

**DATE:** FEBRUARY 12, 2025

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**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:** Pates Creek Subdivision DRI 4176

**Submitting Local Government:** Henry County

**Date Opened:** October 4, 2024

**Date Closed:** February 12, 2025

**Description:** A DRI review of a proposal to add 217 single-family lots to the 333-lot Pates Creek Subdivision in development on a 108-acre site with extensive stream and flood zone areas off of Pates Creek Road 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 proposes to retain 53 acres of the overall 260-acre site as open space which is supportive of regional environmental policies.*

*The project could be better aligned with Rural Areas policy recommendations by preserving additional area in a natural state and avoiding stream buffers and flood zones.*

*The site plan shows streams and buffer zones intruding on numerous lots, with several lots having little or no room for development outside the setbacks and standard setbacks from the proposed streets. The developer will need to show that the remaining undeveloped lots in Phase II and Phase III can and will be developed outside the limits of the buffers, or variances will be required from Henry County. The criteria for such variances should be clearly communicated.*

*The overall site includes substantial flood plain areas. Most of the Phase 3 lots appear to be outside of the flood plain areas. However, multiple parcels in Phases 1 and 2 extend into the 100 year flood plain which is a FEMA designated Special Flood Hazard Area. Any properties either completed or scheduled for construction that extend into the flood zone should be reviewed for consistency with proper flood zone compliance. As flooding in the region becomes an increasing concern, every effort should be made to reduce flooding risks to lives and property.*

*City of Hampton comments received emphasized the need to improve the plan's connectivity – by creating smaller blocks and adding trails that connect off site to schools and neighborhood destinations such as a convenience store – as well as providing a pocket park for residents to use.*

*Most of the site is heavily wooded and will require substantial clearing for development which will exacerbate local and regional heat island and stormwater impacts. However, given that the plan calls for all detached single-family homes, efforts can be made to retain trees around and in between homes. A sensitive lot clearing approach that preserves the maximum number of existing trees can yield extensive environmental benefits as well as adding substantial value to individual properties.*

*The overall project will generate a total of 4,367 trips; some modifications of nearby roadways are proposed to help mitigate the 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.

### **Transportation and Mobility Comments**

The project will generate a total of 4,367 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.

### **Watershed Protection**

The project property is located in the Little Cotton Indian Creek Water Supply Watershed, which is a small (less than 100 square mile) public water supply watershed as defined by the Georgia DNR Part 5 Minimum Planning Criteria. The project is located immediately downstream of Blalock Reservoir but is in the watershed of Hooper Reservoir on Little Cotton Indian Creek. Both reservoirs are public water supply sources for Clayton County. Henry County has watershed protection ordinances for its water supply watersheds, including Little Cotton Indian Creek. The Henry watershed protection requirements under its Unified Development Code (Section 3.04.00 et seq.) for the Little Cotton Indian Creek water supply watershed establish a 25% maximum on all impervious surfaces in single-family subdivisions (Section 3.04.10) but allows that maximum to be increased to 35% if twice the area of the impervious surface over 25% is set aside to remain in natural vegetation or open space (Section 3.04.13.B.). Section 3.04.10 also requires a minimum lot size of 10,890 SF for single-family lots served by sewer and a general lot width of 100 feet. The DRI application for this project states that the project will be on sewer. It also proposes a total impervious area of 35% and Page 3 of the site plan shows 52.62 acres in open space, which is slightly more than 20% of the 259.93-acre site. However, the site plan also shows a minimum lot size of 10,000 SF and a minimum lot width of 70 feet, which are below the requirements of the County watershed protection ordinance. Phase I of the subdivision has been completed and Phase II is under construction. Any variances approved for these phases will also be required for Phase III. The Part 3.04 requirements for the Little Cotton Indian Creek water supply watershed include extended stream buffers, but these only apply to perennial streams as shown on the most current USGS quadrangle map, and the USGS coverage for the area shows only intermittent streams on the property.

### **Stream Buffer Protection**

The site plan and the USGS coverage for the project area both show an unnamed intermittent tributary to Pates Creek (which is identified on FEMA coverage as Pates Creek Tributary 6), which in turn is a tributary to Little Cotton Indian Creek. The tributary runs roughly south to north across the project property, with several unmapped stream branches shown on the site plan. The site plan shows and identifies the County 50-foot undisturbed buffer and 75-foot impervious surface setback on all streams. However, the 25-foot State Erosion and Sedimentation Act buffer, while shown around the existing lakes, is not shown along the streams on the site plan. In addition, the submitted site plan shows streams and buffer zones intruding on numerous lots, with several lots having little or no room for development outside the setbacks and standard setbacks from the proposed streets. A number of these lots are in Phase I and Phase II and are already developed or are under development. The developer will need to show that the remaining undeveloped lots in Phase II and Phase III lots can and will be developed outside the limits of the buffers, or

variances will be required from Henry County. Any other unmapped streams on the property are subject to the county stream buffer ordinance and all waters of the state on the property are subject to the 25-foot State Erosion and Sedimentation Act buffer.

### Floodplain

The FEMA floodplain coverage for the project area shows Zone A 100-year floodplain along the primary unnamed tributary (Pates Creek Tributary 6 on the FEMA coverage), which is also shown as 100-year floodplain on the project site plan. As with the buffer zones, the portion of the mapped floodplain south of the southernmost lake on the plans crosses several of the lots on Goodwin Drive in Phase II, which are currently being developed. There appear to be no floodplain intrusions into the proposed lots in Phase III.

### Stormwater/Water Quality

Henry County Code of Ordinances Sec.8.04.02. Part C.13. – Stormwater management plan requirements, states: “All stormwater management facilities shall be on its own lot with a minimum twenty-foot access easement to ensure access from a public right-of-way. All driveways, access easements, and emergency access easements must be paved and dust free. Such access shall be sufficient for all necessary equipment for maintenance activities. Depending on the depth of pipe, the drainage easement width may be required to be increased. There shall be a twenty-foot easement around the outside perimeter of the facility. All subdivision lots shall have a ten-foot drainage easement along all side and rear lot lines. Upon final inspection and approval, a plat or document indicating that such easements exist shall be recorded and shall remain in effect even with the transfer of title of the property.” Stormwater detention facilities in Phases I and II, which are developed or under development include stormwater management facilities on residential lots and show no access easements or drainage easements at the side and rear lot lines of the individual lots. Stormwater facilities in Phase III are located in open space areas, but no access easements or drainage easements on individual lots are shown on the submitted site plans.

### Environmental Comments

Ideally, single-family lots sold for development are situated outside of adjacent stream buffers. This ensures that encroachments are not later added by homeowners. When lots extend into buffers, the local government bears the responsibility of ensuring that the actual construction remains outside of stream buffers or that required buffer variances are obtained. A number of the proposed lots appear to extend so far into the buffers that it is unknown if a house can be constructed outside of the buffers.

Most of the site is heavily wooded and will require substantial clearing for development which will exacerbate local and regional heat island and stormwater impacts. However, given that the plan calls for all detached single-family homes, efforts can be made to retain trees around and in between homes. A sensitive lot clearing approach that preserves the maximum number of existing trees can yield extensive environmental benefits as well as adding substantial value to individual properties.



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.

### **City of Hampton Comments**

Comments received from the City of Hampton are attached and include the following:

The interior total 550 lots as shown connectivity may benefit from creating smaller blocks max. 600 in length and ensuring that easy access is provided to residents throughout and to amenities. The amenities are on opposite corners of the development, using trails with pedestrian bridges over creek would provide connection through nature, to sidewalks, and more direct access to each. Encourage walking/biking within the development.

Adding a pocket park on the north side of the development, somewhat central also provides a place to gather for residents. Small loop road around it could be one directional, reducing the right-of-way and road section width.

Provide vehicular access to detention area for maintenance as land dedicated to HOA, not an easement between two lots. Access can also be used for pedestrian trails around the ponds.

The surrounding area is set up to connect in a great way via pedestrian side paths to the school campus and nearby neighborhood amenities as prioritized by Henry County.

### **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. It could be more aligned with Rural Areas policies by reducing the potential for stream buffer impacts and retaining more natural open space. The final design of the project could further the intent of the Rural Areas recommendations by preserving as many trees and natural area as possible and 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	HENRY COUNTY
GEORGIA CONSERVANCY	GEORGIA ENV. FACILITIES AUTHORITY	GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION	GEORGIA EPD	CITY OF McDONOUGH
CITY OF STOCKBRIDGE	CITY OF LOVEJOY	CITY OF JONESBORO
CLAYTON COUNTY		

For questions, please contact Donald Shockey at (470) 378-1531 or [dshockey@atlantaregional.org](mailto: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 #4176

#### 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 County

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: Pates Creek Subdivision, Phase 3

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 1061 Pates Creek Road, Parcel 034-02056000

Brief Description of Project: Additional 217 single-family lots to the existing 333 lot subdivision known as Pates Creek. 108.09 +/- acres. Lots to be a minimum 10,000 square feet with a net density of 3.32 du/acre net (phase) for a total density of 2.57 du/acre net.

#### 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.): 217 single-family lots

Developer: Hybrass Proeprties, LLC

Mailing Address: 6350 Lake Oconee Parkway

Address 2: Suite 110 PMB 51

City:Greensboro State: GA Zip:30642

Telephone: 770-679-4262

Email: doug@havenwoodholdings.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 checked="" type="radio"/> Yes <input type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	40%
Estimated Project Completion Dates:	This project/phase: 2032 Overall project:

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### DRI #4176

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

#### Project Information

Name of Proposed Project: Pates Creek Subdivision, Phase 3  
DRI ID Number: 4176  
Developer/Applicant: Hybrass Properties, LLC  
Telephone: 770-679-4262  
Email(s): peggy@havenwoodgrading.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: \$67,964,206

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$938,554

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: HWA

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

0.072 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:

HCWA

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

0.052 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.)

2,170 Daily Trips; AM Peak/Hr: 52 Enter, 102 Exit; PM Peak/HR: 111 Enter, 85 Exit

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)?

Approx 410 tons annually

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?

35% of the site

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: This project falls within a watershed protection area and is therefore limited to maximum impervious surface for the entire development. Runoff will be mitigated with multiple detention ponds and the remaining open space.

### 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 proposed development will not adversely affect the existing wetlands or watershed as this area will be left for open space. The floodplain will not contain any structures and the site will be engineered in accordance with all applicable standards to prevent adverse impact.

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**PATES CREEK SUBDIVISION DRI**  
**Henry County**  
**Natural Resources Review Comments**

**Revised February 11, 2025**

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.

Phase I of this subdivision has been built and Phase II is under development.

**Watershed Protection**

The project property is located in the Little Cotton Indian Creek Water Supply Watershed, which is a small (less than 100 square mile) public water supply watershed as defined by the Georgia DNR Part 5 Minimum Planning Criteria. The project is located immediately downstream of Blalock Reservoir but is in the watershed of Hooper Reservoir on Little Cotton Indian Creek. Both reservoirs are public water supply sources for Clayton County. Henry County has watershed protection ordinances for its water supply watersheds, including Little Cotton Indian Creek. The Henry watershed protection requirements under its Unified Development Code (Section 3.04.00 et seq.) for the Little Cotton Indian Creek water supply watershed establish a 25% maximum on all impervious surfaces in single-family subdivisions (Section 3.04.10) but allows that maximum to be increased to 35% if twice the area of the impervious surface over 25% is set aside to remain in natural vegetation or open space (Section 3.04.13.B.). Section 3.04.10 also requires a minimum lot size of 10,890 SF for single-family lots served by sewer and a general lot width of 100 feet. The DRI application for this project states that the project will be on sewer. It also proposes a total impervious area of 35% and Page 3 of the site plan shows 52.62 acres in open space, which is slightly more than 20% of the 259.93-acre site. However, the site plan also shows a minimum lot size of 10,000 SF and a minimum lot width of 70 feet, which are below the requirements of the County watershed protection ordinance. Phase I of the subdivision has been completed and Phase II is under construction. Any variances approved for these phases will also be required for Phase III. The Part 3.04 requirements for the Little Cotton Indian Creek water supply watershed include extended stream buffers, but these only apply to perennial streams as shown on the most current USGS quadrangle map, and the USGS coverage for the area shows only intermittent streams on the property.

**Stream Buffer Protection**

The site plan and the USGS coverage for the project area both show an unnamed intermittent tributary to Pates Creek (which is identified on FEMA coverage as Pates Creek Tributary 6), which in turn is a tributary to Little Cotton Indian Creek. The tributary runs roughly south to north across the project property, with several unmapped stream branches shown on the site plan. The site plan shows and identifies the County 50-foot undisturbed buffer and 75-foot impervious surface setback on all streams. However, the 25-foot State Erosion and Sedimentation Act buffer, while shown around the existing lakes, is not shown along the streams on the site plan. In addition, the submitted site plan shows streams and buffer zones intruding on numerous lots, with several lots having little or no room for development outside the setbacks and standard setbacks from the proposed streets. A number of these lots are in Phase I and Phase II and are already developed or are under development. The developer will need to show that the remaining undeveloped lots in Phase II and Phase III lots can and will be developed outside the limits of the buffers, or variances will be required from Henry County. Any other unmapped streams on the property are subject to the county stream buffer ordinance and all waters of the state on the property are subject to the 25-foot State Erosion and Sedimentation Act buffer.



**PATES CREEK SUBDIVISION DRI**  
**ARC Natural Resources Comments**  
**Page Two**  
**February 11, 2025**

**Floodplain**

The FEMA floodplain coverage for the project area shows Zone A 100-year floodplain along the primary unnamed tributary (Pates Creek Tributary 6 on the FEMA coverage), which is also shown as 100-year floodplain on the project site plan. As with the buffer zones, the portion of the mapped floodplain south of the southernmost lake on the plans crosses several of the lots on Goodwin Drive in Phase II, which are currently being developed. There appear to be no floodplain intrusions into the proposed lots in Phase III.

**Stormwater/Water Quality**

[Henry County Code of Ordinances Sec.8.04.02](#). Part C.13. – Stormwater management plan requirements, states: “All stormwater management facilities shall be on its own lot with a minimum twenty-foot access easement to ensure access from a public right-of-way. All driveways, access easements, and emergency access easements must be paved and dust free. Such access shall be sufficient for all necessary equipment for maintenance activities. Depending on the depth of pipe, the drainage easement width may be required to be increased. There shall be a twenty-foot easement around the outside perimeter of the facility. All subdivision lots shall have a ten-foot drainage easement along all side and rear lot lines. Upon final inspection and approval, a plat or document indicating that such easements exist shall be recorded and shall remain in effect even with the transfer of title of the property.” Stormwater detention facilities in Phases I and II, which are developed or under development include stormwater management facilities on residential lots and show no access easements or drainage easements at the side and rear lot lines of the individual lots. Stormwater facilities in Phase III are located in open space areas, but no access easements or drainage easements on individual lots are shown on the submitted site plans.

Section 8.04.02 C.3. further states: “The stormwater management plan shall be in accordance with the criteria established in [section 8.04.00](#). The plan shall contain the stamp and signature of a professional engineer licensed in the State of Georgia, who must verify that the design of all stormwater management facilities and practices meet the submittal requirements outlined in the submittal checklist(s) found in the stormwater design manual.” These plans have been stamped by a landscape architect.

During the planning phase, the stormwater management system (system) should meet the requirements of the local jurisdiction’s post-construction 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](http://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:** [Wanda Moore](#)  
**To:** [Donald Shockey](#)  
**Subject:** RE: 2024 Pates Creek Subdivision 3 DRI 4176 - Preliminary Report and Comments Request  
**Date:** Tuesday, October 15, 2024 6:09:31 PM  
**Attachments:** [image003.png](#)  
[bike-ped-plan-walk-bike-thrive.pdf](#)  
[Development Comments.pdf](#)  
[Pates Creek Area Review.pdf](#)

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Good afternoon,

I am happy to share the following comments re: DRI 4176.

The interior total 550 lots as shown connectivity may benefit from creating smaller blocks max. 600 in length and ensuring that easy access is provided to residents throughout and to amenities. The amenities are on opposite corners of the development, using trails with pedestrian bridges over creek would provide connection through nature, to sidewalks, and more direct access to each. Encourage walking/biking within the development.

ARC bike/ped info highlights effective connectivity and the importance of direct travel for pedestrians.

Adding a pocket park on the north side of the development, somewhat central also provides a place to gather for residents. Small loop road around it could be one directional, reducing the right-of-way and road section width.

Provide vehicular access to detention area for maintenance as land dedicated to HOA, not an easement between two lots. Access can also be used for pedestrian trails around the ponds.

The surrounding area is set up to connect in a great way via pedestrian side paths to the school campus and nearby neighborhood amenities as prioritized by Henry County.

Best regards,



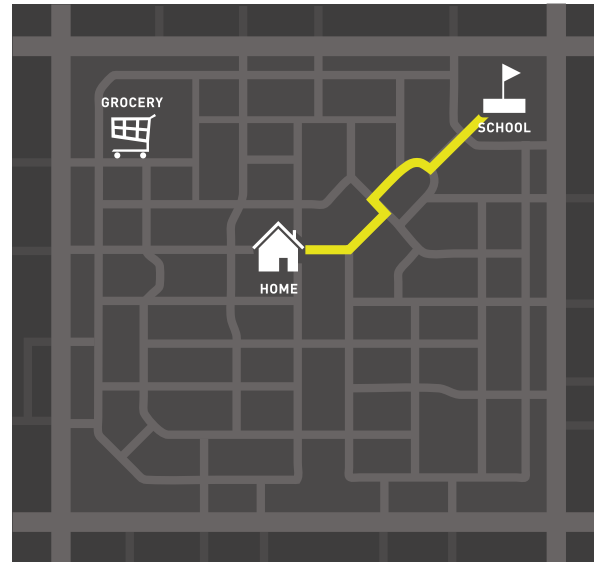
**Wanda D. Moore, PLA** | Director of Community Development  
City of Hampton | 17 East Main Street South | Hampton, GA 30228  
Phone: (770) 946-4306 ext. 2229 | Direct : (678) 588-9129  
Email: [wmoore@hamptonga.gov](mailto:wmoore@hamptonga.gov) | Website: [www.hamptonga.gov](http://www.hamptonga.gov)

## Walking Network

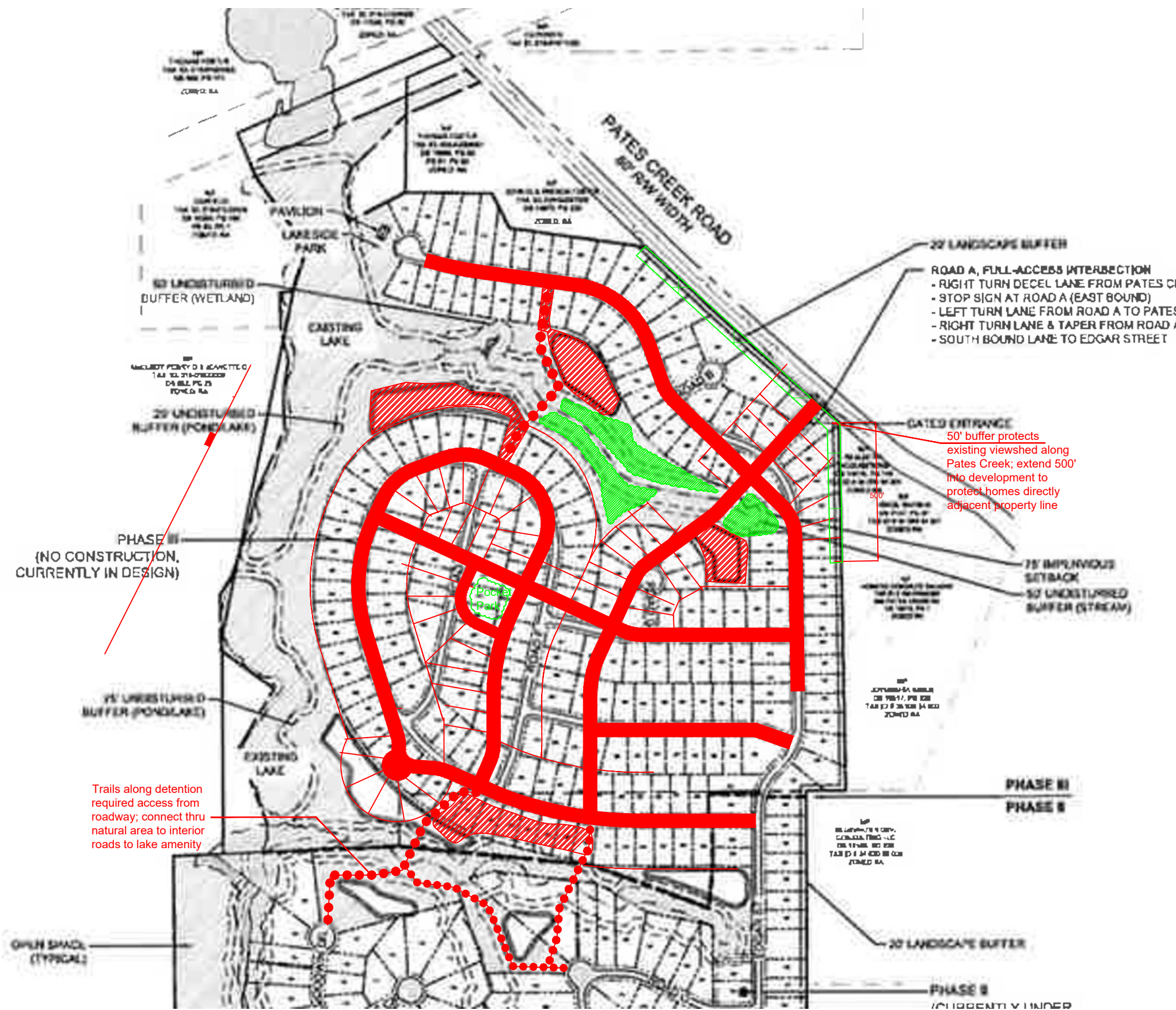
Sidewalks and trails make up the core of local walkway systems. Parks, public squares, informal pathways, alleys, and parking lots should also be considered part of the pedestrian network. And because people walking prefer direct travel, every segment of every street should be considered part of the pedestrian circulation system even if no sidewalk is present.

*Characteristics of a high-quality local walking system:*

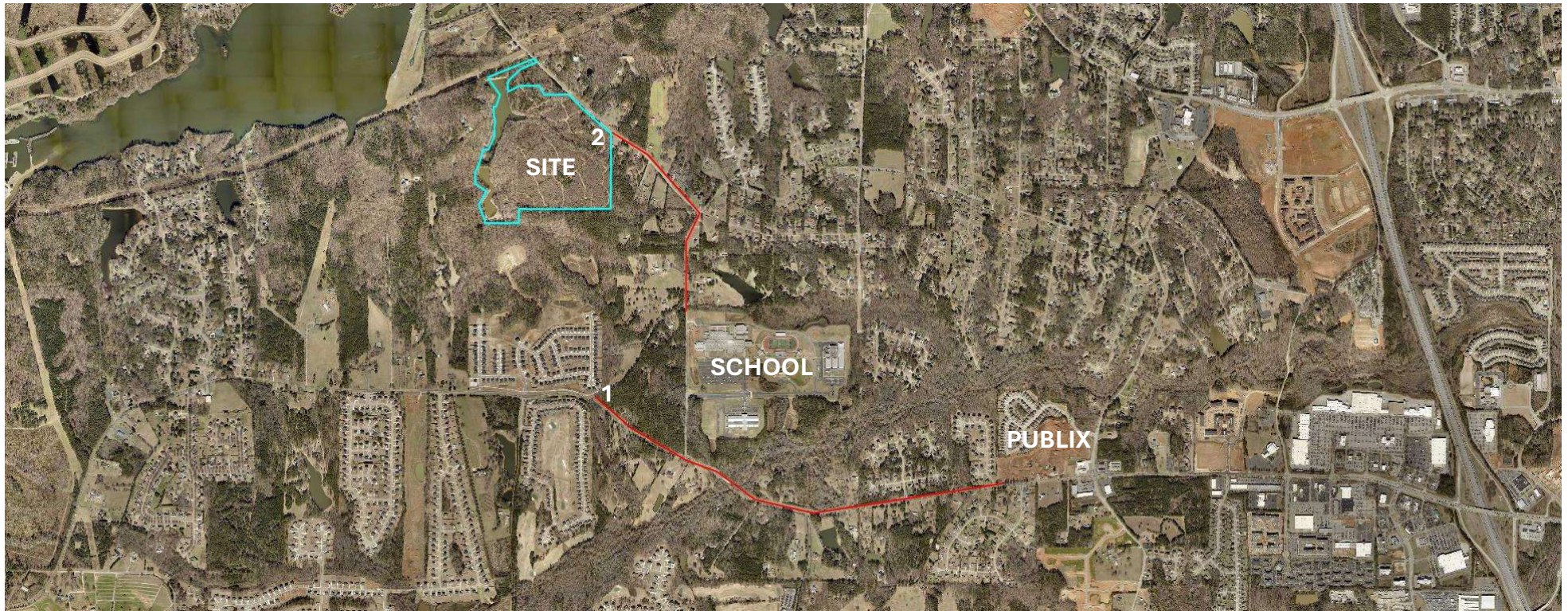
- Connectivity:** The system should form a connected network of sidewalks, paths, and public spaces that serves key destinations and districts including schools, commercial areas, and transit stops.
- Directness and Efficiency:** Sidewalks and pathways should provide direct links between destinations, minimizing unnecessary out-of-direction travel. Crossings should be frequent and signalized crossings should minimize delay for people walking.
- Safety and Comfort:** Attention to design and maintenance details that impact safety and comfort such as adequate walkway width based on context and demand, landscaped buffers, pedestrian-friendly curb radii, highly visible and intuitive crossing treatments, street tree types and placement, street lamp designs, and building façade standards.
- Universal Access:** Smooth, stable, barrier-free design that is compatible with wheelchairs, walkers, mobility canes, and other devices used by the people with disabilities or visual impairments.
- Social Space:** The walkway system should include spaces for standing, visiting, and sitting. The sidewalk area should be a place where adults and children can participate in public life.



*Connected street networks provide direct connections to destinations for walking and biking trips.*







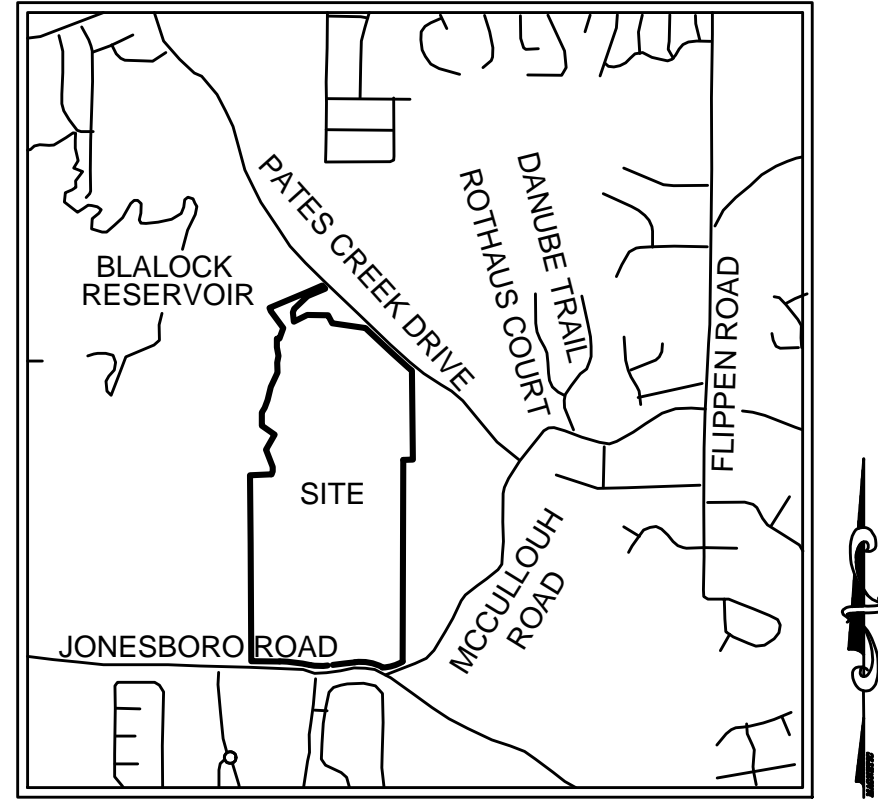
1. From Jonesboro Road and McCullough Road intersection approx. 1.5 miles to new Publix neighborhood shopping center, and approx. 0.3 miles to Dutchtown School campus.
2. New parcel added access along Pates Creek Road is approx. 0.75 miles to Dutchtown School campus.



# DRI SITE PLAN FOR GATES AT PATES CREEK PHASE I, II, & III

DRI #4176  
LAND LOT 73, 74, 87, 88  
6TH DISTRICT  
HENRY COUNTY GA

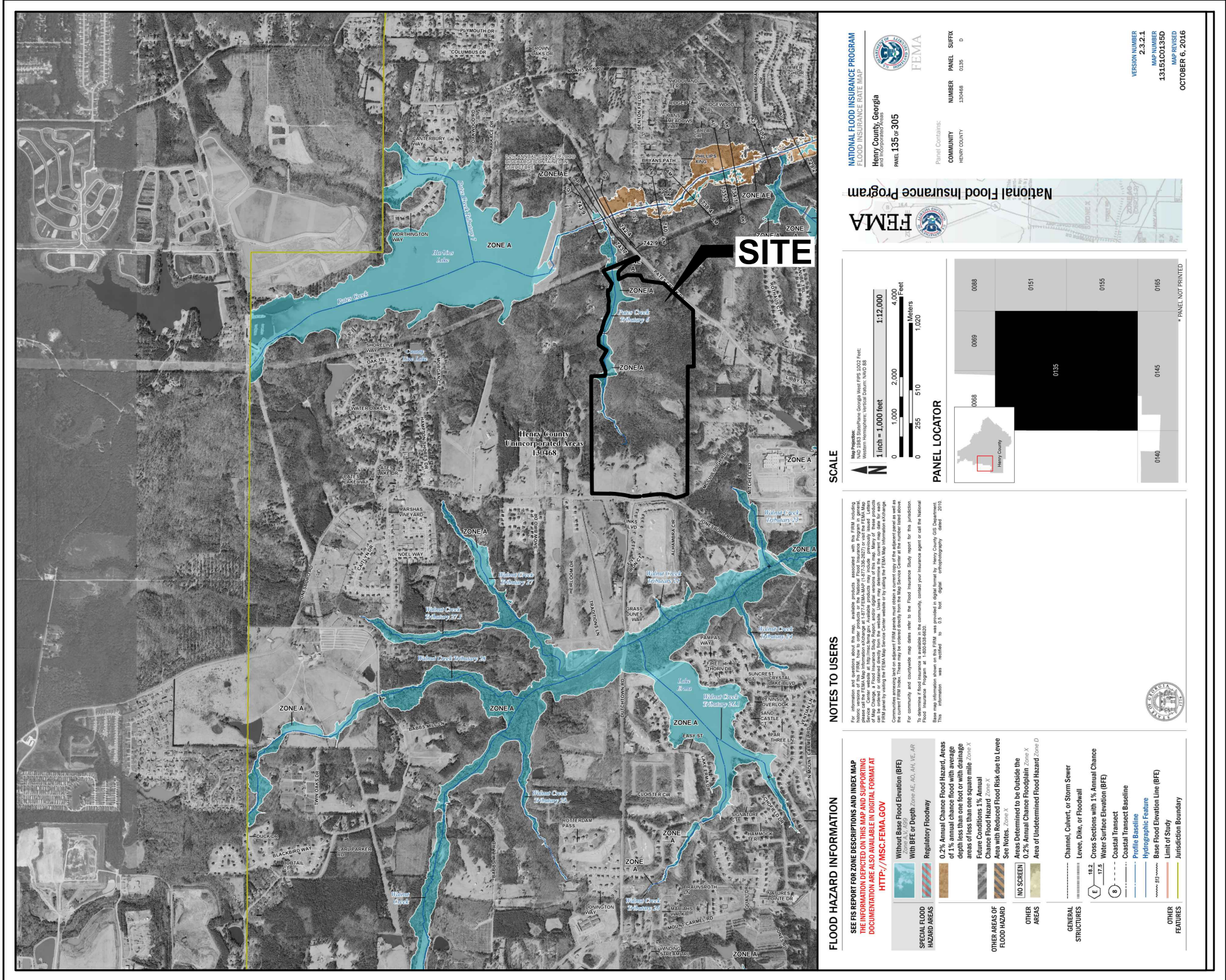
<b>OWNER/DEVELOPER:</b> HYBRASS LANDLIFE, LLC 6350 LAKE OCONEE PARKWAY SUITE 110 PMB 51 GREENSBORO, GA 30642 PHONE: (770) 679-4262	<b>24 HOUR CONTACT:</b> BILL GOODWIN PHONE: (770) 652-6963 BILL@HAVENWOODHOLDINGS.COM	<b>SURVEYOR:</b> FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666	<b>ENGINEER:</b> FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666
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VICINITY MAP  
NOT TO SCALE

## DEVELOPMENT DATA

<b>1. OWNER / DEVELOPER</b> HYBRASS LANDLIFE, LLC 6350 LAKE OCONEE PARKWAY SUITE 110 PMB 51 GREENSBORO, GA 30642 PHONE: (770) 679-4262  <b>24 HOUR CONTACT:</b> BILL GOODWIN PHONE: (770) 652-6963	<b>5. FLOOD ZONE DATA</b> THE PARCEL SHOWN HEREIN DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL 1315C0135D EFFECTIVE DATE OCT 06, 2016  LOCATED IN THE UPPER OCMULGEE WATERSHED PROJECT RECEIVING WATERS: HARBINS LAKE
<b>2. ENGINEER</b> FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DRIVE SUITE 200 STOCKBRIDGE, GA PHONE: (770) 389-8666	<b>6. PROPERTY ADDRESS</b> 3200 JONESBORO ROAD MCDONOUGH, GA
<b>3. SOURCE OF DATA</b> FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DRIVE SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666	<b>7. SITE REQUIREMENTS</b> PROJECT AREA 259.93 ACRES PHASE I & II 151.84 ACRES PHASE III 108.09 ACRES TOTAL NUMBER OF LOTS 537 LOTS GROSS DENSITY 2.07 UNITS MIN. LOT SIZE 10,000 SQ. FT.
<b>4. SITE LOCATION DATA</b> INTERSECTION OF PATES CREEK AND MCCULLOUGH ROAD IN HENRY COUNTY, GEORGIA  THERE ARE STATE WATERS LOCATED WITHIN 200 FT. OF THE SITE	<b>8. ZONING:</b> R3 & R5  <b>9. TRAFFIC CONSULTANT:</b> NV5 10745 WESTSIDE WAY SUITE 300 ALPHARETTA, GA 30009 PHONE: (678) 795-3600
<b>TOPOGRAPHIC &amp; BOUNDARY SURVEY</b> PERFORMED BY: FALCON DESIGN CONSULTANTS, LLC DATED: 12-11-2023	<b>MIN. LOT WIDTH</b> 70' <b>BUILDING SETBACKS:</b> <b>MIN. FRONT YARD</b> 20' <b>MIN. SIDE YARD</b> 10' <b>MIN. REAR YARD</b> 30'



FEMA FLOOD MAP

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF A HENRY COUNTY, GEORGIA  
COMMUNITY PANEL NUMBER: 13151C0135D EFFECTIVE DATE: OCT. 6, 2016,  
PORTIONS OF THESE PROPERTIES ARE LOCATED IN A FEMA FLOOD HAZARD  
ZONE.

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NEWNAN, GEORGIA 30055  
PH: (770) 355-7975

CUMMING OFFICE  
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CUMMING, GEORGIA 30040  
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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

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COVER SHEET  
FOR  
GATES AT PATES CREEK  
PHASE I, II, & III  
LOCATED IN:  
LAND LOT 73, 74, 87, 88, 6TH DISTRICT  
HENRY COUNTY, GEORGIA

REVISIONS	
DATE	ADDED FLOOD PLAN PER ARC COMMENTS
1. 07/24/25	
2.	
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Call a dig  
UTILITIES PROTECTION CENTER  
1 (800) 882-4441 THROUGHOUT GEORGIA  
CA 2024-011

DATE:	5/16/24
SCALE:	N/A
PROJ NUMBER:	100.019
DRAWN BY:	NF
REVIEWED BY:	JDL
REVISED BY:	

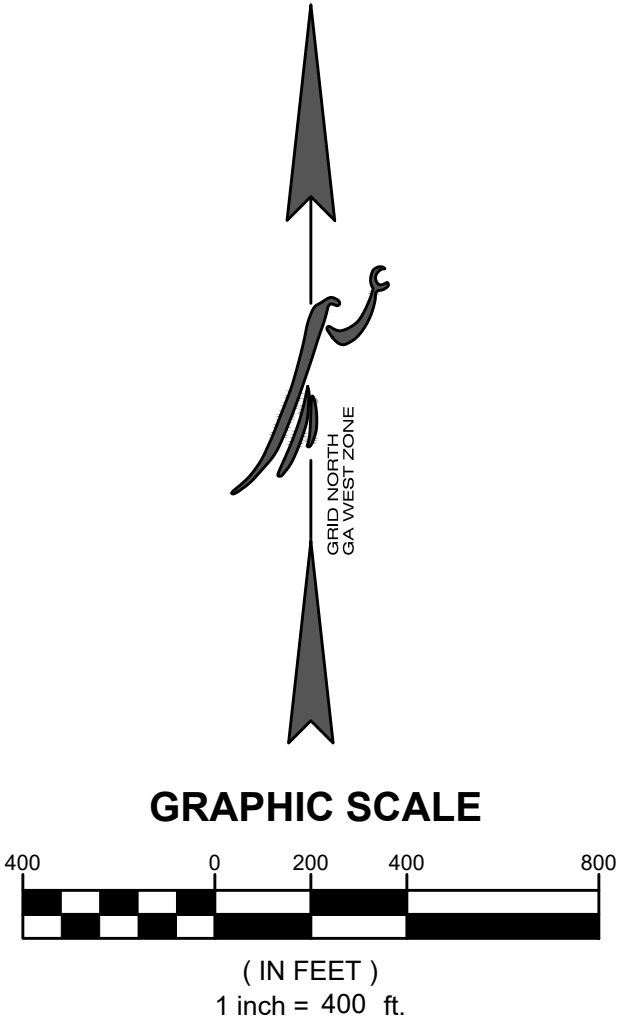
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SITE CONTEXT PLAN  
FOR  
GATES AT PATES CREEK  
PHASE I, II, & III  
LOCATED IN:  
LAND LOT 73, 74, 87, 88, 6TH DISTRICT  
HENRY COUNTY, GEORGIA

DATE	REVISIONS
1. 07/24/25	ADDED FLOOD PLAIN PER ARC COMMENTS
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1 (800) 282-2411 THROUGHOUT GEORGIA  
CAT 1204-011

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SCALE:	1" = 400'
PROJ NUMBER:	100.019
DRAWN BY:	NF
REVIEWED BY:	JDL
REVISED BY:	

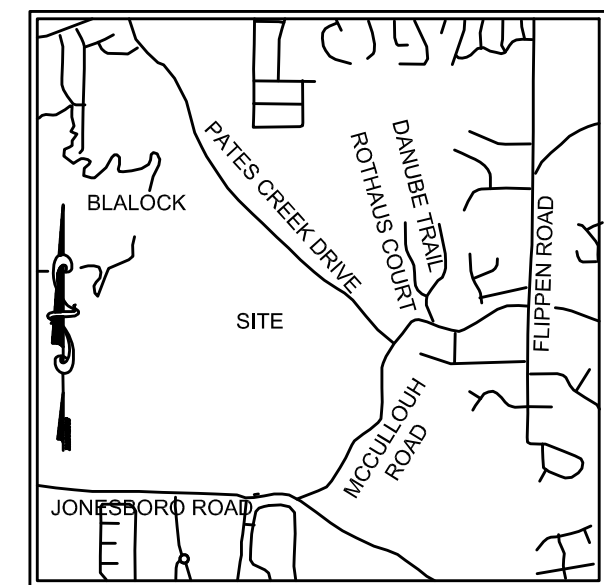
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2.0





VICINITY MAP  
NOT TO SCALE

## LAND USE SUMMARY - PHASE 3

PROPOSED AREA: 259.93 ACRES  
OPEN SPACE: 52.62 ACRES (20%)  
GROSS DENSITY: 2.07 du/ac

PHASE I: 154 LOTS  
PHASE II: 166 LOTS  
PHASE III: 217 LOTS  
**TOTAL LOTS: 537 LOTS**

**EXISTING ZONING CLASSIFICATION**

SINGLE FAMILY RESIDENTIAL (RA)

**PROPOSED ZONING CLASSIFICATION**

### SINGLE FAMILY RESIDENTIAL (R3 & R5)

**PATES CREEK LOT STANDARDS**

MIN. LOT SIZE : 10,000 sq ft  
MIN. LOT WIDTH : 70'  
MIN. FRONT YARD : 20'  
MIN. SIDE YARD : 10'  
MIN. REAR YARD : 30'

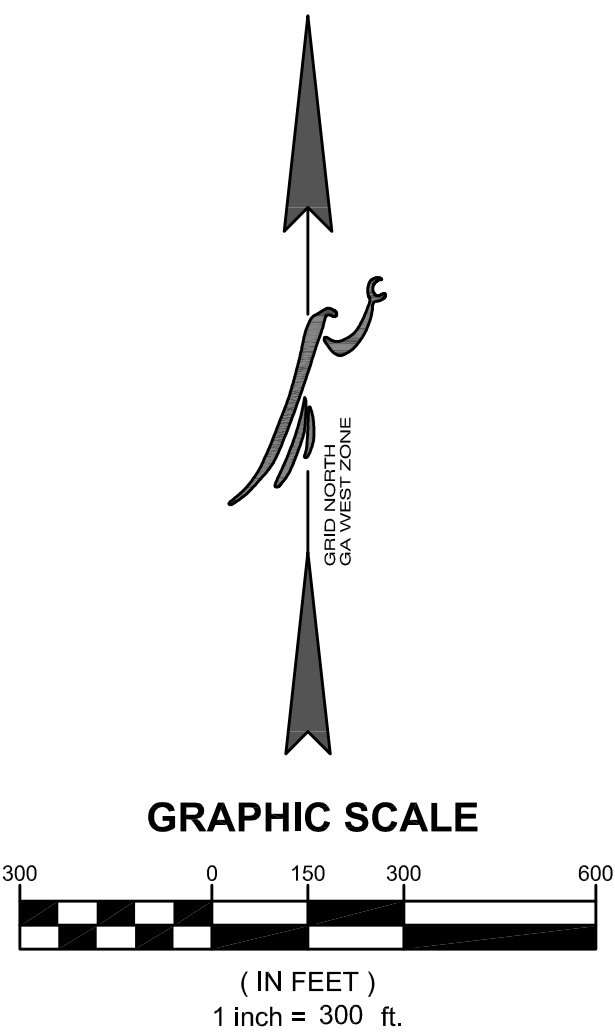
 OPEN SPACE

PAVED ROADS

### PARKING SUMMARY


PARKING SUMMARY		REQUIRED	PROVIDED
Residential	2 Spaces per Dwelling (all units have a 2 car garage)	1,074 spaces	1,074 spaces
Amenity North Lakeside Park w Pavilion	No requirement	N/A	5 spaces
Amenity South Pool w Cabana, Playground & CBU	No requirement	N/A	24 spaces

**NOTE: NO SIGNALIZED INTERSECTIONS**



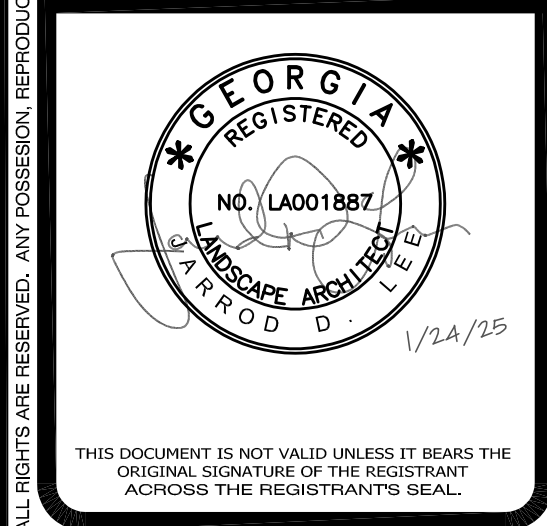
OVERALL SITE PLAN  
FOR  
GATES AT PATES CREEK  
PHASE I, II, & III  
LOCATED IN:  
LAND LOT 73, 74, 87, 88, 6TH DISTRICT  
HENRY COUNTY, GEORGIA

DATE	ADDED FLUID PLAIN PER ARC COMMENTS
1. 01/24/25	
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 OR 404-524-1311

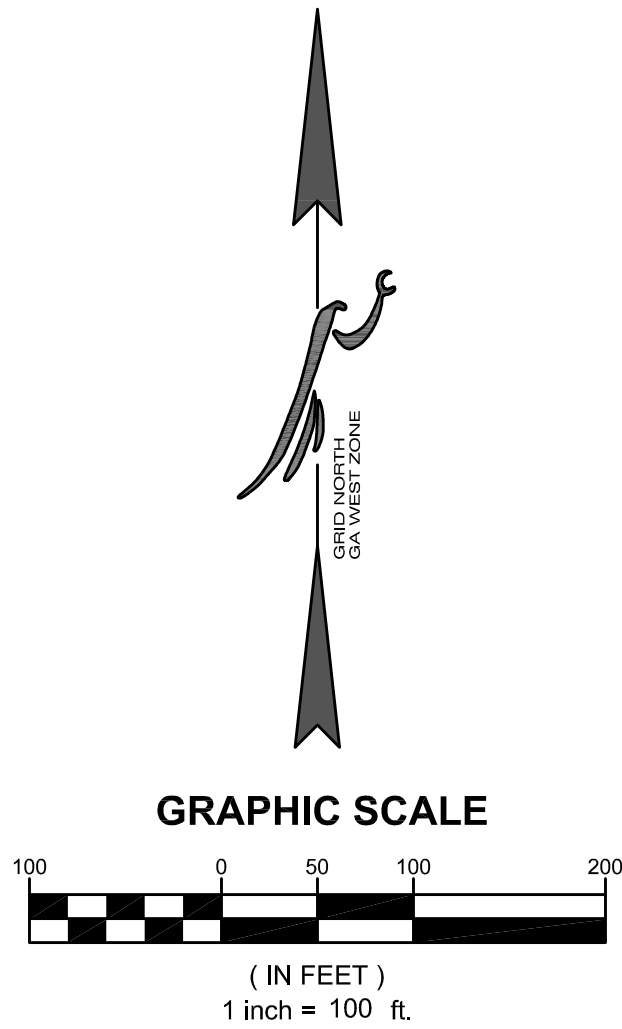
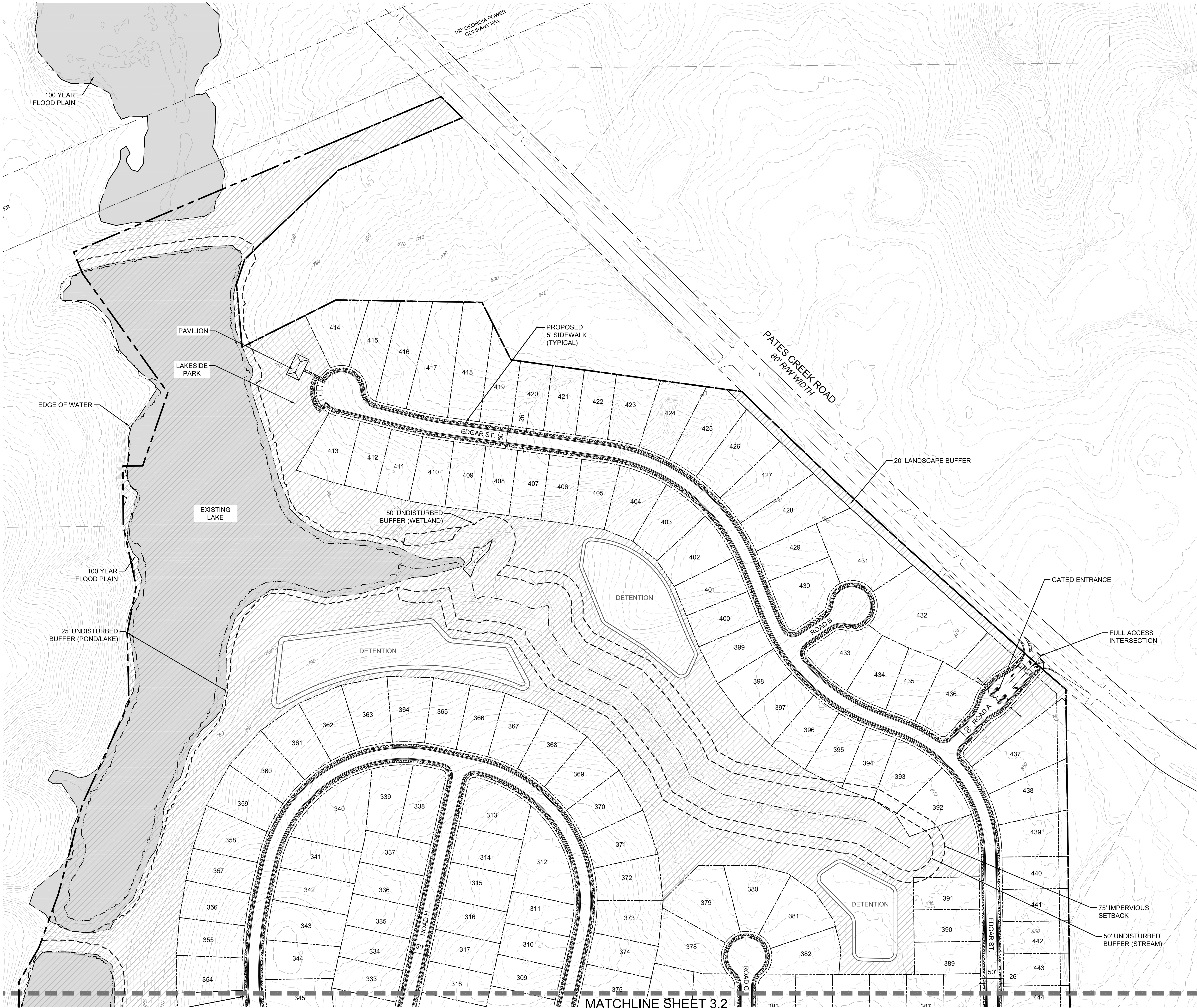
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SCALE:	1" = 300'
PROJ. NUMBER:	100.019
DRAWN BY:	NF
REVIEWED BY:	JDL
REVISED BY:	



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SITE PLAN  
FOR

GATES AT PATES CREEK  
PHASE I, II, & III

LOCATED IN:  
LAND LOT 73, 74, 87, 88, 6TH DISTRICT  
HENRY COUNTY, GEORGIA

REVISIONS

DATE	ADDED FLOOD PLAIN PER AEC COMMENTS
1. 07/24/23	
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PROJ NUMBER:

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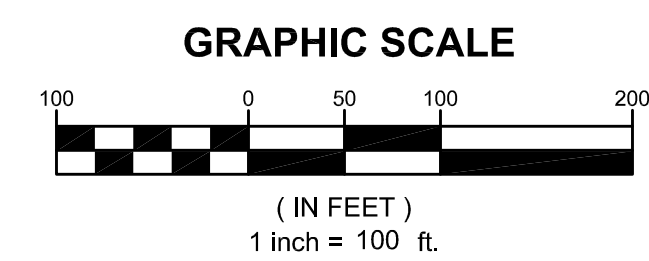
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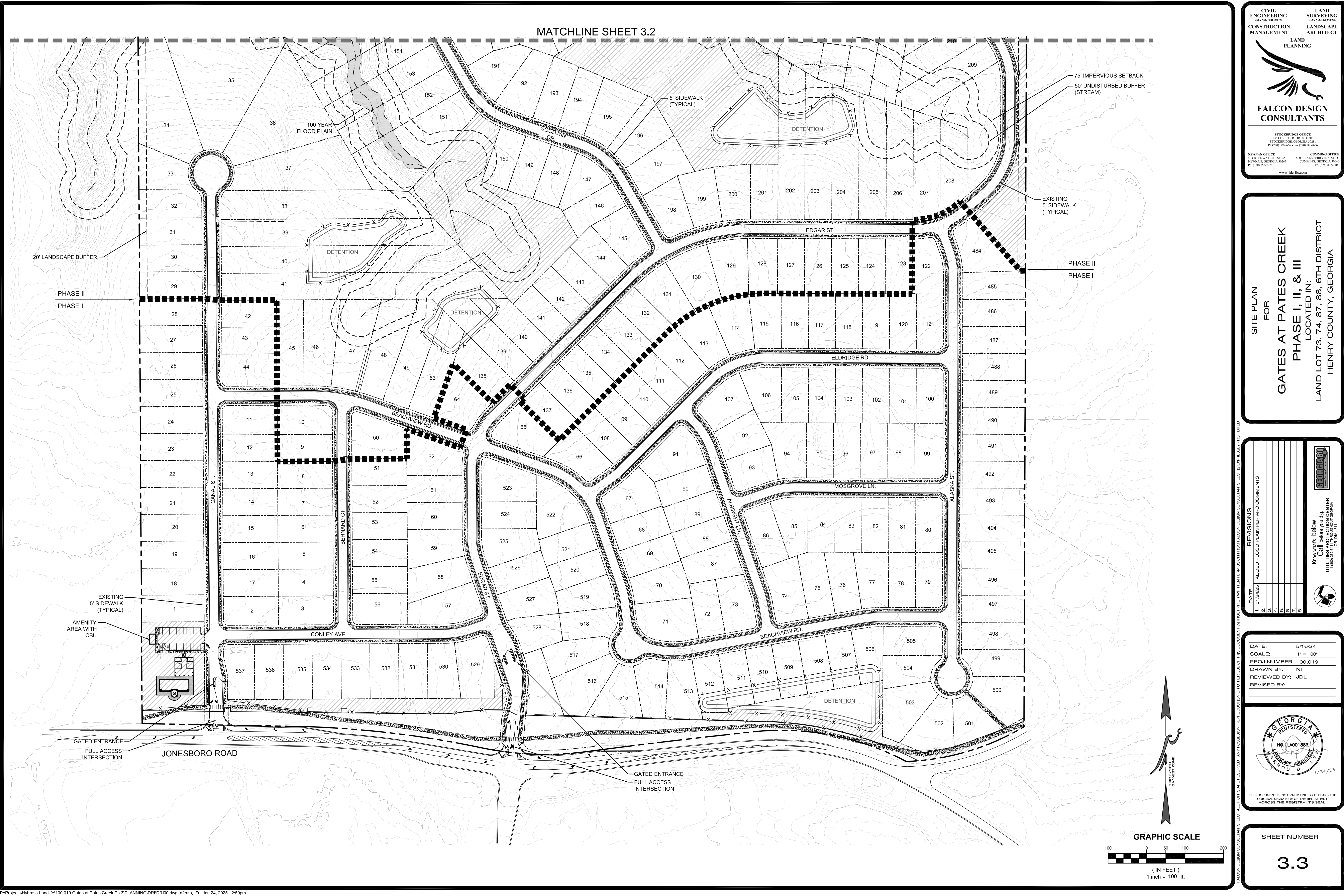
DATE	REVISIONS
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LANDSCAPE ARCHITECT  
LAND PLANNING

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SITE PLAN  
FOR  
GATES AT PATES CREEK  
PHASE I, II, & III  
LOCATED IN:  
LAND LOT 73, 74, 87, 88, 6TH DISTRICT  
HENRY COUNTY, GEORGIA

REVISIONS

DATE	ADDED FLOOD PLAN PER AEC COMMENTS
1. 07/24/25	
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1/24/25

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