

DATE: AUGUST 18, 2024

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

ARC has completed a regional review of the below 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 final report does not address whether the DRI is or is not in the best interest of the host local government.

Name of Proposal: Villages at Ola Mixed Use Development DRI 4195

Submitting Local Government: Henry County

Date Opened: Aug 1, 2024

Date Closed: August 18, 2024

Description: A DRI review of a proposal to construct a mixed-use project with 242 single-family homes and 196,000 SF of commercial space – including a gas station, stand alone restaurant, big box retail space, and 14 separate commercial buildings – on a 115-acre site at the NW corner of the intersection of North Ola Road and Highway 81 in Henry County.

Comments:

Key Comments

The project is not aligned with applicable Rural Areas policy recommendations set forth in the Atlanta Region's Plan which stress the need to protect rural areas and their character and note: "There is a strong desire from residents and elected officials in these areas to keep them rural...The region is striving to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low impact development."

The project's 216,000 SF of commercial space is not consistent with the Rural Areas designation and current rural character.

The project could be more aligned with Rural Areas growth policy recommendations by reducing the big box commercial areas and building footprints and the associated large amount of surface parking, utilizing

a village center – rather than the proposed substantially auto-focused – urban design strategy that is compatible with a Rural Areas setting, and retaining more open space and tree canopy.

The large amount of surface parking will have major negative urban heat island and stormwater impacts which could be substantially mitigated by increasing the number of parking lot trees and by utilizing flush tree planting islands that absorb stormwater and promote healthy shade tree growth.

The project's proposed internal trail system is supportive of the site's Rural Areas designation as well as regional multi-modal transportation policies.

The project's mix of residential and commercial uses is supportive of regional placemaking and multi-modal transportation policies.

The auto-centric design of a large portion of the commercial area – the edge of the project along North Ola Road that will establish it's visual and perceived character for patrons and passers-by – does not meet the applicable Henry County Village land use guidance which calls for a walkable, people-oriented environment.

The project will generate a total of 10,796 new vehicular trips; a range of modifications of nearby roadways are proposed to help mitigate this traffic impact.

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

The scale and design of a large portion of the project's commercial area is entirely inconsistent with Rural Areas policies and characteristics and with a "village" planning and design approach. The 6 scattered commercial buildings, stand-alone restaurant and 20 bay gas station which form the external edge of the project along N Ola Road and Highway 81 will establish a completely auto-centric visual character in the community. These eight structures are each surrounded by surface parking and any pedestrian access to them will require walking through a parking lot. This does not meet the intent of the applicable Henry County Village land use which notes that "these nodes can include a variety of uses in a walkable, people-oriented environment."

In contrast to this large visible area of automobile focused area, the five commercial buildings centered around the two lawn areas in the center of the project features a much more pedestrian and people-focused design approach. The project would be vastly improved if this approach was applied to the entire commercial area.

Transportation and Mobility Comments

ARC's Transportation and Mobility Group comments are attached.

The project will generate a total of 10,796 new vehicular trips; a range of roadway modifications are proposed to mitigate the traffic impact.

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 Group Comments

ARC's Natural Resource Group comments are attached.

The submitted site plan shows an unnamed stream in the center and the west side of the property on either side of the existing lake. It connects to an unnamed blue-line stream just to the west of the project. The site plan shows and identifies the Henry County 50-foot undisturbed buffer and the additional 25-foot impervious setback on both segments of the stream. The 25-foot State Sediment and Erosion Control Buffer is not shown along the stream, but a 25-foot buffer is shown around the lake, although it is not identified as the State buffer.

The only buffer intrusions shown on the site plan are a pedestrian bridge across the lake and a concrete trail extending into a portion of the lake buffer. These may require variances as they are not listed as exemptions to the State buffer in the County erosion control ordinance. No intrusions are shown along either stream segment, but several lots extend into the County stream buffer and setback on the portion of the stream to the northeast of the lake. Any proposed land-disturbing activity within the buffer or setback on those lots that is not specifically exempted under the County ordinance may require variances from Henry County.

GDOT Aviation Comments

Comments received from GDOT Aviation are attached.

Environmental Comments

The large amount of surface parking will have major negative heat and stormwater impacts which could be partially mitigated by substantially increasing the number of parking lot trees and by utilizing flush tree planting islands that absorb stormwater and promote healthy shade tree growth.

The project can support The Atlanta Region's Plan by incorporating other 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: Rural Areas

This DRI site falls under the UGPM Rural Areas category which are areas in the region where limited development has taken place or and where development pressure is low. These areas are characterized by sporadic, large single-family lots, agricultural uses, protected lands, and forests. These areas border more central developed and developing areas and represent the limits of the urban service area in the region. There is a strong desire from residents and elected officials in these areas to keep them rural. Increased development threatens existing rural economic uses, such as forestry, agriculture, and tourism. To maintain economic viability without undesirable development, these areas may be appropriate as “sending” areas in potential Transfer of Development Rights (TDR) programs. The region is striving to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low impact development. There will be a continued need to maintain existing transportation infrastructure, but care should be taken not to spur unwanted growth by inappropriate expansion of infrastructure capacity.

The project is not aligned with Rural Areas policies due primarily to its very large amount of commercial area, including big-box retail, associated large amount of surface parking, and the strongly auto-focused design of the buildings along the external edge of the project. The project could be more aligned with Rural Areas policies by reducing the total commercial area and surface parking and by utilizing a more compact village center design approach throughout the commercial areas. The final design of the project could further the intent of the Rural Areas recommendations by utilizing rural character elements in the design of project roads, bridges, fences, and related components.

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	HENRY COUNTY
CITY OF McDONOUGH	CITY OF LOCUST GROVE	BUTTS COUNTY
NEWTON COUNTY	ROCKDALE 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 #4195

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: Kenta Lanham

Telephone: 770-288-7534

E-mail: klanham@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: Villages at Ola Mixed Use Development

Location (Street Address, NW corner of North Ola Rd and Hwy 81 East
GPS Coordinates, or Legal
Land Lot Description):

Brief Description of Project: Mixed Use project; 226 single-family detached senior housing, 201,000 sq ft commercial space

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.): 106.4 +/- acres, 226 single-family units, 201,000 sq ft commercial

Developer: Liberty Communities, LLC

Mailing Address: 175 Country Club Drive

Address 2: Bldg 200A

City: Stockbridge State: GA Zip: 30281

Telephone: 404-432-4492

Email: gene@libertycommunities.com

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

If yes, property owner: North Ola Land Holdings, 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?

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

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: 2028

Overall project: 2028

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DRI #4195

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: Villages at Ola Mixed Use Development
DRI ID Number: 4195
Developer/Applicant: North Ola Land Holdings, LLC
Telephone: 404-432-4492
Email(s): gene@libertycommunities.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: \$175,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: +/- 1,753,757.51 in property taxes at final build out

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): Displace three single-family homes, combined 6,578 +/- sq ft

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)? 0.12 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)? 0.1 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? 1.43 miles

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.) 10,796 Daily, 521 am peak, 791 pm peak

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: Left turn lanes at three entrances; right turn deceleration lanes at entrances; potential signal on Hwy 81

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 783 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 proposed development has been constructed? 43.73 acres

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Stormwater management facilities will be utilized meeting the county code 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:
The environmentally sensitive areas primarily exist adjacent to the property boundaries of the development. Impact to these areas are estimated to be akin to any residential/commercial development. Local ordinances and buffers, as indicated on the site plan, along these sensitive areas aim to mitigate potential impact.

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[DRI Site Map](#) | [Contact](#)

2024 VILLAGES AT OLA MIXED USE DRI
Henry County
Natural Resources Review Comments
August 5, 2024

While ARC and the Metropolitan North Georgia Water Planning District have no regulatory or review authority over this project, the Natural Resources Group has identified County and State regulations that could apply to this property. Other regulations may also apply that we have not identified.

Watershed Protection

The project property is located in the Walnut Creek watershed downstream of the portion of the Creek that is a water supply watershed for the City of McDonough. Walnut Creek is in a tributary to the South River watershed. While the South River is not a water supply watershed for the Atlanta Region or the Metropolitan North Georgia Water Planning District, the South River is classified as a large water supply watershed (over 100 square miles) downstream of the District and the Region under the Part 5 Criteria of the 1989 Georgia Planning Act. However, for large water supply watersheds without a water supply reservoir, the only applicable Part 5 requirements are restrictions on hazardous waste handling, storage and disposal within seven miles upstream of a public water supply intake. This property is more than seven miles upstream of the nearest public water supply intake and no water supply watershed criteria apply.

Stream Buffers

The submitted site plan shows an unnamed stream in the center and the west side of the property on either side of the existing lake. It connects to an unnamed blue-line stream just to the west of the project. The site plan shows and identifies the Henry County 50-foot undisturbed buffer and the additional 25-foot impervious setback on both segments of the stream. The 25-foot State Sediment and Erosion Control Buffer is not shown along the stream, but a 25-foot buffer is shown around the lake, although it is not identified as the State buffer. The only buffer intrusions shown on the site plan are a pedestrian bridge across the lake and a concrete trail extending into a portion of the lake buffer. These may require variances as they are not listed as exemptions to the State buffer in the County erosion control ordinance. No intrusions are shown along either stream segment, but several lots extend into the County stream buffer and setback on the portion of the stream to the northeast of the lake. Any proposed land-disturbing activity within the buffer or setback on those lots that is not specifically exempted under the County ordinance may require variances from Henry County.

Any unmapped other streams on the property may also be subject to the County buffer requirements. Any unmapped State waters identified on the property may also be subject to the State 25-foot Sediment and Erosion Control buffer.

Stormwater/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality.

During the planning phase, the stormwater management system (system) should meet the requirements of the local jurisdiction's post-construction (or post-development) stormwater management ordinance. The system should be designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and enhance and promote the public health, safety and general welfare. The system design should also be in accordance with the applicable sections of the Georgia Stormwater Management Manual (www.georgiastormwater.com) such as design standards, calculations, formulas, and methods. Where possible, the project should use stormwater better site design practices included in the Georgia Stormwater Management Manual, Volume 2, Section 2.3.

During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements.

From: [Hood, Alan C.](#)
To: [Donald Shockey](#)
Subject: RE: 2024 Villages at Ola Mixed Use DRI 4195 - Preliminary Report and Comments Request
Date: Tuesday, August 13, 2024 10:10:30 AM
Attachments: [image001.png](#)

Donald,

The proposed mixed-use project with 242 single-family homes and 196,000 SF of commercial space - including a gas station, stand alone restaurant, big box retail space, and 14 separate commercial buildings - on a 115-acre site at the NW corner of the intersection of North Ola Road and Highway 81 in Henry County is more than 10 miles from any civil airport. It is located outside any FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact any airport.

If any construction equipment or construction exceeds 200' AGL, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here (<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>). Those submissions for any associated cranes may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

Thank you for the opportunity to comment on the proposed development.

Alan Hood

Airport Safety Data Program Manager



Aviation Programs

600 West Peachtree Street NW

6th Floor

Atlanta, GA, 30308

404.660.3394 cell

404.532.0082 office

Website: <https://www.dot.ga.gov/GDOT/pages/AirportAid.aspx>

From: Donald Shockey <DShockey@atlantaregional.org>

Sent: Friday, August 2, 2024 3:08 PM

To: Rockdale County Planning (planning@rockdalecountyga.gov)

<planning@rockdalecountyga.gov>; sapplewhaite@co.newton.ga.us;

chuck.mueller@dnr.state.ga.us; gaswcc.swcd@gaswcc.ga.gov; hhill@gefa.ga.gov; Jon West

<jon.west@dca.ga.gov>; kmoore@gaconservancy.org; nongame.review@dnr.ga.gov;

DRI SITE PLAN
FOR
THE VILLAGES AT OLA

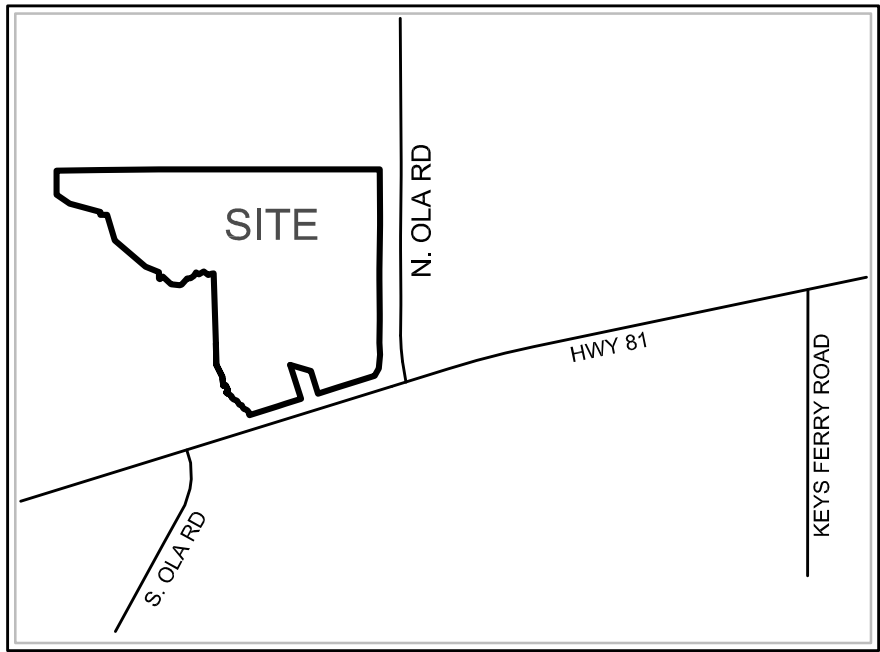
DRI #4195
LAND LOTS 143, 145, 7TH DISTRICT
HENRY COUNTY GA

OWNER/DEVELOPER:
GENERAL HOLDINGS
UNLIMITED, LLC
P.O. BOX 1129
MONROE, GA 30655

24 HOUR CONTACT:
GENE STRICKLAND
PHONE: (404) 432-4492

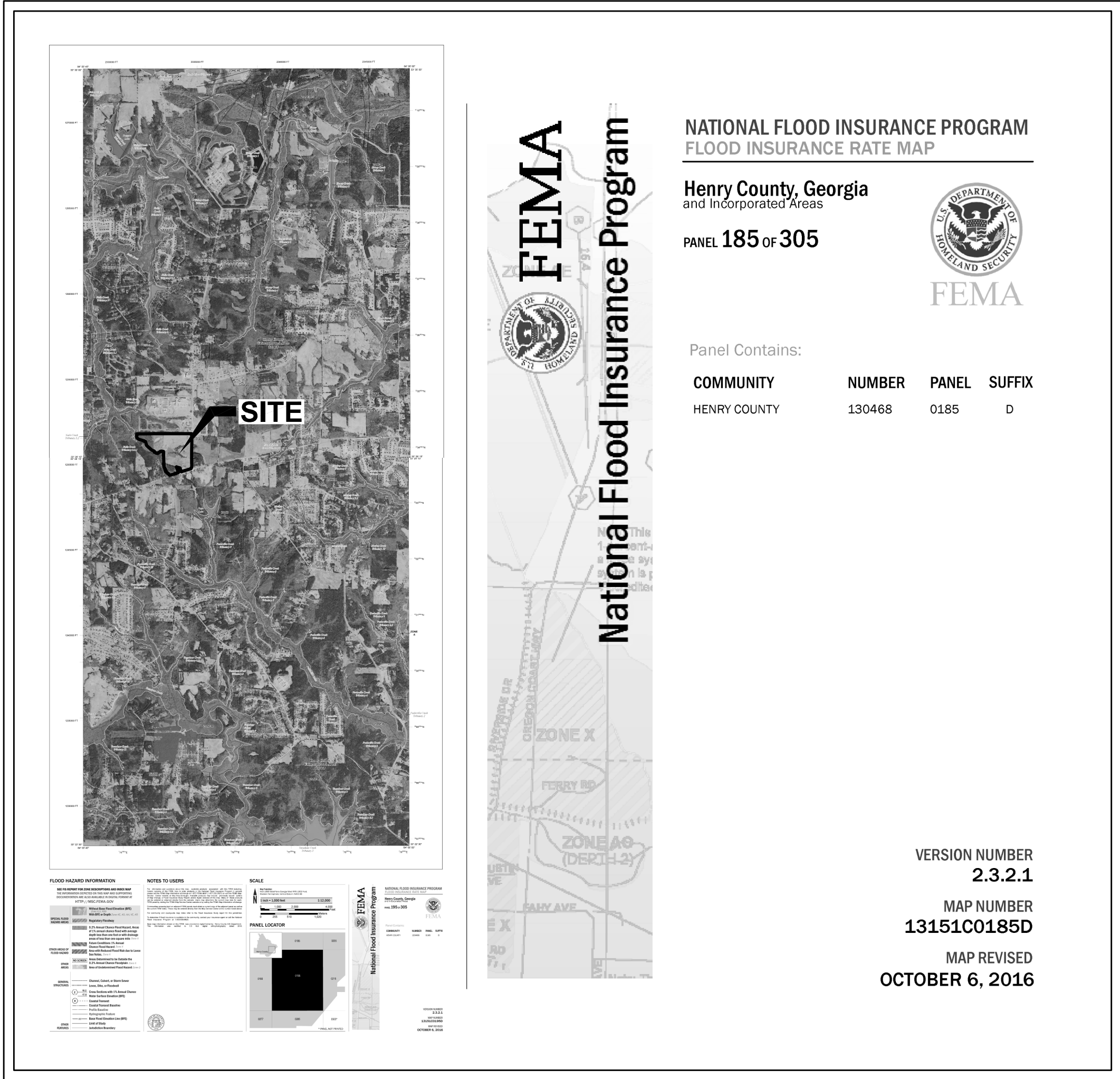
SURVEYOR:
FALCON DESIGN CONSULTANTS, LLC
235 CORPORATE CENTER DR.,
SUITE 200
STOCKBRIDGE, GA 30281
PHONE: (770) 389-8666

ENGINEER:
FALCON DESIGN CONSULTANTS, LLC
235 CORPORATE CENTER DR.,
SUITE 200
STOCKBRIDGE, GA 30281
PHONE: (770) 389-8666



VICINITY MAP
NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
1.0	COVER SHEET
2.0	SITE CONTEXT PLAN
3.0	OVERALL SITE PLAN
3.1	ENLARGED SITE PLAN
3.2	ENLARGED SITE PLAN
3.3	ENLARGED SITE PLAN



FEMA FLOOD MAP

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF A HENRY COUNTY, GEORGIA
COMMUNITY PANEL NUMBER: 13151C0185D & 13151C0195D EFFECTIVE DATE: OCT.
6, 2016, PORTIONS OF THESE PROPERTIES ARE LOCATED IN A FEMA FLOOD
HAZARD ZONE.

DEVELOPMENT DATA

1. <u>OWNER / DEVELOPER</u> GENERAL HOLDINGS UNLIMITED, LLC PHONE: (404) 925-9130 24 HOUR CONTACT: GENE STRICKLAND PHONE: (404) 432-4492	4. <u>FLOOD ZONE DATA:</u> THE PARCEL SHOWN HEREIN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL 13151C0185D & 13151C095D EFFECTIVE DATE OCT. 6, 2016.
2. <u>ENGINEER:</u> FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666	5. <u>SITE REQUIREMENTS:</u> SEE SHEET 2.0
3. <u>SOURCE OF DATA:</u> FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666	5. <u>TRAFFIC CONSULTANT:</u> NV5 10745 WESTSIDE WAY SUITE 300 ALPHARETTA, GA 30009 PHONE: (678) 795-3600
4. <u>SITE LOCATION DATA:</u> NW CORNER OF N. OLA ROAD AND HWY 81 THERE ARE STATE WATERS LOCATED WITHIN 200FT OF THE SITE	7. <u>SITE REQUIREMENTS</u> PROJECT AREA: 115.08 ACRES TOTAL NUMBER OF LOTS: 242 AVG. LOT SIZE: 8,000 S.F. MIN LOT WIDTH: 50' BUILDING INFORMATION: FRONT SETBACK: 20' SIDE SETBACK: 5' REAR SETBACK: 15'

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10745 WESTSIDE WAY
SUITE 300
ALPHARETTA, GA 30009

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NEWNAN, GEORGIA 30064
Ph: (770) 755-7978

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DRI #4195 - COVER SHEET

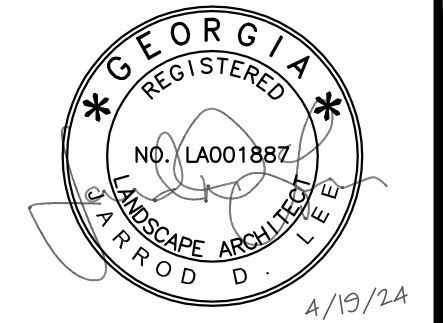
FOR
THE VILLAGES AT OLA

LOCATED IN:
LAND LOT 143, 145, 7TH DISTRICT
HENRY COUNTY, GEORGIA

DATE	REVISIONS
1. 1/17/24	ADDED SIDEWALKS / REVISED COMMERCIAL BLDGS. AREA
2. 3/28/24	REVISED PER COMMUNITY COMMENTS
3. 3/28/24	REVISED PER COMMUNITY COMMENTS
4. 4/19/24	REVISED INTERSECTION DESCRIPTIONS
5.	
6.	
7.	
8.	

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DATE:	1/02/24
SCALE:	NTS
FILE NUMBER:	129.005
DRAWN BY:	AM
REVIEWED BY:	JDL



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ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER

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NEWMAN, GEORGIA 30255
PH (770) 755-7979

CUMMING OFFICE
500 PIRKLE FERRY RD, STE C
CUMMING, GEORGIA 30041
PH (770) 807-7310

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DRI #4195 - SITE CONTEXT PLAN
FOR
THE VILLAGES AT OLA
LOCATED IN:
LAND LOT 143,145 , 7TH DISTRICT
HENRY COUNTY, GEORGIA

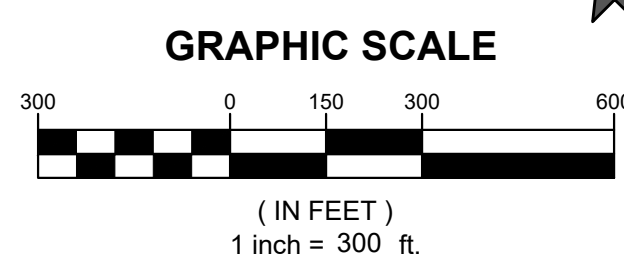
DATE	REVISIONS
1. 1/7/24	ADDED SIDEWALKS / REVISED COMMERCIAL BLDG. AREA
2. 3/28/24	REVISED COMMENTS / STAKEHOLDERS
3. 3/28/24	REVISED PER COMMUNITY COMMENTS
4. 4/19/24	REVISED INTERSECTION DESCRIPTIONS
5.	
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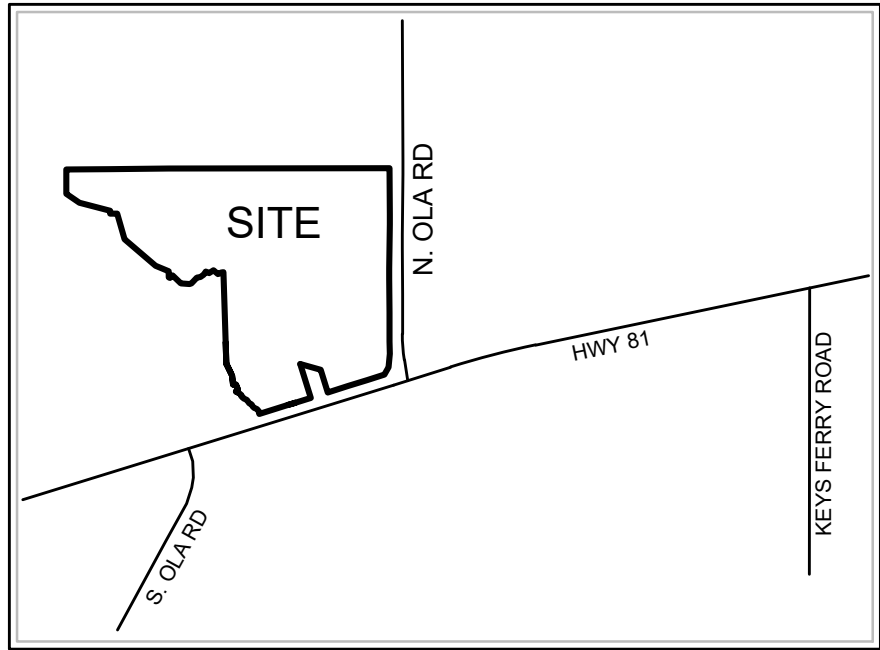
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REVIEWED BY:	JDL

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VICINITY MAP
NOT TO SCALE

Land Use Summary

EXISTING ZONING: *Residential Agricultural (RA)*
PROPOSED ZONING: *Mixed Use (MU)*
OVERLAY DISTRICT: *Highway Corridor District*

TOTAL ACRES: 115.08 acres
TOTAL COMMERCIAL AREA: 37.19 acres
TOTAL RESIDENTIAL AREA: 77.90 acres
TOTAL RESIDENTIAL UNITS: 242 units
TOTAL COMMERCIAL BUILDING AREA: 216,000sf
NET ACRES (Overall): 94.70 acres
NET DENSITY (Overall): 2.55 du/ac
NET RESIDENTIAL DENSITY: 4.08 du/acre
OPEN SPACE: 28.77 acres (25%)

Residential Single Family

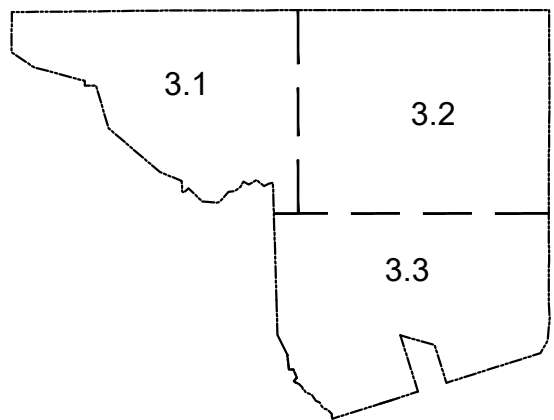
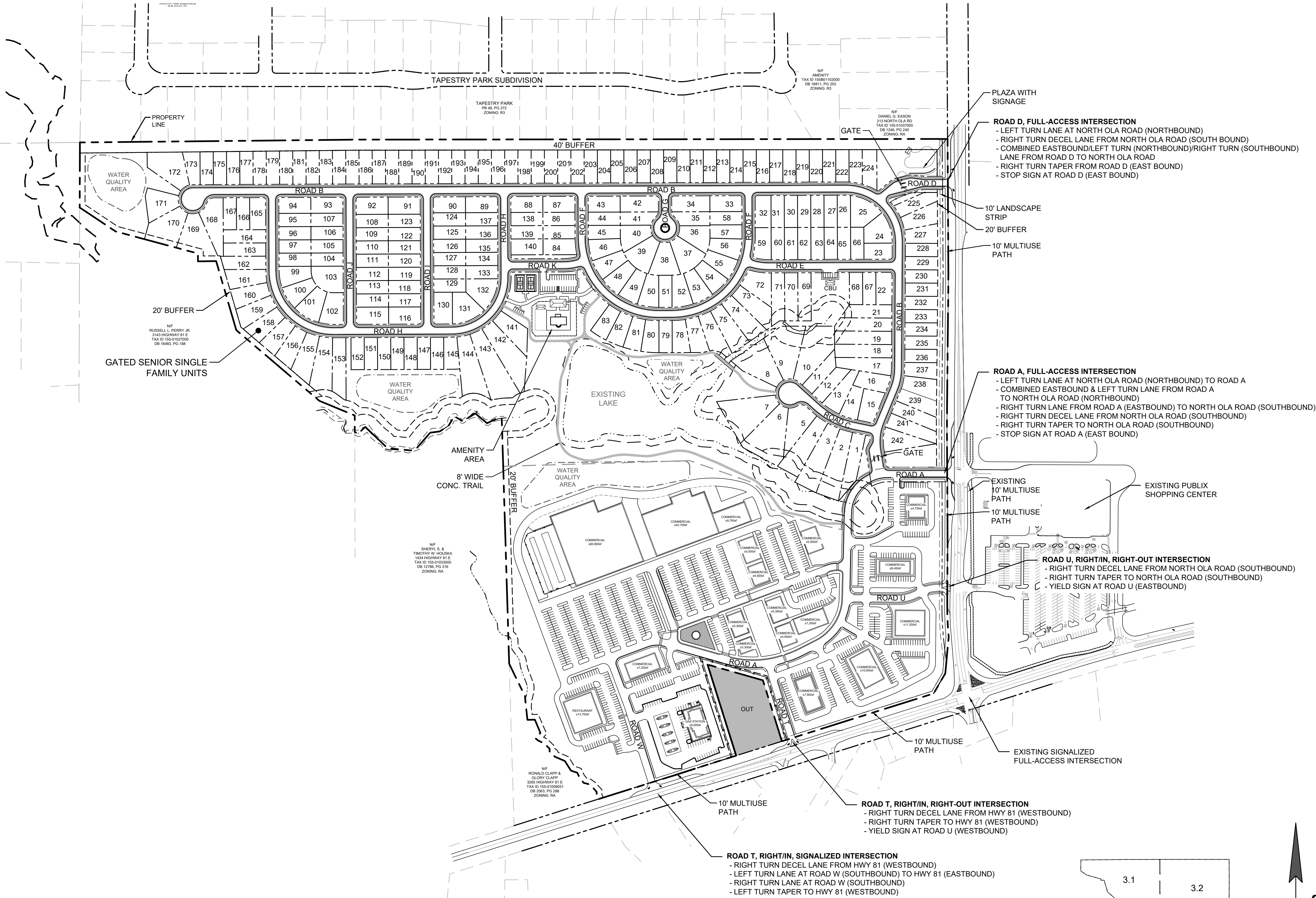
Avg. Lot Size: 8,000sf
Min. Lot Width: 50'
Min. Front Yard Setback: 20'
Min. Side Yard Setback: 5'
Min. Corner Yard Setback: 15'
Min. Rear Yard Setback: 20'
Min. Heated Floor Area: 1,600sf
Max. Building Ht.: 45'
Max. Block Length: 600'

PARKING SUMMARY

		REQUIRED	PROVIDED
Residential	2 Spaces per Dwelling (all units have a 2 car garage)	484 spaces	484 spaces
Retail	1 space per 250 sf of useable space 202,350 sf useable space / 250 = 809.4 810 spaces required	810 spaces	973 spaces
Restaurant	1 space per 150 sf 1 space per employee (during largest shift)	107 spaces	115 spaces
Amenity	No requirement	N/A	25 spaces
Gas Station	1 space per pump	20 spaces	56 spaces

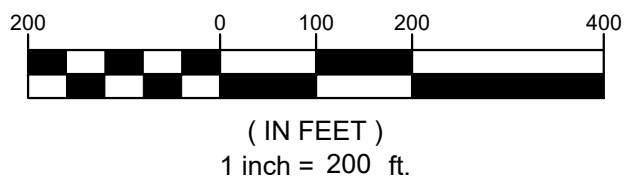
NOTES

- EXHIBIT WAS PRODUCED UTILIZING HENRY COUNTY GIS TOPOGRAPHIC DATA.
- CONCEPT IS SCHEMATIC AND FOR PLANNING PURPOSES ONLY.
- A BOUNDARY SURVEY WAS PERFORMED FOR THIS PROJECT BY FALCON DESIGN CONSULTANTS
- ALL PROPOSED RETAIL / RESTAURANTS ARE SINGLE STORY.
- PROJECT SITE ACCESS LOCATIONS WILL BE BUILT TO GDOT & HENRY COUNTY DOT REQUIREMENTS.
- THERE ARE CURRENTLY NO RESTRICTED DRIVEWAYS LOCATED ON THIS PROJECT
- THERE IS CURRENTLY NO NEED FOR HEAVY VEHICLE STAGING & OVERFLOW ON THIS PROJECT



KEY MAP

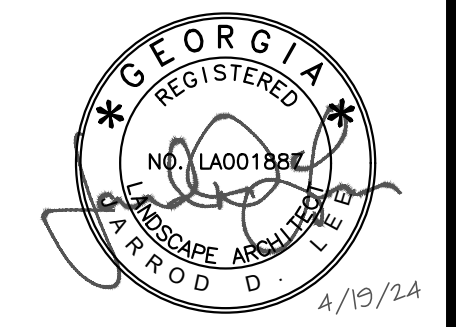
GRAPHIC SCALE



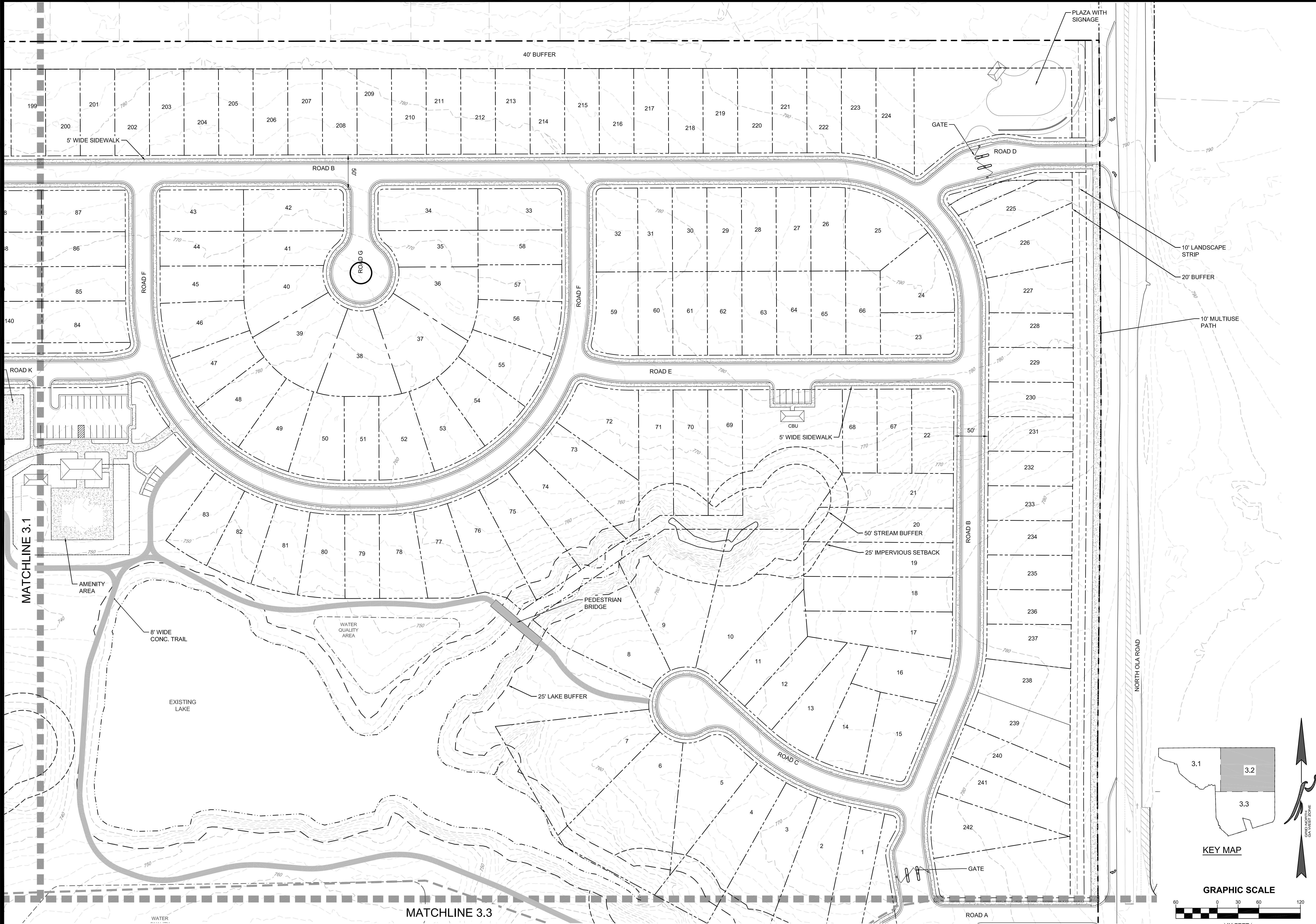
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5. 6/1/24	
6. 6/1/24	
7. 6/1/24	
8. 6/1/24	

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NEWNAN, GEORGIA 30555
PH: (770) 756-7979

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500 PEARCE FERRY RD, SUITE C
CLUMMING, GEORGIA 30609
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DRI #4195 - ENLARGED SITE PLAN
FOR
THE VILLAGES AT OLA

LOCATED IN:
LAND LOT 143,145 , 7TH DISTRICT
HENRY COUNTY, GEORGIA

REVISIONS

DATE	DESCRIPTION
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6-17/24	
7-17/24	
8-17/24	

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DRI #4195 - ENLARGED SITE PLAN
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LOCATED IN:
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REVISIONS

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