

**DATE:** February 20, 2024

**TO:** Chairwoman Carlotta Harrell, Henry County Commission  
**ATTN TO:** Kenta Lanham, Planner III, Henry County  
**RE:** Development of Regional Impact Review  
**FROM:** Mike Alexander, COO, Atlanta Regional Commission

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:** Bartram ADM Properties DRI 4075

**Submitting Local Government:** Henry County

**Date Opened:** February 20, 2024 **Deadline for Comments:** March 6, 2024 **Date to Close:** March 7, 2024

**Description:** A DRI review of a project to construct a 10,000 sq. ft. non-hazardous solid waste transfer station with 6,000 sq. ft. of associated office space on an approximately 10– acre site in Liberty Square Industrial Park at 160 and 180 Sedgewick Drive in Henry County.

## **PRELIMINARY COMMENTS:**

### **Key Comments**

*The project is not aligned with the site's 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 the maximum retention of wooded area within the site.*

*The project will generate a total of 452 daily new vehicular trips.*

### **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.

### **Transportation and Mobility Comments**

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

The project will generate a total of 452 daily new vehicular trips.

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**

The project can support The Atlanta Region's Plan in general by incorporating key 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.

### **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 not 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 the maximum retention of wooded area on the site. 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 TRANSPORTATION

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

GEORGIA ENVIRONMENTAL FINANCE AUTHORITY  
CITY OF LOVEJOY

GEORGIA CONSERVANCY  
HENRY COUNTY

CITY OF HAMPTON  
CLAYTON COUNTY

For questions, please contact Donald Shockey at (470) 378-1531 or [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org). This notice will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



## Developments of Regional Impact

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### DRI #4075

#### 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

Telephone: 770-288-6415

E-mail: [ynieves@co.henry.ga.us](mailto: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: Bartram ADM Properties

Location (Street Address, 160 & 180 Sedgeview Drive, Hampton, GA 30228 (parcels 007C01016000 and 007C01015000)  
GPS Coordinates, or Legal  
Land Lot Description):

Brief Description of Project: Waste transfer station

#### 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 type="radio"/> Housing                              | <input checked="" 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 16,000 square feet (10,000 sq. ft. non-hazardous solid waste transfer station & 6,000 sq. area, etc.): ft. associ

Developer: Bartram ADM Properties, LLC

Mailing Address: 124 East Main Street North

Address 2:

City: Hampton State: GA Zip: 30028

Telephone: 404-790-7169

Email: [davidb@admrolloff.com](mailto:davidb@admrolloff.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?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, provide the following information:	Project Name: Project ID:
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Permit <input type="checkbox"/> Other
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: 2025 Overall project: 2025

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### DRI #4075

#### 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: Kenta Lanham  
Telephone: 770-288-7534  
Email: klanham@co.henry.ga.us

#### Project Information

Name of Proposed Project: Bartram ADM Properties  
DRI ID Number: 4075  
Developer/Applicant: Bartram ADM Properties, LLC  
Telephone: 404-790-7169  
Email(s): davidb@admrolloff.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: \$1 million  
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: Undetermined

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)?

&lt; 1.0 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?

### 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)?

&lt; 1.0 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.)

46 peak hour, 452 daily trips

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?

☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project?

☐ (not selected) ☐ Yes ☒ No

If yes, please describe below:

### Solid Waste Disposal

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

1 ton, estimated

Is sufficient landfill capacity available to serve this proposed project?

☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?

☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

### Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

18.66%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Detention/retention ponds subject to local jurisdiction requirements

### 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:  
A portion of the property is within the Towaliga Watershed Protection Area as identified by the Henry County Water Authority.

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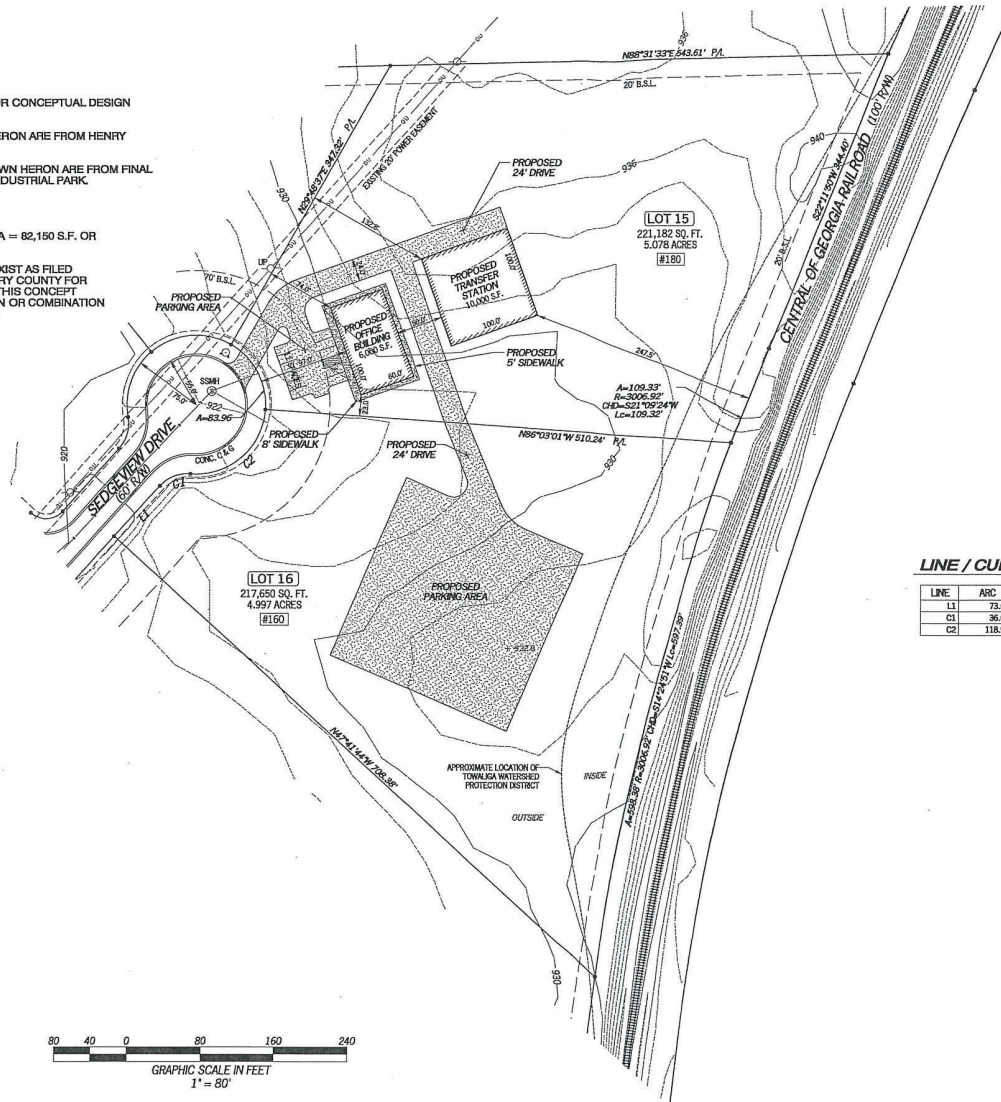


# **NOTES:**

1. THIS DRAWING IS FOR CONCEPTUAL DESIGN ONLY.
2. THE CONTOURS SHOWN HEREON ARE FROM HENRY COUNTY GIS.
3. THE BOUNDARY LINES SHOWN HEREON ARE FROM FINAL PLAT FOR LIBERTY SQUARE INDUSTRIAL PARK.

\*TOTAL PROPOSED IMPERVIOUS AREA = 82,150 S.F. OR 1.886 ACRES

\*LOTS SHOWN HEREON CURRENTLY EXIST AS FILED AMONG THE LAND RECORDS OF HENRY COUNTY FOR LIBERTY SQUARE INDUSTRIAL PARK. THIS CONCEPT PROPOSES NO FURTHER SUBDIVISION OR COMBINATION OF THE PROPERTIES SHOWN HEREON.



## **LINE / CURVE TABLE:**

LINE	ARC	RADIUS	CHD. BRG.	CHD.
L1	73.61'		N42°18'10"E	85.39'
C1	36.66'	40.00'	N68°33'21"E	106.80'
C2	118.92'	75.00'	N42°22'40"E	106.80'

## **FLOOD NOTE:**

THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 151510143D DATED OCTOBER 6, 2016.

## **STATE WATER NOTE:**

THERE ARE NO STATE WATERS WITHIN 200 FEET OF THE PROPOSED PROJECT SITE.

## **WETLANDS NOTE:**

BASED UPON FIELD INSPECTION AND OBSERVATIONS OF THE PROPERTY, AND SUPPORTED BY THE NATIONAL WETLANDS INVENTORY MAPPING, PRODUCED BY THE U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE, IT IS IN MY OPINION THERE ARE NO WETLANDS CONTAINED WITHIN THE PROJECT LIMITS OF THIS SITE.

## **WATERSHED NOTE:**

BASED UPON THE WATERSHED MAPPING PROVIDED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, THIS PROJECT IS LOCATED IN THE UPPER PLANT WATERSHED - 03070103. ACCORDING TO THE HENRY COUNTY WATERSHED PROTECTION MAP, THIS PROPERTY PARTIALLY LIES WITHIN THE TONALGA WATERSHED PROTECTION DISTRICT, HOWEVER IT DOES NOT LIE WITHIN A "WATER QUALITY CRITICAL AREA".

<p>LIBERTY SQUARE INDUSTRIAL PARK LOT 15 &amp; 16 - CONCEPT FOR DAVID BARTRAM</p>		<p>DATE: 02/07/18</p>	
<p>UNINC. HENRY COUNTY, GEORGIA</p>		<p>SCALE: 1" = 80'</p>	
<p>6TH DISTRICT</p>		<p>DATE: 02/07/18</p>	
<p>NOT RELEASED FOR CONSTRUCTION</p>		<p>NOT RELEASED FOR CONSTRUCTION</p>	
<p>WHITLEY ENGINEERING INC.</p>		<p>PROJECT MANAGEMENT</p>	
<p>DESIGN</p>		<p>38 E. MAIN STREET N. HAMPTON, GA 30228 TEL: (770) 945-0558</p>	
<p>CONTRACTOR: MARK C. WHITLEY, P.E. LEVEL: 1A CERTIFIED PROFESSIONAL DATE: 11/14/17</p>		<p>CONTRACTOR: MARK C. WHITLEY, P.E. LEVEL: 1A CERTIFIED PROFESSIONAL DATE: 11/14/17</p>	