

DATE: February 21, 2023

TO: Chairwoman Carlotta Harrell, Henry County
ATTN TO: Yaritza Nieves, Planner III, Henry County
RE: Development of Regional Impact Review
FROM: Mike Alexander, 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: North Bridges Road Mixed Use DRI 3866

Submitting Local Government: Henry County

Date Opened: February 21, 2023 **Comments:** March 8, 2023 **Date to Close:** March 9, 2023

Description: A DRI review of a proposal to construct 862 multi-family residential units and 5,000 SF of commercial space on a 54 acre site off of North Bridges Road in Henry County.

PRELIMINARY COMMENTS:

Key Comments

The Atlanta Region's Plan assigns the Developing Suburbs growth management designation to the project site. The project is partially aligned with Developing Suburbs policy recommendations which state "There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses." It could be better aligned through retention of additional undisturbed areas around Crittle Creek.

The project's provision of 12 acres of open space is strongly supportive of regional environmental and open space policies.

A total of 1,610 parking spaces are provided which is less than the 1,724 spaces required which will require a variance. Regional multi-modal transportation policies are supportive of reduced parking and a further modest parking reduction may be warranted.

No EV charging spaces appear to be identified; provision of adequate EV charging spaces would be supportive of regional EV infrastructure policies.

The project is expected to generate approximately 4,292 net new daily vehicular trips; a range of roadway improvements are proposed in the TIS to mitigate generated vehicular traffic.

Incorporation of green stormwater and heat island mitigation designs for the large number of surface car parking spaces proposed would be supportive of regional environmental 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. The Plan assigns a relevant growth management category designation with accompanying policy recommendations to all areas in the region. This DRI site is designated Developing Suburbs; associated policy recommendations are provided at the end of these comments.

The project's mixture of rental housing in multi-story buildings and townhomes provides a range of housing types which is in keeping with regional housing goals. The provision of a small amount of neighborhood retail space offers some opportunity for reduced car trips and increased walkability.

Transportation and Mobility Comments

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

A total of 1,610 parking spaces are provided which is less than the 1,724 spaces required which will require a variance. Regional multi-modal transportation policies are supportive of reduced parking and a further modest parking reduction may be warranted.

No EV charging spaces appear to be identified; provision of adequate EV charging spaces would be supportive of regional EV infrastructure policies.

The project is expected to generate approximately 4,292 net new daily vehicular trips; a range of roadway improvements are proposed in the TIS to mitigate generated vehicular traffic.

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 Resources Comments

ARC's Natural Resources Group comments will be provided in the Final Report.

Other Environmental Comments

A significant amount of forested and stream buffer area associated with Crittle Creek is proposed to be retained. Additional retention of these areas would be desirable and in keeping with regional goals regarding carbon sequestration and climate change/heat island effect mitigation. Designation of this area as managed open/conservation space could meaningfully reduce the overall impact of the project. There may be potential opportunities for linking these fragmented undeveloped areas with adjacent undeveloped or protected areas to ensure their maintenance and potential use for recreation or habitat preservation.

The project can 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.

Incorporation of green stormwater and heat island mitigation designs for the large number of surface car parking spaces proposed and use of an ecosystem-based design for the large stormwater detention area would be supportive of regional environmental policies.

Atlanta Region's Plan Growth Policy Considerations: Developing Suburbs

The Atlanta Region's Plan identifies Developing Suburbs as areas in the region where suburban development has occurred, and the conventional development pattern is present but not set. These areas are characterized by residential development with pockets of commercial and industrial development. These areas represent the extent of the urban service area. There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses. Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Transportation improvements are needed within these Developing Suburbs, but care should be taken not to spur unwanted growth.

The project is partially aligned with Developing Suburbs policy recommendations which state "There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses." It could be better aligned through retention of additional undisturbed areas around Crittle Creek and utilization of green infrastructure in surface parking areas. Henry County leadership and staff, along with the applicant team, should collaborate closely to ensure optimal sensitivity to the needs of nearby local governments, neighborhoods, and natural systems.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:		
ATLANTA REGIONAL COMMISSION	GEORGIA DEPARTMENT OF NATURAL RESOURCE	GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA DEPARTMENT OF TRANSPORTATION	GEORGIA REGIONAL TRANSPORTATION AUTHORITY	GEORGIA SOIL AND WATER CONSERVATION COMMISSION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY	GEORGIA CONSERVANCY	CITY OF STOCKBRIDGE

For questions, 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 #3866

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: Yaritza Nieves, Planner III

Telephone: 770-288-6415

E-mail: ynieves@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: North Bridges Road Mixed Use

Location (Street Address, Parcel 073-01020000, Land lot 113 & 114 of the 6th district
GPS Coordinates, or Legal
Land Lot Description):

Brief Description of Project: Mixed multifamily residential and commercial development.

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, etc.): 600 multifamily units and 5,000 sq. ft. commercial space

Developer: Charles Moore, TPA Residential

Mailing Address: 1776 Peachtree Road NW

Address 2:

City: Atlanta State: GA Zip: 30309

Telephone: 912-507-6978

Email: cmoore@tpa-res.com

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

If yes, property owner: McGarity Commercial Prop., LLC & Et al.

Is the proposed project entirely located within your ☐ (not selected) ☒ Yes ☐ No

local government's jurisdiction?

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

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

Administrative waiver for parking reduction

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?

70

Estimated Project Completion Dates:

This project/phase: 2024

Overall project: 2027

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DRI #3866

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: Yaritza Nieves, Planner III
Telephone: 770-288-6415
Email: ynieves@co.henry.ga.us

Project Information

Name of Proposed Project: North Bridges Road Mixed Use
DRI ID Number: 3866
Developer/Applicant: Charles Moore, TPA Residential
Telephone: 912-507-6978
Email(s): cmoore@tpa-res.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: Approx. \$260,000,000 at final build out (end of Ph
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: Approx. \$3,500,000 in property taxes at final build out (end of Phase II)
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: Henry County Water Authority

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

TBD

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?
Less than one (1) mile.

Wastewater Disposal

Name of wastewater treatment provider for this site:

Henry County Water Authority

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

0.282 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?

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.)

4,234

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: It is expected that improvements will be warranted upon completion of the traffic study.

Solid Waste Disposal

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

Approx. 1,400 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:

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

Approx. 46%

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: Buffers are required as per the Henry County ULDC and zoning conditions. Detention ponds will also be incorporated as required by code and zoning conditions.

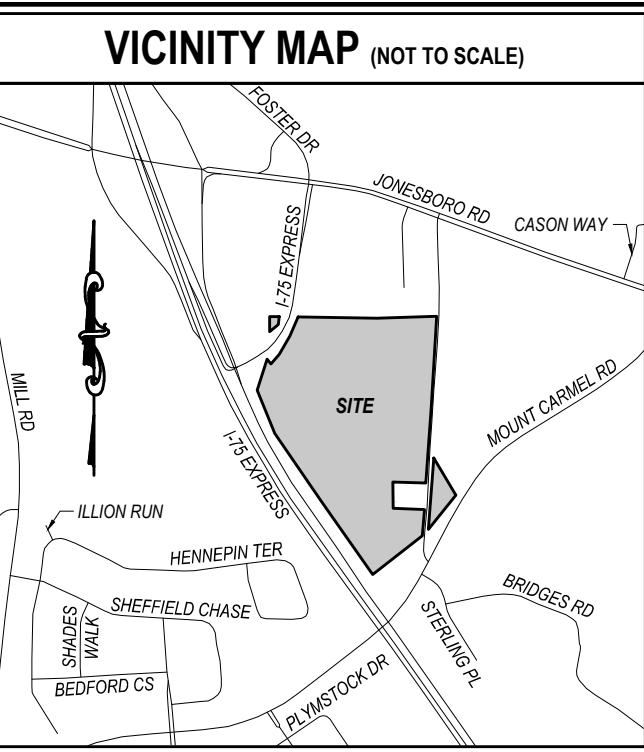
Environmental Quality

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:
This project is located within the Walnut Creek Watershed Protection Area and development must comply with ULDC regulations regarding development within watershed protection areas. There is a small area of wetlands and floodplains on the property. The project has been designed to locate all proposed development outside of those areas and in compliance with applicable state and local buffer requirements.

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PROPERTY INFORMATION		DEVELOPMENT TEAM INFORMATION	
PROJECT NAME	BRIDGES ROAD MIXED USE	PROPERTY OWNER	MC GARTY COMMERCIAL PROP, LLC 328 MELL AVE, BLDG E ATLANTA, GA 30307 770-616-7652
SITE JURSDICTION	HENRY COUNTY, GEORGIA	DEVELOPER	TPA RESIDENTIAL, LLC 1776 PEACHTREE STREET NW ATLANTA, GA 30309 912-507-6978
TAX PARCEL NUMBER	073-01020000	ENGINEER / SURVEYOR	MOORE BASS CONSULTING, INC. 1350 KEYS FERRY COURT MCDONOUGH, GA 30253 770-914-9394
CURRENT ZONING	MIXED USE	TRAFFIC ENGINEER	MARC ACAMPORA, PE 858 MYRTLE STREET, NC ATLANTA, GA 30308 678-637-1763
SITE AREA	53.85 AC	ENVIRONMENTAL	KENAN ENVIRONMENTAL 52 NEW HOPE DRIVE MCDONOUGH, GA 30252 678-502-8231
MAX. ALLOWABLE DENSITY	16 UNITS / AC.		
MAX. ALLOWABLE UNITS	862		
OPEN SPACE REQUIRED	5% OF SITE AREA		
	2.7 AC		
OPEN SPACE PROVIDED	12.6 AC		
PUBLIC SPACE REQUIRED	1% OF FLOOR AREA		
	13,000 SF		
PUBLIC SPACE PROVIDED	39,800 SF		

PROPOSED LAND USE SUMMARY						
TRACT	PROPOSED USE	AREA (AC.)	UNITS	GROSS DENSITY (DU/AC.)	NET DENSITY (DU/AC.)	PKG. RQD. PROVIDED
1	MULTI-FAMILY APARTMENTS	12.97	350	27.0	27.0	700 560
2	MULTI-FAMILY APARTMENTS	23.44	250	10.7	10.7	500 520
3	MULTI-FAMILY APARTMENTS	17.44	260	15.0	15.0	524 530
	TOTAL	53.85	862	16.0	16.0	1724 1610*

* VARIANCE NEEDED TO REDUCE PARKING TO 1.5 SPACES / UNIT FOR TRACTS 1 AND 2

Moore Bass Consulting, Inc.

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

www.moorebass.com
TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME	BRIDGES ROAD MIXED USE HENRY COUNTY, GA
CLIENT NAME	ATLANTA, GA 30309 1776 PEACHTREE STREET NW, SUITE 2205 T.P.A. RESIDENTIAL
REVISIONS	
A3868.001-GRTA-SP	
DATE	10-06-2022
CONTRACT #	
DRAWN BY	SDM
The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBC) for this Project are instruments of MBC for use solely with respect to this Project and, unless otherwise provided, MBC shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.	
1350 KEYS FERRY COURT MCDONOUGH, GA 30253 770.914.9394	
SEAL	
SHEET TITLE	CONCEPTUAL SITE PLAN
SHEET	1