



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: 8/2/2005

ARC REVIEW CODE: R508022

TO: Chairman Jason Harper
ATTN TO: Cheri Hobson-Matthews, Chief Planner
FROM: Charles Krautler, Director

NOTE: This is digital
signature. Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments regarding related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: Mill Road Tract

Review Type: Development of Regional Impact

Description: The proposed Mill Road Tract development, located on 179.47 acres in Henry County will consist of 291 single family homes, 18,000 square feet of office space, and 75,000 square feet of commercial space. The site is located at the intersection of Mill Road and Mount Carmel Road. Access to the residential portion of the site will occur at two locations along Mill Road. Access to the office and commercial portions of the site will occur at three locations: two along Mt Carmel Road and one along Mill Road.

Submitting Local Government: Henry County

Date Opened: 8/2/2005

Deadline for Comments: 8/16/2005

Earliest the Regional Review can be Completed: 9/1/2005

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF McDONOUGH
GEORGIA CONSERVANCY

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
HENRY COUNTY SCHOOLS
CLAYTON COUNTY

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF STOCKBRIDGE

Attached is information concerning this review.

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by 8/16/2005, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/qualitygrowth/reviews.html> .



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DEVELOPMENT OF REGIONAL IMPACT

DRI- REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction of the project is actually located, such as 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 on this form and give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: **Mill Road Tract** *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:

Mike Alexander, Atlanta Regional Commission
40 Courtland Street NE

Atlanta, GA 30303

Ph. (404) 463-3302 Fax (404) 463-3254

malexander@atlantaregional.com

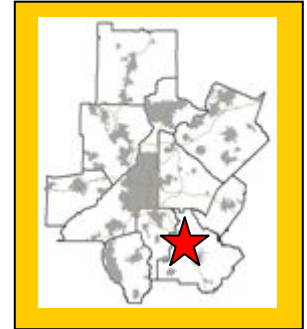
Return Date: 8/16/2005

Preliminary Report:	August 2, 2005	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Mill Road Tract # 807
Final Report Due:	Sept 1, 2005		Comments Due By:	August 16, 2005

PRELIMINARY REPORT SUMMARY

PROPOSED DEVELOPMENT:

The proposed Mill Road Tract development, located on 179.47 acres in Henry County will consist of 291 single family homes, 18,000 square feet of office space, and 75,000 square feet of commercial space. The site is located at the intersection of Mill Road and Mount Carmel Road. Access to the residential portion of the site will occur at two locations along Mill Road. Access to the office and commercial portions of the site will occur at three locations: two along Mt Carmel Road and one along Mill Road.



PROJECT PHASING:

The project is being proposed in one phase with a project build out date for 2011.

GENERAL

According to information on the review form or comments received from potentially affected governments:

Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.

The project site is currently zoned RA (residential-agriculture). The proposed zoning for the site is PD (planned development). Information submitted for the review states that the proposed zoning is not consistent with Henry's County's Future Land Use Map which designates the area as low density residential of 1.25-2.5 du/ac allowed. No commercial or office is allowed in areas designated as low density residential.

Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.

To be determined during the review based on comments received by affected local governments.

Will the proposed project impact the implementation of any local government's short-term work program? If so, how?

To be determined during the review based on comments received by affected local governments.

Will the proposed project generate population and/or employment increases in the Region? If yes, what would be the major infrastructure and facilities improvements needed to support the increase?

Yes, the proposed development would increase the need for services in the area for existing and future residents.

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What other major development projects are planned near the proposed project?

The ARC has reviewed other major development projects, known as Area Plan (1984 to 1991) or as a DRI (1991 to present), within a three mile radius of the proposed project.

YEAR	NAME
2005	West Erma
2004	Kelly Plantation
200	The Links at Walnut Creek
2003	McDonough Village Green
2000	McDonough Town Center
1999	Westridge
1990	Wesley Lakes

Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.

Based on information submitted for the review, the site is currently undeveloped.

Will the development cause a loss in jobs? If yes, how many?

No.

Is the proposed development consistent with regional plans and policies?

The project property is located entirely within the Walnut Creek Water Supply Watershed, which is a small (less than 100-square mile) water supply watershed serving the City of McDonough. The property is crossed by Birch Creek, a tributary to Walnut Creek, and one of its tributaries. The County has developed a watershed district for Walnut Creek which is included in the County Code (Section 3-7-161), which includes a requirement for 100-foot deep vegetative buffers along all “surface waters”. The definition of “surface waters” in the Walnut Creek Water Supply Watershed District includes streams and rivers. The submitted site plan shows 50-foot buffers along the streams. The stream buffers must to conform to County requirements in the watershed district. Impervious surface for the overall project is about 24 percent, less than the 25 percent impervious surface maximum required in the County watershed districts.

The proposed Mill Road Tract mixed use development is consistent with several of ARC’s Regional Development Policies. The development offers retail and neighborhood services to the residents of the development and provides good pedestrian connectivity throughout the site.

The proposed site plan incorporates interconnected streets throughout the residential portion of the development. Where the streets are unable to connect due to the stream and 50’ stream buffer, the site plan incorporates a walking trail that allows pedestrians to access other areas of the proposed development, particularly the recreational area and pocket parks, without having to use the automobile.

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ARC promotes interconnected streets and alternative pedestrian connections through its RDP Policies and Best Practices listed below.

The commercial portion of the site is well suited to provide basic services and goods for the residents of this proposed development as well as other residential developments in the immediate area. However, the commercial portion of the proposed development could be revised to reflect a more pedestrian oriented development centered on the intersection. The parking that is proposed along Mill Road and Mt Carmel Road, essentially in front of the commercial buildings, could be relocated to the back, placing the building up along the street. Pedestrian connections alternative to the road and sidewalks, should be provide to the commercial component from the residential, where possible, including a pedestrian connection to The Gates of Rowanshire and The Villages of Rowanshire. Finally, where internal residential streets across over Mill Road, signage and road marking should be included to ensure safe access for pedestrians from one portion of the development to the other. Alternative pedestrian access to the church, school, and ball fields immediately south of the residential component should be provided where possible.

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PRELIMINARY REPORT

Regional Development Plan Policies

1. Provide development strategies and infrastructure investments to accommodate forecasted population and employment growth more efficiently.
2. Guide an increased share of new development to the Central Business District, transportation corridors, activity centers and town centers.
3. Increase opportunities for mixed-use development, infill and redevelopment.
4. Increase transportation choices and transit-oriented development (TOD).
5. Provide a variety of housing choices throughout the region to ensure housing for individuals and families of diverse incomes and age groups.
6. Preserve and enhance existing residential neighborhoods.
7. Advance sustainable greenfield development.
8. Protect environmentally sensitive areas.
9. Create a regional network of greenspace that connects across jurisdictional boundaries.
10. Preserve existing rural character.
11. Preserve historic resources.
12. Inform and involve the public in planning at regional, local and neighborhood levels.
13. Coordinate local policies and regulations to support the RDP.
14. Support growth management at the state level.

BEST LAND USE PRACTICES

Practice 1: Keep vehicle miles of travel (VMT) below the area average. Infill developments are the best at accomplishing this. The more remote a development the more self contained it must be to stay below the area average VMT.

Practice 2: Contribute to the area's jobs-housing balance. Strive for a job-housing balance with a three to five mile area around a development site.

Practice 3: Mix land uses at the finest grain the market will bear and include civic uses in the mix.

Practice 4: Develop in clusters and keep the clusters small. This will result in more open space preservation.

Practice 5: Place higher-density housing near commercial centers, transit lines and parks. This will enable more walking, biking and transit use.

Practice 6: Phase convenience shopping and recreational opportunities to keep pace with housing. These are valued amenities and translate into less external travel by residents if located conveniently to housing.

Practice 7: Make subdivisions into neighborhoods with well-defined centers and edges. This is traditional development.

Practice 8: Reserve school sites and donate them if necessary to attract new schools. This will result in neighborhood schools which provide a more supportive learning environment than larger ones.

Practice 9: Concentrate commercial development in compact centers or districts, rather than letting it spread out in strips.

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Practice 10: Make shopping centers and business parks into all-purpose activity centers. Suburban shopping centers and their environs could be improved by mixing uses and designing them with the pedestrian amenities of downtowns.

Practice 11: Tame auto-oriented land uses, or at least separate them from pedestrian-oriented uses. Relegate “big box” stores to areas where they will do the least harm to the community fabric.

BEST TRANSPORTATION PRACTICES

Practice 1: Design the street network with multiple connections and relatively direct routes.

Practice 2: Space through-streets no more than a half-mile apart or the equivalent route density in a curvilinear network.

Practice 3: Use traffic-calming measures liberally. Use short streets, sharp curves, center islands, traffic circles, textured pavements, speed bumps and raised crosswalks.

Practice 4: Keep speeds on local streets down to 20 mph.

Practice 5: Keep speeds on arterials and collectors down to 35 mph (at least inside communities).

Practice 6: Keep all streets as narrow as possible and never more than four traffic lanes wide. Florida suggests access streets 18 feet, subcollectors 26 feet, and collectors from 28 feet to 36 feet depending on lanes and parking.

Practice 7: Align streets to give buildings energy-efficient orientations. Allow building sites to benefit from sun angles, natural shading and prevailing breezes.

Practice 8: Avoid using traffic signals wherever possible and always space them for good traffic progression.

Practice 9: Provide networks for pedestrians and bicyclists as good as the network for motorists.

Practice 10: Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.

Practice 11: Incorporate transit-oriented design features.

Practice 12: Establish TDM programs for local employees. Ridesharing, modified work hours, telecommuting and others.

BEST ENVIRONMENTAL PRACTICES

Practice 1: Use a systems approach to environmental planning. Shift from development orientation to basins or ecosystems planning.

Practice 2: Channel development into areas that are already disturbed.

Practice 3: Preserve patches of high-quality habitat, as large and circular as possible, feathered at the edges and connected by wildlife corridors. Stream corridors offer great potential.

Practice 4: Design around significant wetlands.

Practice 5: Establish upland buffers around all retained wetlands and natural water bodies.

Practice 6: Preserve significant uplands, too.

Practice 7: Restore and enhance ecological functions damaged by prior site activities.

Practice 8: Detain runoff with open, natural drainage systems. The more natural the system the more valuable it will be for wildlife and water quality.

Practice 9: Design man-made lakes and stormwater ponds for maximum environmental value. Recreation, stormwater management, wildlife habitat and others.

Practice 10: Use reclaimed water and integrated pest management on large landscaped areas. Integrated pest management involves controlling pests by introducing their natural enemies and cultivating disease and insect resistant grasses.

Practice 11: Use and require the use of Xeriscape™ landscaping. Xeriscaping™ is water conserving landscape methods and materials.

BEST HOUSING PRACTICES

Practice 1: Offer “life cycle” housing. Providing integrated housing for every part of the “life cycle.”

Practice 2: Achieve an average net residential density of six to seven units per acre without the appearance of crowding. Cluster housing to achieve open space.

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Practice 3: Use cost-effective site development and construction practices. Small frontages and setbacks; rolled curbs or no curbs; shared driveways.
Practice 4: Design of energy-saving features. Natural shading and solar access.
Practice 5: Supply affordable single-family homes for moderate-income households.
Practice 6: Supply affordable multi-family and accessory housing for low-income households.
Practice 7: Tap government housing programs to broaden and deepen the housing/income mix.
Practice 8: Mix housing to the extent the market will bear.

LOCATION

Where is the proposed project located within the host-local government's boundaries?

The proposed project is located in Henry County at the intersection of Mill Road and Mount Carmel Road.

Will the proposed project be located close to the host-local government's boundary with another local government? If yes, identify the other local government.

It is entirely within the Henry County's boundaries; however, it is less than two miles from the City of McDonough.

Will the proposed project be located close to land uses in other jurisdictions that would benefit, or be negatively impacted, by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.

To be determined during the review.

ECONOMY OF THE REGION

According to information on the review form or comments received from potentially affected governments:

What new taxes will be generated by the proposed project?

Estimated value of the development is \$68,250,000.00 with an expected \$995,085.00 in annual local tax revenues.

How many short-term jobs will the development generate in the Region?

Short-term jobs will depend upon construction schedule.

Is the regional work force sufficient to fill the demand created by the proposed project?

Yes.

In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?

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To be determined during the review.

NATURAL RESOURCES

Will the proposed project be located in or near wetlands, groundwater recharge area, water supply watershed, protected river corridor, or other environmentally sensitive area of the Region? If yes, identify those areas.

Water Supply Watersheds and Stream Buffers

The project property is located entirely within the Walnut Creek Water Supply Watershed, which is a small (less than 100-square mile) water supply watershed serving the City of McDonough. The property is crossed by Birch Creek, a tributary to Walnut Creek, and one of its tributaries. The County has developed a watershed district for Walnut Creek which is included in the County Code (Section 3-7-161), which includes a requirement for 100-foot deep vegetative buffers along all "surface waters". The definition of "surface waters" in the Walnut Creek Water Supply Watershed District includes streams and rivers. The submitted site plan shows 50-foot buffers along the streams. The stream buffers must conform to County requirements in the watershed district. Impervious surface for the overall project is about 24 percent, less than the 25 percent impervious surface maximum required in the County watershed districts.

For all state waters on the property, the State 25-foot erosion and sedimentation buffer is required. Any work in those buffers must conform to the state E & S requirements and must be approved by the appropriate agency.

Storm Water/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project 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 that will be produced after construction of the proposed development, using impervious areas for each use based on estimated averages for land uses in the Atlanta Region. Actual loadings will vary with the actual land use and the actual amount of impervious coverage. The following table summarizes the results of the analysis:

Pollutant loads (lb./yr.)

Land Use	Land Area (acres)	TP	TN	BOD	TSS	Zinc	Lead
Commercial	13.31	22.76	231.59	1437.48	13083.73	16.37	2.93
Forest/Open	42.50	3.40	25.50	382.50	9987.50	0.00	0.00
Med. SF (0.25-0.5 ac)	123.66	166.94	730.83	5317.38	99051.6	42.04	9.89

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					6		
TOTAL	179.47	193.10	987.92	7137.36	122122.89	58.42	12.82

Total Estimated Impervious: 24% in this analysis

The current site plan does not clearly indicate how stormwater runoff will be managed. In order to address post-construction stormwater runoff quality and quantity, 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 utilize the stormwater better site design concepts included in the Manual. Stormwater runoff from the site must be treated to remove at least 80% of the average annual total suspended solids (TSS) loading. A Excel design tool (GSMM Site Development Review Tool) is available at www.northgeorgiawater.org that can be used to evaluate the site for meeting this requirement.

Many of the stream buffers and open space areas may be able to be counted as credits towards meeting the water quality goals. In addition, the detention basins can be designed as wet stormwater ponds to provide water quality treatment of stormwater runoff.

HISTORIC RESOURCES

Will the proposed project be located near a national register site? If yes, identify site.

None have been identified.

In what ways could the proposed project create impacts that would damage the resource?

Not applicable.

In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?

Not applicable.

INFRASTRUCTURE Transportation

Georgia Regional Transportation Authority Review Findings

To be determined during the review.

The development **PASSES** the ARC's Air Quality Benchmark test.



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Air Quality Impacts/Mitigation (based on ARC strategies)	Credits	Total

What are the conclusions of this review? Is the transportation system (existing and planned) capable of accommodating these trips?

To be determined during the review.

INFRASTRUCTURE

Wastewater and Sewage

Based on regional averages, wastewater is estimated at 0.09 MGD.

Which facility will treat wastewater from the project?

Information submitted for the review states that there is no sewer currently available to the site and that the developer will contribute to running the extension lines to the site through an agreement with Henry County. The line extension is expected to be complete and operational by the end of 2006. Camp Creek will provide wastewater treatment for the proposed development.

What is the current permitted capacity and average annual flow to this facility?

The capacity of Camp Creek Site is listed below:

PERMITTED CAPACITY MMF, MGD ₁	DESIGN CAPACITY MMF, MGD	2001 MMF, MGD	2008 MMF, MGD	2008 CAPACITY AVAILABLE +/-, MGD	PLANNED EXPANSION	REMARKS
1.5	1.5	1.2	1.5	0	When flow exceeds capacity, excess flow will be diverted to Indian Creek WRF- Upon completion of new Walnut Creek plant, all flow diverted to Walnut Creek and Camp Creek decommissioned.	

MMF: Maximum Monthly Flow. Mgd: million of gallons per day.

₁ Source: Metropolitan North Georgia Water Planning District **SHORT-TERM WASTEWATER CAPACITY PLAN**, August 2002.

What other major developments will be served by the plant serving this project?

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ARC has reviewed a number of major developments that will be served by this plant.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Water demand also is estimated at 0.11 MGD based on regional averages.

How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?

Information submitted with the review suggests that there is sufficient water supply capacity available for the proposed project.

INFRASTRUCTURE

Solid Waste

How much solid waste will be generated by the project? Where will this waste be disposed?

Information submitted with the review 715 tons of solid waste per year and the waste will be disposed of in Fulton County.

Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?

No.

Are there any provisions for recycling this project's solid waste?

None stated.

INFRASTRUCTURE

Other facilities

According to information gained in the review process, will there be any unusual intergovernmental impacts on:

- Levels of governmental services?
- Administrative facilities?
- Schools?
- Libraries or cultural facilities?

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- **Fire, police, or EMS?**
- **Other government facilities?**
- **Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?**

To be determined during the review.

HOUSING

Will the proposed project create a demand for additional housing?

No, the project will provide an additional 291 housing units.

Will the proposed project provide housing opportunities close to existing employment centers?

No.

Is there housing accessible to the project in all price ranges demanded?

The site proposed for the development is located in Census Tract 703.06. This tract had a 65.3 percent increase in number of housing units from 2000 to 2003 according to ARC's Population and Housing Report. The report shows that 99 percent of the housing units are single-family, compared to 69 percent for the region; thus indicating a lack of housing options around the development area.

Is it likely or unlikely that potential employees of the proposed project will be able to find affordable* housing?

Likely, assuming the development is approved with multiple price ranges of housing.

* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region – FY 2000 median income of \$51,649 for family of 4 in Georgia.

Your DRI ID NUMBER for this submission is: **807**
 Use this number when filling out a DRI REVIEW REQUEST.
 Submitted on: 5/19/2005 1:20:46 PM

DEVELOPMENT OF REGIONAL IMPACT

Henry County Initial DRI Information (Form1b)

This form is intended for use by local governments within the Metropolitan Region Tier that are also within the jurisdiction of the Georgia Regional Transportation Authority (GRTA). The form is to be completed by the city or county government for submission to your Regional Development Center (RDC), GRTA and DCA. This form provides basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Local governments should refer to both the Rules for the DRI Process 110-12-3 and the DRI Tiers and Thresholds established by DCA.

Local Government Information

Submitting Local Government:	Henry County
*Individual completing form and Mailing Address:	Cheri Hobson-Matthews, Chief Planner 140 Henry Parkway McDonough, GA 30253
Telephone:	770-954-2457
Fax:	770-954-2958
E-mail (only one):	cmatthews@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:		Mill Road Tract
Development Type	Description of Project	Thresholds
Mixed Use	Applicant is proposing to develop a mixed use development on approximately 179.47 (gross acres). The development will be comprised of the following: 1. Single-familr Residential-166.16 (gross acres) sf residential units (291 units); lot sizes ranging from 9000 sf-17000 sf. 2. Office uses-comprising of approximately 2.8+/- acres; total floor area- 18k 3. Commercial (2 Pods)-approximately 10.51+/- acres; total floor area-75k 4. The commercial/office component yields approximately 473 parking spaces for office/commercial component.	View Thresholds
Developer / Applicant and Mailing Address:		REL Properties, Inc./REL Development, Inc. 755 Commerce Dr. #700 Decatur, GA 30030
Telephone:		404-373-9411;404-983-3400
Fax:		404-373-9511
Email:		hlynch@relproperties.com , rl@relproperties.com , ajf@clardesigngroup.com , kmzickert@sgrlaw.com
Name of property owner(s) if different from developer/applicant:		Same as developer/applicant
Provide Land-Lot-District Number:		143 and 146 of the 6th District
What are the principal streets or roads providing vehicular access to the site?		Mt. Carmel Road and Mill Road
Provide name of nearest street(s) or intersection:		Jonesboro Road and Hwy. 81 West

Provide geographic coordinates (latitude/longitude) of the center of the proposed project (optional):	/
If available, provide a link to a website providing a general location map of the proposed project (optional). (http://www.mapquest.com or http://www.mapblast.com are helpful sites to use.):	HTTP://www.mapquest.com
Is the proposed project entirely located within your local government's jurisdiction?	Y
If yes, how close is the boundary of the nearest other local government?	10-12 Miles
If no, provide the following information:	
In what additional jurisdictions is the project located?	
In which jurisdiction is the majority of the project located? (give percent of project)	Name: Henry County (NOTE: This local government is responsible for initiating the DRI review process.)
	Percent of Project: 100%
Is the current proposal a continuation or expansion of a previous DRI?	N
If yes, provide the following information (where applicable):	Name:
	Project ID:
	App #:
The initial action being requested of the local government by the applicant is:	Rezoning
What is the name of the water supplier for this site?	Agreement
What is the name of the wastewater treatment supplier for this site?	Agreement
Is this project a phase or part of a larger overall project?	N
If yes, what percent of the overall project does this project/phase represent?	
Estimated Completion Dates:	This project/phase: Unknown Overall project: Unknown

Local Government Comprehensive Plan

Is the development consistent with the local government's comprehensive plan, including the Future Land Use Map?	N
If no, does the local government intend to amend the plan/map to account for this development?	N
If amendments are needed, when will the plan/map be amended?	Upon approval of the rezoning request

Service Delivery Strategy

Is all local service provision consistent with the countywide Service Delivery Strategy?	Y
If no, when will required amendments to the countywide Service Delivery Strategy be complete?	

Land Transportation Improvements

Are land transportation or access improvements planned or needed to support the proposed project?	Y
---	---

If yes, how have these improvements been identified:	
Included in local government Comprehensive Plan or Short Term Work Program?	N
Included in other local government plans (e.g. SPLOST/LOST Projects, etc.)?	N
Included in an official Transportation Improvement Plan (TIP)?	N
Developer/Applicant has identified needed improvements?	N
Other (Please Describe): The application is being submitted as a Planned Development, which will require a Concept Plan Review hearing, to date, no hearing has been held, pending DRI review.	Y

Submitted on: 7/26/2005 3:03:53 PM

DEVELOPMENT OF REGIONAL IMPACT DRI Review Initiation Request (Form2a)

Local Government Information

Submitting Local Government:	Henry County
Individual completing form:	Cheri Hobson-Matthews, Chief Planner
Telephone:	770-954-2457
Fax:	770-954-2958
Email (only one):	cmatthews@co.henry.ga.us

Proposed Project Information

Name of Proposed Project:	MILL ROAD TRACT
DRI ID Number:	807
Developer/Applicant:	REL Properties, Inc./REL Development, Inc.
Telephone:	404-373-9411
Fax:	404-373-9511
Email(s):	hlynch@relproperties.com, rll@relproperties.com

DRI Review Process

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	N
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	
If no, the official review process can not start until this additional information is provided.	

Economic Impacts

Estimated Value at Build-Out:	\$68,250,000.00
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$995,085.00
Is the regional work force sufficient to fill the demand created by the proposed project?	Y
If the development will displace any existing uses, please describe (using number of units, square feet., etc): No, the property is vacant	

Community Facilities Impacts

Water Supply

Name of water supply provider for this site:	Henry County Water and Sewerage Authority
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.11 MGD
Is sufficient water supply capacity available to serve the proposed project?	Y
If no, are there any current plans to expand existing water supply capacity?	
If there are plans to expand the existing water supply capacity, briefly describe below: N/A	
If water line extension is required to serve this project, how much additional line (in miles) will be required?	N/A

Wastewater Disposal

Name of wastewater treatment provider for this site:	Henry County Water and Sewerage Authority
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.09 MGD
Is sufficient wastewater treatment capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing wastewater treatment capacity?	
If there are plans to expand existing wastewater treatment capacity, briefly describe below: N/A	
If sewer line extension is required to serve this project, how much additional line (in miles) will be required?	N/A

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-393, PM-721, Daily-6,852
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	Y
If yes, has a copy of the study been provided to the local government?	Y
If transportation improvements are needed to serve this project, please describe below: SEE TRANSPORTATION ANALYSIS	

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	715 tons/yr.
Is sufficient landfill capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing landfill capacity?	
If there are plans to expand existing landfill capacity, briefly describe below: N/A	
Will any hazardous waste be generated by the development? If yes, please explain below:	N

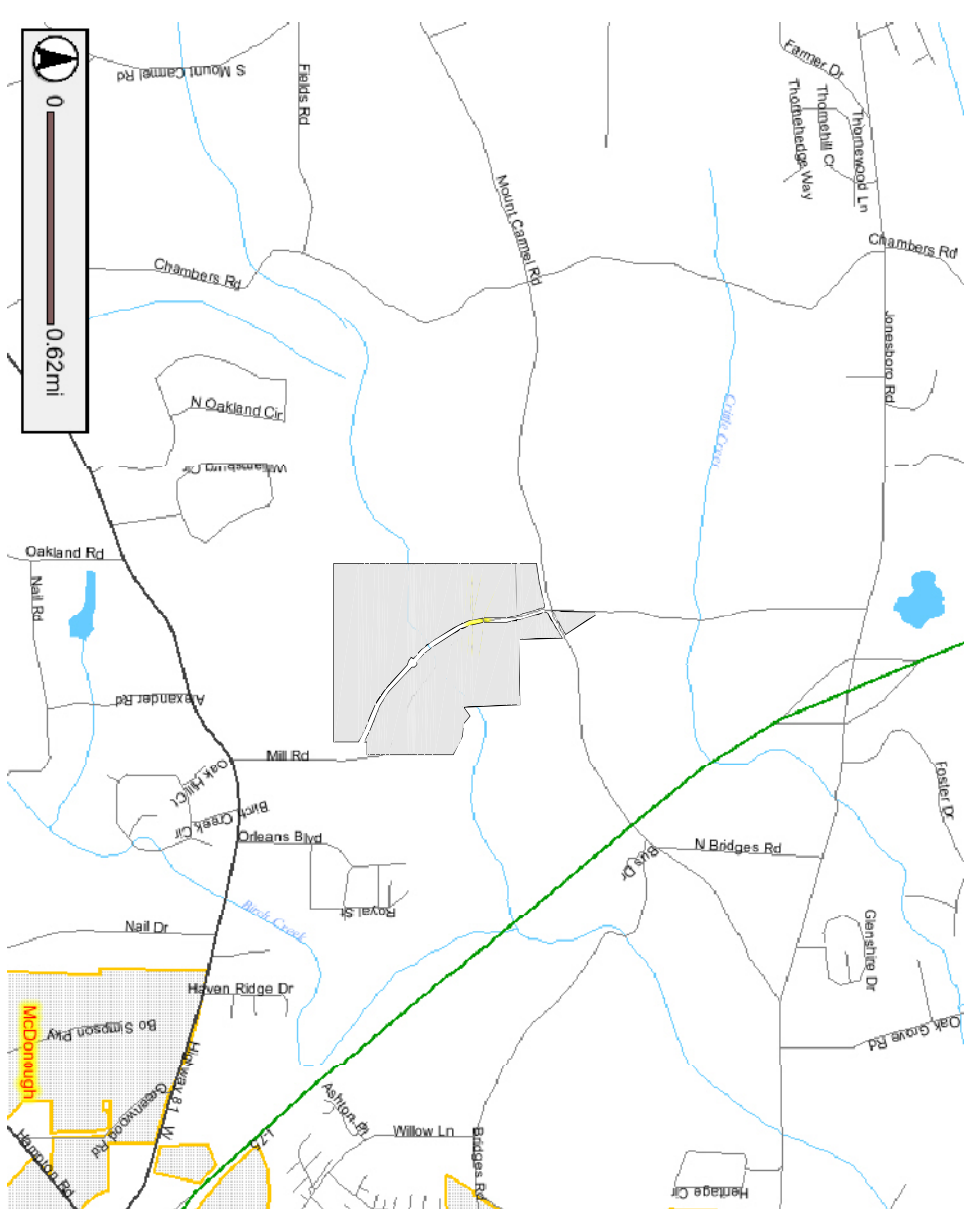
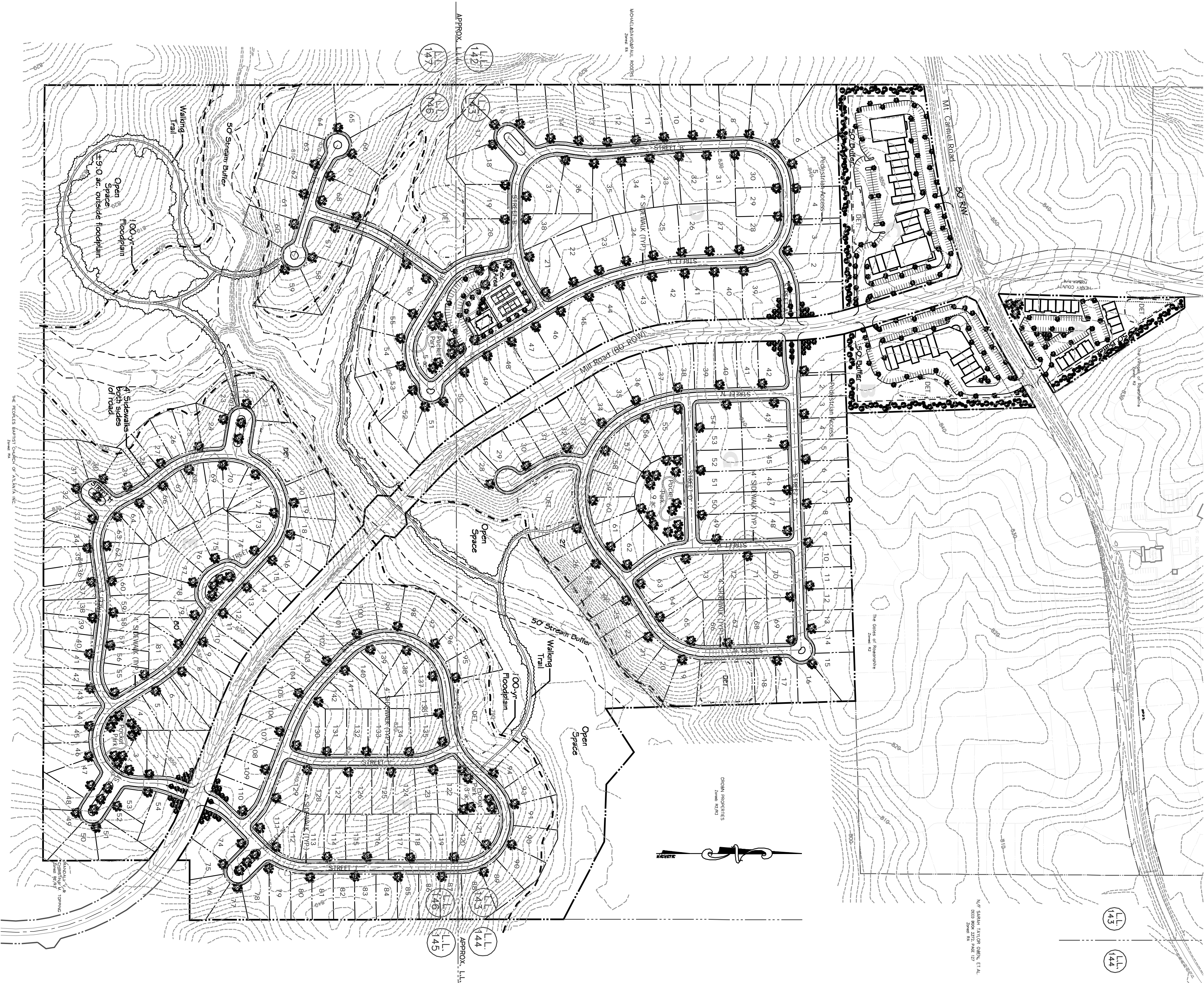
Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	+/-20%
Is the site located in a water supply watershed?	Y
If yes, list the watershed(s) name(s) below: The property is located within the Burch Creek Basin, which feed into the Walnut Creek Watershed. Walnut Creek Watershed is managed by the City of McDonough.	
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Adherence to the Georgia Stormwater Design Manual for Stormwater Infrastructure	

Environmental Quality

Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	Y
2. Significant groundwater recharge areas?	N
3. Wetlands?	Y

4. Protected mountains?	N
5. Protected river corridors?	N
If you answered yes to any question 1-5 above, describe how the identified resource(s) may be affected below: Water quality facilities will be constructed to minimize watershed impacts. Wetlands will not be disturbed beyond corps allowances.	
Has the local government implemented environmental regulations consistent with the Department of Natural Resources' Rules for Environmental Planning Criteria?	Y
Is the development located within, or likely to affect any of the following:	
1. Floodplains?	Y
2. Historic resources?	N
3. Other environmentally sensitive resources?	N
If you answered yes to any question 1-3 above, describe how the identified resource(s) may be affected below: Some recreational trails may be considered within the floodplain.	



Site Data:

Existing Zoning:	RA
Proposed Zoning:	PD
Gross Site Area:	±179.47 ac.

RESIDENTIAL

Gross Area:	#166.16 ac.
Area in Floodplain:	(#7,237,93 sf) #30.5 ac.

Area in ROW:
Net Residential Area:
Open Space(outside flood)

Gross Density: #1.62 u/a
Net Density: #2.5 u/a

Min. Lot Size: 17,000 sq ft
Min. Lot Width: 100'

Pod E
Min. Lot Size
Min. Lot WidthMin. Lot Size
Min. Lot Width

Minimum Yard Standards

NOTE:

All proposed roads are public. 4' sidewalks proposed on both sides of road. All proposed rights-of-way 50' in width (non cur-de-sac).

MILL ROAD TRACT

PRELIMINARY CONCEPT PLAN

LL 143/46, 6th District, Henry County, GA
4/21/05 Scale: 1" = 200'

