



Regional Review Notification

Development of Regional Impact

DATE: May 27, 2025

TO: Mayor Khalid Kamau, City of South Fulton

ATTN TO: Reginald McClendon, Managing Director, City of South Fulton

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 as well as impacts the project may have on the activities, plans, goals and policies of other local jurisdictions and 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. A Final Report will be issued pending the receipt of stakeholders comments and ARC's completion of its review of the project.

Name of Proposal: Le Jardin Subdivision DRI 4348

Submitting Local Government: City of South Fulton

Date Opened: May 27, 2025

Comments Due: June 11, 2025

Date to Close: June 11, 2025

Description: A DRI review of a proposal to construct 867 single-family detached homes on a currently mostly forested 448-acre site on the east side of Cascade Palmetto Highway south of Landham Road in the City of South Fulton in Fulton County.

Preliminary Comments:

Key Comments

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

The project's retention of 247 acres of the total 488 acres as green and open space is supportive of regional environmental policies.

The project is expected to generate 7,204 new daily vehicular trips; associated roadway improvements to accommodate these are proposed.

The project's lack of mixed-use development of any kind is not in keeping with regional transportation and placemaking policies. Some minimal provision of neighborhood retail space could shorten or eliminate some automobile trips generated.

Opportunities for coordinating the project design with the design of the large mixed-use Boukaert Farms project in development on the west side of Cascade Palmetto Highway in the city of Chattahoochee Hills should be explored.

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 11-county metro region to ensure that required infrastructure and

resources are in place to support continued economic development and prosperity. The Plan assigns a relevant growth management category designation to all areas in the region— Developing Rural Areas for this project - and provides accompanying growth policy recommendations which are detailed at the end of these comments.

The project's lack of mixed-use development of any kind is not in keeping with regional transportation and placemaking policies. Some minimal provision of neighborhood retail space could shorten or eliminate some automobile trips generated.

Opportunities for coordinating the project design with the design of the large mixed-use Boukaert Farms project in development on the west side of Cascade Palmetto Highway in the City of Chattahoochee Hills should be explored.

Transportation and Mobility Comments

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

The project is expected to generate 7,204 new daily vehicular trips and a number of associated roadway improvements are proposed.

Opportunities for alternative transportation mode connections are limited by the rural location.

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

ARC Natural Resource Comments

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

Environmental Comments

The project's retention of 247 acres of the total 488 acres as green and open space is supportive of regional environmental policies.

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

Unified Growth Policy Considerations: Developing Rural Areas

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

The project is partially aligned with Developing Rural Areas recommendations in it's provision of 247 acres and green and open space. It could be better aligned with these policies by incorporating low-impact design

approaches in constructed areas and providing some amount of neighborhood retail space to reduce car trips. City of South Fulton leadership and staff, along with the applicant team, should collaborate closely to ensure absolute maximum sensitivity to nearby local governments, neighborhoods, land uses and natural systems.

The Following Local Governments And Agencies Received Notice Of This Review:

Atlanta Regional Commission Affairs	Georgia Department of Natural Resource	Georgia Department of Community
Georgia Department of Transportation Commission	Georgia Regional Transportation Authority	Georgia Soil and Water Conservation
Georgia Environmental Finance Authority	Georgia Conservancy	City of Chattahoochee Hills
Douglas County	City of Palmetto	

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 #4348

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: South Fulton
 Individual completing form: Reginald McClendon
 Telephone: 4708097236
 E-mail: reginald.mcclendon@cityofsouthfultonga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Le Jardin Subdivision
 Location (Street Address, District 9, Land Lot 17
 GPS Coordinates, or Legal
 Land Lot Description):

Brief Description of Project: Continuation of multi-phase master plan development, previously reviewed under DRI #552. Developer and Applicant have been advised that due to the length of time that has lapsed since the original application decision, DRI re-review would be required. Original DRI (#552) contemplated 2,370 total residential units (1,430 single family units, 790 townhouse units, and 150 loft apartment units). Also, approximately 200,000 square feet of retail space. The current project consists of 867 proposed single family detached units.

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.): 867 Proposed Single Family Detached Units

Developer: Brent Holdings, LLC

Mailing Address: 270 North Jeff Davis Drive

Address 2:

City: Fayetteville State: GA Zip: 30214

Telephone: 770-451-0478

Email: doug@brentholdings.net

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

If yes, property owner: Le Jardin VCOFI, LLC

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☒ Yes ☐ No

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: Twin Lakes Community Development (now known as Le Jardin Subdivision)

Project ID: 552

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? 100%; proposing remaining lots that will be built out

Estimated Project Completion Dates: This project/phase: Dec 2032
Overall project: Dec 2032

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DRI #4348

There are three location where proposed roads cross existing streams. Two of the crossings already had culverts constructed during the prior development that stalled in the 2008 financial crisis. A proposed culvert will be installed for the third crossing. Floodplain analysis will be performed on any crossings impacting FEMA's 1% Annual Chance Special Flood Hazard Areas.

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: South Fulton
Individual completing form: Reginald McClendon
Telephone: 4708097236
Email: reginald.mcclendon@cityofsouthfultonga.gov

Project Information

Name of Proposed Project: Le Jardin Subdivision
DRI ID Number: 4348
Developer/Applicant: Pulte Home Company, LLC
Telephone: 470-364-5618
Email(s): andrew.moroz@pulte.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: \$477,695,560

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$4,645,500

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

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

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

Water Supply

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

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

0.25

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

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

Is a water line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required?
0.52

Wastewater Disposal

Name of wastewater treatment provider for this site: Fulton County

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

0.25

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? 7.3 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.)

521 AM, 740 PM

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 lane on SR 70/154 at Proposed Entrance, right-turn deceleration lane on SR 70/154 at Proposed Entrance

Solid Waste Disposal

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

2,272

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? 20%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Stream buffers and conservation spaces are proposed to limit land disturbance. Storm water management ponds are proposed to provide water quality treatment as well as attenuation of runoff flowrates for the developing areas of the site.

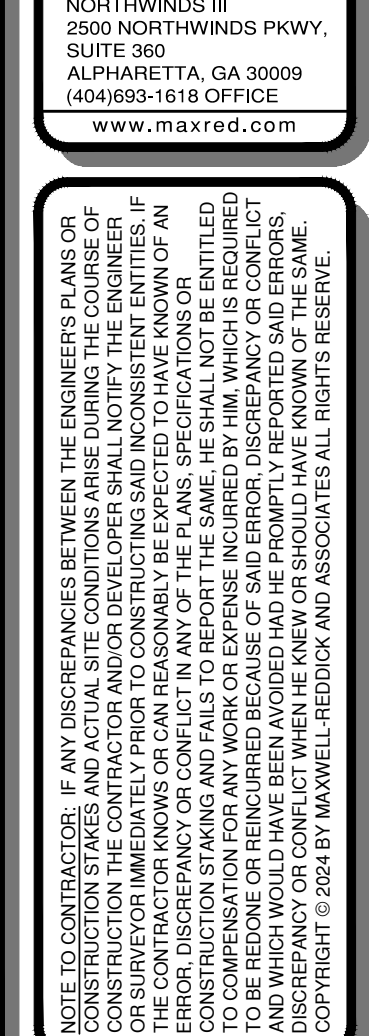
Environmental Quality

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

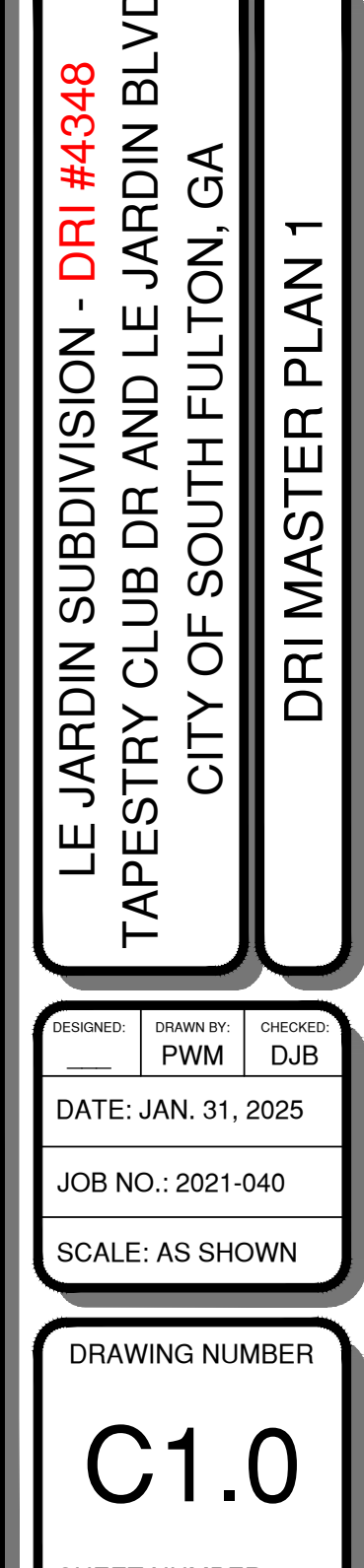
If you answered yes to any question above, describe how the identified resource(s) may be affected:

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REVISIONS	
1.	03-06-25 UPDATED LOT COUNT

- | |
|--|
| <p>DATA SOURCE NOTE:</p> <p>"THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM FULTON COUNTY GIS AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK."</p> |
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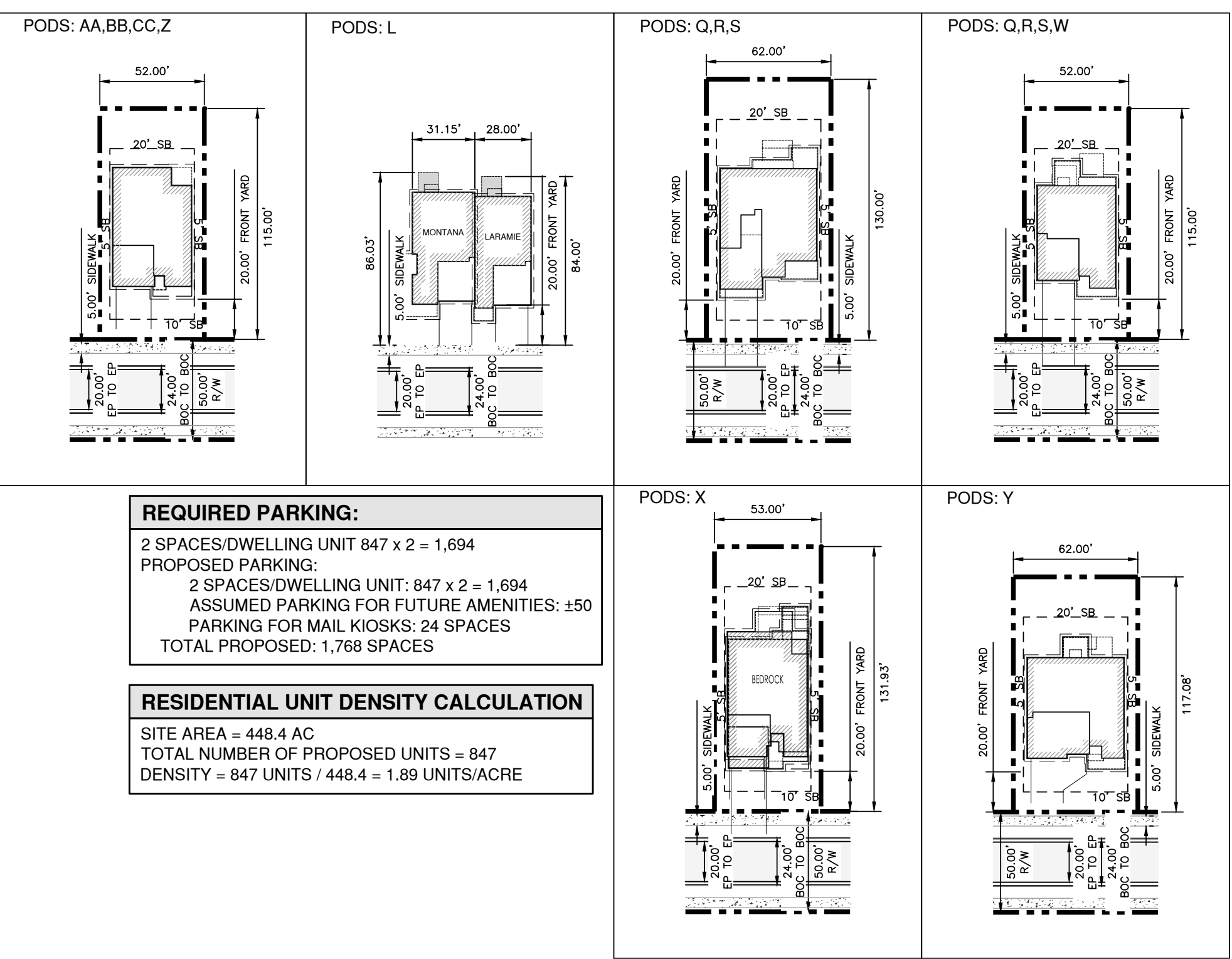
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WETLANDS NOTE:

ALL TIDAL AND NON-TIDAL TRIBUTARIES, MARSH AREAS AND WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL FROM THOSE AGENCIES.

WETLANDS SHOWN WERE TAKEN FROM DATA PROVIDED BY GAIA ENVIRONMENTAL CONSULTING. GAIA ENVIRONMENTAL PROJECT NO. 2021-03 - WOTUS/WOTS DELINEATION & GPS LOCATION WAS COMPLETED ON JAN. 15, 2021. THE WETLAND DATA WAS FIELD LOCATED BY GAIA ENVIRONMENTAL CONSULTING UTILIZING MAPPING GRADE GPS.

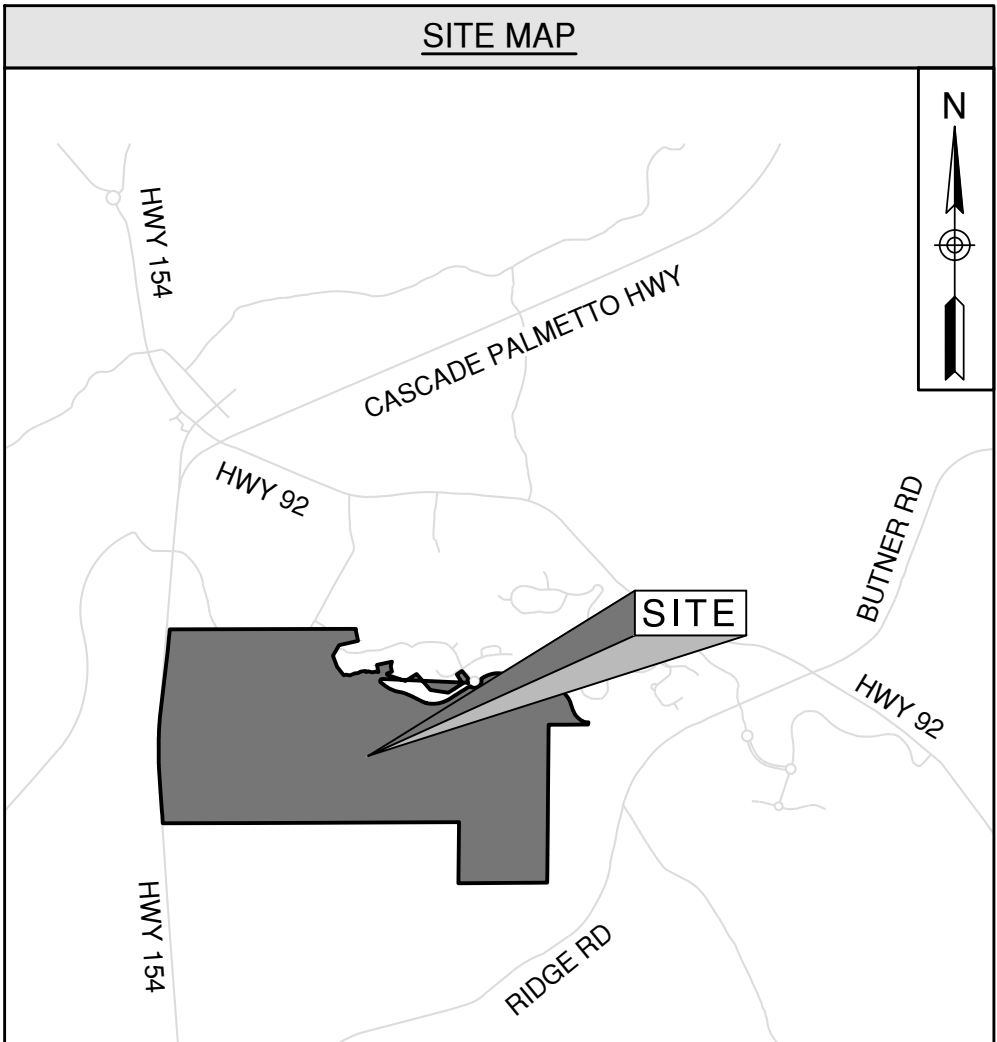


REQUIRED PARKING:

2 SPACES/DWELLING UNIT 847 x 2 = 1,694
PROPOSED PARKING:
2 SPACES/DWELLING UNIT: 847 x 2 = 1,694
ASSUMED PARKING FOR FUTURE AMENITIES: ±50
PARKING FOR MAIL KIOSKS: 24 SPACES
TOTAL PROPOSED: 1,768 SPACES

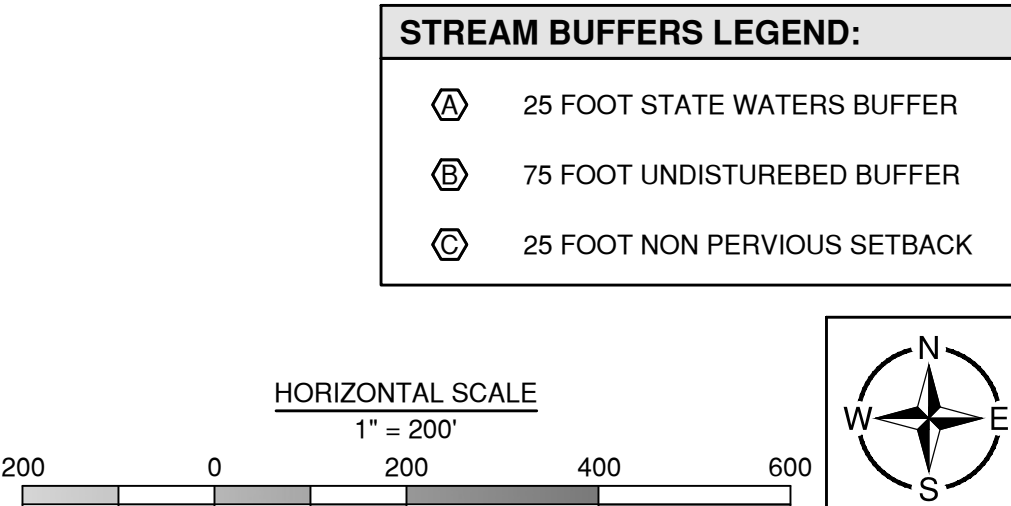
RESIDENTIAL UNIT DENSITY CALCULATION

SITE AREA = 448.4 AC
TOTAL NUMBER OF PROPOSED UNITS = 847
DENSITY = 847 UNITS / 448.4 = 1.89 UNITS/ACRE



PROJECT DIRECTORY	
TRAFFIC CONSULTANT:	NV5 10745 WESTSIDE WAY, SUITE 300 ALPHARETTA, GEORGIA 30009 PHONE: 678.795.3600 FAX: 678.461.3494
DEVELOPER:	PULTE HOME COMPANY, LLC 2475 NORTHWINDS PKWY SUITE 600 ALPHARETTA, GA 30009 PHONE: 678.245.5208 ATTN: ANDREW MOROZ EMAIL: ANDREW.MOROZ@PULTE.COM
ENGINEER:	MAXWELL-REDDICK AND ASSOCIATES, INC 2500 NORTHWINDS PKWY, SUITE 360 ALPHARETTA, GA 30009 PHONE: 404.693.1618

SITE DATA:	
SITE AREA:	PROPOSED SITE AREA: 448.4 AC
SITE ZONING:	EXISTING ZONING: PUD
BUILDING SETBACKS (REQ'D):	FRONT: 10 FT SIDE: 5 FT REAR: 5 FT EXTERIOR: 50 FT
PROPOSED LOT SUMMARY:	TOTAL PROPOSED LOTS: 847 POD AA & CC: 236 POD BB: 36 POD Q & R: 219 POD S: 62 POD X: 102 POD Y: 84 POD Z: 94 POD W: 14
OPEN SPACE:	REQUIRED OPEN SPACE/GREEN SPACE: 25% (118.5 AC) PROPOSED OPEN SPACE: 150.2 AC PROPOSED GREEN SPACE: 97.3 AC TOTAL: 247.5 AC

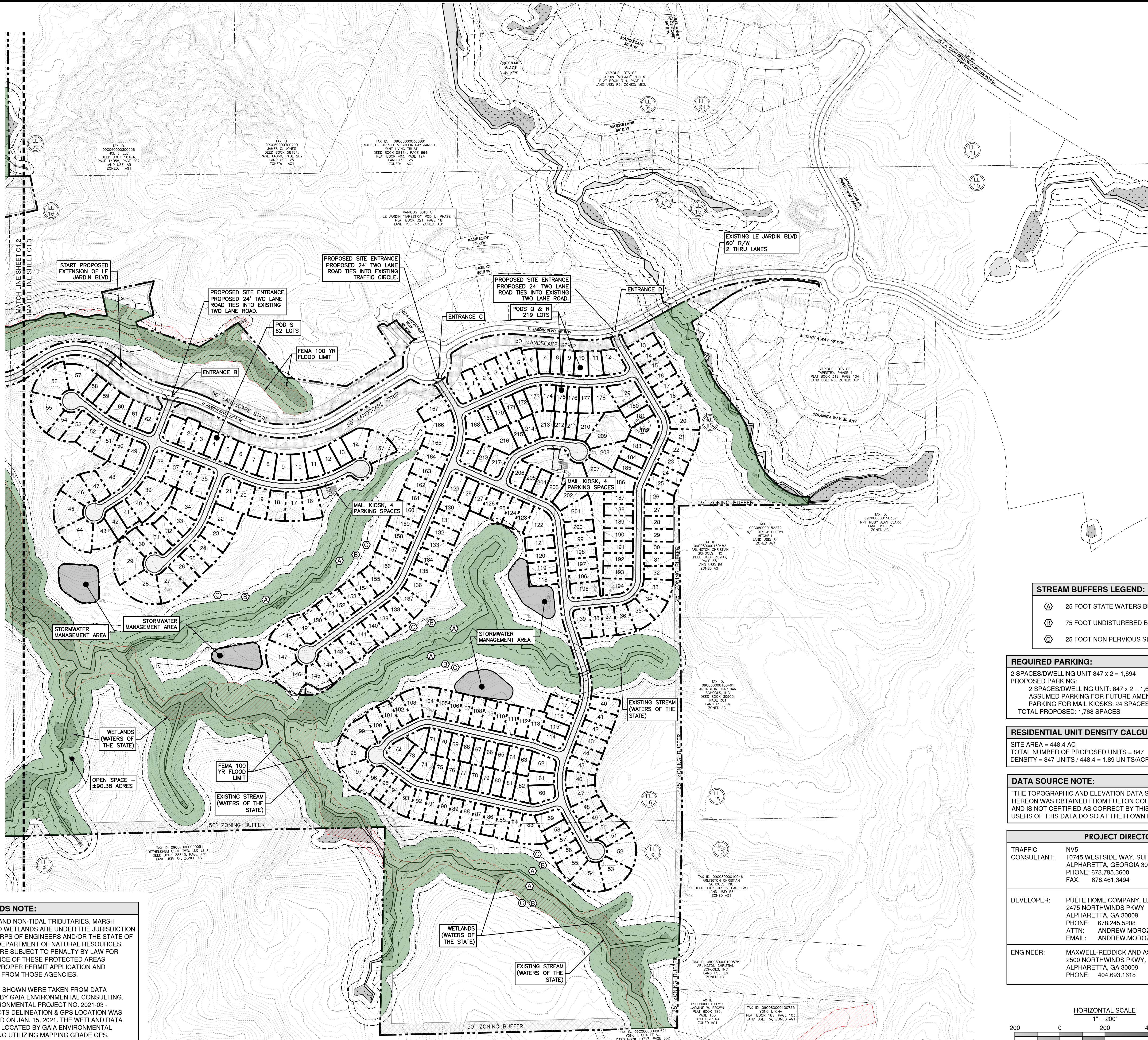


\\maxwell-reddick.com\Projects\2021-2022\040 Pulte - Le Jardin\Engineering\Design\Conceptual Drawings\LEJARDIN_MASTER DRI PLAN.PLOT DATE: 3/6/2025 10:23 AM

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STREAM BUFFERS LEGEND:

- (A) 25 FOOT STATE WATERS BUFFER
- (B) 75 FOOT UNDISTURBED BUFFER
- (C) 25 FOOT NON PERVIOUS SETBACK

REQUIRED PARKING:

2 SPACES/DWELLING UNIT 847 x 2 = 1,694
PROPOSED PARKING:
2 SPACES/DWELLING UNIT: 847 x 2 = 1,694
ASSUMED PARKING FOR FUTURE AMENITIES: ±50
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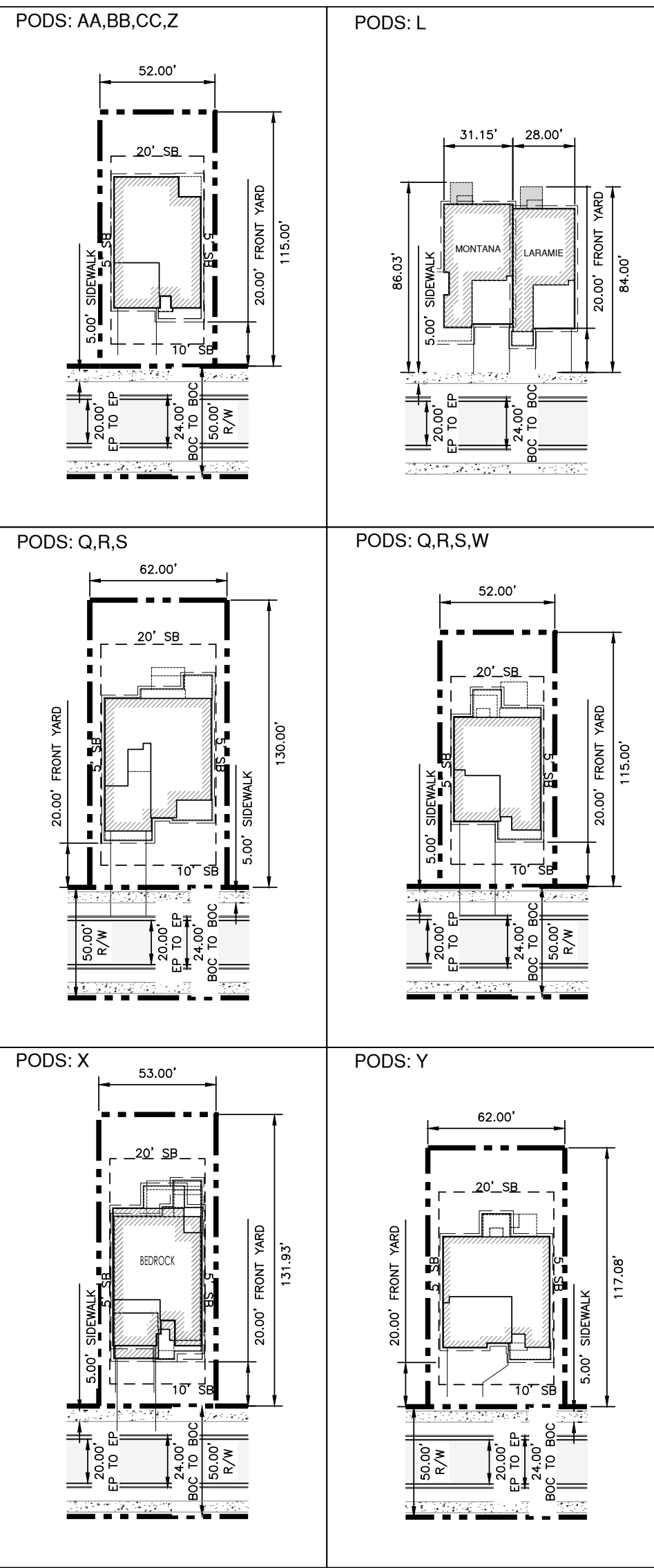
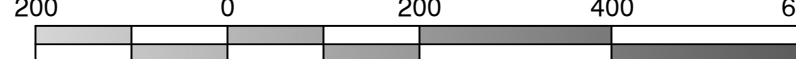
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PROJECT DIRECTORY

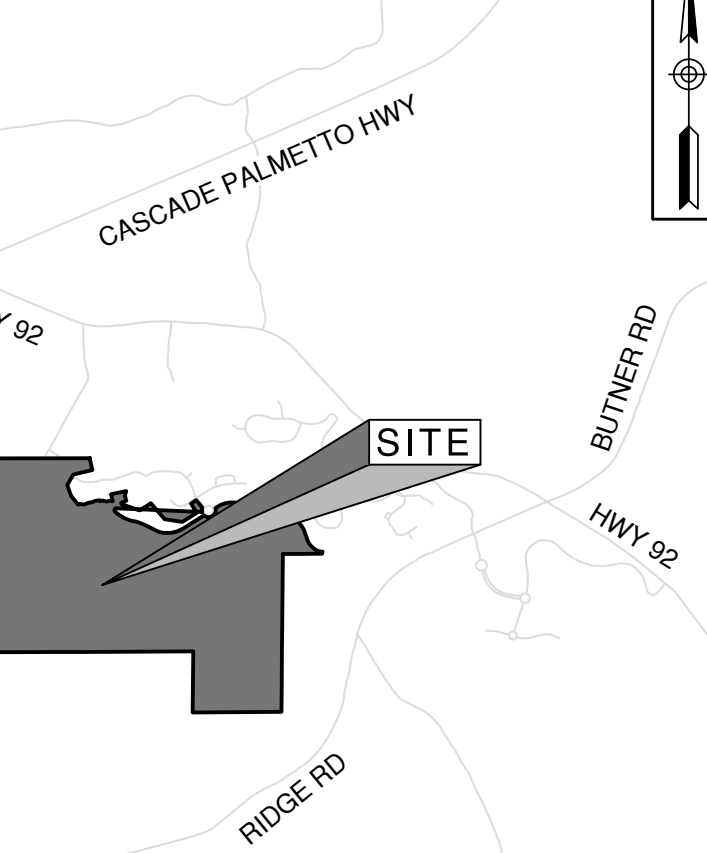
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ENGINEER:	MAXWELL-REDDICK AND ASSOCIATES, INC. 2500 NORTHWINDS PKWY, SUITE 360 ALPHARETTA, GA 30009 PHONE: 404.693.1618

HORIZONTAL SCALE

1" = 200'



SITE MAP



SITE DATA:

SITE AREA:
PROPOSED SITE AREA: 448.4 AC

SITE ZONING:
EXISTING ZONING: PUD

BUILDING SETBACKS (REQ'D):

FRONT: 10 FT
SIDE: 5 FT
REAR: 5 FT
EXTERIOR: 50 FT

PROPOSED LOT SUMMARY:

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OPEN SPACE:

REQUIRED OPEN SPACE/GREEN SPACE: 25% (118.5 AC)
PROPOSED OPEN SPACE: 150.2 AC
PROPOSED GREEN SPACE: 97.3 AC
TOTAL: 247.5 AC

LE JARDIN SUBDIVISION - DRI #4348
TAPESTRY CLUB DR AND LE JARDIN BLVD
CITY OF SOUTH FULTON, GA

GRTA DRI SITE PLAN - B

DESIGNED: PMW DRAWN BY: PMW CHECKED: DJB

DATE: JAN. 31, 2025

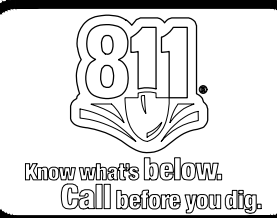
JOB NO.: 2021-040

SCALE: AS SHOWN

DRAWING NUMBER

C1.3

SHEET NUMBER 5



ENGINEERING &
LAND SURVEYING
40 JOE KENNEDY BLVD
STATESBORO, GA 30458
(912)488-7112 OFFICE
(912)488-7125 FAX
NORTHWINDS III
2500 NORTHWINDS PKWY,
SUITE 360
ALPHARETTA, GA 30009
(404)693-1618 OFFICE
www.maxwelled.com

NOTE TO CONTRACTOR: IF ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS OR CONSTRUCTION STAKES AND ACTUAL SITE CONDITIONS ARISE DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL NOTIFY THE ENGINEER IMMEDIATELY. THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWLEDGE OF ANY DISCREPANCIES AND SHALL BE RESPONSIBLE FOR REPORTING THE SAME. THE CONTRACTOR SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM, WHICH IS REQUIRED TO CORRECT SUCH DISCREPANCIES, UNLESS THE CONTRACTOR CAN PROVE THAT THE DISCREPANCY OR CONFLICT WHEN HE KNEW OR SHOULD HAVE KNOWN OF THE SAME, DISCREPANCY OR CONFLICT. MAXWELL-REDDICK AND ASSOCIATES ASSUMES NO LIABILITY FOR SUCH DISCREPANCY OR CONFLICT. COPYRIGHT © 2021 BY MAXWELL-REDDICK AND ASSOCIATES. ALL RIGHTS RESERVED.