

DATE: April 8, 2022

TO: Mayor Ann Tarpley, City of Hampton
ATTN TO: Wanda Moore, Director, Community Development, City of Hampton
RE: Development of Regional Impact (DRI) Review
FROM: Mike Alexander, Director, ARC Center for Livable Communities

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

Name of Proposal: Minter Drive Mixed Use Development DRI 3495

Submitting Local Government: City of Hampton

Date Opened: April 8, 2022 **Deadline for Comments:** April 23, 2022 **Date to Close:** April 29, 2022

Description: A DRI review of a proposal to build a mixed-use development with 300 multifamily units, 252 townhomes, 133 single family homes, and 69,600 SF of commercial/retail space on a 141-acre site in Henry County, near the intersection of US 19/41 at Minter Drive. The site is currently partially used for agriculture with the remainder being natural wooded area with a stream, lake, and wetlands. Vehicular access will be provided through two full movement driveways on US19/41. A section of Minter Drive will be relocated to a new roadway in the center of the site. The local trigger action is an annexation (from Henry County into the City of Hampton) and rezoning application. The expected buildout year is 2031.

PRELIMINARY COMMENTS:

Key Comments

The project is not aligned with applicable Rural Areas policy recommendations which note: "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. The region is striving to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low impact development."

The project could be better aligned with Rural Areas policies by providing more conservation and open space especially around water elements and wetlands.

The project advances regional policy related to walkable mixed-used development and includes a robust internal pedestrian network with a sidewalk to all buildings as well as paved walking trails and a multi-use path; a 10 ft. multi-use path will be provided along the US19/41 frontage.

General Comments

According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, the site of this DRI is designated as Rural Areas. The Plan's Regional Development Guide (RDG) provides general information and policy recommendations for Rural Areas described at the end of these comments.

Transportation and Mobility Comments

Additional transportation and mobility comments will be provided in the Final Report.

Care should be taken to ensure that the constructed development provides 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 Comments

These comments will be provided in the Final Report.

Environment Comments

Retention of some of the natural wooded areas around the existing lake and wetlands would be in keeping with regional policies regarding carbon sequestration and heat island mitigation.

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

Unified Growth Policy: Rural Areas

This DRI site falls under the UGPM Rural Areas category which are areas in the region 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.

City of Hampton leadership and staff, along with the applicant team, should collaborate closely to ensure absolute maximum sensitivity to nearby local governments, neighborhoods, land uses and natural resources.

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

ATLANTA REGIONAL COMMISSION
GEORGIA DEPARTMENT OF TRANSPORTATION

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
CITY OF HAMPTON

GEORGIA CONSERVANCY
SPALDING COUNTY

HENRY COUNTY
THREE RIVERS REGIONAL COMMISSION

If you have any questions regarding this review, 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](#)
[Apply](#)
[View Submissions](#)
[Login](#)

DRI #3495

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: Hampton
 Individual completing form: Wanda D. Moore
 Telephone: (770) 946-4306
 E-mail: wmoore@hamptonga.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: Minter Drive Mixed Use Development
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 86 and 252 Minter Drive, Parcel ID 010-01022000, 010-01023000 and 010-01006000
 Brief Description of Project: Applicant has indicated that the Property is requested to be rezoned from RA (Residential-Agricultural) Henry County to MU (Mixed-Use) City which is consistent with the Henry County/Cities Joint Comprehensive Plan 2040 Update for the area. The DRI Methodology Concept plan includes 133 SF homes, 252 townhomes, 300 apartment units, and 69,600 sf retail/commercial uses.

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, +/- 134-acres (133 single-family, 252 townhomes, 300 apts., 69,600 sf etc.): retail/commercial use)

Developer: General Holdings Unlimited, LLC

Mailing Address: P.O. Box 1796

Address 2:

City: Monroe State: GA Zip: 30655

Telephone: (404) 925-9103

Email: neil@libertycommunities.com

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

If yes, property owner: Gordon Brown, Susan Brown, and Crystal McLean

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☐ Yes ☒ No

If no, in what additional jurisdictions is the project located?

Henry County

Is the current proposal a continuation or expansion of a previous DRI?

☐ (not selected)

☐ Yes

☒ No

If yes, provide the following information:

Project Name:

Project ID:

The initial action being requested of the local government for this project:

☒ Rezoning

☐ Variance

☐ Sewer

☐ Water

☐ Permit

☒ Other Annexation

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: Single Phase

Overall project: 2032

[Back to Top](#)



Developments of Regional Impact

[DRI Home](#)[Tier Map](#)[Apply](#)[View Submissions](#)[Login](#)

DRI #3495

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: Hampton
Individual completing form: Wanda D. Moore
Telephone: (770) 946-4306
Email: wmoore@hamptonga.gov

Project Information

Name of Proposed Project: Minter Drive Mixed Use Development
DRI ID Number: 3495
Developer/Applicant: General Holdings Unlimited, LLC
Telephone: (404) 925-9103
Email(s): neil@libertycommunities.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: 160 Million

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$750,000

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):

Water Supply

Name of water supply provider for this site: City of Hampton

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

1.345 MGD

Is sufficient water supply capacity available to serve the proposed project?

☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project?

☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required? Approx. 1 mile.

Wastewater Disposal

Name of wastewater treatment provider for this site:

City of Hampton

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

13.7 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project?

☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project?

☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required? Approx. 1.8 miles.

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.)

6,686

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: The project's primary ingress/egress will be from US 19/41. GDOT will require evaluation of each access and may require signalization.

Solid Waste Disposal

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

1571

Is sufficient landfill capacity available to serve this proposed project?

☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?

☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the

31%

proposed development has been constructed?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:Stormwater management will be accomplished by means of surface and subsurface flows. Stormwater will be directed to detention ponds located at strategic locations throughout the site to capture and detain the runoff. The runoff will be detained and released at rates meeting the regulations set forth by the State of Georgia. Subsurface flow will be traditional methodology of catch basins and underground pipes that primarily capture flows directed to them from various areas of the site, i.e., streets/parking lots/lawns. In some areas, surface flows will be captured and transported within the subsurface drainage network. Surface flow, other than that captured within the subsurface network, will be accomplished by directing flows to and across open space/pervious areas of the site through by means of mechanical grading or using the existing topography. These areas will primarily serve as areas where water will be sheet flow or occasional concentrated sheet flow, thus polishing the stormwater and reducing flow velocity. These flows will either infiltrate the soil, flow to the existing lake/streams, or be captured within a detention area.

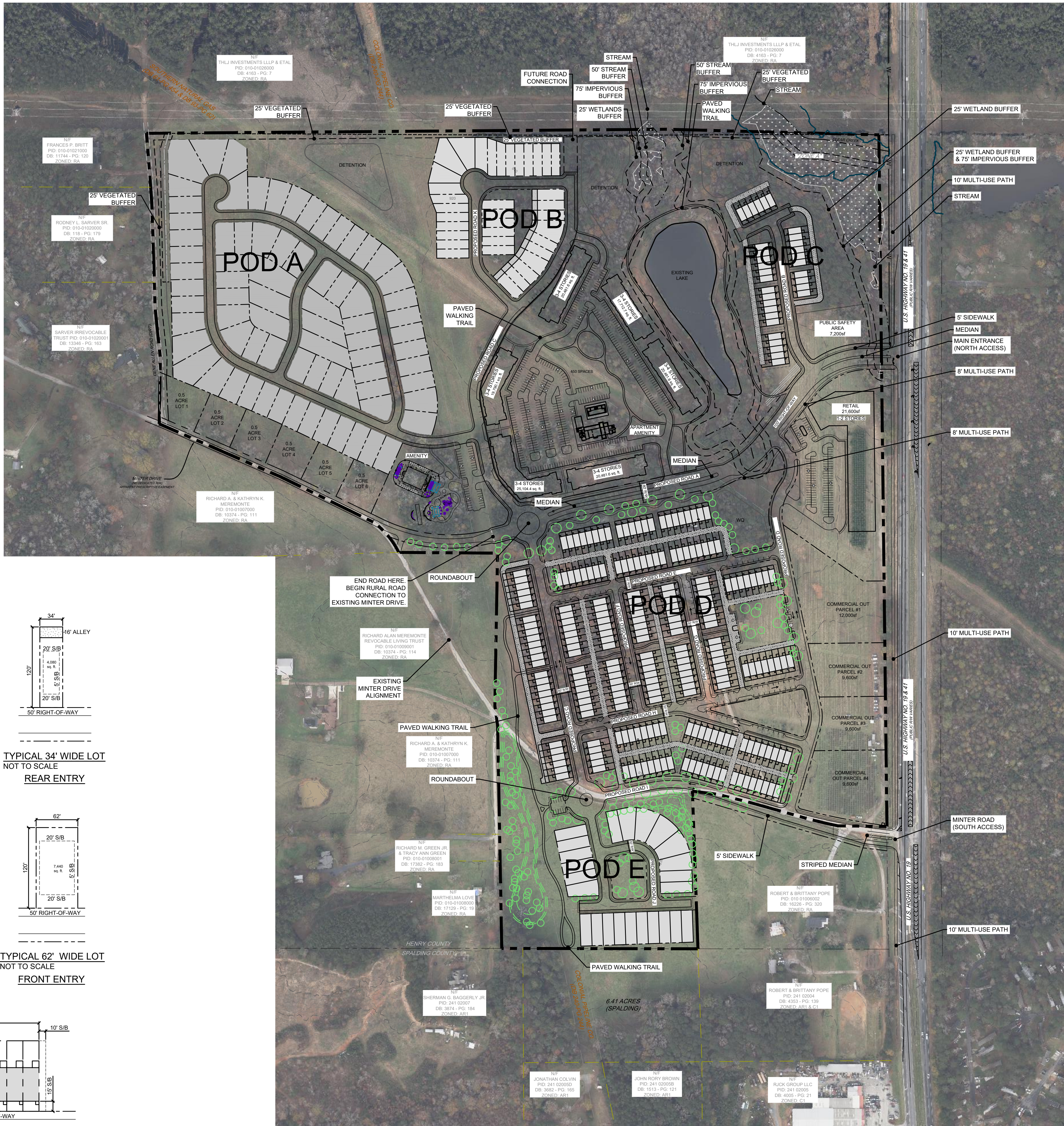
Environmental Quality

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:
A natural or enhanced vegetative buffer shall be maintained for a distance of 25 feet along the wetland as measured from the delineated boundary to provide an area of protection between the wetland and all permissible uses. No development shall be allowed within the future-conditions floodplain that could result in raising the base flood elevation equal to or more than 0.01 foot, reducing the base flood or future-conditions flood storage capacity, changing the flow characteristics, or creating hazardous or erosion-producing velocities, or resulting in excessive sedimentation.

[Back to Top](#)



LAND USE SUMMARY

TOTAL AREA: 132.54 AC

ZONING:

EXISTING ZONING: RA (RESIDENTIAL - AGRICULTURAL)

PROPOSED ZONING: MU (MIXED USE)

GROSS D.U.A. = 5.21 du/ac

NET DENSITY = +/- 6.84 ACRES

OPEN SPACE: 15 ACRES

RESIDENTIAL UNITS

SINGLE FAMILY DETACHED DWELLINGS (1-STORY):

POD A - 62'x120': 76 UNITS

POD B - 34'x120': 26 UNITS

- 34'x120': 10 UNITS (REAR ENTRY)

POD C - 42'x120': 24 UNITS

ATTACHED TOWNHOMES (2-STORY):

POD D - 24'x105': 33 UNITS (REAR ENTRY)

POD E - 24'x105': 222 UNITS (REAR ENTRY)

APARTMENTS: 300 UNITS

TOTAL RESIDENTIAL UNITS : 691

COMMERCIAL AREA: ±12.25 ACRES

COMMERCIAL AREA 1 (±1 ACRE)

BUILDING SQUARE FOOTAGE: ±7,200sq. ft.

FLOOR AREA RATIO = 6:1

RETAIL SPACE (±5 ACRES)

BUILDING SQUARE FOOTAGE: ±21,600 sq. ft.

FLOOR AREA RATIO = 10.1:1

COMMERCIAL OUT PARCEL 1 (±2.25 ACRES)

BUILDING SQUARE FOOTAGE: ±12,000 sq. ft.

FLOOR AREA RATIO = 8.2:1

COMMERCIAL OUT PARCEL 2 (±1.2 ACRES)

BUILDING SQUARE FOOTAGE: ±9,600 sq. ft.

FLOOR AREA RATIO = 5.5:1

COMMERCIAL OUT PARCEL 3 (±1.1 ACRES)

BUILDING SQUARE FOOTAGE: ±9,600 sq. ft.

FLOOR AREA RATIO = 5:1

COMMERCIAL OUT PARCEL 4 (±1.7 ACRES)

BUILDING SQUARE FOOTAGE: ±9,600 sq. ft.

FLOOR AREA RATIO = 8:1

COMMERCIAL PARKING SUMMARY

GENERAL COMMERCIAL: 53,200 sq. ft.

(1:500) 106 SPACES REQUIRED

OFFICE: 10,600 sq. ft.

(1:300) 33 SPACES REQUIRED

RESTAURANT: 6,800 sq. ft.

(1:200) 32 SPACES REQUIRED

TOTAL SPACES REQUIRED: 171

TOTAL SPACES PROVIDED: 171

PEDESTRIAN CONNECTIVITY

5' SIDEWALKS (32,740 LF): INCLUDED ALONG ALL STREETS

WITHIN PODS

8' MULTI-USE PATH (1,812 LF): LOCATED ALONG THROUGH LANES

10' MULTI-USE PATH (2,932 LF): LOCATED ALONG FRONTAGE OF

U.S. HIGHWAY NO. 19 & 41

PAVED WALKING TRAILS (5,803 LF): LOCATED THROUGHOUT

OPEN SPACE PROVIDE ADDITIONAL PEDESTRIAN CONNECTIVITY

CROSSWALKS AND CURB RAMPS: TO BE PROVIDED WHERE

REQUIRED AND APPROPRIATE

THROUGH LANES

MAIN ENTRANCE (NORTH ACCESS):

SOUTHBOUND HWY 19/41 RIGHT TURN LANE TO PROPOSED ROAD A

NORTHBOUND HWY 19/41 LEFT TURN TO PROPOSED ROAD A

EASTBOUND PROPOSED ROAD A LEFT TURN TO HWY 19/41

EASTBOUND PROPOSED ROAD A RIGHT TURN TO HWY 19/41

MINTER ROAD (SOUTH ACCESS):

SOUTHBOUND HWY 19/41 RIGHT TURN LANE TO PROPOSED ROAD I

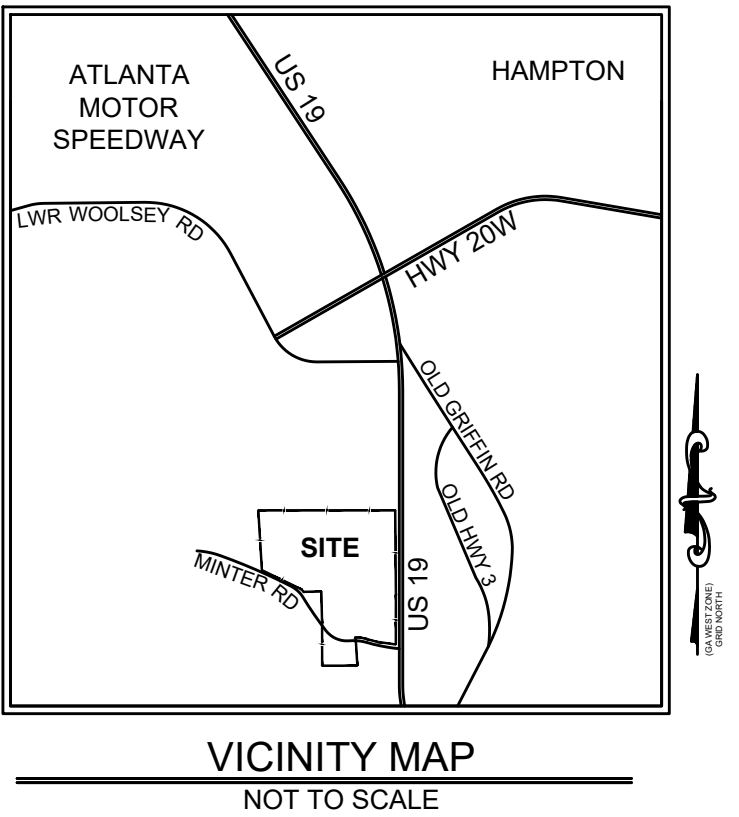
NORTHBOUND LEFT TURN TO PROPOSED ROAD I

EASTBOUND LEFT TURN TO HWY 19/41

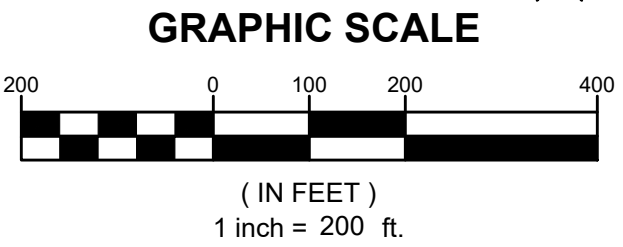
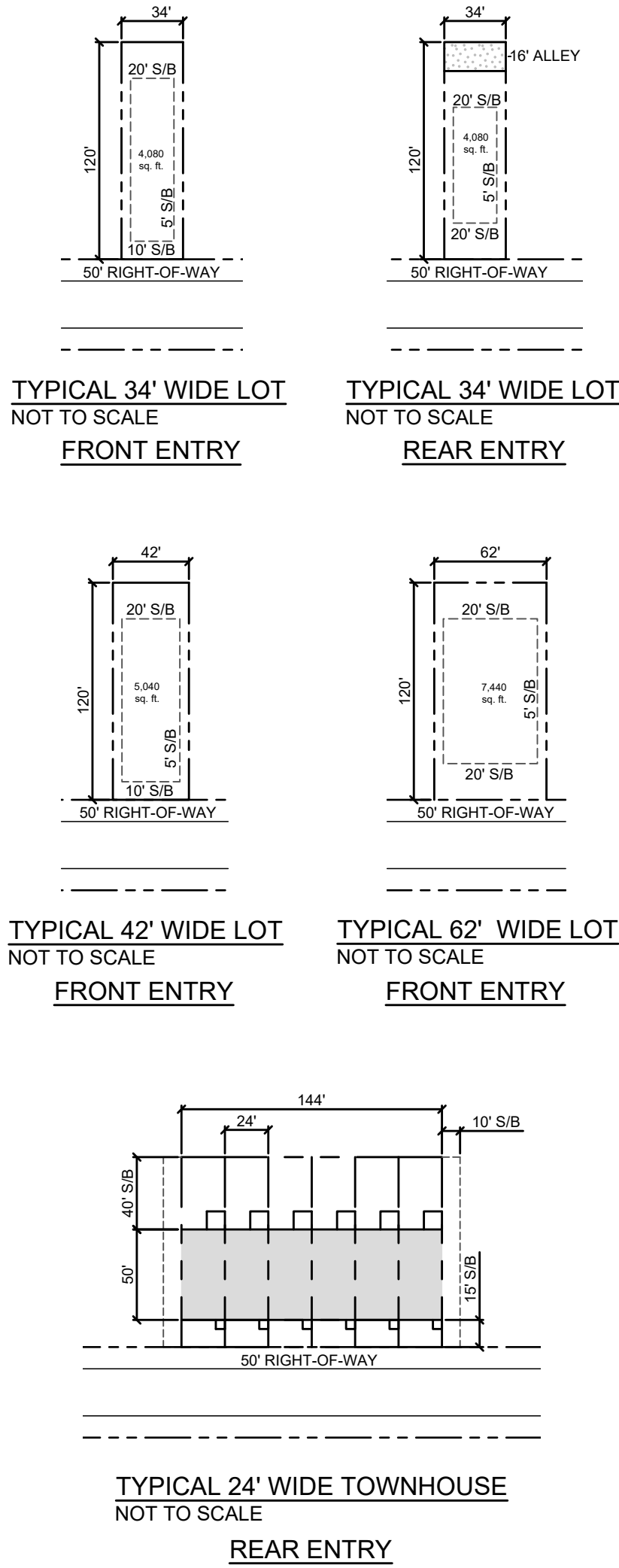
EASTBOUND RIGHT TURN TO HWY 19/41

GENERAL NOTES:

- LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
- PROPERTY BOUNDARIES OBTAINED FROM ALTA SURVEY PERFORMED BY ETHEN R. BROWN (GRLS #3247), DATED JUNE 07, 2021.
- EXHIBIT WAS PRODUCED UTILIZING HENRY COUNTY GIS TOPO DATA.



VICINITY MAP
NOT TO SCALE



CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
215 CORD CTR. DR. STE. 200
STOCKBRIDGE, GEORGIA 30281
PH: (770) 389-8666 - Fax: (770) 389-8666

NEWNAS OFFICE
500 PEARLE FERRY RD. STE. A
NEWNAS, GEORGIA 30255
PH: (770) 755-7978

CLAMMING OFFICE
500 PEARLE FERRY RD. STE. C
CLAMMING, GEORGIA 30268
PH: (770) 867-7348

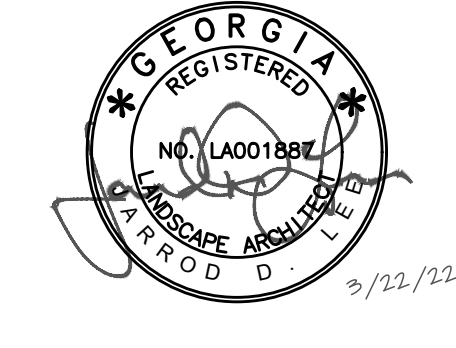
www.fdc-llc.com

DRI # 3495 - SITE PLAN
FOR
MINTER DRIVE DEVELOPMENT
CITY OF HAMPTON
LOCATED IN:
HENRY COUNTY, GEORGIA

DATE	REVISIONS
1. 3/18/22	REVISED PER GRIT COMMENTS
2. 3/22/22	ADDED AERIAL IMAGE
3. 3/22/22	ADDED AERIAL IMAGE
4. 3/22/22	ADDED AERIAL IMAGE
5. 3/22/22	ADDED AERIAL IMAGE
6. 3/22/22	ADDED AERIAL IMAGE
7. 3/22/22	ADDED AERIAL IMAGE
8. 3/22/22	ADDED AERIAL IMAGE

Know what's below?
Call us today!
UTILITIES PROTECTION CENTER
1 (800) 282-4411 THROUGHOUT GEORGIA
CAP. 204.111

DATE:	3/10/22
SCALE:	1" = 200'
PROJ NUMBER:	129.015
DRAWN BY:	JDL
REVIEWED BY:	JDL
REVISED BY:	-



THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER
1.0