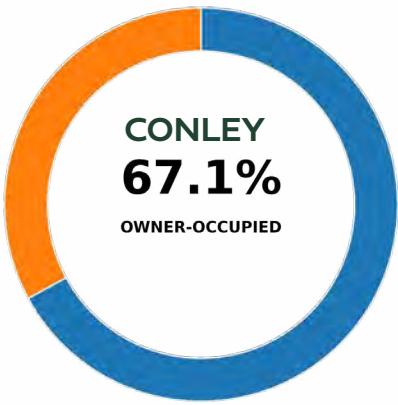
Demographics & Existing Conditions

Key Takeaways

- Established neighborhoods
- High homeownership
- Aging population
- Limited walkable destinations
- Automobile-dependent
- Significant natural resources
- Extensive remaining forest
- Limited commercial and mixed-use areas
- Development pressure
- Opportunity for conservation and connectivity

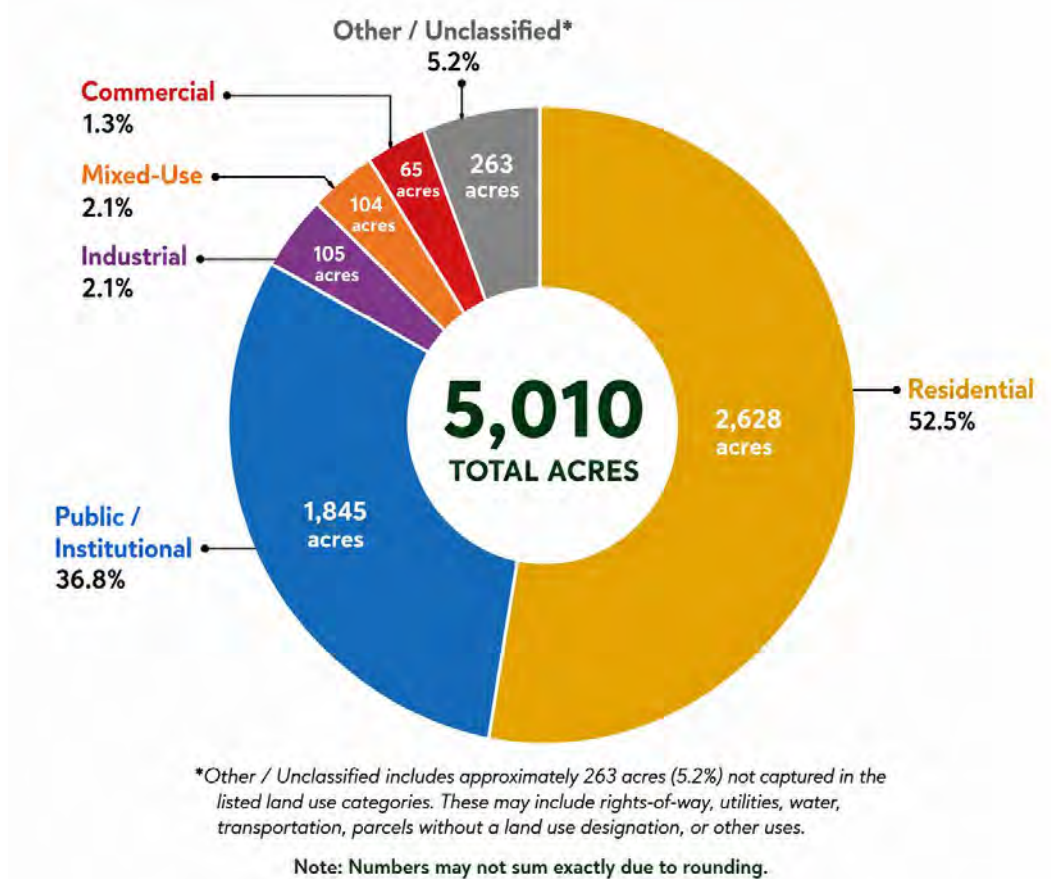
HOMEOWNERSHIP ESTIMATES

Based on matching owner and property addresses



STUDY AREA LAND DESIGNATION

Approximate acreage by land designation within the Bouldercrest Corridor Small Area Plan study area.



Community Survey Results



87%

TREES & GREENSPACE

Want trees, forests, and natural spaces protected throughout the community.



86%

TRAILS & CONNECTIONS

Would use a walking and biking trails connecting neighborhoods, parks and destinations.



83%

COMMUNITY CENTER

Would visit a community center with a pool, gym, event space, and programs for all ages.



72%

GARDENS & FRESH FOOD

Would participate in a community garden or support local food access and farmers markets.



71%

SHOPS & GATHERING

Want locally owned shops, restaurants, and gathering spaces within walking distance.

KEY TAKEAWAY: Residents want a community that protects its natural character, is walkable and well connected, and includes locally owned business, fresh food opportunities, and community amenities that bring people together



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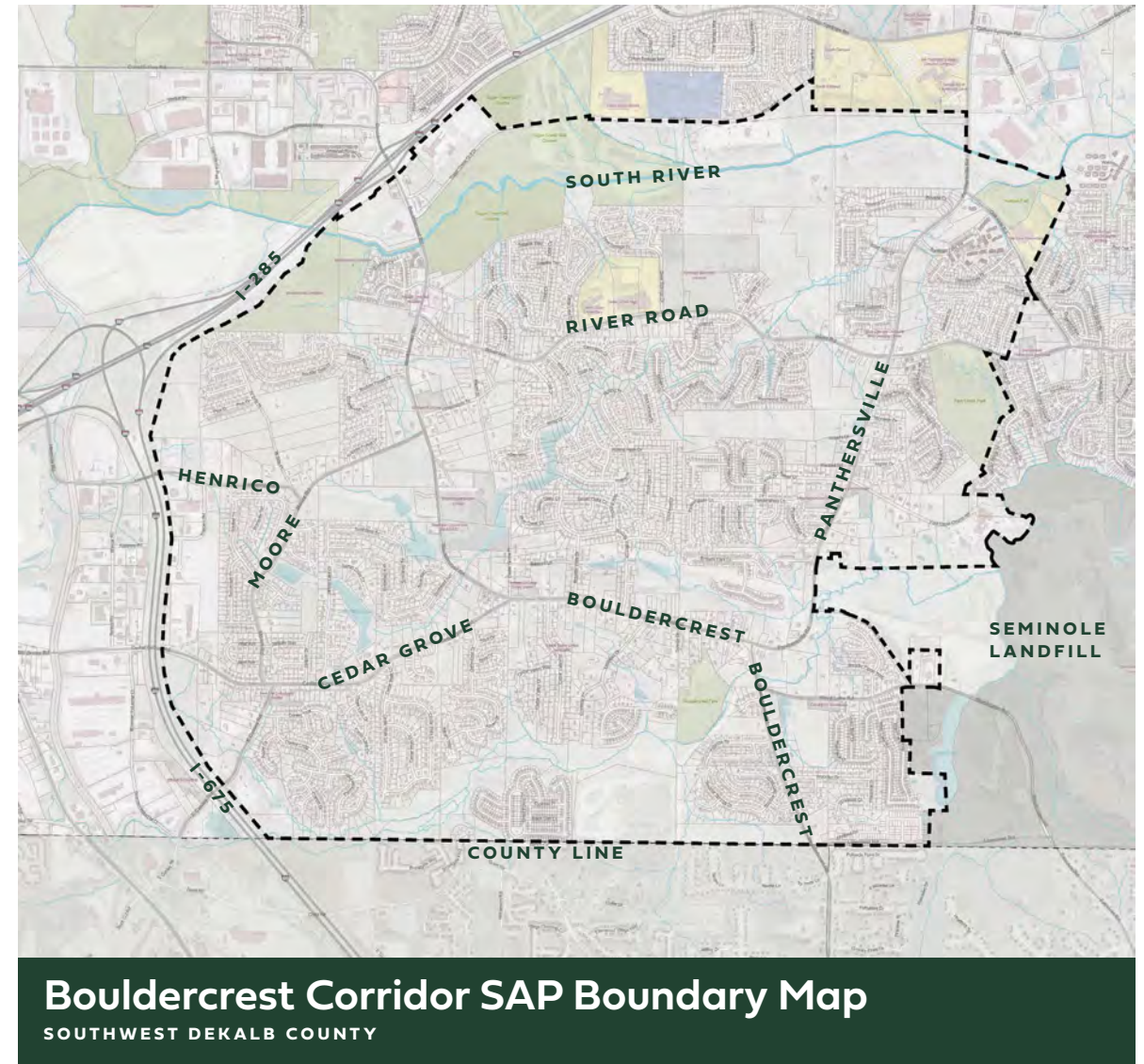
Community Objectives

Plan Intent & Community Input

The plan introduces a Village Conservation District approach that balances conservation, community stability, and thoughtful growth.

COMMUNITY OBJECTIVES

1. Conservation of green space and forest lands.
2. Community-serving development that reinforces home values and quality of life.
3. Walkability to natural areas, urban gardens, and village centers with key services and amenities.
4. Anti-displacement and neighborhood stability.



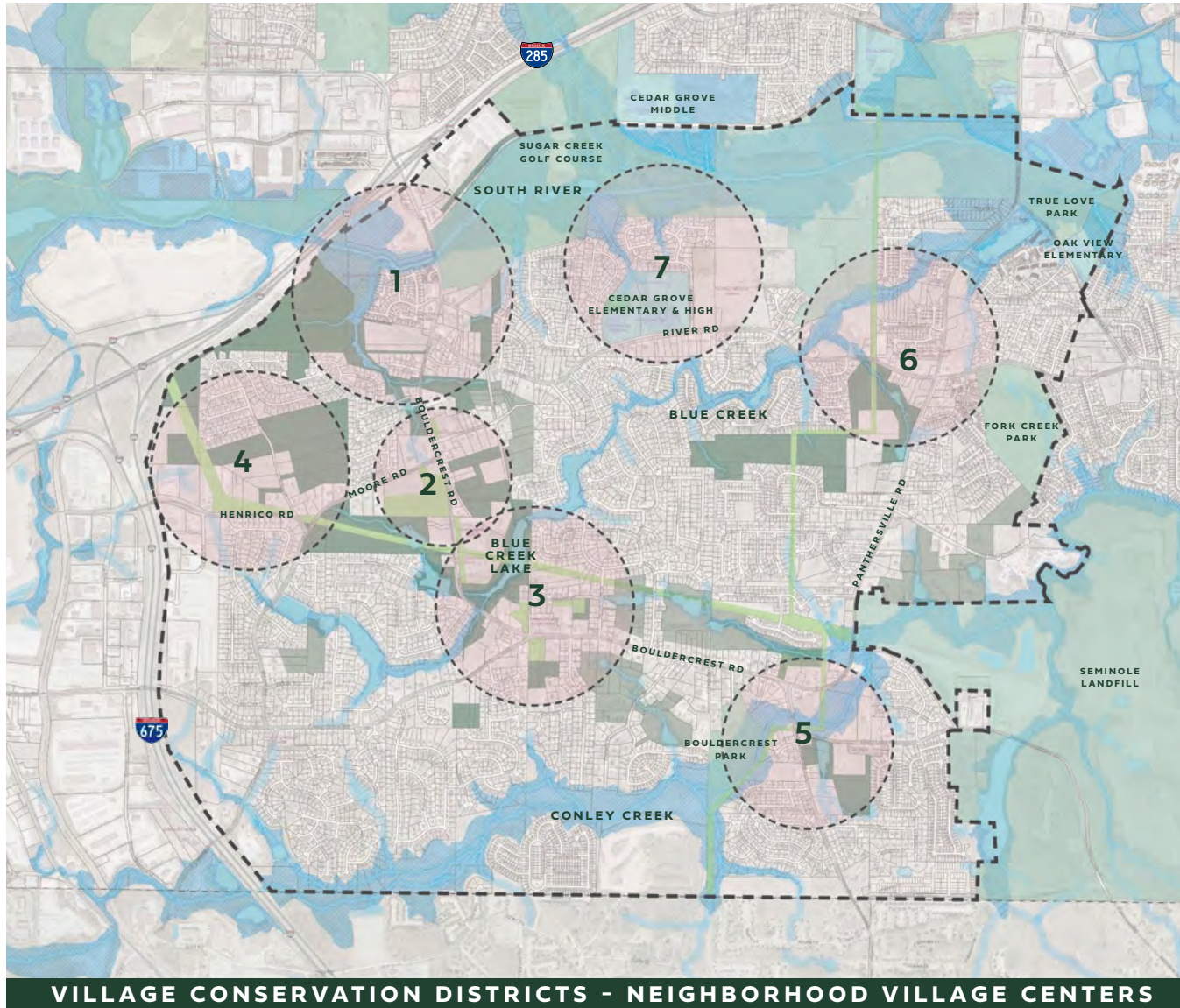
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Mapping

SOLUTION - Village Conservation District

Framework for Conservation and Neighborhood Village Centers



Solution Statement

Focus future development within neighborhood village centers while conserving majority existing forests, protecting established neighborhoods, and expanding pedestrian and bicycle connections.

Neighborhood Village Centers (NVC)

NVC's are compact, walkable neighborhood village center destinations that cluster development while preserving surrounding forests and green space.

NEIGHBORHOOD VILLAGE CENTERS
1/2 mile pedestrian sheds centered on key intersections

- 1 I-285 / SOUTH RIVER GATEWAY**
Major mixed-use neighborhood village center. Includes Bouldercrest Rd & River Rd intersection.
- 2 BOULDERCREST & MOORE RD**
Residential neighborhood village center including small urban farm.
- 3 BOULDERCREST & CEDAR GROVE RD**
Major mixed-use neighborhood village at center of community and connection to Blue Creek Lake.
- 4 I-675 & HENRICO RD**
Mixed-use neighborhood village as transition from industrial to R100 residential - opportunity for light industrial maker village.
- 5 BOULDERCREST RD & PANTHERSVILLE RD**
Residential neighborhood village center connected to Conley Creek.
- 6 PANTHERSVILLE RD & RIVER RD**
Mixed-use neighborhood village center.
- 7 SCHOOL PEDESTRIAN SHED**
Increase walkability and biking opportunities Cedar Grove Elementary and Cedar Grove High Schools.

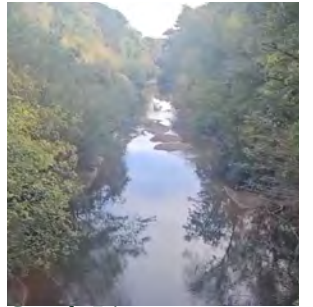
COUNTY PARK/PROPERTY & INSTITUTIONS

REMAINING SIGNIFICANT FORESTS

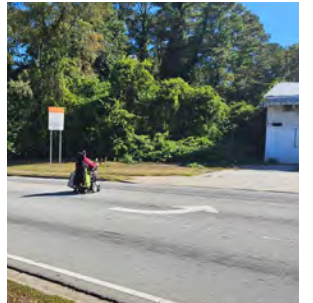
SCHOOLS



Blue Creek



South River

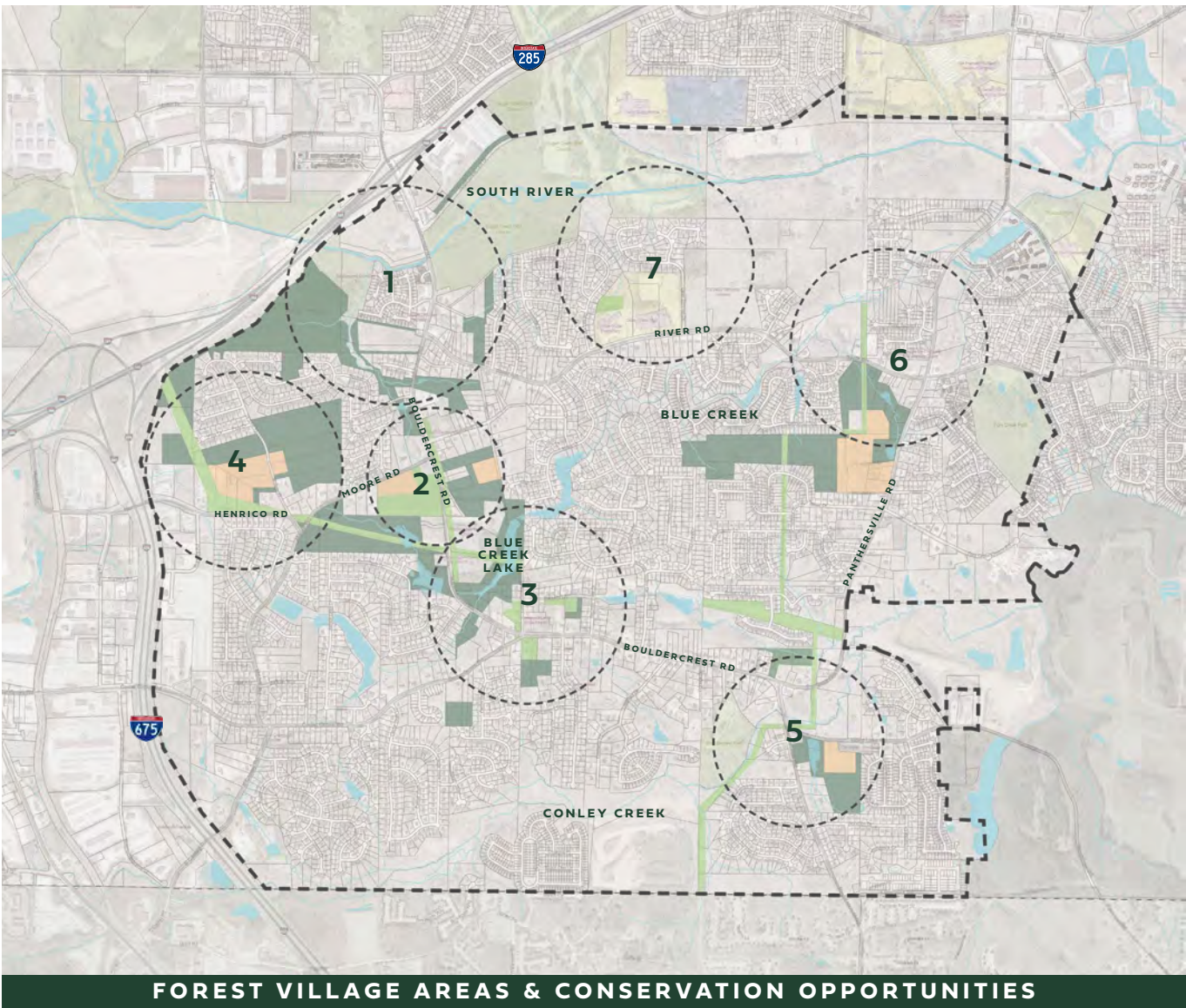


Wheelchair Crossing
Bouldercrest Rd



OBJECTIVE 1 - Conservation

Forest Villages and Preserved Forest Areas



Neighborhood Village Centers (NVC)

NVC's are compact, walkable neighborhood village center destinations that cluster development while preserving surrounding forests and green space.

Forest Village Areas (FVA)

FVA's are located at the periphery of the neighborhood village center and made of a forest protection area and clustered village development area. FVA's protect a minimum of 70% of the last large forest pocket areas by clustering development into 30% or less of the total forest area (outside of the 100 year flood plain and stream buffer areas) with a 50% density bonus in existing R100 areas - areas designated below are approximate.

NEIGHBORHOOD VILLAGE 1

54 ac land contribution to Dekalb County with potential Forest Village Area. Difficult access for FVA - TBD

NEIGHBORHOOD VILLAGE 2

50 Acres - Protected Area
15 Acres - Forest Village Area

NEIGHBORHOOD VILLAGE 3

Greenway Protected Area - Native woodland gardens to Blue Creek Lake

NEIGHBORHOOD VILLAGE 4

60 Acres - Protected Area
25 Acres - Forest Village Area

NEIGHBORHOOD VILLAGE 5

15 Acres - Protected Area
7 Acres - Forest Village Area

NEIGHBORHOOD VILLAGE 6

57 Acres - Protected Area
24 Acres - Forest Village Area

- Total estimated forest conservation using FVA's is 230 acres (for 1 of 3 last "Rural Pocket" forest areas in Dekalb County) while increasing development with 50% density bonus.

COMMUNITY INPUT (08/26/2026)

- "Like forest village housing density nest to forest preserve"
- "Like senior living dense nodes next to forest preserve"

BENEFITS

- Protects housing value of adjacent existing subdivisions
- Reduces traffic impact on existing subdivisions
- Provides close by nature trails
- Maintains higher air quality due to forest preserve

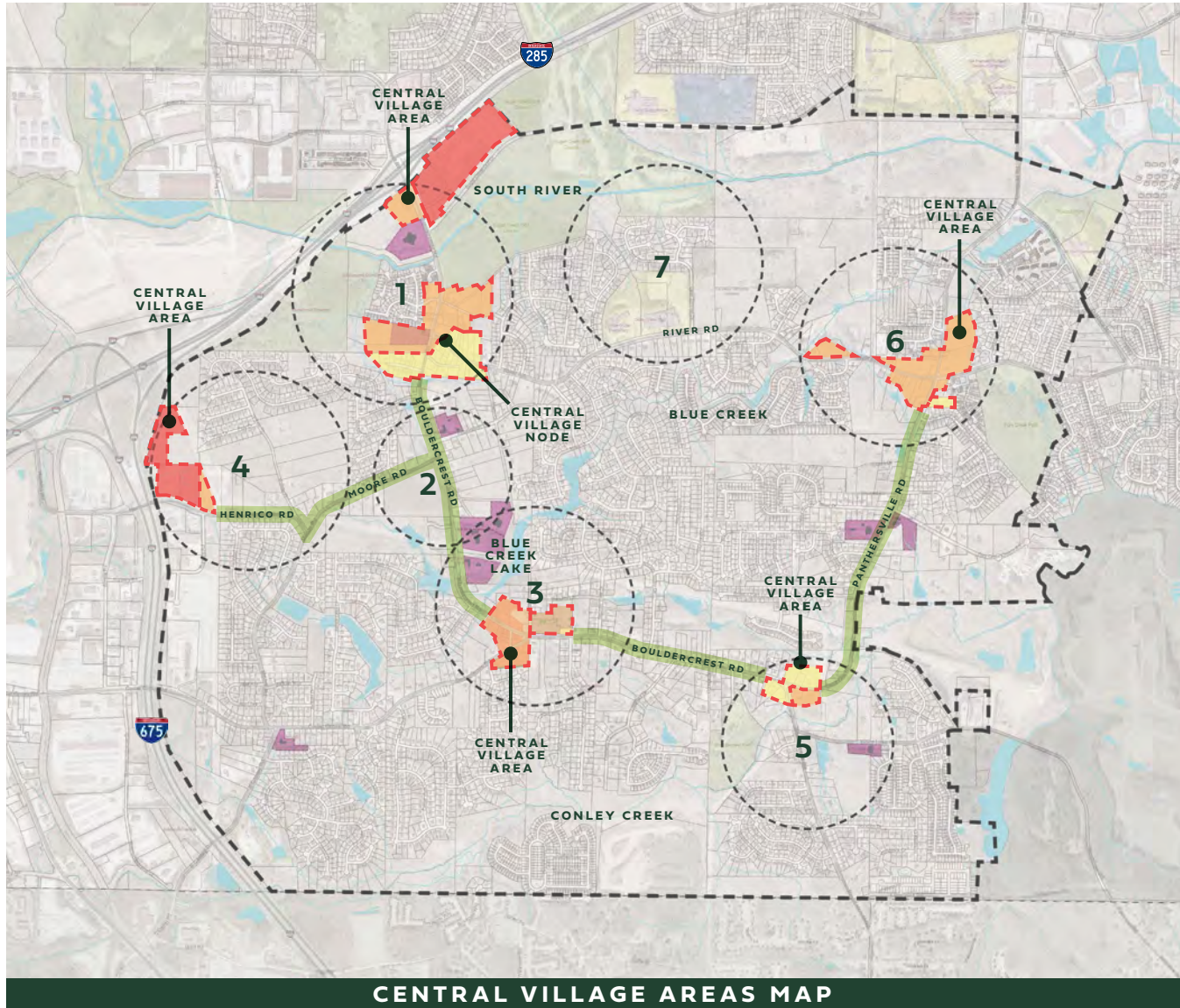


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OBJECTIVE 2 - Community Serving Development

Network of Village Centers and Community Amenities



Neighborhood Village Centers (NVC)

NVC's are compact, walkable neighborhood destinations that cluster development while preserving surrounding forests and green space.

Central Village Areas (CVA)

Located at major intersections along key corridors, Central Village Areas are intended to serve as walkable, mixed-use community hubs. They may include housing, locally serving retail and restaurants, small businesses, civic uses, and community gathering spaces. A mix of housing types and densities can support walkability and help provide attainable housing options for a range of residents. The development intensity of each CVA should respond to its location and surrounding context, as illustrated by the Village Zones below.

VILLAGE ZONE 1

Higher-intensity village development near I-285 and I-675.

NVC 1 & 4 – Up to 3–4 story mixed-use residential over commercial.

VILLAGE ZONE 2

Medium-intensity village development at key internal intersections.

NVC 1, 3, 5 & 6 – Up to 2–3 story mixed-use residential over commercial.

VILLAGE ZONE 3

Lower-intensity transitional development adjoining established neighborhoods.

NVC 1, 3, 5 & 6 – Primarily detached housing transitioning from smaller village lots to 6,000 SF lots with a 50' buffer along R-100 neighborhoods.

SCENIC CORRIDOR

NEIGHBORHOOD CHURCH

COMMUNITY INPUT (08/26/2026)

- "Like high quality mixed-use at central village centers"
- "Too many gas stations - need more walkable village opportunities"
- "High density next to expressway"
- "Medium density at interior community main intersections"
- "Like 6000 SF lot transition to existing subdivisions"
- "Need nice plazas and villages greens"
- "Relocate / phase out truck parking and yards"
- "Only destination truck trips within SAP"
- "Traffic calming along Thoroughfares"
- "Scenic Corridor protection between Village Nodes"



BUSINESS DEVELOPMENT OPPORTUNITIES

Identifying Development Opportunities within the Village Conservation Framework

Summary

Village Conservation Districts concentrate growth within defined village areas while conserving the surrounding landscape. Based on the scale and intended intensity of each Central Village Area Zone, approximately 139–219 acres could represent potential walkable mixed use village development opportunity.

VILLAGE ZONE 1 - Higher Intensity

- **57 acres** total zone area/adjacent expressway
- **Up to 57 acres** potential opportunity
- Planning assumption: up to 100% village area

VILLAGE ZONE 2 - Medium Intensity

- **160 acres** total zone area
- **80–160 acres** potential opportunity
- Planning assumption: 50–100%

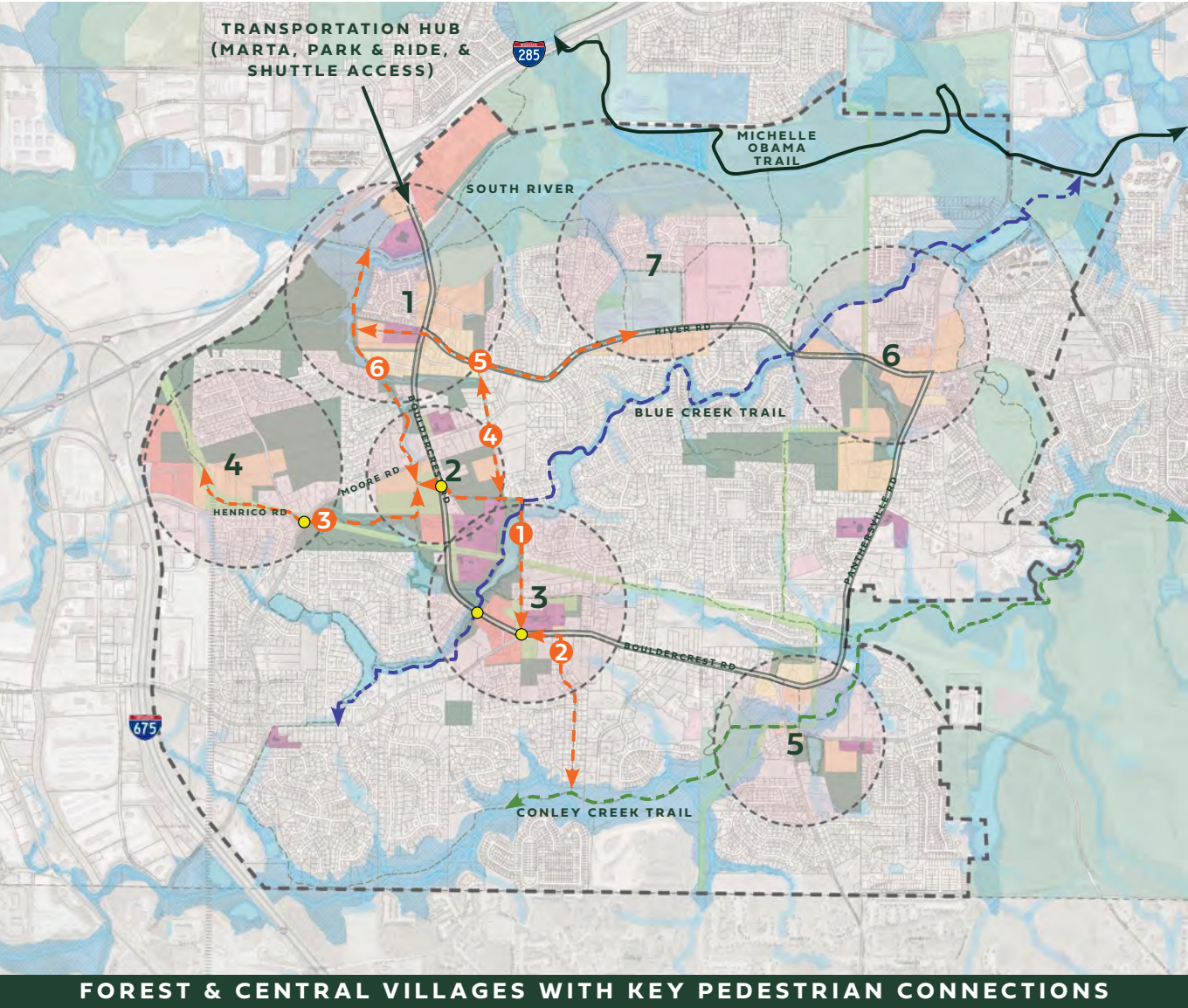
VILLAGE ZONE 3 - Transitional

- **22 acres** total zone area
- **±2 acres** potential opportunity
- Planning assumption: approximately 10%



OBJECTIVE 3 - Active Living - Walkability & Transit

Connecting Villages, Neighborhoods, and Natural Areas



LEGEND

- BOULDERCREST SHUTTLE LOOP**
- TRAFFIC CALMING**
 - Roundabouts, & Pedestrian Crossings at Neighborhood Villages
- EXISTING TRAILS**
 - Michelle Obama Trail
- REGIONAL PROPOSED TRAILS**
 - Blue Creek Trail
 - Conley Creek Trail
- LOCAL PROPOSED PATHS & TRAILS**
 - ① - Neighborhood Village 3 Center up Blue Creek Lake to Martin Rd Multi-use Path
 - ② - Neighborhood Village 3 Center to Conley Creek
 - ③ - Neighborhood Village 4 to Urban Farm at Forest Village 2
 - ④ - Martin Rd Multi-use Trail to River Road
 - ⑤ - East River Rd from Schools to Neighborhood Village 1 at Bouldercrest Rd & River Rd
 - ⑥ - Neighborhood Village 2 to South River Park with potential kayak take out

Site Opportunities



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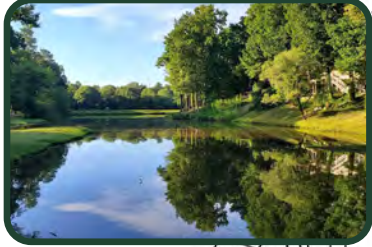


Site Design

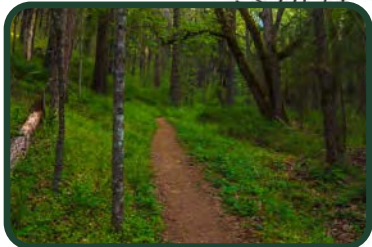
NEIGHBORHOOD FOREST VILLAGE 2



Urban Farm



Pond



Woodland Trails



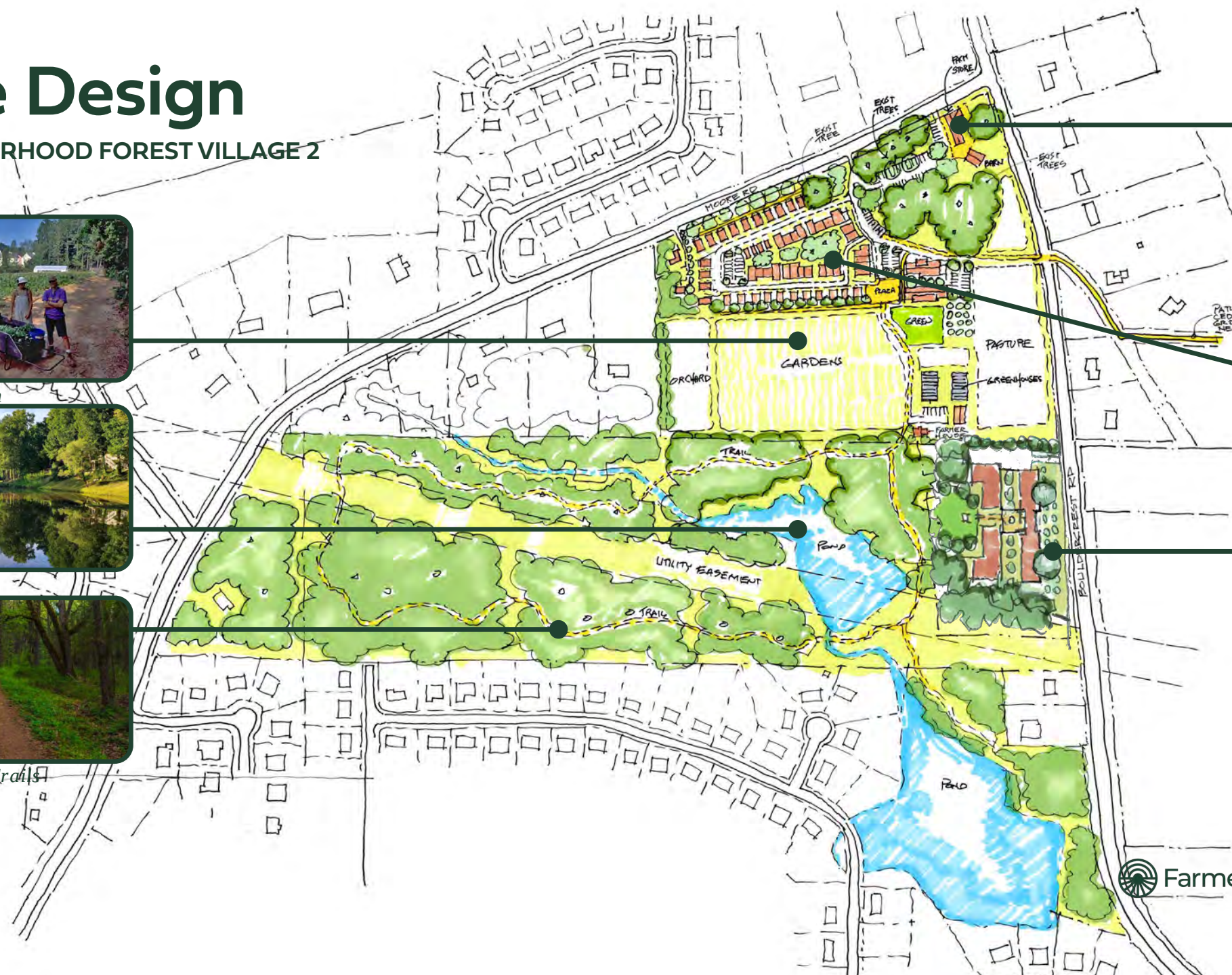
Farm Store



Village Residences



Senior Center

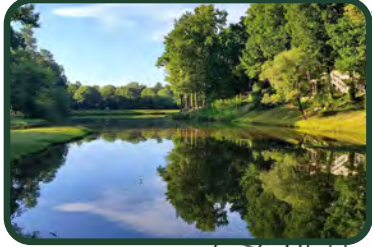


Site Design

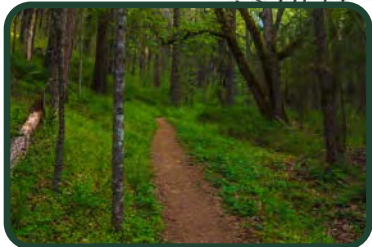
NEIGHBORHOOD FOREST VILLAGE AREA 2



Urban Farm



Pond



Woodland Trails



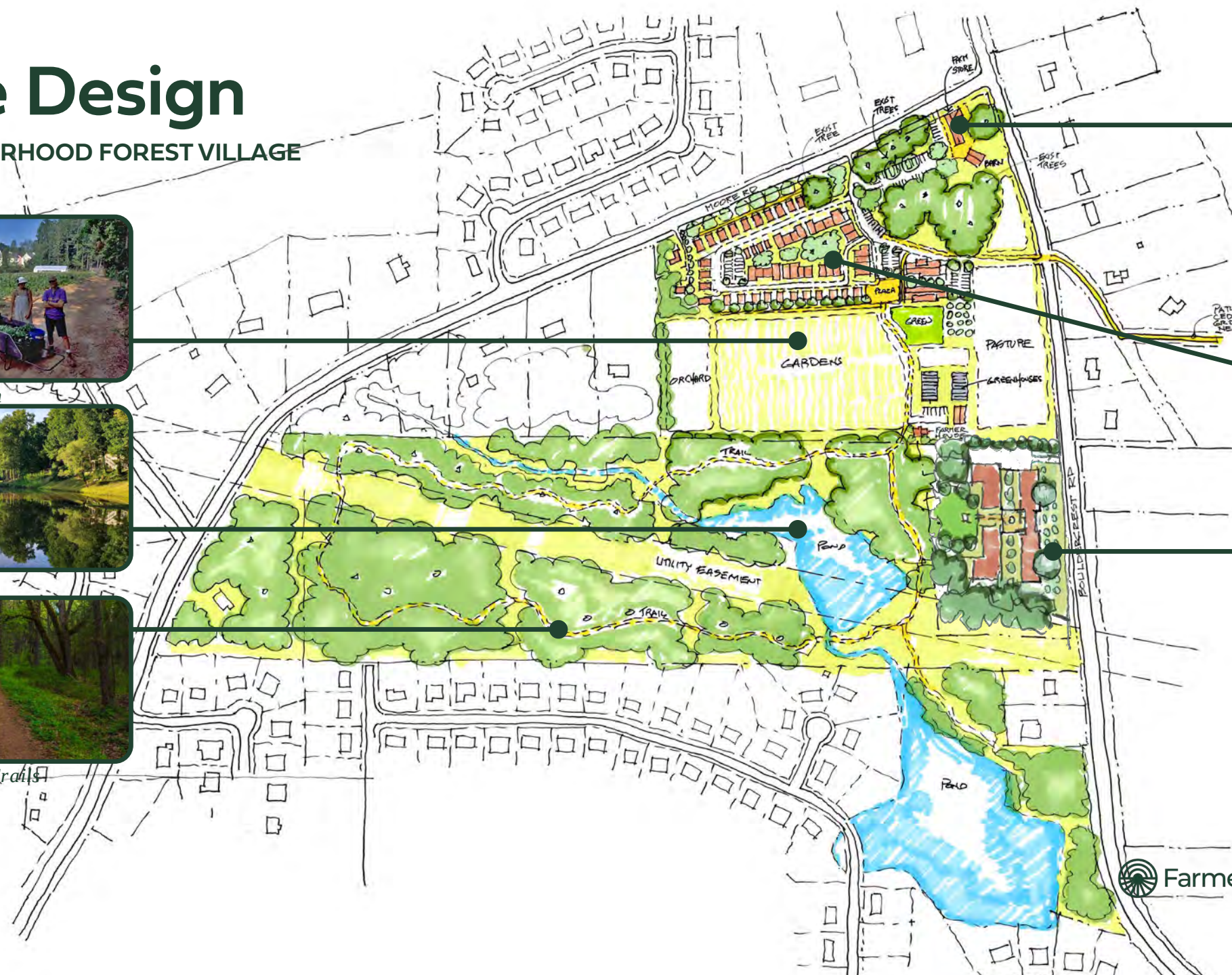
Farm Store



Village Residences



Senior Center



Site Design

NEIGHBORHOOD VILLAGE CENTER 3 SOUTH



Pedestrian Crosswalks



Neighborhood Commercial



Artisan Studios



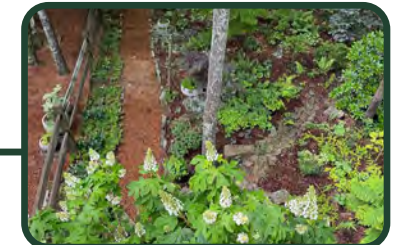
Roundabout



Garden Center



Cottage Community



Woodland Gardens



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Site Design

NEIGHBORHOOD VILLAGE CENTER 3 - NORTH



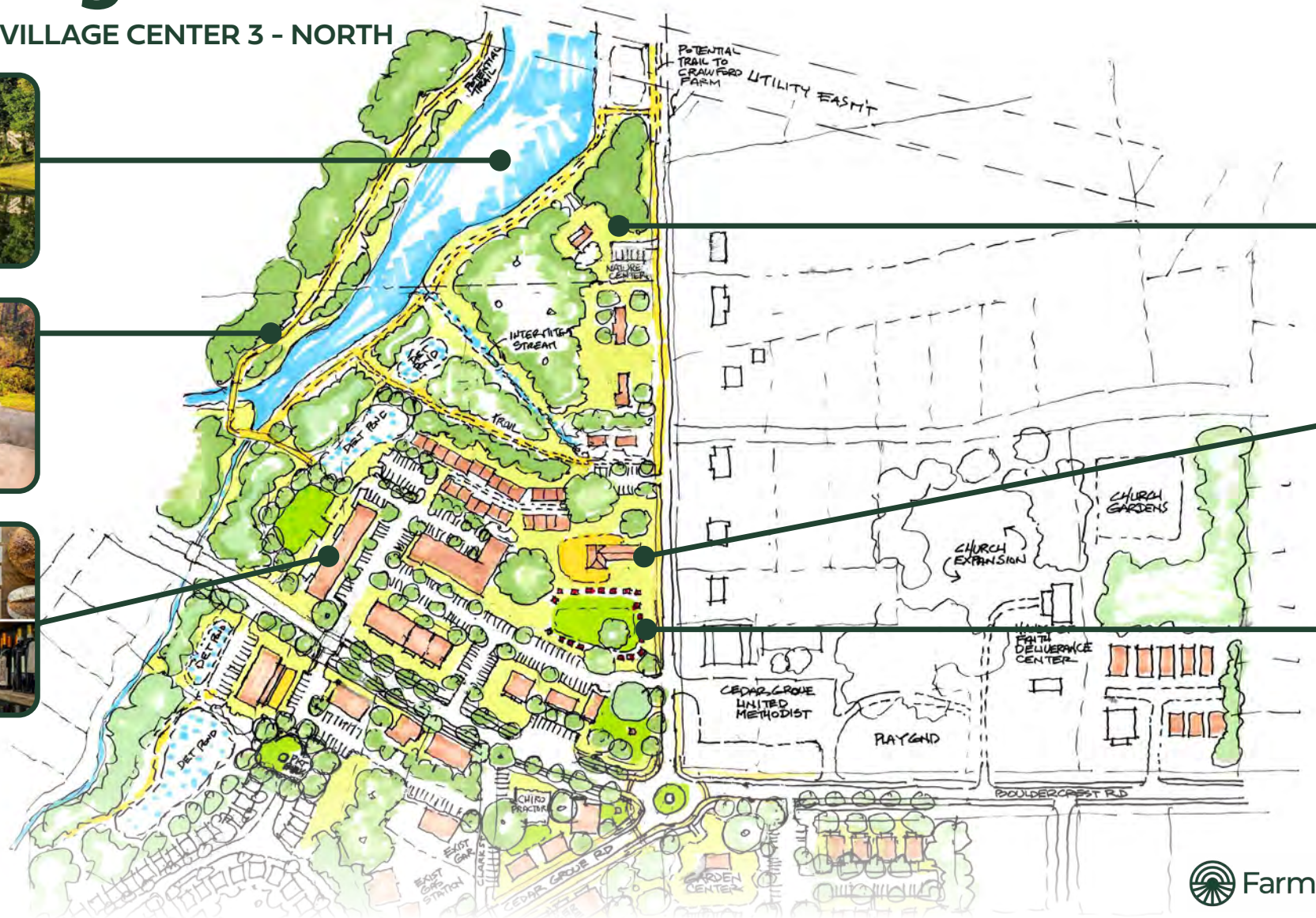
Lake



Pedestrian Trails



Neighborhood Grocery



Nature Center



Community Center



Market Green



Site Design

NEIGHBORHOOD VILLAGE CENTER 4



Easements & Trails



Multi-family Residential



Industrial Maker Village



Forest Preserve T and trails



Village



Community Amenities

Site Design

NEIGHBORHOOD VILLAGE CENTER 4



Easements & Trails



Multi-family Residential



Industrial Maker Village



Forest Preserve Trails



Village



Community Amenities



Policy Framework

2050 Unified Plan Direction

- Amend CDP to include Rural Pocket areas (last areas in Dekalb County with 200 - 300+ semi contiguous forest areas) as Village Conservation District opportunitiy areas
- Amend CDP to include "Neighborhood Village Center "as an additional inter-suburban activity area/Character Area
- Identify the Bouldercrest Corridor/SAP as a Village Conservation District area in order to protect the majority of the area's remaining large forest and focus future growth into walkable Neighborhood Village Centers
- Connect neighborhoods to forest, farms, schools, trails, and community amenities
- Avoid continuous strip-style development along neighborhood thoroughfares by substituting walkable village nodal development and protected scenic corridors

PRESERVE + CLUSTER + CONNECT



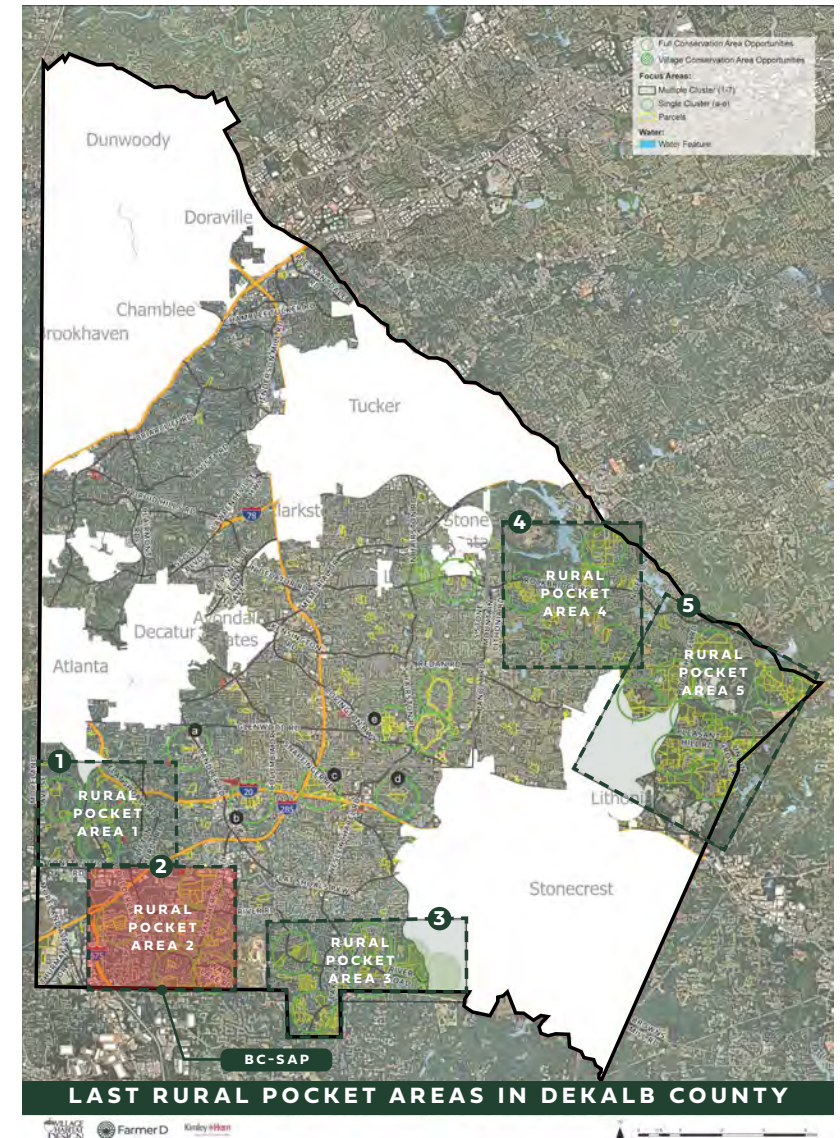
Forests, streams, lakes
+ urban agriculture



Future development
at walkable village centers



Walking, biking, trails
+ local shuttle



Planning Tools

Neighborhood Village Center Character Areas

Walkable activity areas centered on key intersections and organized within a 1/4-mile pedestrian shed

FOREST VILLAGE AREAS

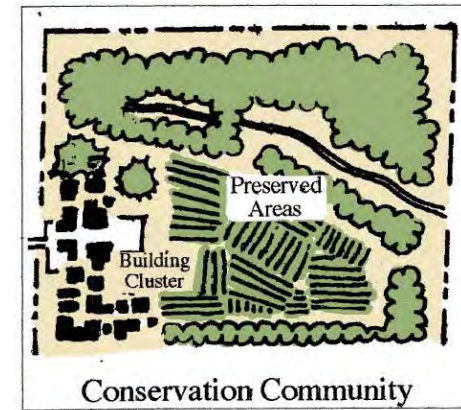
- *Cluster development on a limited portion of the site*
- *Permanently conserve significant forest and natural areas*
- *Connect preserved land to trails, farms, and neighborhoods*

CENTRAL VILLAGE AREAS

- *Focus housing, shops, services, and gathering spaces around key intersections*
- *Support walkable neighborhood destinations and community amenities*
- *Transition in scale toward existing neighborhoods*

SCENIC CORRIDOR PROTECTION

- *Concentrate growth at village nodes rather than continuously along the corridor*
- *Maintain the forested and pastoral character between village centers*



“It takes a village, a farm, and a forest”



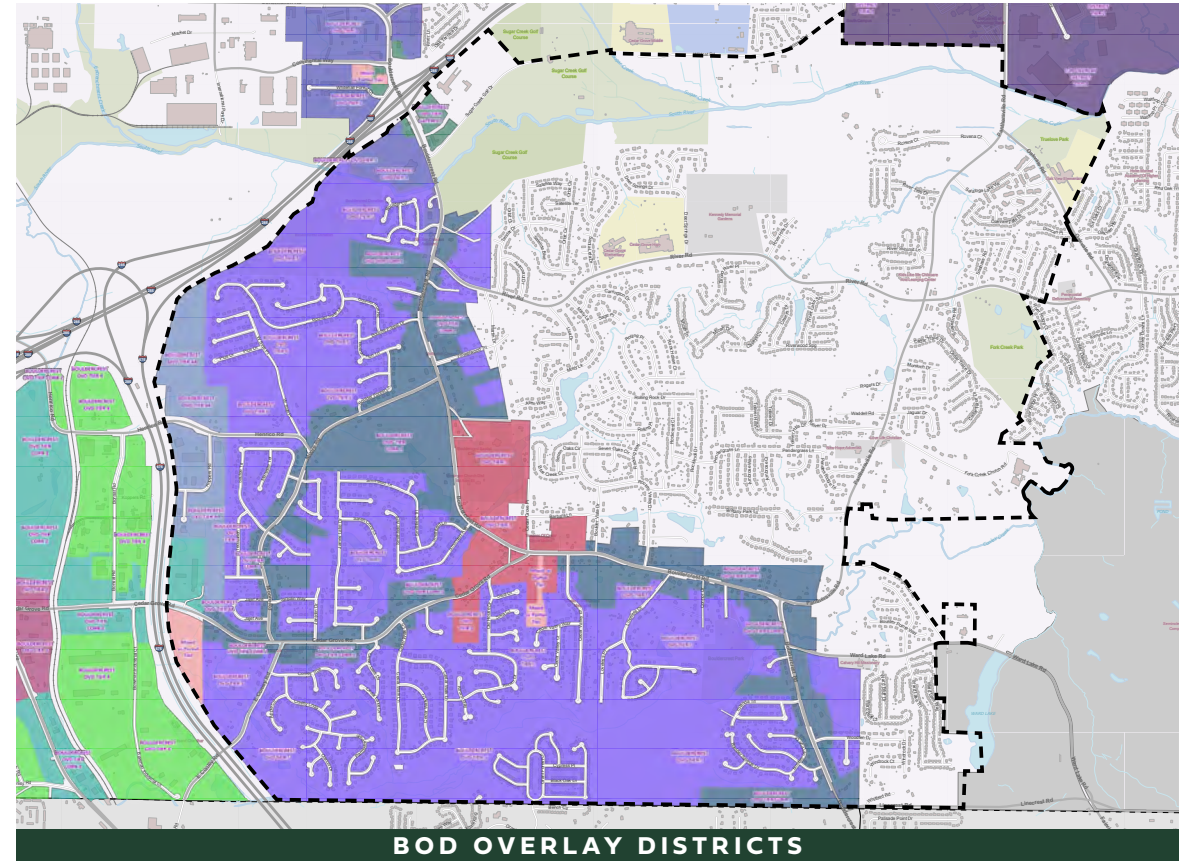
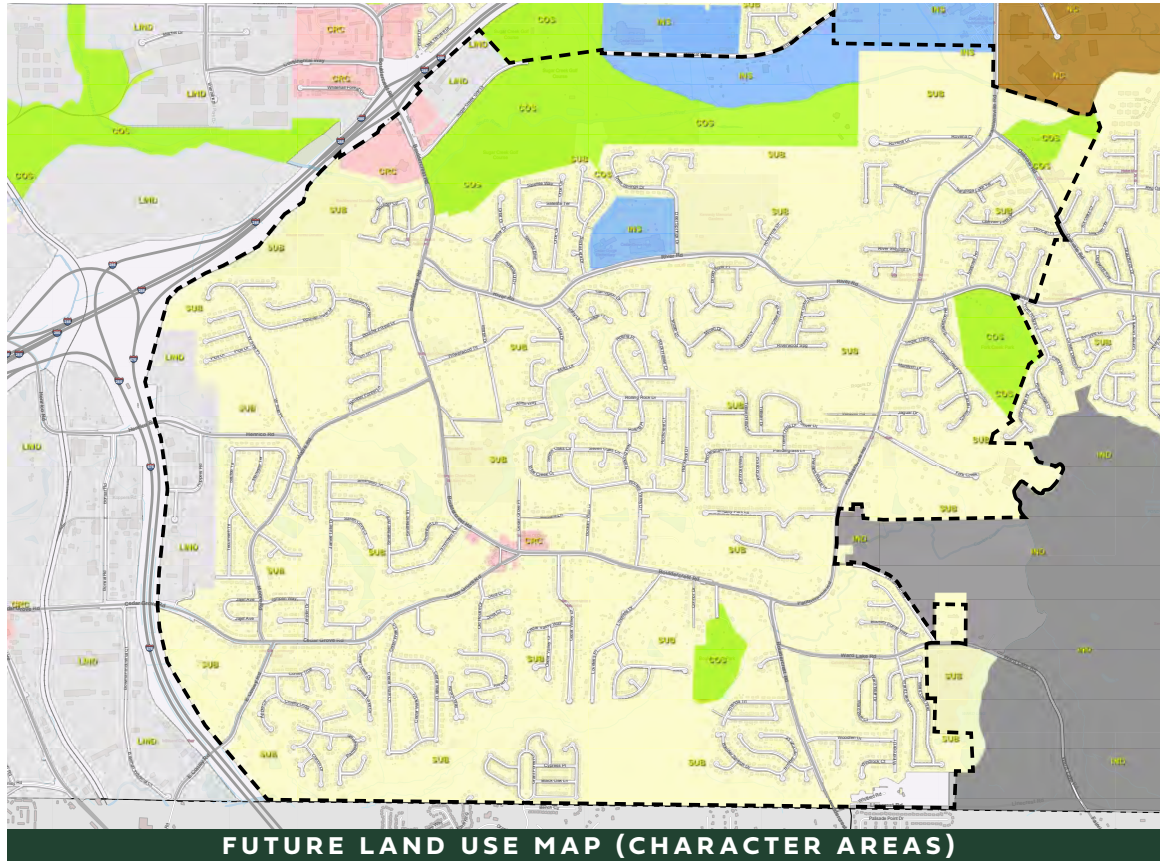
A conventional site plan



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Land Use & Overlay Districts



Neighborhood Village Centers 1-6
BOD/Non BOD Amendments

Entitlement for Forest Village areas based on underlying R100 zoning + 50% density bonus for Tier Corridor 1 and Tier 5. Entitlement for Central Village areas in Tier Corridor 1 and Tier 5 based on adding character area “Neigh Village Center” with density per village zone 1,2 and 3 intensity. Tier 3 entitlement to increase to “Central Village Area” as village zone 2 medium Density – max 24 du per acre.

NEIGH PED SHED 1

River Road West

NEIGH PED SHED 2

Moore Road

NEIGH PED SHED 3

Tier 3 - Cedar Grove Road

NEIGH PED SHED 4

Henrico Road

NEIGH PED SHED 5

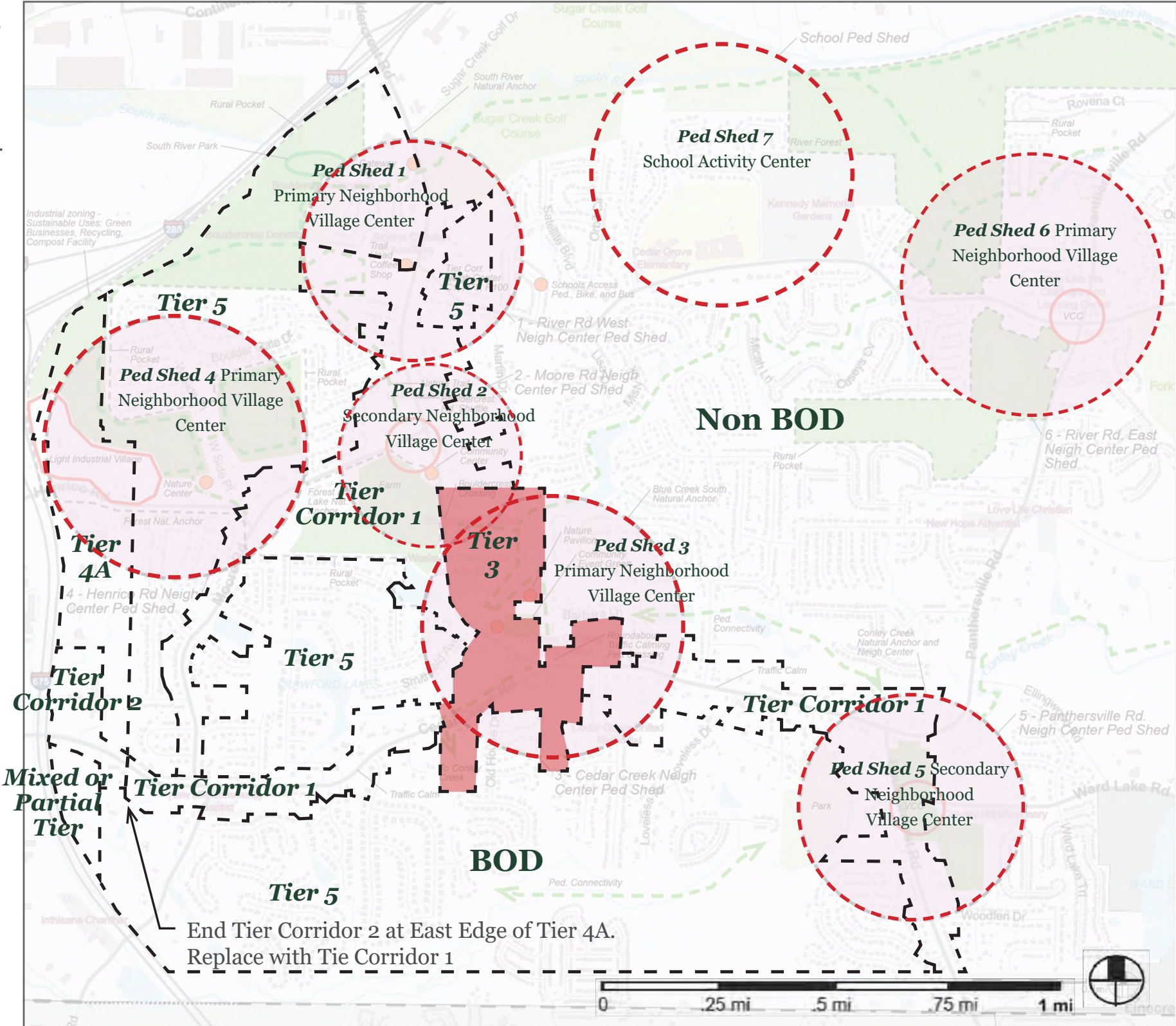
Panthersville Road

NEIGH PED SHED 6

River Road East

NEIGH PED SHED 7

School Activity Center



Existing BOD
to be Updated

TIER CORRIDOR 1 BOULDERCREST CORRIDOR

Corridor 1 is a sub-area tier in Tier 5. Tier corridor 1 has additional design guideline requirements for streets and sidewalks.

TIER CORRIDOR 2 CEDAR GROVE

Corridor 2 is a sub-area in Tier 4, which is meant to encourage the development and redevelopment of industrial properties, but to higher design standards than currently exist.

TIER 4A LITE INDUSTRIAL

Tier 4A is the industrial area along the east side of I-675. Because Tier 4A is only separated from residential neighborhoods by the utility easement, uses and standards are more stringent in this tier. Tier 4A at ped shed 4 is proposed as a mixed use compatible neighborhood village center.

TIER 5 SINGLE FAMILY RESIDENTIAL

Tier 5 constitutes the existing primarily R100 areas in the district.

Bouldercrest Corridor
SAP - BOD and
non-BOD Areas

Next Steps

Phasing, Resources & Next Steps

- Submit SAP to DeKalb County
- Start up Bouldercrest Conservancy with DeKalb County, Bouldercrest citizen group and non-profit groups.
- Form Neighborhood Village Development Resource Group.
- Advance priority conservation trails, crossings, and village projects
- Continue community involvement as implementation moves forward



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