

DATE: May 10, 2023

TO: Mayor Khalid Kamau, City of South Fulton
ATTN TO: Reginald McClendon, Interim Director Community Development, City of South Fulton
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: Hawks Ridge DRI 3955

Submitting Local Government: City of South Fulton

Date Opened: May 10, 2023 **Deadline for Comments:** May 25, 2023 **Date to Close:** May 26, 2023

Description: A DRI Review of a proposal to construct 522 single-family homes on a 360-acre wooded site off of Cascade Palmetto and Butner Roads in the City of South Fulton.

PRELIMINARY COMMENTS:

Key Comments

The project is somewhat aligned with applicable Developing Rural Areas policy recommendations which note: "These areas are characterized by limited single-family subdivisions, large single-family lots, agricultural uses, protected lands, and forests. The region should strive to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low-intensity development. "

The designation of approximately 40% out of the total 360 acres for open space is supportive of Developing Rural Areas policies and goals. Preservation of additional environmentally sensitive and forested areas would further this alignment.

The project utilizes a winding street pattern with numerous cul-de-sacs in part due to the nature of the site. Adjustment of this pattern to provide better automobile and pedestrian connectivity would be supportive of regional transportation and sustainability policies.

The project is expected to generate 4,928 new daily vehicular trips; associated roadway improvements to accommodate these are proposed.

The project includes 522 single-family homes but no commercial component. Provision of a minimal amount of centrally located neighborhood accessory retail space could reduce or shorten automobile trips required to access basic goods and services.

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- Developing Rural Areas for this project - and provides accompanying growth policy recommendations which are detailed at the end of these comments.

The project includes 522 single-family homes but no commercial component and the nearest location for accessing convenience items is some distance away. Ideally the project could include some minimal provision of centrally located neighborhood accessory retail space and possible a small café that could reduce or shorten automobile trips required to access basic goods and services.

Transportation and Mobility Comments

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

The project utilizes a winding street pattern with numerous cul-de-sacs in part due to the nature of the site. Adjustment of this pattern to provide better automobile and pedestrian connectivity would be supportive of regional transportation and sustainability policies.

The project is expected to generate 4,928 new daily vehicular trips and numerous associated roadway improvements are proposed.

Opportunities for alternative transportation modes are limited by the rural location. The TIS notes that "Sidewalks will be provided interior to the development per code and along the frontage as per zoning requirements" which is supportive of baseline walkability goals.

Care should be taken to ensure that the constructed development provides an interconnected, functional, clearly marked and comfortable pedestrian experience on all driveways, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

ARC Natural Resource Comments

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

Environmental Comments

The proposed retention of 40% of the site's 360 total acres supportive of regional environmental goals. Retention of additional natural wooded areas would be in keeping with regional policies regarding carbon sequestration and heat island 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.

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

Unified Growth Policy Considerations: Developing Rural Areas

Developing Rural Areas designation which denotes areas in the region where little to no development has taken place, but where there is development pressure. These areas are characterized by limited single-family subdivisions, large single-family lots, agricultural uses, protected lands, and forests. The region should strive to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low- intensity development. Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Some transportation improvements may be needed in developing rural areas.

The project is somewhat aligned with Developing Rural Areas recommendations in that it is low-density in nature and in that 40% of the site's 360 total acres are set aside for open space and conservation. It could be better aligned by providing additional conservation areas, utilizing a more compact and interconnected development pattern, and incorporating low-impact design approaches. City of South Fulton leadership and staff, along with the applicant team, should collaborate closely to ensure absolute maximum sensitivity to nearby local governments, neighborhoods, land uses and natural 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 ATLANTA
CITY OF EAST POINT	CITY OF UNION CITY	CITY OF DOUGLASVILLE
CITY OF CHATTAHOOCHEE HILLS	DOUGLAS COUNTY	COBB 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 #3955

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: South Fulton

Individual completing form: Reginald McClendon

Telephone: 4708097242

E-mail: reginald.mcclendon@cityofsouthfultonga.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: Hawks Ridge

Location (Street Address, 3500 Cascade Palmetto Hwy
GPS Coordinates, or Legal
Land Lot Description):

Brief Description of Project: Multi-phase single family detached residential housing development.

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.): 522 lots

Developer: Heritage Capitol Partners

Mailing Address: 6000 Lake Forest Drive

Address 2: Suite 100

City: Atlanta State: GA Zip: 30350

Telephone: 404-310-8351

Email: jashkouti@heritagecapartners.com

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

If yes, property owner:

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

selected

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)

selected

Yes

No

If yes, what percent of the overall project does this project/phase represent?

26%

Estimated Project Completion Dates:

This project/phase: 2025

Overall project: 2029

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Developments of Regional Impact

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DRI #3955

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: South Fulton
Individual completing form: Reginald McClendon
Telephone: 4708097242
Email: reginald.mcclendon@cityofsouthfultonga.gov

Project Information

Name of Proposed Project: Hawks Ridge
DRI ID Number: 3955
Developer/Applicant: Heritage Capitol Partners
Telephone: 404-310-8351
Email(s): jashkouti@heritagecapartners.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: \$400k per lot

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: + / - \$1,800,000

Is the regional work force sufficient to fill the demand created by the proposed project? ☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses? ☐ (not selected) ☐ Yes ☒ No

If yes, please describe (including number of units, square feet, etc):

Water Supply

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

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

2.1 MGD

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

☐ (not selected) ☒ Yes ☐ No

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

Is a water line extension required to serve this project?

☐ (not selected) ☒ Yes ☐ No

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

0.38 miles of 12" water main is proposed along Cascade Palemetto Highway and +/- 1.2 miles of 8" water main within the development.

Wastewater Disposal

Name of wastewater treatment provider for this site:

Fulton County

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

0.14 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.)

517

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: Turn lanes are needed at both entrances.

Solid Waste Disposal

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

5.94 lb / person / day (2250 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

+/- 35%

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:The development will meet the requirements of the Georgia Stormwater Management Manual and City of South Fulton Standards.

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:

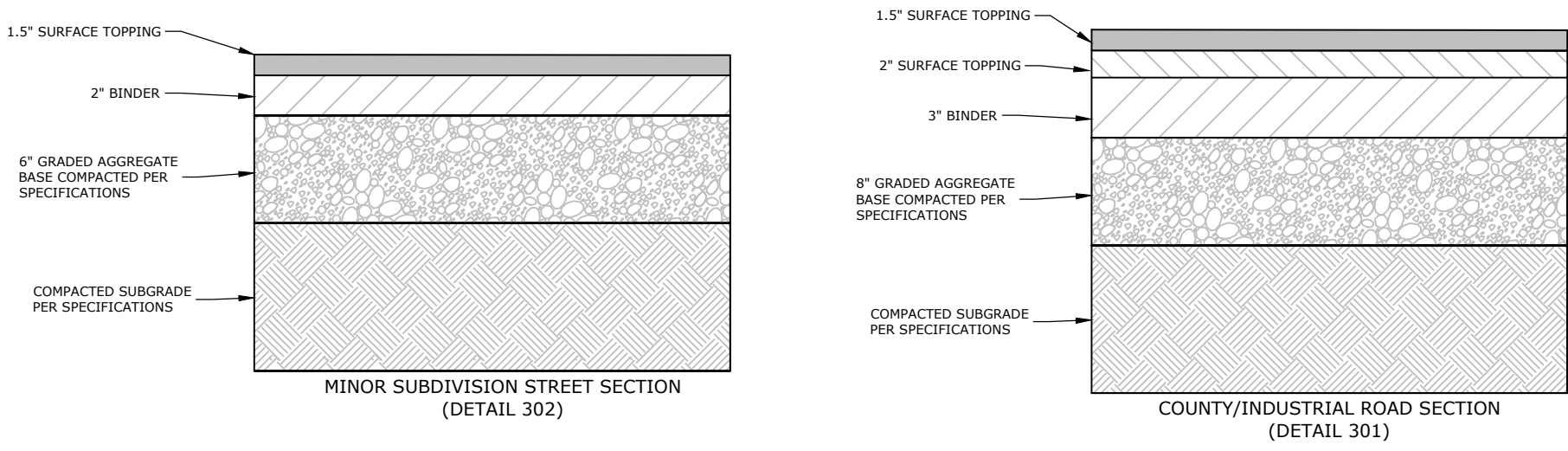
Wetlands will be protected or mitigated, river corridors will have appropriate buffers and flood plain will be protected.

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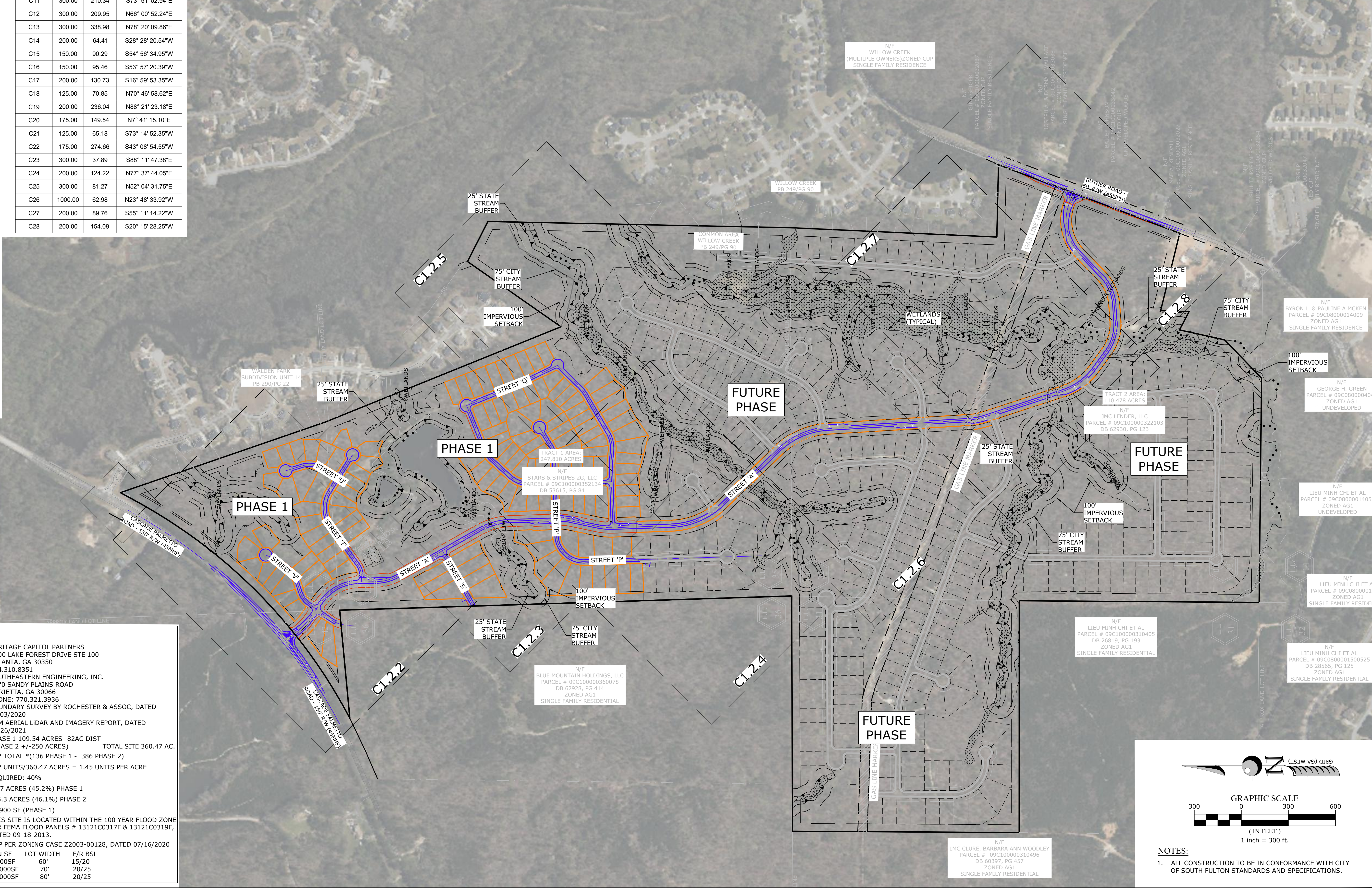
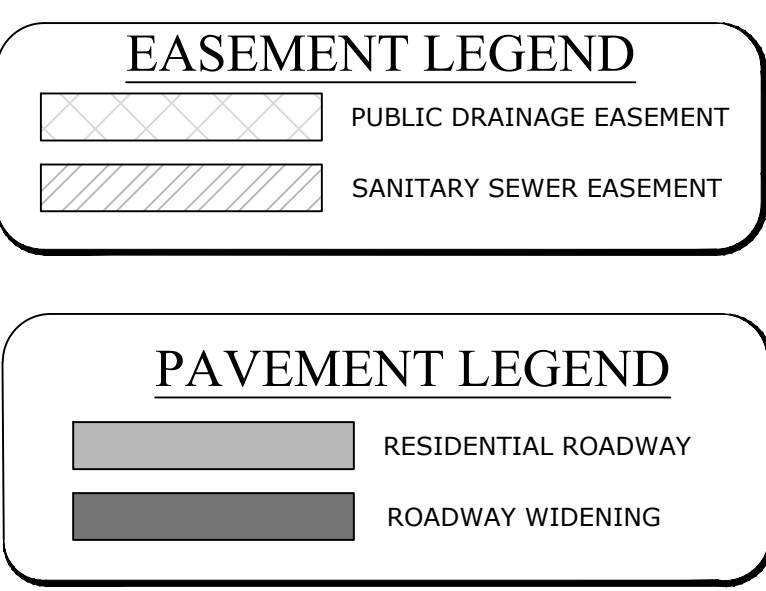
FILE NAME: I:\CUSTOMERS_PROJECTS\1268-21-098 Hawks Ridge\Eng\Construction\1268-21-098 C-Site.dwg PLOT STYLE: PLOT DATE: 4/3/2023 USER: WAYNE MATTHEWS

LINE TABLE		
LINE ID	LENGTH	DIRECTION
L1	114.05	S38° 46' 44.91"E
L2	148.92	S54° 16' 32.80"E
L3	109.64	S1° 01' 16.77"E
L4	587.78	S29° 31' 36.20"E
L5	285.36	S1° 48' 52.50"E
L6	177.52	S11° 37' 37.11"W
L7	375.02	S1° 56' 47.56"E
L8	492.39	S43° 49' 12.78"E
L9	892.25	S3° 31' 33.61"E
L10	521.58	S18° 06' 54.34"E
L11	132.15	S53° 45' 53.55"E
L12	101.40	N86° 03' 47.67"E
L13	200.03	N45° 57' 56.80"E
L14	101.45	S69° 17' 37.07"E
L15	9.00	S19° 14' 44.76"W
L16	106.21	S37° 41' 56.31"W
L17	66.62	S72° 11' 13.59"W
L18	57.10	S35° 43' 27.20"W
L19	112.78	S35° 43' 27.20"W
L20	28.17	S1° 43' 40.50"E
L21	45.08	N87° 01' 13.30"E
L22	298.43	N54° 32' 43.93"E
L23	275.53	S57° 49' 57.57"E
L24	106.01	N32° 10' 02.43"E
L25	105.51	N16° 47' 32.22"W
L26	405.18	S60° 28' 23.80"W
L27	139.09	S58° 18' 37.19"W
L28	177.05	S88° 11' 07.50"W
L29	230.00	S88° 11' 07.50"W
L30	97.23	S88° 06' 41.61"W
L31	1129.69	S1° 48' 52.50"E
L32	293.03	N88° 11' 07.50"E
L33	96.76	N88° 11' 07.50"E
L34	58.46	S84° 34' 42.27"E
L35	271.47	N59° 50' 10.37"E
L36	187.58	N44° 18' 53.13"E
L37	286.27	N25° 36' 49.22"W
L38	285.64	N22° 00' 18.61"W
L39	295.63	S68° 02' 39.44"W
L40	152.09	S42° 19' 48.99"W
L41	147.50	S1° 48' 52.50"E
L42	361.49	S1° 48' 52.50"E

CURVE TABLE			
CURVE ID	RADIUS	LENGTH	CHORD DIRECTION
C1	300.00	81.14	S46° 31' 38.85"E
C2	300.00	278.84	S27° 38' 54.79"E
C3	300.00	149.25	S15° 16' 26.49"E
C4	450.00	217.65	S15° 40' 14.35"E
C5	400.00	93.84	S4° 54' 22.30"W
C6	394.79	93.53	S4° 50' 24.77"W
C7	500.00	365.42	S22° 53' 00.17"E
C8	500.00	351.63	S23° 40' 23.20"E
C9	450.00	114.58	S10° 49' 13.97"E
C10	400.00	248.88	S35° 56' 23.94"E
C11	300.00	210.34	S73° 51' 02.94"E
C12	300.00	209.95	N66° 00' 52.24"E
C13	300.00	338.98	N78° 20' 09.86"E
C14	200.00	64.41	S28° 28' 20.54"W
C15	150.00	90.29	S54° 56' 34.95"W
C16	150.00	95.46	S53° 57' 20.39"W
C17	200.00	130.73	S16° 59' 53.35"W
C18	125.00	70.85	N70° 46' 58.62"E
C19	200.00	236.04	N88° 21' 23.18"E
C20	175.00	149.54	N7° 41' 15.10"E
C21	125.00	65.18	S73° 14' 52.35"W
C22	175.00	274.66	S43° 08' 54.55"W
C23	300.00	37.89	S88° 11' 47.38"E
C24	200.00	124.22	N77° 37' 44.05"E
C25	300.00	81.27	N52° 04' 31.75"E
C26	1000.00	62.98	N23° 48' 33.92"W
C27	200.00	89.76	S55° 11' 14.22"W
C28	200.00	154.09	S20° 15' 28.25"W



PROPOSED TYPICAL PAVEMENT SECTIONS



SITE DATA		
OWNER/DEVELOPER:	HERITAGE CAPITOL PARTNERS 6000 LAKE FOREST DRIVE STE 100 ATLANTA, GA 30350	
ENGINEER:	SOUTHEASTERN ENGINEERING, INC. 2470 SANDY PLAINS ROAD MARIETTA, GA 30066 PHONE: 770.321.3936	
BOUNDARY:	BOUNDARY SURVEY BY ROCHESTER & ASSOC, DATED 11/03/2020	
TOPOGRAPHY:	SAM AERIAL LIDAR AND IMAGERY REPORT, DATED 08/26/2021	
SITE/DISTURBED AREA:	PHASE 1 109.54 ACRES - 82AC DIST (PHASE 2 +/-250 ACRES) TOTAL SITE 360.47 AC.	
NUMBER OF LOTS:	522 TOTAL *(136 PHASE 1 - 386 PHASE 2)	
DENSITY:	522 UNITS/360.47 ACRES = 1.45 UNITS PER ACRE	
OPEN SPACE:	REQUIRED: 40%	
AVERAGE LOT:	11,900 SF (PHASE 1)	
FLOOD INFO:	THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANELS # 13121C0317F & 13121C0319F, DATED 09-18-2013.	
ZONING:	CUP PER ZONING CASE Z2003-00128, DATED 07/16/2020	
LOT DATA:	MIN SF	LOT WIDTH
	8,500SF	60'
	10,000SF	70'
	15,000SF	80'
		F/R BSL
		15/20
		20/25
		20/25

SEI
SOUTHEASTERN ENGINEERING, INC.
2470 SANDY PLAINS ROAD, Marietta, Georgia 30066
417 Solenne Way Suite A Palmetto, Georgia 30768
tel: 770.321.3936
www.seiengineering.com

ISSUED DESCRIPTION		DATE	
No			
1		-	-
2		-	-
3		-	-
4		-	-

HERITAGE CAPITOL PARTNERS
6000 LAKE FOREST DRIVE STE 100
ATLANTA, GA 30350
404.310.8351
24 HOUR CONTACT INFORMATION
JOSEPH ASHKOUTI 404-310-8351 (jashkouti@heritagecapartners.com)

OVERALL SITE PLAN
HAWKS RIDGE
PROJECT LOCATED AT:
LL 35 & 36 9TH DISTRICT
0 CASCADE PALMETTO HWY CITY OF SOUTH FULTON, GA 30349
FULTON COUNTY



ISSUED FOR:
REVIEW

Project No.: 1268-21-098
Designed By: RTG
Issue Date: 12.22.22

C1.0.0



THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.