

REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: March 28, 2023

TO: Chairman Jeffrey E. Turner, Clayton County Commission
ATTN TO: Tiras Petrea, Zoning Administrator, Clayton County
RE: Development of Regional Impact 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: Pleasant Hill Road Residential DRI 3855

Submitting Local Government: Clayton County

Date Opened: March 28, 2023

Comments Due: April 12, 2023

Date to Close: April 13, 2023

Description: A DRI review of a proposal to construct 500 townhomes and 280 multi-family units on a currently wooded 73-acre site off of Pleasant Hill Road in Clayton County.

PRELIMINARY COMMENTS:

Key Comments

The Atlanta Region's Plan assigns the Established Suburbs growth management designation to the project site. The project is partially aligned with Established Suburbs policy recommendations which emphasize the importance of preserving single-family neighborhoods with appropriate infill development. The project could be more aligned with Established Suburbs policies by preserving additional wooded land and taking steps to retain existing trees within the development footprint.

The project is expected to generate approximately 5,574 daily new vehicular trips; several improvements to mitigate project generated vehicular traffic are identified in the TIS.

A total of 1,491 parking spaces are proposed but no EV charging or bike parking spaces are proposed; inclusion of a base number of both EV charging and bike parking spaces would be supportive of regional multi-modal transportation policies.

The Clayton Connects Greenway Trail Plan shows a key trail segment running along the northern and western edges of the site; the applicant should coordinate with Clayton County regarding providing an easement for and/or constructing the trail segment.

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 to all areas in the region- Established Suburbs for this project - and provides accompanying growth policy recommendations which are detailed at the end of these comments.

Transportation and Mobility Comments

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

The project is projected to generate 5,574 daily new vehicular trips; a number of roadway improvements to mitigate the traffic impact are proposed.

The Clayton Connects Greenway Trail Plan shows a key trail segment running along the northern and western edges of the site; the applicant should coordinate with Clayton County regarding providing and easement for and/or constructing the trail segment.

A total of 1,491 parking spaces are proposed but no EV charging or bike parking spaces are provided; inclusion of a base number of both EV charging and bike parking spaces would be supportive of regional multi-modal transportation policies.

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 comments will be provided in the Final Report.

Environmental Comments

Almost all of the 72 acre site is currently wooded and Camp Creek and an unnamed tributary traverse the site. Five of the project's 72 acres will be retained as open space. Additional retention of wooded and stream-adjacent areas would be desirable and in keeping with regional goals regarding carbon sequestration

and climate change/heat island effect mitigation. 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.

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 stormwater detention areas would be supportive of regional environmental policies.

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.

Atlanta Region's Plan Growth Policy Considerations: 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.

By providing a large number of attached single-family units, the project partially aligns with The Atlanta Region's Plan's recommendations for Established Suburbs. The project could be more aligned with Established Suburbs recommendations by preserving additional wooded land and by utilizing a construction approach that retains existing trees in the development footprint where possible rather than clear-cutting the entire site. Clayton 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 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 SOUTH FULTON
CITY OF COLLEGE PARK	CITY OF EAST POINT	CITY OF RIVERDALE
CITY OF UNION CITY	CLAYTON COUNTY	FULTON COUNTY
FAYETTE COUNTY		

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 #3855

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: Clayton County

Individual completing form: Tiras Petrea

Telephone: 770.477.3577

E-mail: Tiras.Petrea@claytoncountygga.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: Pleasant Hill Road Residential

Location (Street Address, 1820 Pleasant Hill Rd (Tax Parcel 13103A A001)

GPS Coordinates, or Legal Land Lot Description):

Brief Description of Project: The tract is currently undeveloped and is in the RM (Multiple Family Residential) Zoning District Phase 1 consists of 500 townhomes units Phase 2 consists of 280 multifamily unit

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.): Ph 1 - 500 townhomes; Ph 2 - 280 multifamily

Developer: Brent Holdings LLC

Mailing Address: 270 N Jeff Davis Dr

Address 2:

City:Fayetteville State: GA Zip:30214

Telephone: 770.461.0478

Email: rferry@brentholdings.net

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

If yes, property owner: South Fulton LLC

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?

GDOT ROW along frontage

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 Preliminary Plat Review

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: Ph 1 - Oct 2025

Overall project: Oct 2027

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Developments of Regional Impact

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DRI #3855

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: Clayton County
Individual completing form: Tiras Petrea
Telephone: 770.477.3577
Email: Tiras.Petrea@claytoncountygga.gov

Project Information

Name of Proposed Project: Pleasant Hill Road Residential
DRI ID Number: 3855
Developer/Applicant: Brent Holdings LLC
Telephone: 770.461.0478
Email(s): rferry@brentholdings.net

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: 102,600,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: 1,815,856

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: Clayton County Water Authority

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

844.56

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?

Wastewater Disposal

Name of wastewater treatment provider for this site:

Clayton County Water Authority

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

844.56

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? Approximately 1.3 miles - All internal extensions from existing main

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.)

Daily Trips 5,574; AM Peak Hour Trips: 104 entering, 256 exiting; PM Peak Hour Trips: 255 entering, 177 exiting

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: See detailed traffic study for more information.

Solid Waste Disposal

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

638

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

50%

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: 60' BUFFERS ALONG THE NORTH AND SOUTH, PORTIONS AT 45' SETBACK; PHASE II HAS 20' SETBACKS. 25' YARD SETBACK IN CENTER AROUND EXISTING SINGLE FAMILY PARCEL. STATE AND COUNTY STREAM BUFFERS ALONG EXISTING STREAMS (25' STATE, 50' UNDISTURBED AND 75' IMPERVIOUS). DETENTION PONDS, BIO PONDS, PERVIOUS PARKING STALLS AND INFILTRATION TRENCHES THROUGHOUT. POSSIBLE UNDERGROUND STORAGE FOR PHASE II (MULTIFAMILY).

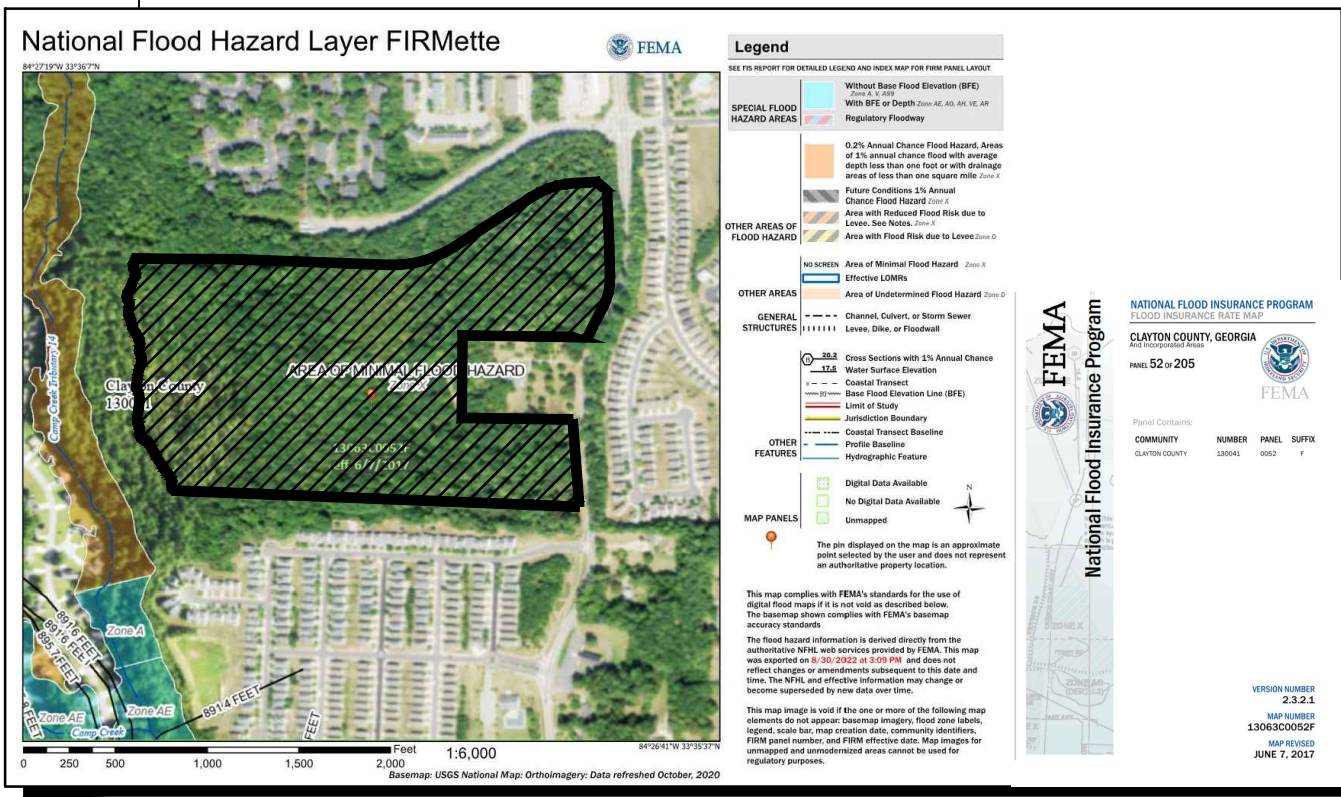
Environmental Quality

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

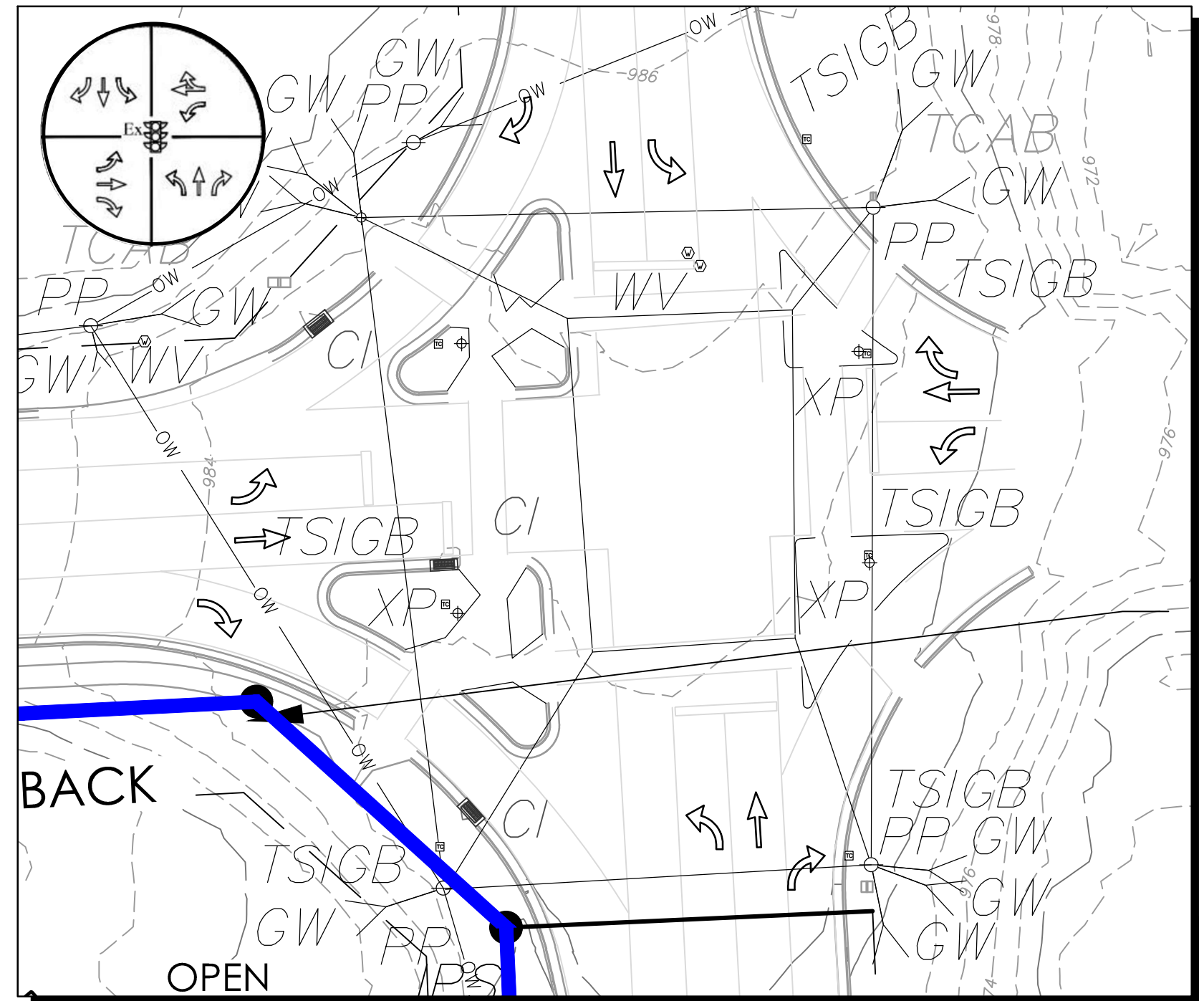
- 1. Water supply watersheds? ☐ (not selected) ☐ Yes ☒ No
- 2. Significant groundwater recharge areas? ☐ (not selected) ☐ Yes ☒ No
- 3. Wetlands? ☐ (not selected) ☐ Yes ☒ No
- 4. Protected mountains? ☐ (not selected) ☐ Yes ☒ No
- 5. Protected river corridors? ☐ (not selected) ☐ Yes ☒ No
- 6. Floodplains? ☐ (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: THERE IS FLOOD ZONE AT REAR, BUT PLANS ARE TO AVOID. ONE INTERMITTENT STREAM CROSSING PROPOSED. NWP WILL BE REQUIRED FOR CROSSING.

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FEMA FIRM MAP
FEMA FIRM PANEL NO.: 13063C0052F
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Know what's below.
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1. ALL STRIPS AND ARROWS TO MEET GEORGIA DOT STANDARDS.
2. AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 5 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM CLAYTON COUNTY REQUIREMENTS AND THE SIDEWALK REPLACED.
3. PRIOR TO THE DEDICATION AND ACCEPTANCE OF SANITARY SEWER, STORM SEWER OR DRAINAGE INFRASTRUCTURE TO THE CLAYTON COUNTY, "AS-BUILT" DRAWINGS AND 3-YEAR MAINTENANCE BONDS ARE REQUIRED, THE STREET CONSTRUCTION SHALL DEMONSTRATE ADEQUATE COMPACTION WITH PROFESSIONAL TESTING AND REPORTS PREPARED BY A GEORGIA REGISTERED PROFESSIONAL CIVIL ENGINEER, THE SANITARY SEWER INSTALLATION SHALL INCLUDE AN INTERNAL TELEVISION INSPECTION, A SUCCESSFUL MANDELL PULL AND SUCCESSFUL LEAK-DOWN PRESSURE TEST.
4. INSTALLATION OF SIDEWALK ALONG PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF CLAYTON COUNTY CODE, SIDEWALKS AND CONCRETE CURB AND GUTTER SHALL CONFORM TO THE CLAYTON COUNTY STANDARD DETAILS. LOCATION OF SIDEWALKS AND SETBACKS ZONES AS SHOWN AS DETERMINED BY PLANNING DEPARTMENT.
5. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CLAYTON COUNTY, GEORGIA REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS NECESSARY.
7. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
8. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE, SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
9. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
10. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC., GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
12. TYPICAL RADIUS FOR THE SITE IS X; DIMENSIONS ARE FACE TO FACE UNLESS OTHERWISE NOTED.
13. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
14. OPEN BURNING OR BURY PITS ARE NOT ALLOWED.
15. THERE ARE NO KNOWN WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP.
16. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.

[illegible]

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