

**DATE:** October 4, 2024

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**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:** Pates Creek Subdivision DRI 4176

**Submitting Local Government:** Henry County

**Date Opened:** October 4, 2024

**Deadline for Comments:** October 19, 2024

**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.

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

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, it is important to ensure that later construction remains outside of stream buffers. A number of the proposed lots appear to extend so far into the buffers that it is unclear if a house can be constructed outside of the buffer.

Numerous parcels appear to be located within high-risk flood areas as designated by FEMA. The site plan does not appear to indicate the extent of these identified flood areas. As flooding in the region becomes an increasing concern, every effort should be made to reduce flooding risks to lives and property.

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**

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

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 will be provided in the Final Report.

### **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, it should be ensured that actual construction remains outside of stream buffers. A number of the proposed lots appear to extend so far into the buffers that it is unclear if a house can be constructed outside of the buffers. 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.

### **Natural Disaster Comments**

Numerous parcels appear to be located within high-risk flood areas as designated by FEMA. The site plan does not appear to indicate the extent of these identified flood areas. As flooding in the region becomes an increasing concern, every effort should be made to reduce flooding risks to lives and property.

### **Unified Growth Policy: 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 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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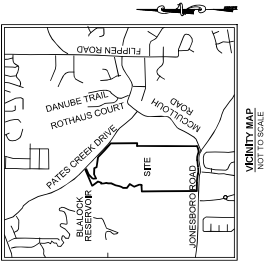
DRI SITE PLAN  
FOR

GATES AT PATES CREEK  
PHASE I, II, & III

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

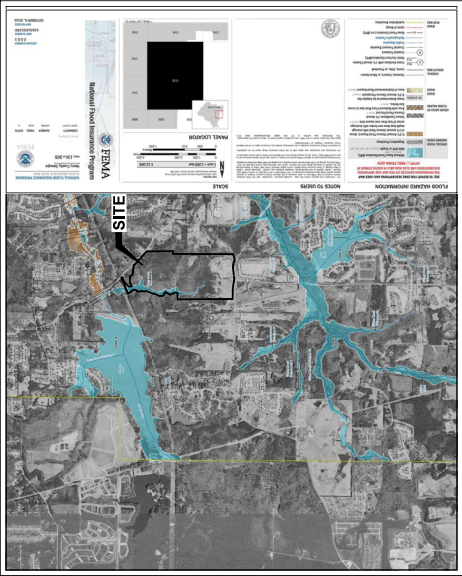
OWNER/DEVELOPER: HYBRASS LANDLIFE, LLC 6390 LAKE OCONEE PARKWAY SUITE 110 PMB 51 GREENSBORO, GA 30642 PHONE: (770) 875-4232	24 HOUR CONTACT: BILL GOODWIN PHONE: (770) 652-5963 BILL@HAVENWOODHOLDINGS.COM	SURVEYOR: FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-6666	ENGINEER: FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-6666
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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



DEVELOPMENT DATA

1. OWNER/DEVELOPER: HYBRASS LANDLIFE, LLC 6390 LAKE OCONEE PARKWAY SUITE 110 PMB 51 GREENSBORO, GA 30642 PHONE: (770) 875-4232	2. ENGINEER: FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DRIVE SUITE 200 STOCKBRIDGE, GA PHONE: (770) 389-6666	3. SOURCE OF DATA: HYBRASS LANDLIFE, LLC 235 CORPORATE CENTER DRIVE SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-6666	5. FLOOD HAZARD DATA: FLOOD HAZARD MAPS, US FEMA PANEL 13150D19SD UPPER OCHILSEE WATERSHED PROJECT RECEIVING WATERS HARRIS LAKE
4. SITE LOCATION DATA: INTERSECTION OF PATES CREEK AND MCDONOUGH ROAD STOCKBRIDGE, GA 30281 STATE WATERS LOCATED WITHIN 200 FT. OF THE SITE	6. PROPERTY ADDRESS: 1910 WESTSIDE VAY SUITE 300 ALPHARETTA, GA	7. SET REQUIREMENTS: PROJECT AREA 250.83 ACRES TOTAL NUMBER OF LOTS 537 LOTS GROSS DENSITY 2.07 UNITS MIN. LOT WIDTH 10,000 FT. BUILDING SETBACKS MIN. FRONT YARD 20' MIN. REAR YARD 30' MIN. SIDE YARD 30' MIN. SETBACK 15' & 15'	8. FLOOD HAZARD DATA: FLOOD HAZARD MAPS, US FEMA PANEL 13150D19SD UPPER OCHILSEE WATERSHED PROJECT RECEIVING WATERS HARRIS LAKE

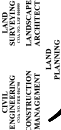


FEMA FLOOD MAP

THE FLOODING ON FLOOD HAZARD MAPS (FEMA) IN HENRY COUNTY, GEORGIA  
COMMUNITY PANEL NUMBER 13150D19SD EFFECTIVE DATE OCT. 8, 2015  
PORTIONS OF THESE PROPERTIES ARE LOCATED IN A FEMA FLOOD HAZARD  
ZONE.



NV5 ENGINEERS AND CONSULTANTS, INC.  
SUITE 300 WESTSIDE VAY  
ALPHARETTA, GA 30099



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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

NO.	DATE	DESCRIPTION
1	10/17/24	ISSUED FOR PERMIT

DATE: 10/17/24  
DRAWN BY: JAM  
CHECKED BY: JPL  
DESIGNED BY: JPL

DATE: 10/17/24  
DRAWN BY: JAM  
CHECKED BY: JPL  
DESIGNED BY: JPL

10000 WOODBRIDGE DRIVE  
SUITE 300  
ALPHARETTA, GA 30099  
PHONE: (770) 389-6666  
WWW.FDC.COM

SHEET NUMBER  
1.0





