

DATE: June 29, 2022

TO: Chairman Oz Nesbitt, Rockdale County
ATTN TO: Kalanos Johnson, Director Planning and Development, Rockdale County
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: Preserve at Honey Creek DRI 3450

Submitting Local Government: Rockdale County

Date Opened: June 29, 2022

Deadline for Comments: July 13, 2022 **Date to Close:** July 19, 2022

Description: A DRI review of a proposal to construct 620 single-homes on a 286 acre site off of Honey Creek Road in Rockdale County. The site is currently mostly wooded with a lake and several streams.

PRELIMINARY COMMENTS:

Key Comments

The Atlanta Region's Plan assigns the Established Suburbs growth management designation to the project site. The project is generally aligned with the Plan's Established Suburbs recommendations which emphasize the importance of preserving single-family neighborhoods with appropriate infill development.

The project generally avoids stream buffer intrusions which is in keeping with regional environmental policies.

The project is projected to generate 5,571 daily new vehicular trips; a number of roadway improvements to mitigate the traffic impact are proposed.

It is not clear from the site plan if the project will include an internal sidewalk system. A basic sidewalk system, ideally connecting to sidewalks along Honey Creek Road leading to the Honey Creek Elementary School just a few blocks from the site, would be supportive of regional multi-modal transportation policies.

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 12-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 management category designation to all areas in the region and provides corresponding growth policy recommendations for each category.

The Plan designates the site of this DRI as Established Suburbs. The Plan's general information and policy recommendations for Established Suburbs areas are provided at the end of these comments.

Transportation and Mobility Comments

ARC's Transportation Access and Mobility Group will be provided in the Final Report.

The project is projected to generate 5,571 daily new vehicular trips; a number of roadway improvements to mitigate the traffic impact are proposed.

It is not clear from the site plan if the project will include an internal sidewalk system. A basic sidewalk system, ideally connecting to sidewalks along Honey Creek Road leading to the Honey Creek Elementary School just a few blocks from the site, is considered a fundamental transportation and mobility requirement for all new developments in the region. The proposed walking trail connecting the north and south sections of the project is supportive of regional transportation policies; the provision of additional trails would be even more so.

Care should be taken to ensure that the development, as constructed, promotes 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 Resources Group Comments

ARC's Natural Resources Group full comments are attached.

The USGS coverage for the project area shows streams at either end of Cowan Lake as well as an intermittent stream flowing into an unnamed tributary of Honey Creek. The submitted site plan shows these streams on the property as well as four other stream segments shown on the property. Although not identified, with no legend on the plans, buffers that appear to be the County 50-foot undisturbed buffer and 75-foot impervious setback, as well as the State 25-foot Erosion and Sediment Control buffer are shown on all streams as well as Cowan Lake. The only intrusion shown on the plans is a trail crossing one end of Cowan Lake. The trail is subject to the requirements of the County and State buffers and may require a variance. Any unmapped streams on the property may be subject to the Rockdale Buffer ordinance. Any

unmapped streams and waters of the state on the property are also subject to the State 25-foot Erosion and Sediment Control Buffer.

Environmental Comments

Additional retention of the substantial existing wooded areas on the site would be desirable and in keeping with regional goals regarding carbon sequestration and climate change/heat island effect mitigation.

The project can further support The Atlanta Region's Plan in general by incorporating other aspects of regional 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.

The Atlanta Region's Plan Growth Policy Recommendations: Established Suburbs

According to the Atlanta Region's Plan, Established Suburbs are areas where suburban development has occurred and are characterized by single-family subdivisions, commercial development, and office, industrial and multi-family development. These areas represent the part of the region that has recently reached "build-out." With few remaining large parcels for additional development, these are the areas in which the region may see the least amount of land-use change outside of retail and commercial areas. While there is still room for limited infill development, these areas will begin to focus more on redevelopment over the next 30 years.

Preservation of existing single-family neighborhoods is important, and wholesale change will most likely not occur in the single-family subdivisions that make up a majority of these areas. However, infill and redevelopment will occur in areas of retail/commercial concentrations, especially commercial corridors. The intensity and land use of the proposed project aligns with The Atlanta Region's Plan's recommendations for Established Suburbs. Rockdale County leadership and staff, along with the applicant team, should collaborate closely to ensure 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
HENRY COUNTY

GEORGIA CONSERVANCY
NEWTON COUNTY

CITY OF CONYERS
NEGRC

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

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DRI #3450

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: Rockdale

Individual completing form: Tiras Winn Petrea

Telephone: 770.278.7124

E-mail: tiras.petrea@rockdalecountyga.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: Preserve at Honey Creek

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 460 Honey Creek Rd SE

Brief Description of Project: 620 units on +/-285.682-acres

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input 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 checked="" 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.): 620

Developer: D.R. Horton - Tiffany Hogan

Mailing Address: 1371 Dogwood Drive SW

Address 2:

City: Conyers State: GA Zip: 30012

Telephone: 678.780.8526

Email: tdhogan@drhorton.com

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

If yes, property owner: COWAN MARY FRANCES ETAL CO-TRUSTEES

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?

Rockdale 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

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: 2031

Overall project:

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DRI #3450

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: Rockdale
 Individual completing form: Kalanos Johnson
 Telephone: 770.278.7135
 Email: kalanos.johnson@rockdalecountyga.gov

Project Information

Name of Proposed Project: Preserve at Honey Creek
 DRI ID Number: 3450
 Developer/Applicant: D.R. Horton - Tiffany Hogan
 Telephone: 678.780.8526
 Email(s): tdhogan@drhorton.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: 164,450,250.00

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: 2,960,104.50

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: Rockdale Water Resources

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 248,000 Gallons Per Day

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? 1 mile

Wastewater Disposal

Name of wastewater treatment provider for this site: Rockdale Water Resources

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 248,000 Gallons Per Day

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: Capacity is not currently available for this project, however, the county is currently undergoing a project to increase capacity. They anticipate the additional capacity will be available by 2025. We have been in discussions with the County Water Resources Engineer in order to determine whether the lines need to be upsized and also whether a pump station will be required.

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? 1.23 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.) 5,571 two-way Daily Trips

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: SR 20/McDonough Highway at Honey Creek Road (#2): o Provide two eastbound left-turn lanes along Honey Creek Road. This can be accomplished by restriping the existing pavement to add the second left-turn lane, and by modifying the traffic signal phasing to a protected only left-turn. • SR 20 at Miller Chapel Road (#6): o Provide an overlap signal phase during the PM peak hour for the eastbound right-turn lane on Miller Chapel Road. o Increase split time for eastbound movement Honey Creek Road at Proposed Driveway #1 The driveway is aligned with (opposite) the existing Honey Creek Court street. The driveway is recommended to allow full-movement, with stop-control. The geometric recommendations for the driveway include: • Site Driveway - north leg: o Stop control with one exit lane (shared left-turn/right-turn lane) o One lane entering • Add new westbound right-turn deceleration lane along Honey Creek Road Honey Creek Road at Proposed Driveway #2 The driveway is aligned with (opposite) the existing Troupe Smith Road street. The driveway is recommended to allow full-movement, with stop-control. The geometric recommendations for the driveway include: • Site Driveway - north leg: o Stop control with one exit lane (shared left-turn/right-turn lane) o One lane entering • Add new westbound right-turn deceleration lane along Honey Creek Road Goode Road at Proposed Driveway #4 This constructed driveway would provide access to the north side of the residential development. The driveway is recommended to allow full-movement, with stop-control. The geometric recommendations for the driveway include: • Site Driveway - south leg: o Stop control with one exit lane (shared left-turn/right-turn lane) o One lane entering • Add new westbound right-turn deceleration lane along Goode Road Goode Road at Proposed Driveway #5 This constructed driveway would provide access to the north side of the residential development. The driveway is recommended to allow full-movement, with stop-control. The geometric recommendations for the driveway include: • Site Driveway - south leg: o Stop control with one exit lane (shared left-turn/right-turn lane) o One lane entering • Add new westbound right-turn deceleration lane along Honey Creek Road Honey Creek Road at Proposed Driveway #3 This constructed driveway would provide access to the south side of the residential development. The driveway is recommended to allow full-movement, with stop-control. The geometric recommendations for the driveway include: • Site Driveway - north leg: o Stop control with one exit lane (shared left-turn/right-turn lane) o One lane entering • Add new westbound right-turn deceleration lane along Honey Creek Road Goode Road at Proposed Driveway #4 This

constructed driveway would provide access to the north side of the residential development. The driveway is recommended to allow full-movement, with stop-control. The geometric recommendations for the driveway include: • Site Driveway - south leg: o Stop control with one exit lane (shared left-turn/right-turn lane) o One lane entering • Add new westbound right-turn deceleration lane along Goode Road Goode Road at Proposed Driveway #5 This constructed driveway would provide access to the north side of the residential development. The driveway is recommended to allow full-movement, with stop-control. The geometric recommendations for the driveway include: • Site Driveway - south leg: o Stop control with one exit lane (shared left-turn/right-turn lane) o One lane entering • Add new westbound right-turn deceleration lane along Goode Road

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 1,000,000

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 proposed development has been constructed? Approximately 60%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Applicant will follow all local, state, and federal laws regarding stream buffers and other areas in order to mitigate the projects impacts on stormwater management. The proposed zoning requires 30 % open space. The current site plan provides for 32.9% open space. The open space includes stream buffers, wetland areas, Cowan Lake, Amenity areas, and other undisturbed areas. In addition, applicant is proposing 7 stormwater management areas throughout the project.

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:
The applicant intends to have the wetlands remain undisturbed in an open space area. All proper measures will be taken per local, state, and federal laws in order to protect the wetlands.

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PRESERVE AT HONEY CREEK DRI
Rockdale County
Natural Resources Group Comments
December 16, 2021

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.

Water Supply Watersheds

The proposed project is located in the South River Watershed, which is not a water supply watershed in the Atlanta Region and no Part 5 Environmental Minimum Planning Criteria for water supply watersheds apply.

Stream Buffers

The USGS coverage for the project area shows streams at either end of Cowan Lake as well as an intermittent stream flowing into an unnamed tributary of Honey Creek. The submitted site plan shows these streams on the property as well as four other stream segments shown on the property. Although not identified, with no legend on the plans, buffers that appear to be the County 50-foot undisturbed buffer and 75-foot impervious setback, as well as the State 25-foot Erosion and Sediment Control buffer are shown on all streams as well as Cowan Lake. The only intrusion shown on the plans is a trail crossing one end of Cowan Lake. The trail is subject to the requirements of the County and State buffers and may require a variance. Any unmapped streams on the property may be subject to the Rockdale Buffer ordinance. Any unmapped streams and waters of the state on the property are also subject to the State 25-foot Erosion and Sediment Control Buffer.

Stormwater and 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. The system design should also be in accordance with the applicable sections of the Georgia Stormwater Management Manual (www.georgiastormwater.com) such as design standards, calculations, formulas, and methods. Where possible, the project should use stormwater better site design practices included in the Georgia Stormwater Management Manual, Volume 2, Section 2.3.

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

SITE AREA

TOTAL PROPERTY AREA:
PARCEL NUMBER:

285.682+ AC
0480010004
(INCLUDING 048001004A & 048001004B)

ZONING CLASSIFICATION

JURISDICTION:
EXISTING ZONING:
PROPOSED ZONING:

ROCKDALE COUNTY
AR
CRS

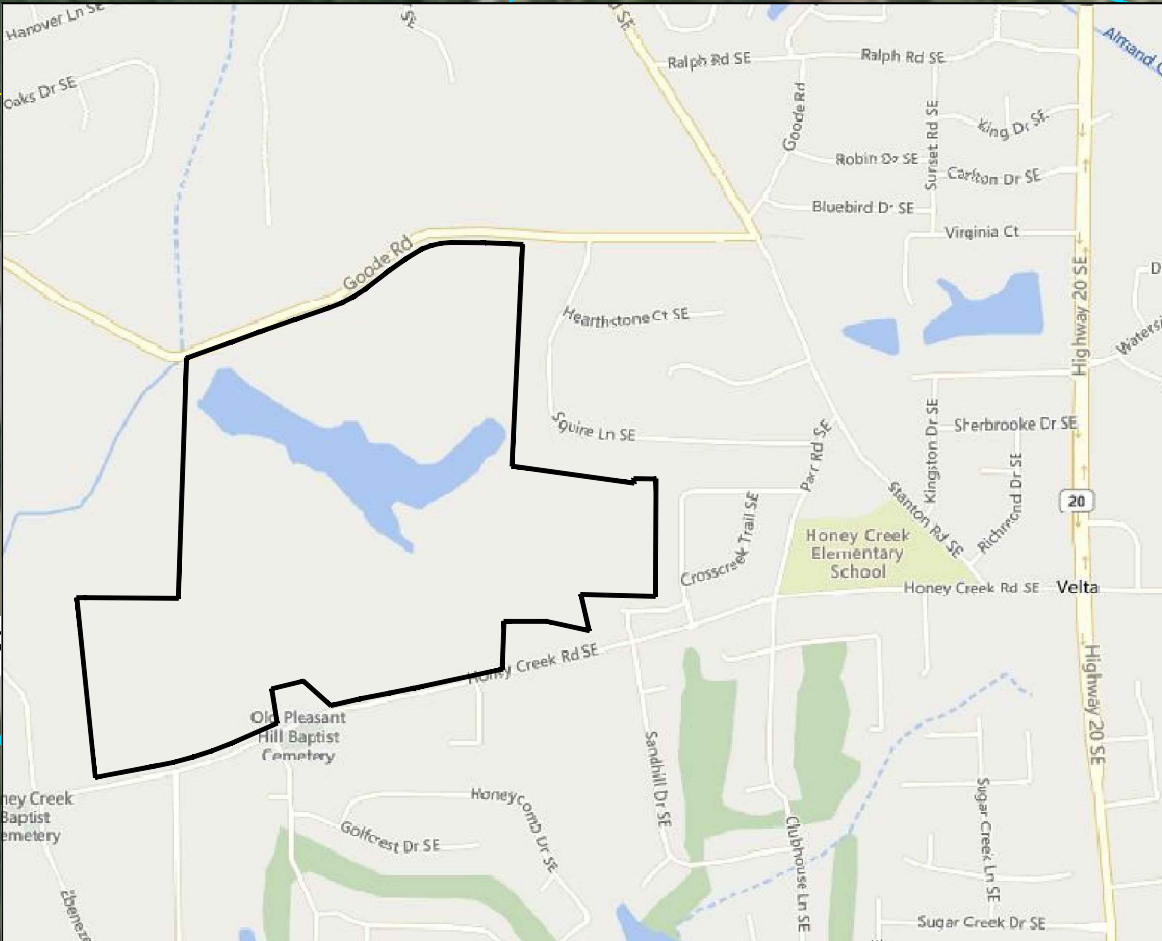
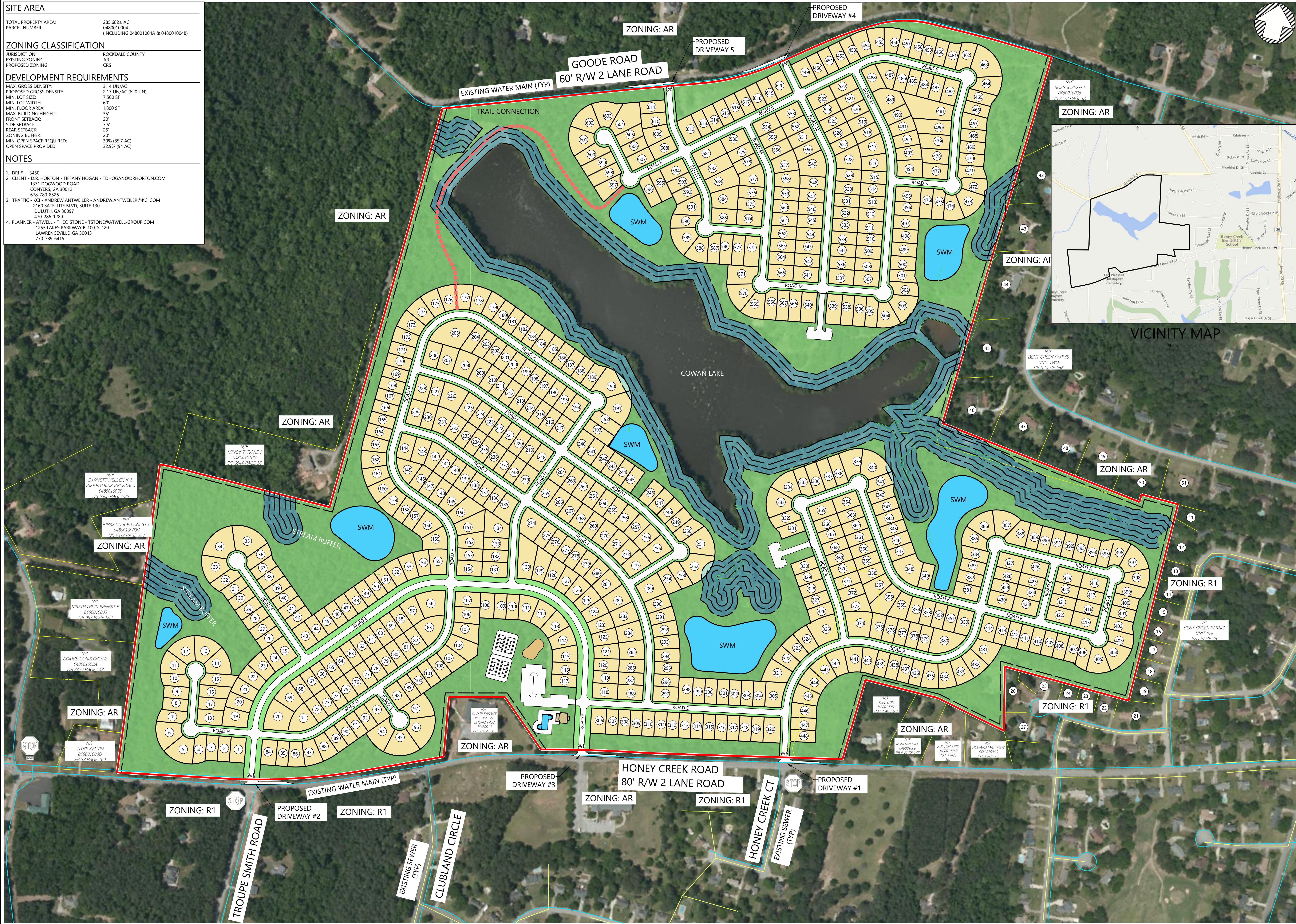
DEVELOPMENT REQUIREMENTS

MAX. GROSS DENSITY:
PROPOSED GROSS DENSITY:
MIN. LOT SIZE:
MIN. LOT WIDTH:
MIN. FLOOR AREA:
MAX. BUILDING HEIGHT:
FRONT SETBACK:
SIDE SETBACK:
REAR SETBACK:
ZONING BUFFER:
MIN. OPEN SPACE REQUIRED:
OPEN SPACE PROVIDED:

3.14 UN/AC
2.17 UN/AC (620 UN)
7,500 SF
60'
1,800 SF
35'
20'
7.5'
25'
20'
30% (85.7 AC)
32.9% (94 AC)

NOTES

1. DRI # 3450
2. CLIENT - D.R. HORTON - TIFFANY HOGAN - TDHOGAN@DRHORTON.COM
1371 DOGWOOD ROAD
CONOVERS, GA 30012
678-780-8526
3. TRAFFIC - KCI - ANDREW ANTWEILER - ANDREW.ANTWEILER@KCI.COM
2160 SATELLITE BLVD, SUITE 130
DULUTH, GA 30097
470-286-1289
4. PLANNER - ATWELL - THEO STONE - TSTONE@ATWELL-GROUP.COM
1255 LAKES PARKWAY B-100, S-120
LAWRENCEVILLE, GA 30043
770-789-6415



811

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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSURE OR GUARANTEE THE SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR
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1255 LAKES PKWY, BUILDING 100, SUITE 120
LAWRENCEVILLE, GA 30043
866.850.4200
CERTIFICATE OF AUTHORIZATION
GA-PER005804

LOCATED IN

LAND LOTS 176, 175, 146, 145
LAND DISTRICT 10 & 11
ROCKDALE COUNTY, GEORGIA

460 HONEY CREEK ROAD
DR HORTON

CONCEPT PLAN

DATE

03-19-2021

REVISIONS

0 100' 200'
SCALE: 1"=200'

DRAWN BY: RD
CHECKED BY: TS
PROJECT MANAGER: TS
JOB #: ATWELL PROJECT #
FILE CODE: FILE CODE
SHEET NO.

CSP1

CAD FILE: CSP1.PLAN

BOTTOM RIGHT