



REGIONAL REVIEW NOTICE

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DATE: February 11, 2016

ARC REVIEW CODE: R1602111

TO: Chairman Tommy N. Smith, Henry County Board of Commissioners
ATTN TO: Stacey Jordan-Rudeseal, Planner II, Dept. of Planning and Zoning
FROM: Douglas R. Hooker, Executive Director, ARC
RE: Development of Regional Impact Review

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Original on file

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

Name of Proposal: Henry Promenade

Review Type: DRI

Submitting Local Government: Henry County

Date Opened: Feb. 11, 2016

Deadline for Comments: Feb. 26, 2016

Date to Close: March 2, 2016

Description: This proposed development is located in Henry County, southeast of the Interstate 75/Jonesboro Road interchange (Exit 221). It will consist of approximately 856,450 square feet of commercial space, including retail, restaurants, a theater and two hotels totaling 220 rooms. The project is proposed to be accessed via Jonesboro Road on the north and Mount Carmel Road on the south.

PRELIMINARY COMMENTS: According to the ARC Unified Growth Policy Map (UGPM) and Regional Development Guide (RDG), the proposed development is located within the Developing Suburbs area of the region.

The UGPM and RDG state that Developing Suburbs are areas in the region where suburban development has occurred and the conventional development pattern is present but not set. These areas are characterized by limited commercial and residential development. These areas represent the extent of the urban service area, and the region's first attempts at suburban smart growth can be found in these areas. The region should strive to develop these areas in a more sustainable way than the existing development model. To this end, there is a need for additional preservation of critical environmental locations, as well as agricultural and forest uses adjacent to rural areas.

The intensity of the proposed development appears to generally align with the RDG's recommended range of densities and building heights in the Developing Suburbs area. Moving from the site itself to its surroundings, the proposed project is in an area of Henry County that has been developing rapidly in recent years. The site itself is situated between large commercial and employment centers at Hudson Bridge Road/Eagles Landing Parkway and I-75, and GA-20/McDonough Hampton Road and I-75. It is also directly across I-75 from the Henry Town Center commercial area, which is also accessed primarily by Jonesboro Road. Together with the cumulative impacts of other nearby developments, the proposed project has the potential for significant impacts on the existing road network, including I-75 and Jonesboro Road – which provides access to nearby McDonough. The developer, Henry County, and the City of McDonough should work together to identify and prioritize enhancements that will mitigate the potential impacts of this project in the context of area-wide growth.

- CONTINUED NEXT PAGE -

The proposed development plan features a mix of commercial uses along with and civic and event space. This format will create the potential for shoppers to park once and conduct multiple trips on foot. It could also generate synergies between community events and general commercial activity whereby each one supports the other. Both of these conditions could produce a unique pedestrian experience on the site. As such, care should be taken throughout the design process to ensure that the development promotes a functional, safe, clearly marked and comfortable pedestrian experience on all streets and parking lots in and around the project. This will encourage walking trips between uses, minimizing dependency on cars for internal site circulation.

The current plan proposes large surface parking lots on the north side of the site that will be visible along a lengthy section of Jonesboro Road until outparcel development on that side of the site is ultimately realized. While these parking lots serve a purpose, the developer and Henry County should explore strategies for minimizing the visual impact of this parking on the community. The developer and County staff could also use that opportunity to think about strategies for bridging the gap for pedestrians between the rear of the outparcels and the core or "Main Street" section of the development.

See additional staff comments included in this report.

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

ARC COMMUNITY DEVELOPMENT DIVISION
ARC RESEARCH & ANALYTICS DIVISION
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF McDONOUGH

ARC TRANSPORTATION ACCESS & MOBILITY DIVISION
ARC AGING & HEALTH RESOURCES DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION

ARC NATURAL RESOURCES DIVISION
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

If you have any questions regarding this review, please contact Andrew Smith at (404) 463-5581 or asmith@atlantaregional.com. This finding will be published to the ARC review website located at <http://www.atlantaregional.com/land-use/planreviews>.



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DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Commission for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient scale or importance that it is likely to generate impacts beyond the jurisdiction in which the project is located, for example in adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included in this packet and offer your comments in the space provided. The completed form should be returned to ARC on or before the specified return deadline.

Preliminary Findings of the RDC: Henry Promenade *See the Preliminary Report.*

Comments from affected party (attach additional sheets as needed):

Individual Completing Form:

Local Government:

Department:

Telephone: ()

Signature:

Date:

Please return this form to:

Andrew Smith, Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303
Ph. (404) 463-5581 Fax (404) 463-3254
asmith@atlantaregional.com

Return Date: *February 26, 2016*

HENRY PROMENADE DRI
Henry County
Natural Resources Division Review Comments

February 8, 2016

Water Supply Watershed and Stream Buffer Protection

The proposed project property is located within the Walnut Creek Water Supply Watershed, which is a small (less than 100 square mile) public water supply watershed as defined by the Georgia DNR Part 5 Minimum Planning Criteria. It is a public water supply source for the City of McDonough.

Henry County has developed its own protection measures for water supply watersheds in the County, including Walnut Creek. All development in the Walnut Creek Watershed, including this project, is subject to all applicable requirements of the Henry County Walnut Creek Water Supply Watershed Regulations, including stream buffers, as specified in the County Code.

The USGS coverage for the project area shows Crittle Creek, a blue-line stream running on or near the western edge of the property. The submitted site plan shows an unidentified stream on the property in two areas near its western edge the property, in the approximate area of the mapped Crittle Creek. No buffers are shown on either be affected stream section. While much of the stream area is outside the indicated perimeter of the project and will be primarily affected by the construction of the I-75 ramp shown on the plans, the section of the stream southeast of the ramp is close to the proposed project limits. This stream section, as well as any others affected by the project development, may be subject to any buffers required by the Henry County Walnut Creek Water Supply Watershed Regulations. In addition, this stream section, as well as any unmapped streams on the property may be subject to the requirements of Henry County's Stream Buffer Ordinance, which include a 50-foot undisturbed buffer and 75-foot impervious surface setback. Any intrusion into the buffers may require a variance from Henry County.

The project plans also show several wetlands areas on the property. These areas will be subject to all applicable US Army COE requirements under Section 404 of the Clean Water Act. These wetland areas as well as all other waters of the state on the property, including the mapped stream, are also subject to the State Erosion and Sedimentation Act requirements, which include buffers.

Storm Water/Water Quality

All projects should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, projects should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. ARC has estimated the amount of pollutants produced after the construction of the entire proposed development, based on the submitted site plan. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr). The loading factors are based on regional storm water monitoring data from the Atlanta Region with impervious areas based on estimated averages for land uses in the Region. Where the actual impervious percentages are higher or lower than the estimate, the pollutant loads will differ accordingly. The following table summarizes the results of the analysis:

Estimated Pounds of Pollutants per Year

Land Use	Land Area (ac)	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Commercial	121.92	208.48	2121.41	13167.36	119847.36	149.96	26.82
TOTAL	121.92	208.48	2121.41	13167.36	119847.36	149.96	26.82

Total Percent Impervious: 85%

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual (www.georgiastormwater.com) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should use the stormwater better site design concepts included in the Manual.

We also suggest the following additional measures to help reduce stormwater reduction and provide for its reuse:

- Consider using green spaces and tree planting beds as stormwater controls. These can be designed to provide maximum aesthetic value while also providing for water quality treatment and run-off reduction, potentially reducing the need for larger stormwater facilities and helping to minimize the negative effects of stormwater runoff on streams and water quality.
- Consider using pervious concrete or other pervious materials in parking areas and other paved open areas. With the proper substrate, such materials can provide a large storage capacity, which will further help to reduce stormwater runoff.
- Consider including rainwater capture in the project design to provide for landscape irrigation during dry periods.



MEMORANDUM

TO: Andrew Smith, Community Development Division

FROM: Leslie Caceda, Transportation Access and Mobility Division

DATE: February 10, 2016

SUBJECT: **Transportation Division Review of DRI # 2527**

Project: Henry Promenade

County: Henry

Location: Southeast quadrant of I-75/Jonesboro Rd. along Mt. Carmel Rd.

Analysis:

Expedited	<input checked="" type="checkbox"/>
Non-Expedited	<input type="checkbox"/>

cc: David Haynes, Daniel Studdard
TAMD

The Transportation Access & Mobility Division has reviewed the traffic study performed by A&R Engineering on behalf of Stafford Properties Inc. and ReVest. The following input is provided for the Traffic Impact Study section of the DRI Report. This DRI proposal is being considered for review under the Georgia Regional Transportation Authority Expedited Review Process.

The proposed development will have 856,450 total sf., including 763,500 sf of retail and a hotel of 120 rooms and a second hotel of 100 rooms.

INFRASTRUCTURE

Transportation

How many site access points and parking facilities will be associated with the proposed development? What are their locations?

The proposed development will be served by 4 (4) driveways 2 (2) along Jonesboro Rd and 2 (2) along Mt. Carmel Road. Access to the development are proposed as follows:

- Site Driveway 1: Full-access driveway on Jonesboro Road
- Site Driveway 2: Right-in/right-out driveway on Jonesboro Road
- Site Driveway 3: Full-access driveway on Mt. Carmel Road
- Site Driveway 4: Right-in/right-out driveway on Mt. Carmel Road

The proposed site driveways provide vehicular access to the entire development. Internal private roadways throughout the site provide access to all buildings and parking facilities.

The number of require parking spaces is 4,216 and the number of parking spaces a proposed are 4,451.

How much average daily traffic will be generated by the proposed project?

The *Institute of Transportation Engineers' Trip Generation Handbook*, 9th edition, was used to conduct trip generation for this development. The trip generation was based on the following ITE Land Uses

- 310 – Hotel
- 820 – Shopping Center

Table 5 – Trip Generation

Land Use	Size	AM Peak Hour			PM Peak Hour			24-Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-way
ITE 820 – Shopping Center	763,500 sf	334	205	539	1,123	1,216	2,339	25,454
<i>Mixed-use Reduction</i>		-25	-21	-46	-34	-21	-55	-566
<i>Pass-by Trips (0%) 34%</i>		0	0	0	-370	-406	-776	-7,760
ITE 310 – Hotel	220 rooms	69	48	117	67	65	132	1,596
<i>Mixed-use Reduction</i>		-21	-25	-46	-21	-34	-55	-566
Total Trips (without Reductions)		403	253	656	1,190	1,281	2,471	27,050
New External Trips (with Reductions)		357	207	564	765	820	1,585	18,158

*pass-by trips (AM) PM; 24-hour pass-by trips estimated by considering PM pass-by as 10% of daily

Table 6 – Trip Generation (Saturday Peak Hour)

Land Use	Size	Saturday Peak Hour		
		Enter	Exit	Total
ITE 820 – Shopping Center	763,500 sf	1,704	1,573	3,277
<i>Mixed-use Reduction</i>		-37	-27	-64
<i>Pass-by Trips 26%</i>		-433	-402	-835
ITE 310 – Hotel	220 rooms	87	69	156
<i>Mixed-use Reduction</i>		-27	-37	-64
Total Trips (without Reductions)		1,791	1,642	3,433
New External Trips (with Reductions)		1,294	1,176	2,470

Figure 1. Source: Henry Promenade Traffic Study DRI# 2527

Summarize the transportation improvements as recommended by the traffic study consultant

System improvements recommended by the consultant to address deficiencies found included:

- Shift the southbound approach to the intersection of Jonesboro Road at Oak Grove Road/Willow Lane to the east in order to install a dedicated southbound right turn lane with 100' storage and a 75' taper and install protected + permissive signal phasing.
- Extend the northbound left turn lane at the above intersection to 500' of storage by restriping the existing gore area within the median and install protected + permissive signal phasing.
- It is recommended that the existing southbound through/left lane at the intersection of Jonesboro Road at I-75 SB Ramps be restriped to accommodate a through/left/right movement.
- It is recommended the existing westbound right turn lane at the intersection of Jonesboro Road at I-75 NB Ramps be extended through to the next intersection (Jonesboro Road at Foster Drive/Managed Lanes Access), replacing the existing dedicated westbound right turn lane at the Jonesboro Road at Foster Drive/Managed Lanes Access intersection with a shared through/right turn lane.

List the transportation improvements that would affect or be affected by the proposed project.

Projects included in the model for the future conditions include:

GDOT Project PI #0009156, PI #0009157: Consists of a reversible, barrier-separated, managed lane system and Intelligent Transportation System infrastructure along I-75 in Henry and Clayton Counties. The managed lanes begin approximately 600 feet south of SR 138 (Stockbridge Highway) on I-75 and at SR 138 on I-675, and end at SR 155 on I-75, for a total length of 12.24 miles. From SR 155 to approximately 1 mile south of Mt. Carmel Road, the managed lane system will consist of one reversible lane transitioning to two reversible lanes.

Project(s) to be implemented in the vicinity of the project site:

Table 7 – Planned and Programmed Improvements				
ARC Number / GDOT Number / Local Number	Route	Type of Improvement	Scheduled Completion Year	Source
HE-920B / 342970 / NA	Jonesboro Rd Widening from US 19/41 (Tara Blvd) in Clayton County to I-75 South in Henry County	General Purpose Roadway Capacity	2030	Plan 2040 GDOT
AR-ML-640 / 0009156, 0009157 / NA	I-75 from Eagles Landing Pkwy to SR 155	Roadway/ Managed Lanes	Under Construction	GDOT
NA / 0007858 / NA	I-75 from I-675 to Jonesboro Rd	Widening	Long Range (LR2)	GDOT
NA / 0007891 / NA	I-75 from Bill Gardner Pkwy to Jonesboro Rd	Widening	Long Range	GDOT

Figure 2. Henry Promenade Traffic Study DRI# 2527

Is the site served by transit? If so, describe type and level of service and how it will enhance or be enhanced by the presence of transit? Are there plans to provide or expand transit service in the vicinity of the proposed project?

This area is not served by transit and no plans exist to provide transit service in the vicinity of Henry Promenade.

What other issues should be considered during the traffic study or in general for the proposed development?

There are no comments for the applicant at this time.

Developments of Regional Impact

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DRI #2527

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:

Henry

Individual completing form:

Stacey Jordan, AICP

Telephone:

770-288-7526

E-mail:

sjordan@co.henry.ga.us

*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:

Henry Promenade

Location (Street Address,
GPS Coordinates, or Legal
Land Lot Description):

South side of Jonesboro Road, east of Exit 221 off of I-75 South, along both sides of North Bridges

Brief Description of Project:

891,450 square feet of commercial development (retail, restaurant, and hotel) with 4,746 parking spaces illustrated on the conceptual site plan on 121.92 acres

Development Type:

☐ (not selected)

☐ Hotels

☐ Wastewater Treatment Facilities

☐ Office

☐ Mixed Use

☐ Petroleum Storage Facilities

☒ Commercial

☐ Airports

☐ Water Supply
Intakes/Reservoirs

☐ Wholesale & Distribution

☐ Attractions & Recreational
Facilities

☐ Intermodal Terminals

☐ Hospitals and Health Care
Facilities

☐ Post-Secondary Schools

☐ 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.):	748,450 square feet of commercial (retail), 125,000 square feet of hotel, 18,000 square feet of rest
Developer:	Henry Promenade, LLC
Mailing Address:	295 West Crossville Road
Address 2:	Suite 400
	City: Roswell State: GA Zip: 30075
Telephone:	770-363-2125
Email:	SteveEdwards@staffordprop.com
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, property owner:	(multiple): McGarity Investments, LLC; Atlanta Oncology Associates, PC; Angelia L. Ray; Hurst Living
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, provide the following information:	Project Name:
	Project ID:
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Permit <input checked="" type="checkbox"/> Other Applicant has begun the rezoning application process with Henry County.
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: 2020 Overall project: 2020
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Developments of Regional Impact

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DRI #2527

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:	Henry
Individual completing form:	Stacey Jordan-Rudeseal, AICP
Telephone:	770-288-7526
Email:	sjordan@co.henry.ga.us

Project Information

Name of Proposed Project:	Henry Promenade
DRI ID Number:	2527
Developer/Applicant:	Henry Promenade, LLC
Telephone:	770-363-2125
Email(s):	SteveEdwards@staffordprop.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.)	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
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If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
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If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out:	\$230,000,000
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Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$15,643,292
Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Will this development displace any existing uses?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, please describe (including number of units, square feet, etc): There are two single-family structures that would be removed as part of the development. One is being taxed for approximately 1,100 square feet. The other is being taxed for approximately 2,200 square feet (heated). There is also a manufactured home on the subject property which appears to be vacant. The balance of the subject property appears to be vacant land or transitional.	
Water Supply	
Name of water supply provider for this site:	Henry County Water & Sewerage Authority
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.2 MGD/0.6 MGD peak
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand the existing water supply capacity:	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required? The proposed layout for the project is in conflict with an existing water line. The water line may have to be relocated at the developer's expense prior to connection to the public water system.	
Wastewater Disposal	
Name of wastewater treatment provider for this site:	Henry County Water & Sewerage Authority
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.2 MGD/0.6 MGD peak
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity:	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?The proposed layout for the project is in conflict with an existing sewer line. The sewer line may have to be relocated at the developer's expense prior to connection to the public sewer system.	

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.)

AM: 656 / PM: 1,281 / SAT: 3,433

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 submitted traffic impact study for all recommended transportation improvements.

Solid Waste Disposal

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

4,223 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: Henry County does not operate landfills. Businesses contract waste hauling services to carry solid waste outside of Henry County.

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 impervious surface once the proposed development has been constructed?

75%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Required State and County stream buffers and setbacks will be provided. Multiple extended detention ponds are proposed. The applicant may incorporate bio-retention areas. Pervious pavement may also be incorporated as approved by Henry County. The subject property is located within the Walnut Creek Watershed Protection Area. The impervious surface percentage is limited by ordinance to 25% with the ability to increase the percentage with additional provisions. Henry County is interested in encouraging the provision of aspects of green infrastructure in certain cases.

Environmental Quality

Is the development located within, or likely to affect any of the following:

- | | |
|---|--|
| 1. Water supply watersheds? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 2. Significant groundwater recharge areas? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 3. Wetlands? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 4. Protected mountains? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No |
| 5. Protected river corridors? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 6. Floodplains? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 7. Historic resources? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 8. Other environmentally sensitive resources? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |

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

The subject property is located within the Limited Development Area of the Walnut Creek Watershed Protection Area (City of McDonough drinking water reservoir). Development must meet ordinance requirements as well as conditions of zoning. From the preliminary site plan, it does not appear that existing wetlands will be impacted. If they are, the impact will be required to be mitigated. Similarly, if development will occur in the floodplain, development must meet ordinance requirements. Henry County has recently completed a floodplain study and requires use of the updated floodplain map.

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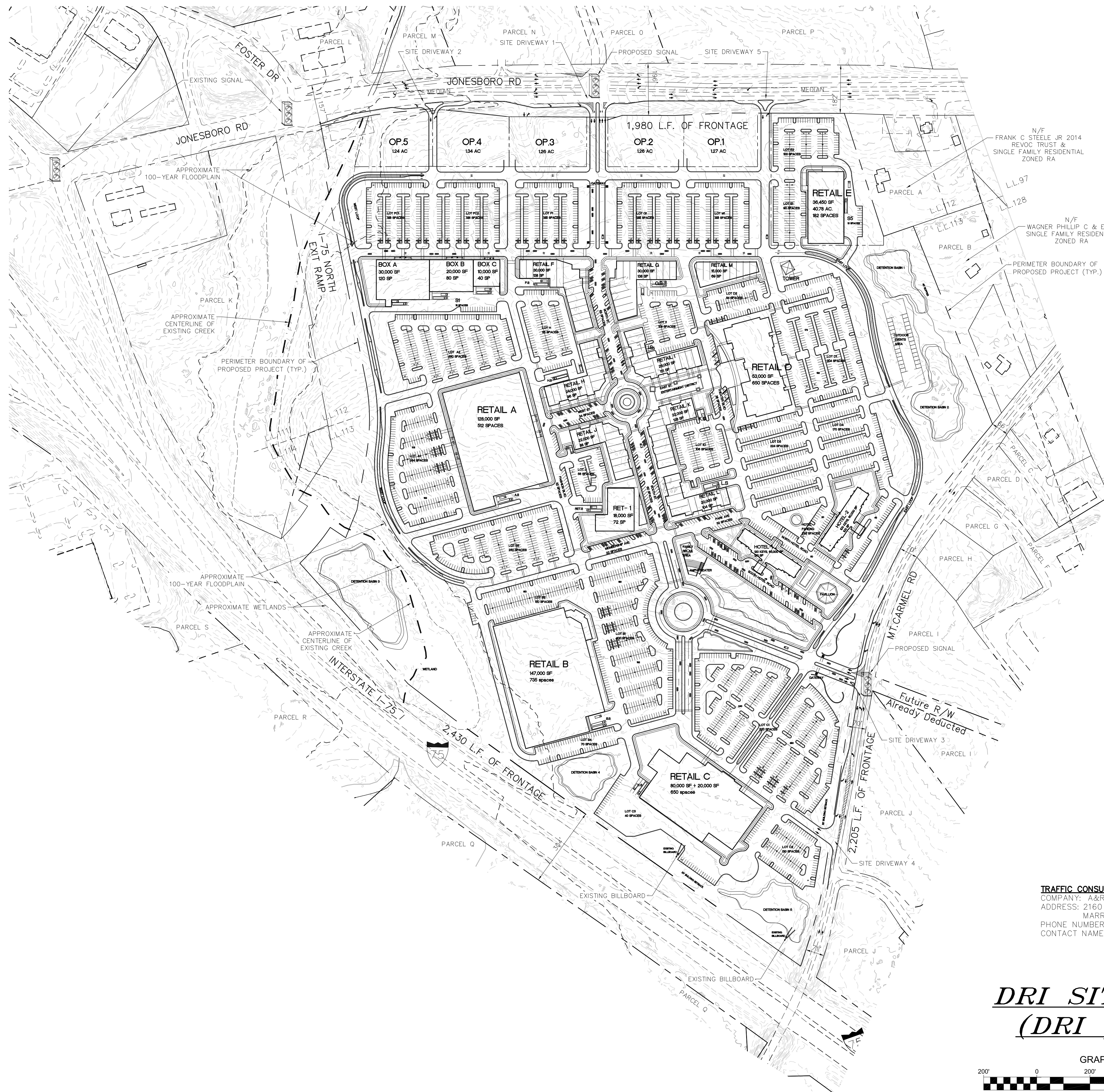
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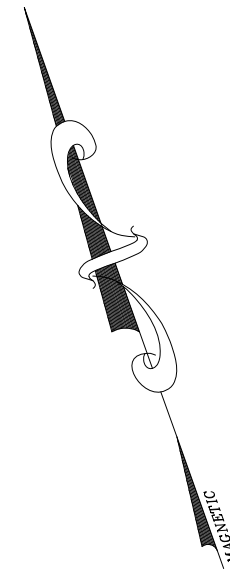
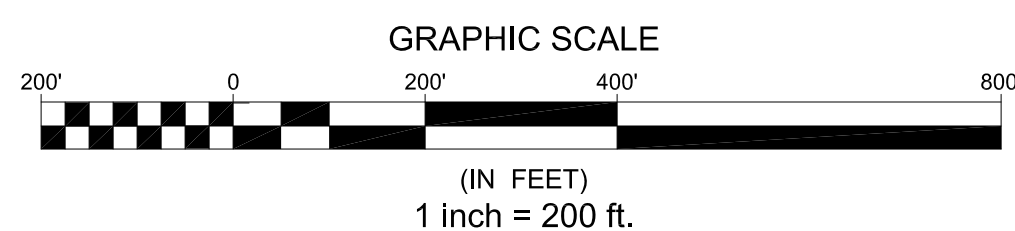
1. ALL EXISTING CONDITIONS WERE OBTAINED FROM GIS INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE.
2. THE SUBJECT SITE IS LOCATED IN LANDLOTS 112, 113, AND 114 OF THE 6TH DISTRICT IN HENRY COUNTY, GEORGIA.
3. TOTAL AREA OF SUBJECT SITE = 121.92 ACRES
4. A PORTION OF THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13151C0155C, AND THE DATE OF SAID MAP IS MAY 16, 2006. THIS DETERMINATION WAS MADE BY GRAPHICALLY LOCATING THE POSITION OF THE SUBJECT SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.
5. A STREAM AND WETLANDS ARE LOCATED ON THE SUBJECT SITE. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FT UNDISTURBED BUFFER AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
6. TOTAL BUILDING AREA SHOWN = 856,450 S.F. ESTIMATED FUTURE OUTPARCEL BUILDING AREA = 25,000 S.F.
7. PROPOSED BUILDING USES: RETAIL, THEATER, HOTEL, AND RESTAURANT EXISTING BUILDING USE: RESIDENTIAL (TO BE DEMOLISHED)
8. ALL PROPOSED BUILDINGS ARE ONE-STORY.
9. PROJECT WILL BE CONSTRUCTED IN ONE PHASE.
10. FLOOR AREA RATIO = 0.16
11. PROPOSED PRESERVED OPEN SPACE = ± 21 ACRES NO DEDICATED PARK SPACE IS PROPOSED
12. NUMBER OF PARKING SPACES REQUIRED = 4,216
NUMBER OF PARKING SPACES PROVIDED = 4,451

PARCEL	OWNER
A.	Frank Steele Jr. 2014 Revocable Trust
B.	Phillip Wagner Et Al
C.	James C. Dickerson & Kevin R. Dickerson
D.	Square One Prop.Inc
F.	John Derean Leases Inc
G.	Scott Dyer & Jeff Kleemier
H	Scott Dyer & Jeff Kleemier
I	Sowell - Dodson Construction Co Inc
J	Z & Z Construction Co Et Al
K	Hampersham Family Center LP
L	IQBAL Ahmed Mejjallid Rev Lvg Trust
M	Davis Brothers Inc
N	Davis Brothers Inc
O	Primax Properties Inc
P	McDonough 35 LLC
Q	Rowanshrye Homeowners
R	CS Lee Limited Partnership
S	Silhouette's Ltd.

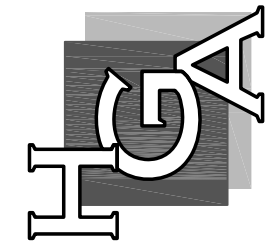


TRAFFIC CONSULTANT INFORMATION
 COMPANY: A&R ENGINEERING, INC.
 ADDRESS: 2160 KINGSTON COURT, SUITE O
 MARIETTA, GA 30067
 PHONE NUMBER: 770-690-9255
 CONTACT NAME: GEOFF WARR

DRI SITE PLAN
(DRI #2527)



HAINES GIPSON & ASSOCIATES
CONSULTING ENGINEERS
CIVIL & STRUCTURAL SERVICES
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 491-7550
FAX: (770) 491-7750



STAFFORD
PROPERTIES
3050 PEACHTREE ROAD NW, SUITE 540
ATLANTA, GA 30305

HENRY PROMENADE
SHOPPING CENTER

DRAWN BY		CHECKED BY	
JCM		RAM	
DATE			
2/4/16			
<u>SHEET TITLE</u>			
DRI SITE PLAN			
<u>SHEET NUMBER</u>			
DRI-1			