



# REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • [www.atlantaregional.com](http://www.atlantaregional.com)

DATE: Feb 16 2011

ARC REVIEW CODE: R1102021

TO: Commissioner Shirley Lasseter

ATTN TO: Jeff West, Gwinnett County

FROM: Charles Krautler, Director

NOTE: This is digital signature.  
Original on file.

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). Below is the ARC finding. The Atlanta Regional Commission reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

**Submitting Local Government:** Gwinnett County

**Review Type:** Development of Regional Impact

**Name of Proposal:** Metro Green, LLC – Pleasantdale Road

**Date Opened:** Feb 2 2011

**DRI Checklist Preliminary Summary:**

Regional Consistency Assessment: 93%

Local Impacts Assessment: 100%

Quality Development Assessment: 81%

Overall Score: 91%

Overall Weighted Score: **92.7%**

**FINDING:** After reviewing the information submitted for the review, and the comments received from affected agencies, the Atlanta Regional Commission finding is that the DRI is in the best interest of the Region, and therefore, of the State.

**Comments:** According to the Unified Growth Policy Map (UGPM), the proposed development is located in an area designated as Mega Corridors which are most intensely developed radial corridors in the region and may include multiple regional centers. The proposed development is also located in a designated freight area on the UGPM.

The proposed development is located in an area that is primarily dominated by industrial uses but is in close proximity to residential and commercial uses as well. It is important to consider context sensitive design elements and identify potential conflicts as the area continues to develop.

**THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:**

ARC LAND USE PLANNING  
ARC DATA RESEARCH  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
DEKALB COUNTY

ARC TRANSPORTATION PLANNING  
ARC AGING DIVISION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
CITY OF DORAVILLE

ARC ENVIRONMENTAL PLANNING  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
CITY OF NORCROSS

If you have any questions regarding this review, Please contact Jon Tuley at (404) 463-3309 or [jtuley@atlantaregional.com](mailto:jtuley@atlantaregional.com). This finding will be published to the ARC website.

The ARC review website is located at: <http://www.atlantaregional.com/landuse>.

**RCA****RCA****ATLANTA REGIONAL COMMISSION - DEVELOPMENT OF REGIONAL IMPACT REVIEW****PART 1: REGIONAL CONSISTENCY ASSESSMENT***To be completed by the ARC Staff*

JURISDICTION:	<b>GWINNETT COUNTY</b>					Date RCA Completed, M/D/YYYY: 2/16/2011
DRI #:	<b>2183</b>					RC DRI Reviewer: JT
TENTATIVE NAME OF DEVELOPMENT:	<b>Metro Green, LLC</b>					
TYPE OF DEVELOPMENT:	<b>Waste Handling Facilities</b>					Action Triggering Review: Rezoning
<b>I. REGIONAL PLAN</b>	Yes	No	N/A	Score 0, 1, or 3	Explain (optional for "Yes" answers, required for "No" or "N/A" answers)	Recommendations (to the Developer for Improving the Project)
Is the development consistent with the Regional Development Map and Defining Narrative?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Is the development consistent with the Guiding Principles of the Regional Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
<b>II. REGIONAL RESOURCE PLAN AND RIRs</b>	Yes	No	N/A	Score 0, 1, or 3	Explain (optional for "Yes" answers, required for "No" or "N/A" answers)	Recommendations (to the Developer for Improving the Project)
If within one mile of any area on the RIR map, is the development consistent with the Guidance for Appropriate Development Practices in the Regional Resource Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
<b>III. INTERJURISDICTIONAL IMPACTS</b>	Yes	No	N/A	Score 0, 1, or 3	Explain (optional for "Yes" answers, required for "No" or "N/A" answers)	Recommendations (to the Developer for Improving the Project)
Does the development avoid or mitigate negative effect on public facilities (roads, stormwater / floodplain management, water quality, etc.) in neighboring jurisdictions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Are neighboring jurisdictions aware of, and prepared to manage, impacts of the development on public facilities (roads, stormwater / floodplain management, water quality, etc.) in their jurisdictions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Are other affected jurisdictions, including school boards, aware of, and prepared to manage, the impacts of this development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		

IV. TRANSPORTATION IMPACTS	Yes	No	N/A	Score 0, 1, or 3	Explain (optional for "Yes" answers, required for "No" or "N/A" answers)	Recommendations (to the Developer for Improving the Project)
Is this project consistent with any applicable regional transportation plan(s)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Does the development avoid or mitigate negative impacts on the surrounding transportation network?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
If not, do pending projects included in the funded portion of the applicable transportation plan (STIP/TIP/LRTP) mitigate all identified project impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
V. LOCALLY ADOPTED PLANS	Yes	No	N/A	Score 0, 1, or 3	Explain (optional for "Yes" answers, required for "No" or "N/A" answers)	Recommendations (to the Developer for Improving the Project)
Is the development consistent with the host government's Future Development Map and any applicable sub-area plans?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	GWINNETT COUNTY'S FDM DESIGNATES THIS AREA AS REGIONAL MIXED USE. HOWEVER, GWINNETT COUNTY STAFF HAS PRELIMINARILY RECOMMENDED APPROVAL	THE COUNTY SHOULD CONSIDER AMENDING THE COMPREHENSIVE PLAN TO ALLOW INDUSTRIAL USES IN THIS AREA IN THE SHORT TERM
Is the development consistent with any adjacent or potentially affected local government's Future Development Map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
VI. COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS)	Yes	No	N/A	Score 0, 1, or 3	Explain (optional for "Yes" answers, required for "No" or "N/A" answers)	Recommendations (to the Developer for Improving the Project)
Is the development consistent with the region's CEDS?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
<b>TOTAL RCA SCORE:</b>				<b>28</b>	<b>OUT OF A POSSIBLE:</b>	<b>30</b>
<b>TOTAL WEIGHTED RCA SCORE (50%):</b>				<b>14</b>	<b>OUT OF A POSSIBLE:</b>	<b>15</b>
<b>ALL QUESTIONS FROM PART 2 – LOCAL IMPACT ASSESSMENT AS WELL AS PART 3 – QUALITY DEVELOPMENT ASSESSMENT, WILL BE USED IN DETERMINING THE STAFF FINDING FOR THIS DRI AS WELL.</b>						
<b>FINDING (OVERALL ASSESSMENT OF REGIONAL CONSISTENCY)</b>						

☒ **YES**, “the proposed action **IS** in the best interest of the region and therefore of the state.”

☐ **NO**, “the proposed action **IS NOT** in the best interest of the region and therefore not of the state.”

Other Issues of Regional Concern:

**LIA****LIA****ATLANTA REGIONAL COMMISSION - DEVELOPMENT OF REGIONAL IMPACT REVIEW****PART 2: LOCAL IMPACTS ASSESSMENT***To be completed by the ARC Staff*

<b>JURISDICTION:</b>	<b>GWINNETT COUNTY</b>				<b>Date LIA completed, M/D/YYYY:</b> 2/16/2011	
<b>DRI #:</b>	<b>2183</b>				<b>RC DRI Reviewer:</b> JT	
<b>TENTATIVE NAME OF DEVELOPMENT:</b>	<b>Metro Green, LLC</b>					
<b>TYPE OF DEVELOPMENT:</b>	<b>Waste Handling Facilities</b>				<b>Action Triggering Review:</b> Rezoning	
<b>I. ADEQUACY OF LOCAL ASSETS/SERVICES</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Score 0, 1, or 3</b>	<b>Explain</b> (optional for "Yes" answers, required for "No" answers)	<b>Recommendations</b> (to the Developer for Improving the Project)
Do adequate wastewater/sewerage facilities currently exist to support the development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Do adequate water supply and treatment facilities exist to serve the development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Do adequate stormwater management facilities exist to serve the development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Do adequate solid waste facilities exist to support the development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Does the local school system have the capacity necessary to adequately support the development?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the local workforce possess the skills/expertise/education to effectively support the development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Are all other assets/services (public safety, etc.) adequate to serve the development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Is the local government fiscally capable of adequately providing any new facilities/services anticipated/likely to be required by the development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
<b>II. ADEQUACY OF TRANSPORTATION INFRASTRUCTURE</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Score 0, 1, or 3</b>	<b>Explain</b> (optional for "Yes" answers, required for "No" answers)	<b>Recommendations</b> (to the Developer for Improving the Project)
Do adequate transportation facilities currently exist to support the development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

If the development is predominately industrial, is it located in close proximity to an interstate highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
If the development is predominately industrial, is it located with reasonable proximity to an intermodal station or other freight transfer location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	RAIL ACCESS IS AVAILABLE ON SITE	
Will developer-funded mitigation of the transportation impacts of this development be adequate to address needs generated by the project? enhancements and/or improvements of the items already listed in the applicable transportation plan (STIP/TIP/LRTP)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
If not, will enhancements and/or improvements already listed in the applicable transportation plan (STIP/TIP/LRTP) be adequate to address needs generated by the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<b>III. ACCESS MANAGEMENT</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Score 0, 1, or 3</b>	<b>Explain</b> (optional for "Yes" answers, required for "No" answers)	<b>Recommendations</b> (to the Developer for Improving the Project)
If the size and type of development warrant, is access to the site effectively managed through the use of internal roadways, access roads, or shared driveways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
If the development is adjacent to more than one roadway, is access provided via the lowest functionally classified roadway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are access points to the site aligned with opposing access points and with existing, planned or likely median breaks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Are proposed traffic signals located at the intersection of public roadways that provide access to the entire site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Relative to the size and traffic volume of the adjacent roadways, does the proposed development provide an adequate, uninterrupted driveway throat lengths at all access points?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Are all proposed access points outside of the functional area of any adjacent intersections?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Do the proposed access points meet minimum spacing requirements established by GDOT (and GRTA, where appropriate)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<b>IV. RESOURCE MANAGEMENT</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Score 0, 1, or 3</b>	<b>Explain</b> (optional for "Yes" answers, required for "No" answers)	<b>Recommendations</b> (to the Developer for Improving the Project)
Are potential impacts upon WATER SUPPLY WATERSHEDS adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are potential impacts upon WETLANDS adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

Are potential impacts upon GROUNDWATER RECHARGE AREAS adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are potential impacts upon RIVER CORRIDORS adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are potential impacts upon PROTECTED MOUNTAINS adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are potential impacts upon COASTAL RESOURCES adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are potential impacts upon FLOODPLAINS adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are potential impacts upon SENSITIVE SOIL TYPES adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are potential impacts upon STEEP SLOPES adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are potential impacts upon PRIME AGRICULTURAL/FORESTRY AREAS adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are potential impacts upon RARE/ENDANGERED SPECIES adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are potential impacts upon FEDERAL, STATE OR REGIONAL PARKS adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are potential impacts upon HISTORIC RESOURCES adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are potential impacts upon DESIGNATED SCENIC BYWAYS adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are potential impacts upon VIEWSHEDS OR SCENIC AREAS adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

**Total LIA Score:**

**36**

**OUT OF A POSSIBLE:**

**36**

**Total Weighted LIA Score (30%):**

**10**

**OUT OF A POSSIBLE:**

**10**

### OVERALL ASSESSMENT OF LOCAL IMPACTS

***Does the host local government need to take action to manage potential adverse impacts of this development?***

**YES** ☐

**NO** ☒

**NARRATIVE:**

***Should special requirements be placed on the developer(s) to mitigate adverse development impacts?***

**YES** ☐

**NO** ☒

**NARRATIVE:**

**QDA****QDA**

**ATLANTA REGIONAL COMMISSION - DEVELOPMENT OF REGIONAL IMPACT REVIEW**  
**PART 3: GEORGIA QUALITY DEVELOPMENT ASSESSMENT**

*To be completed by the ARC Staff*

<b>JURISDICTION:</b>	<b>GWINNETT COUNTY</b>				<b>Date QDA Completed, M/D/YYYY:</b> 2/16/2011	
<b>DRI #:</b>	<b>2183</b>				<b>RC DRI Reviewer:</b> JT	
<b>TENTATIVE NAME OF DEVELOPMENT:</b>	<b>Metro Green, LLC</b>					
<b>TYPE OF DEVELOPMENT:</b>	<b>Waste Handling Facilities</b>				<b>Action Triggering Review:</b> Rezoning	

<b>I. MIX OF USES</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Score 0,1, or 3</b>	<b>Explain (as necessary for "Yes" and "No" answers)</b>	<b>Recommendations (to the Developer for Improving the Project)</b>
Does the development incorporate a mixture of complementary land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the development have vertically mixed uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
If the development is primarily residential, are a healthy mix of uses (e.g., corner grocery stores, community facilities) located within an easy walking distance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For developments without a residential component, does the development add a compatible new use that is not prevalent in the immediately surrounding area/neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>3</b>	PROPOSED DEVELOPMENT IS INDUSTRIAL LOCATED IN AN EXISTING INDUSTRIAL AREA.	

<b>II. TRANSPORTATION ALTERNATIVES</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Score 0,1, or 3</b>	<b>Explain (as necessary for "Yes" and "No" answers)</b>	<b>Recommendations (to the Developer for Improving the Project)</b>
Are there sidewalks within the development?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are there existing or proposed sidewalks along all adjacent external street frontages that connect to the internal sidewalk network?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>1</b>		DEVELOPER SHOULD INVESTIGATE ADDING SIDEWALKS TO PLEASANTDALE ROAD FRONTAGE
Are sidewalks designed to comply with ADA, AASHTO standards of width and accessibility?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Is bicycle parking provided at all non-residential buildings, multi-family buildings, and other key destinations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>1</b>		DEVELOPER SHOULD CONSIDER ADDING BIKE RACKS FOR USE BY EMPLOYEES
Does the development include multi-use trails that will connect to the external trail network(s)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			



Are intersections designed for pedestrian safety, including marked crossing, curb extensions, median refuges, raised crosswalks, and/or pedestrian actuation devices?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the design include pedestrian connections between building entrances and the internal and external sidewalk network?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the development contribute to public streetscapes with pedestrian-friendly amenities, such as benches, lighting, street trees, trash cans, pedestrian entrance on street level, and windows at street level?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Will the development employ pedestrian-friendly block sizes (e.g., block face no more than 500 ft, average block perimeter 1350 ft)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Will the development incorporate traffic calming measures, such as narrower street widths, raised pedestrian crossings, or rough pavement materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<b>III. CONNECTIVITY</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Score 0,1, or 3</b>	<b>Explain</b> (as necessary for "Yes" and "No" answers)	<b>Recommendations</b> (to the Developer for Improving the Project)
Will the development employ street layouts that match those in older parts of the community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Will the developments internal street network connect to the existing surrounding street network at many points?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the development provide multiple ingress/egress points and have access to multiple external roadways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	PROPOSED DEVELOPMENT WILL UTILIZE EXISTING DRIVEWAY FOR TRUCKS AND EMPLOYEE/VISITOR PARKING	
Does the proposal provide appropriate direct connections to existing adjacent developments/uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the proposal allow for direct connection to adjacent developments/uses in the future (at stub outs, dead end streets, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Will the development include external and internal connections that allow motorists to avoid using the surrounding roadways to access adjacent uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the internal street network minimize traveling distance by providing relatively direct circulation throughout the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Can the internal street network be reasonably anticipated to add to the public roadway network?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Where appropriate, will the development employ mid-block alleys?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

IV. PARKING	Yes	No	N/A	Score 0,1, or 3	Explain (as necessary for "Yes" and "No" answers)	Recommendations (to the Developer for Improving the Project)
Does the development provide no more parking than the minimum required by the local jurisdiction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Does development seek reduced parking requirements for commercial and residential developments, particularly when nearby parking alternatives or public transit is available?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does development seek shared parking arrangements that reduce overall parking needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does development use landscaped tree islands and medians to break up large expanses of paved parking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Is the development's parking located where it does not visually dominate the development from the street?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		EXISTING PARKING TO REMAIN	
Does the parking design allow for easy and safe pedestrian access to buildings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
V. INFILL DEVELOPMENT	Yes	No	N/A	Score 0,1, or 3	Explain (as necessary for "Yes" and "No" answers)	Recommendations (to the Developer for Improving the Project)
Is the development proposing to locate on an infill site with existing infrastructure in place?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Does this project involve redevelopment of abandoned structures; a brownfield site; other underutilized properties?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the development re-use or rehabilitate existing and/or historic structures?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Is the development designed to blend into existing neighborhoods with compatible scale and design (e.g., small scale apartment buildings, multi-family that looks like a single residence from the street, etc)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are new housing opportunities being created out of former, underused commercial, warehouse, or industrial spaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Is the development designed to revitalize existing neighborhood commercial centers (or create a new one on an infill site) that will serve as a focal point for the surrounding neighborhood and community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Is this a greyfield redevelopment that converts vacant or under-utilized commercial strips to mixed-use assets?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

VI. SENSE OF PLACE	Yes	No	N/A	Score 0,1, or 3	Explain (as necessary for "Yes" and "No" answers)	Recommendations (to the Developer for Improving the Project)
Does the development create or enhance community spaces such as public plazas, squares, parks, etc?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Is the development consistent / compatible with the traditional character of the community, incorporating appropriate scale, placement and massing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	LOCATED IN EXISTING INDUSTRIAL AREA	
If "big box" retail, is the development designed in a way that complements surrounding uses (e.g. appropriate massing and scale when in developed areas; landscaped buffers/berms when in less developed areas; etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
If "big box" retail, is the development designed in a way that promotes long-term usability (e.g. allows for subsequent adaptation to other tenants/uses)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are structures oriented toward and located near existing and proposed street front(s) with parking located in places other than between the structure and the street/sidewalk?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the development design include restrictions on the number and size of signs and billboards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
If applicable, will the natural vegetative character of surrounding roadways be maintained (e.g., with setbacks, vegetative buffers, landscaped berms)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
VII. TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)	Yes	No	N/A	Score 0,1, or 3	Explain (as necessary for "Yes" and "No" answers)	Recommendations (to the Developer for Improving the Project)
Is the development designed to be an attractive, pedestrian-friendly activity center serving surrounding residential areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Will the development include a mix of housing types and sizes evocative of the "traditional" development styles/patterns of the community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Do planned street widths employ TND width standards (i.e. narrow)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are structures designed with small setbacks, and porches (where appropriate) that contribute to a continuous orientation to the street that is pedestrian-friendly and encourages interaction with neighbors and/or passers-by?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are accommodations included for on-street parking and/or rear alleyway access for residents'/visitors' automobiles?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

VIII. OPEN/GREEN SPACE CONSERVATION	Yes	No	N/A	Score 0,1, or 3	Explain (as necessary for "Yes" and "No" answers)	Recommendations (to the Developer for Improving the Project)
Is the development in close proximity with direct access to permanently protected open/greenspace?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Is the development clustered to preserve open/green space within the development site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the development set aside a substantial percentage of total land area as permanently protected open or green space, preferably connected to a green space network?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the design of the development include provisions to permanently preserve environmentally sensitive areas by setting them aside as public parks, trails, greenbelts, etc?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the design of the development incorporate significant site features (view corridors, water features, farmland, wetlands, etc.) as amenities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
If public water/sewer is unavailable, does the design of the development make use of common area drain fields and/or neighborhood-scale wastewater treatment systems to reduce parcel size and facilitate cluster development?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
IX. ENVIRONMENTAL PROTECTION	Yes	No	N/A	Score 0,1, or 3	Explain (as necessary for "Yes" and "No" answers)	Recommendations (to the Developer for Improving the Project)
Does the development avoid critical environmental areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Does the project avoid land physically unsuitable for development (steep slopes greater than 20%, floodplains, stream corridors, groundwater recharge areas or wetlands), prime agricultural lands/soils and/or propose the appropriate mitigation measures?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Does the development include measures to retain/protect a large proportion of existing trees and to maintain the health of new trees included in the development's landscaping?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the development incorporate native and drought-tolerant landscaping?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Is the development designed to avoid the need for a stream buffer variance under any applicable ordinances?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the development's stormwater management plan avoid increasing the rate and quantity of post-development stormwater runoff when compared with pre-development stormwater rates and quantities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0	INFORMATION NOT SUBMITTED FOR THE REVIEW	THE APPLICANT SHOULD PROVIDE A LETTER OUTLINING THE STORM WATER MANAGEMENT PLAN!

Does the development reflect best management practices (e.g., bioretention strips, rain gardens or swales as alternatives to conventional practices) for water quality protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Do the parking lots incorporate innovative on-site stormwater mitigation or retention features that are not covered elsewhere in this checklist?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Is a substantial proportion of the total paved area (total of driveways, parking, etc) covered with permeable surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the development propose water conservation covenants or employ other appropriate water conservation measures?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Is the development seeking independent certification/recognition by a widely acknowledged development accreditation organization (e.g. LEED, EarthCraft, Green Globes, Energy Star, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the development make use of alternative building materials that promote environmental protection and energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<b>X. HOUSING CHOICES</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Score 0,1, or 3</b>	<b>Explain</b> (as necessary for "Yes" and "No" answers)	<b>Recommendations</b> (to the Developer for Improving the Project)
For developments with a residential component, will a diversity of housing types be provided in the development, including: Single family; Accessory housing units; Multi family; Affordable housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For developments with a residential component, does the development add a new housing type to the immediately surrounding neighborhood?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
If the development includes a senior housing component, does the development include affordability and accessibility features and proximity to services and transportation alternatives?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Will the development provide greater housing options for low and middle income residents and families?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<b>XI. ECONOMIC DEVELOPMENT</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Score 0,1, or 3</b>	<b>Explain</b> (as necessary for "Yes" and "No" answers)	<b>Recommendations</b> (to the Developer for Improving the Project)
Are the economic returns associated with the development projected to offset the local/regional costs for any infrastructure and service enhancements necessary to serve development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	MINIMAL IMPACTS TO LOCAL/REGIONAL INFRASTRUCTURE OR SERVICES	
Will the development enhance diversity in the local/regional economic base?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

Does the design/location of this development clearly reflect consideration of the local and regional jobs/housing balance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Is the development located in a tax abatement zone, a tax allocation district, a designated/planned redevelopment area, an enterprise zone, or other governmentally supported redevelopment zones?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		INFORMATION NOT SUBMITTED FOR THE REVIEW	
Will this development use or is it likely to enhance local or regional small-business development program(s)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Will the development provide greater employment opportunities for low and middle income residents?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Is the development likely to spur other activities aimed at improving the quality of the local/regional workforce?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<b>TOTAL QDA SCORE</b>				<b>29</b>	<b>OUT OF A POSSIBLE:</b>	<b>36</b>
<b>TOTAL WEIGHTED QDA SCORE (20%)</b>				<b>5</b>	<b>OUT OF A POSSIBLE:</b>	<b>7</b>

### OVERALL ASSESSMENT OF QUALITY

<i>Is the preponderance of answers above "Yes"?</i>	<input type="checkbox"/> <b>YES</b> , the proposed development qualifies for expedited review. <input type="checkbox"/> <b>NO</b> , the proposed development <u>DOES NOT</u> qualify for expedited review.		
<i>And is the development generally reflective of the best quality growth practices?</i>	<input type="checkbox"/> <b>YES</b> , this regional commission recommends this development for Georgia Quality Development designation. <input type="checkbox"/> <b>NO</b> <b>NARRATIVE:</b>		
<i>To improve the overall quality of the development, does the regional commission recommend that the local government seek additional alterations to the proposal that have not been described above?</i>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	<b>NARRATIVE:</b>

**METRO GREEN WASTE HANDLING FACILITY DRI**  
**Gwinnett County**  
**ARC Environmental Planning Division Comments**  
**February 2, 2011**

**Watershed Protection and Stream Buffers**

The property is in the Peachtree Creek watershed, which is part of the Chattahoochee River Watershed, but does not drain into the water supply watershed portion of the Chattahoochee. The USGS coverage for the area shows no streams on the property. Any unmapped streams that may be on the property will be subject to Gwinnett County's stream buffer ordinance, which requires a 75-foot buffer along perennial and intermittent streams. Any state waters that may be on the property will be subject to the State 25-foot Erosion and Sedimentation Act buffers. Any work within these buffers will require a variance.

**Storm Water / Water Quality**

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. ARC has estimated the amount of pollutants produced after the construction of the proposed development, based on the submitted plans. The estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr). The loading factors are based on the results of regional storm water monitoring data from the Atlanta Region. Actual pollutant loadings will vary based on actual use and the amount of impervious surface in the final project design. The following table summarizes the results of the analysis.

**Estimated Pounds of Pollutants Per Year**

<b>Land Use:</b>	<b>Land Area (Acres)</b>	<b>Total Phosphorus</b>	<b>Total Nitrogen</b>	<b>BOD</b>	<b>TSS</b>	<b>Zinc</b>	<b>Lead</b>
Heavy Industrial	16.82	24.39	323.62	2152.96	13371.90	27.92	3.53
<b>TOTAL</b>	16.82	24.39	323.62	2152.96	13371.90	27.92	3.53

Total Percentage Impervious: 80%

In order to address post-construction stormwater runoff quality, the project should to the applicable Metropolitan North Georgia Water Planning District 2009 Watershed Management Plan's Stormwater and Watershed Protection Ordinances, as adopted by Gwinnett County. It should also implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual ([www.georgiastormwater.com](http://www.georgiastormwater.com)) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.



## MEMORANDUM

**TO:** Jon Tuley, Land Use Division

**FROM:** Lyubov Zuyeva, Transportation Planning Division

**DATE:** February 1, 2011

**SUBJECT:** **TPD Review of DRI # 2183**

Project: Metro Green, LLC-Pleasantdale Road Recycling Facility

County: Gwinnet/small portion in DeKalb

Location: On Pleasantdale Road north of intersection with Best Friend Road,  
off I-85 Pleastandale Road Exit (Exit# 96)

Analysis:

Expedited

☒

Non-Expedited

☐

**cc:** David Haynes  
TPD

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The Transportation Planning Division has reviewed the site plan prepared by Rochester & Associates on behalf of Metro Green, LLC, and an accompanying memo regarding expected traffic volumes.

This DRI proposal is being considered for review under the Georgia Regional Transportation Authority Expedited Review Process. The proposed 16.8 acre site would house a recycling/waste materials transfer operation. There is an existing 106,700 sq. feet building on site, which will be modified to contain a smaller enclosed area and an open concrete slab area for storage of materials.

### INFRASTRUCTURE

#### Transportation

**How many site access points will be associated with the proposed development? What are their locations?**

Site access is intended to be provided via one driveway off Pleasantdale Road in Gwinnett County, just north of DeKalb County line.

**How much traffic (both average daily and peak am/pm) will be generated by the proposed project?**



As per memo provided by Metro Green, LLC, the daily volumes of traffic are expected to be under 360 trips per day, consisting of up to 300 freight truck trips per day, and up to 60 employee trips per day (30 employees are expected to be working at this site in the future).

**List the transportation improvements that would affect or be affected by the proposed project.**

**2008-2013 TIP\***

ARC Number	<u>Route</u>	Type of Improvement	Scheduled Completion Year
AR-945A	I-85 North HOV to HOT Conversion Implementation Project	Managed Lanes	2011
AR-945B	I-85 North HOV to HOT Conversion Start Up & Operations: Phase I	Managed Lanes	2011

*\*The ARC Board adopted the Envision6 RTP and FY 2008-2013 TIP on September 26<sup>th</sup>, 2007.*

**Envision6 RTP (Long Range Projects)\***

ARC Number	<u>Route</u>	Type of Improvement	Scheduled Completion Year
AR-910	SR 13 (Buford Highway) Arterial Bus Rapid Transit	Transit	2030

*\*The ARC Board adopted the Envision6 RTP and FY 2008-2013 TIP on September 26<sup>th</sup>, 2007.*

**County and Local Projects\***

Number	<u>Route</u>	Type of Improvement	Scheduled Completion Year
None known			

*\*Gwinnett County current five-year SPLOST program went into effect in April 2009 after voter approval in the November 2008 general election; it will expire in March 2014.*

Note: the site plan mentions a GDOT project “#PR-5182-1(089)”. No such project was located in ARC PLANIT database or in GDOT TREX database. However, there could be a Pleasantdale Road future widening project under consideration.

**Summarize the transportation improvements as recommended by the site plan or traffic study.**

No transportation improvements envisioned as part of this development per the site plan.

**Is the site served by transit? If so, describe type and level of service and how it will enhance or be enhanced by the presence of transit? Are there plans to provide or expand transit service in the vicinity of the proposed project?**

The immediate vicinity of the site area is not serviced by local transit. However, there is a MARTA bus stop near intersection of Pleasantdale Road and Oakliff Road, approximately 2000 feet (slightly over 1/3 mile) south of the driveway entrance. There is a future premium transit stop envisioned as part of Concept 3 at the interchange of I-85 and Pleasantdale Road. There are

no sidewalks along Pleasantdale Road in the immediate vicinity of the site, making transit inaccessible to workers even if there was a transit stop within reasonable walking distance.

**What transportation demand management strategies does the developer propose (carpool, flex-time, transit subsidy, etc.)?**

None proposed.

**What are the conclusions of this review? Is the transportation system (existing and planned) capable of accommodating these trips?**

Based on the site plan and expected traffic counts provided, ARC TPD expects that the transportation system will be able to handle this development. This site is located along UGPM 2010 “Region Employment Corridor” and within a regionally-designated “Industrial/Logistics” place type under UGPM. ARC TPD concludes that this development will have minimal impact on surrounding land uses and transportation network.

There is a potential safety and Access Management concern associated with existing driveway throat length being a little too short: 100 feet of uninterrupted throat length from the main road to the first driveway turn-off point is recommended for DRIs located on roads other than state routes and major arterials; based on the site plan, the distance between the road and the parking turn-off from the driveway is barely 100 feet. This distance should be verified, and if needed, configuration updated to allow for safe queuing of vehicles entering and exiting the proposed development.

## Jonathan Tuley

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**From:** Jack Joiner [joiner465@gmail.com]  
**Sent:** Friday, January 21, 2011 9:48 PM  
**To:** Jonathan Tuley  
**Cc:** Carol Comer; mvanwie@dekalbcountyga.gov  
**Subject:** Fwd: FW: DRI Pre-Application Review Hearing January 24, 2011 - Metro Green, LLC- Pleasantdale Road (Gwinnett County, DRI #2183)  
**Attachments:** DRI Checklist.pdf

Hi Jon:

DRI#2183 has been reviewed and the facility is located approximately 4 miles northeast of Runway 20L at the DeKalb-Peachtree Airport (PDK). We understand that the project is a proposed waste handling facility that will process and recycle construction and demolition debris. As long as the facility will be limited to handling construction debris, the proposed project will not impact the PDK Airport. It is very important that the facility not be allowed to process any materials that will attract birds. Please include notification of the DRI to Mr. Mike Van Wie, Director, DeKalb-Peachtree Airport, 2000 Airport Road, Suite 212, Atlanta, GA 30341, telephone 770-936-5440, [mvanwie@dekalbcountyga.gov](mailto:mvanwie@dekalbcountyga.gov). Thank you for the opportunity to comment on the proposed project.

Regards, Jack

----- Forwarded message -----

**From:** Comer, Carol <[ccomer@dot.ga.gov](mailto:ccomer@dot.ga.gov)>  
**Date:** Thu, Jan 20, 2011 at 4:55 PM  
**Subject:** FW: DRI Pre-Application Review Hearing January 24, 2011 - Metro Green, LLC-Pleasantdale Road (Gwinnett County, DRI #2183)  
**To:** "Joiner, Jack" <[jjoiner@dot.ga.gov](mailto:jjoiner@dot.ga.gov)>, Jack Joiner <[joiner465@gmail.com](mailto:joiner465@gmail.com)>

Can you take a look at this one and let Jonathan know if there are any impacts.

Thank you. Appreciate all your help. Especially staying on IT!

Carol

**Carol L. Comer**

Aviation Programs Manager

Georgia Department of Transportation

4005 Fulton Industrial Blvd.

Atlanta, GA 30336

[www.georgia-aviation.dot.ga.gov](http://www.georgia-aviation.dot.ga.gov)

404-505-4869 phone | 404-505-4870 fax | 770-639-0331 cell

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**From:** Jonathan Tuley [mailto:[JTuley@atlantaregional.com](mailto:JTuley@atlantaregional.com)]

**Sent:** Thursday, January 20, 2011 1:14 PM

**To:** Allen, Patrick; Fowler, Matthew; Alexander, Angela; Ware, Alan; Williams, Michael V.; Comer, Carol; Lobdell, Mike; Walker, Steven; Fowler, Matthew; Cautela, Daphne; Crocker, John; [wstinson@itsmarta.com](mailto:wstinson@itsmarta.com); [lbeall@grta.org](mailto:lbeall@grta.org); Julie McQueen; Roberson, Michael; [BDennard@grta.org](mailto:BDennard@grta.org); [DRI@grta.org](mailto:DRI@grta.org); Jon West; [Jeffrey.West@gwinnettcounty.com](mailto:Jeffrey.West@gwinnettcounty.com); [gwinnettplanning@gmail.com](mailto:gwinnettplanning@gmail.com); Lee Tucker; Swan-White, Karmen; [pgkeeter@co.dekalb.ga.us](mailto:pgkeeter@co.dekalb.ga.us)

**Cc:** Landuse; Jane Hayse; [SDunn@atlantaregional.com](mailto:SDunn@atlantaregional.com); David Haynes; Mike Alexander; Jim Skinner; Lyubov Zuyeva; Michael Kray  
**Subject:** DRI Pre-Application Review Hearing January 24, 2011 - Metro Green, LLC-Pleasantdale Road (Gwinnett County, DRI #2183)

## **Development of Regional Impact Pre-Application Conference Notification**

This E-Mail serves as notice that ARC staff has reviewed the information submitted on the "Form 1" page of the Department of Community Affairs (DCA) website and finds that, based on the information submitted on the form, the proposed development(s) would be a Development of Regional Impact as defined by DCA Rules. This proposal warrants Regional Review.

The Atlanta Regional Commission staff will hold a pre-review conference on **Monday, January 24, 2011, in the Chattahoochee Conference Room at ARC Offices** to discuss the following project(s) and determine what additional information will be needed to initiate the review. We request that you or a member of your staff attend the pre-review conference to review the initial proposal. If you are the applicant/developer, or the developer's representative, you must attend this meeting. Please send us all information related to the project, including a digital copy of the site plan prior to the meeting. The DRI Checklist is attached for your review prior to the meeting.

**2:00pm Metro Green, LLC - Pleasantdale Road** - This project, located in Gwinnett County, is a proposed waste handling facility that will process and recycle construction and demolition debris. The proposed project is located at 4351 Pleasantdale Road. For more information on this project please visit the [DCA website](#) or contact our offices.

For Directions to the Atlanta Regional Commission please visit the [ARC website](#).

For more information regarding the DRI processes, and the information needed for the review, please see the [DRI website](#).

We are hopeful that any concerns your agency or organization might have about the development can be identified at this meeting. All interested parties are welcome to attend. Please let me know if you have any questions about the meeting.

**Jon Tuley, AICP**

Principal Planner  
Atlanta Regional Commission  
40 Courtland Street, NE  
Atlanta, GA 30303

*Please note new telephone number*  
**(P) 404-463-3307** (F) 404-463-3254

Check out ARC's Land Matters Blog!

<http://landmatters.wordpress.com/>

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Jack D. Joiner, LLC  
Aviation Programs, GDOT  
465 Abbeywood Drive  
Roswell, GA 30075  
(770)594-9747  
(cell) (404)229-1352  
Home Office - [joiner465@gmail.com](mailto:joiner465@gmail.com)

# Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)**DRI #2183****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:

Gwinnett County

Individual completing form:

Jeffrey West

Telephone:

678-518-6211

E-mail:

jeffrey.west@gwinnettcountry.com

\*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:

Metro Green, LLC - Pleasantdale Road

Location (Street Address,  
GPS Coordinates, or Legal  
Land Lot Description):

4351 Pleasantdale Road

Brief Description of Project:

Waste Handling Facility - Construction &amp; Demolition Debris Processing and Recycling

**Development Type:**☐ (not selected)☐ Hotels☐ Wastewater Treatment  
Facilities☐ Office☐ Mixed Use☐ Petroleum Storage Facilities☐ Commercial☐ Airports☐ Water Supply  
Intakes/Reservoirs☐ Wholesale & Distribution☐ Attractions & Recreational  
Facilities☐ Intermodal Terminals☐ Hospitals and Health Care  
Facilities☐ Post-Secondary Schools☐ Truck Stops☐ Housing☒ Waste Handling Facilities☐ Any other development types☐ Industrial☐ Quarries, Asphalt & Cement  
Plants

If other development type, describe:

Project Size (# of units, floor area, etc.):	79800 square feet
Developer:	Metro Green, LLC
Mailing Address:	c/o Mahaffey Pickens Tucker LLP
Address 2:	1550 North Brown Road, Suite 125
	City:Lawrenceville State: GA Zip:30043
Telephone:	770-232-0000
Email:	ltucker@mptlawfirm.com
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, property owner:	PK - 4351 Pleasantdale, LLC etal
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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 checked="" type="checkbox"/> Other Special Use Permit
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: 2012 Overall project: 2012
<hr/>	
<a href="#">Back to Top</a>	

# Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)**DRI #2183**

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 <a href="#">Rules for the DRI Process</a> and the <a href="#">DRI Tiers and Thresholds</a> for more information.	
Local Government Information	
Submitting Local Government:	Gwinnett County
Individual completing form:	Jeffrey West
Telephone:	678-518-6211
Email:	jeffrey.west@gwinnettcountry.com
Project Information	
Name of Proposed Project:	Metro Green, LLC - Pleasantdale Road
DRI ID Number:	2183
Developer/Applicant:	Metro Green, LLC
Telephone:	770-232-0000
Email(s):	ltucker@mptlawfirm.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.)	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, the official review process can not start until this additional information is provided.	
Economic Development	
Estimated Value at Build-Out:	\$6,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$1,500,000
Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Will this development displace	



any existing uses?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe (including number of units, square feet, etc):	
<b>Water Supply</b>	
Name of water supply provider for this site:	Gwinnett County
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.0003 mgd
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand the existing water supply capacity:	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
<b>Wastewater Disposal</b>	
Name of wastewater treatment provider for this site:	Gwinnett County
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.0003 mgd
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity:	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
<b>Land Transportation</b>	
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.)	360 ADT
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe below:	
<b>Solid Waste Disposal</b>	

How much solid waste is the project expected to generate annually (in tons)?	36 tons/annum
Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing landfill capacity:	
Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please explain:	
<hr/> <hr/>	
<b>Stormwater Management</b>	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	35%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:detention	
<hr/> <hr/>	
<b>Environmental Quality</b>	
Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If you answered yes to any question above, describe how the identified resource(s) may be affected:	
<hr/> <hr/>	
<a href="#">Back to Top</a>	



Jeffrey R. Mahaffey  
Steven A. Pickens  
R. Lee Tucker, Jr.  
Matthew P. Benson  
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Writer's e-mail: mrothmeier@mptlawfirm.com

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Kenneth W. Stroud  
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Shawn F. Bratton  
Jill H. Harris,  
of Counsel

January 26, 2011

**Sent Via Federal Express**  
**And Sent Via Email**

Georgia Regional Transportation Authority  
Attn: Laura Beall  
245 Peachtree Center Avenue, NE  
Suite 800  
Atlanta, Georgia 30303

Re: Pleasantdale Road Recovered Materials Processing Station DRI # 2183

Dear Ms. Beall:

I am writing on behalf of our client, Metro Green, LLC, to request an expedited review of the above-mentioned application. I have attached to this letter a copy of the site plan for the proposed development.

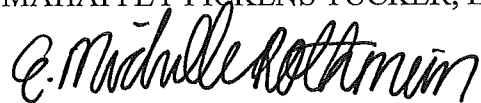
The development contemplates redevelopment of an existing industrial building to accommodate a recovered materials processing facility, located at 4351 Pleasantdale Road in unincorporated Gwinnett County, Georgia. This development is expected to generate a maximum of three hundred sixty (360) trips per day. This figure was arrived at based upon the operator's experience at another site, as well as the analysis of the proposed development by the operator's site planners. The vehicle trip estimate is based upon a combination of three hundred daily truck trips to the site and a daily work force of approximately thirty (30) workers making two (2) trips per day. Due to the fact that the anticipated vehicle trip volume is less than one thousand (1,000) vehicle trips per day, my client's application is eligible for contemplation for an expedited review. Your consideration of this request for expedited review is greatly appreciated.

Ms. Beall  
January 26, 2011  
Page 2

Please contact me if you have any questions.

Very truly yours,

MAHAFFEY PICKENS TUCKER, LLP

A handwritten signature in black ink, reading "E. Michelle Rothmeier". The signature is written in a cursive, flowing style.

E. Michelle Rothmeier

Encl.

Cc: Jon Tuley, Atlanta Regional Commission  
Jeff West, Gwinnett County Planning and Development



ED\* RIGHT OF WAY-----



EXISTING -- M-1  
FRONT = 50'  
SIDE = 20'  
REAR = 15'

PROPOSED -- M-2  
FRONT = 50'  
SIDE = 20'  
REAR = 15'

**GRAPHIC SCALE**

25' 0' 50' 100'

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER & ASSOCIATES INC. VOID THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

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