



# REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: Dec 30 2012

ARC REVIEW CODE: R1212101

TO: Mayor Randall Mills  
ATTN TO: Marvin Flanigan, Director of Planning and Inspection Services  
FROM: Douglas R. Hooker, Executive Director  
RE: Development of Regional Impact Review

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.

**Name of Proposal:** 4A International, Iris Drive Development

**Review Type:** Development of Regional Impact

**Submitting Local Government:** City of Conyers

**Date Opened:** Dec 10 2012

**Description:** This project, located in the City of Conyers, is a proposed 308 acre mixed use development with 303,300 square feet of retail, 202,200 square feet of office, 726 attached single-family units, 290 townhomes, and 435 multi-family units. The proposed project is located south of Interstate 20 at 1160 Iris Drive, 1200 Iris Drive, and 1240 Iris Drive.

**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:**

### **Regional Context:**

According to the ARC Unified Growth Policy Map (UGPM) and the Regional Development Guide (RDG), the proposed 4A International, Iris Drive Development is within an area designated as Developing Suburbs. The RDG states that these are areas in the region where suburban development has occurred and the conventional development pattern is present but not set. These areas are characterized by limited commercial and residential development.

These areas represent the extent of the urban service area, and the region's first attempts at suburban smart growth can be found in these areas. The region should strive to develop these areas in a more sustainable way than the existing development model. To this end, there is a need for additional preservation of critical environmental locations, as well as agricultural and forest uses adjacent to rural areas.

Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Some transportation improvements may be needed within these developing suburbs, but care should be taken not to spur unwanted growth.

### **Observations:**

The proposed 4A International, Iris Drive Development has good proximity to Interstate 20 and includes several good site design characteristics including the creation of a mixed use environment, facing and fronting buildings onto public streets, placing parking behind or to the side of buildings, creation of "urban

blocks” within the site, the inclusion of useable greenspace, and the creation of multiple streets that connect through the site.

**Recommendations:**

If built, this development will become a significant activity center in the City of Conyers and Rockdale County. As such, future traffic congestion is a concern, especially as it impacts Interstate 20. The developer, City, and the County should work together to provide good access to and from the site including multi-modal options that could include transit, shuttle service and bike paths.

Several driveways have been proposed along Johnson Road. The developer should work with the City and the County to investigate the possibility of closing or combining several of these driveways, or making some “right-in-right-out” only access. While not a state route, limiting driveways to one every 500 feet may provide desired spacing along Johnson Road.

There may be additional opportunities to provide “stub-outs” to adjacent properties. Most of the adjoining properties are undeveloped, so providing potential future connections will create additional access to and from the site and will encourage better overall connectivity as the rest of the area develops. Additionally, the developer should investigate better connections between the southernmost residential portion of the site (IV) and the rest of the development to the north.

The developer has indicated that sidewalks and other bicycle and pedestrian facilities will be provided throughout the site, per City of Conyers zoning regulations. However, information on what facilities will be provided and where they will be provided was not submitted for this review. The developer should provide this information during the review and ensure connectivity to adjoining uses.

See additional comments which are attached

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

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

ARC TRANSPORTATION PLANNING  
ARC AGING DIVISION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
NORTHEAST GEORGIA RDC

ARC ENVIRONMENTAL PLANNING  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
NEWTON COUNTY

If you have any questions regarding this review, Please contact Jon Tuley at (404) 463-3307 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/land-use/planreviews>.

**FOUR A INTERNATIONAL LLC DRI**  
**City of Conyers**  
**Natural Resources Division Review Comments**  
**December 10, 2012**

**Watershed Protection and Stream Buffers**

The property is located in the South River watershed, which is not a water supply watershed for any jurisdiction in the Atlanta Region or the Metropolitan North Georgia Water Planning District. The USGS coverage for the project area shows two streams on or adjacent to the project site. The property is crossed by Almand Creek. Tanyard Branch, a tributary to Almand Creek, runs along the northeastern edge of the property and joins Almand Creek along the southeastern portion of the property. These streams, as well as any other eligible streams on the property, will be subject to the City of Conyers Stream Buffer Ordinance, which requires a 75-foot buffer along both banks of affected streams. No buffers are shown on the submitted site plans and will need to be shown, even though the mapped streams are shown in open space. All state waters on the property are also subject to the State 25-foot Erosion and Sedimentation Act buffer.

**Stormwater / 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 entire proposed project as presented on the submitted site plan. These 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 with impervious areas based on estimated averages for land uses in the Atlanta Region. Given the density of the residential portion of the proposed development, the single-family residential component was combined into townhouse/apartment in this calculation. Actual pollutant loads will vary with the actual impervious area and percentage. The following tables summarize the results of the analysis:

**Estimated Pounds of Pollutants Per Year**

<b>Land Use</b>	<b>Land Area (ac)</b>	<b>Total Phosphorus</b>	<b>Total Nitrogen</b>	<b>BOD</b>	<b>TSS</b>	<b>Zinc</b>	<b>Lead</b>
Commercial	54	92.34	939.60	5832.00	53082.00	66.42	11.88
Forest/Open	87	6.96	52.20	783.00	20445.00	0.00	0.00
Townhouse/Apartment	167	175.35	1788.57	11189.00	101035.00	126.92	23.38
<b>TOTAL</b>	<b>308</b>	<b>274.65</b>	<b>2780.37</b>	<b>17804.00</b>	<b>174562.00</b>	<b>193.34</b>	<b>35.26</b>

**Total Impervious = 41%**

In order to address post-construction stormwater runoff quality, the project should 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:** Marshall Willis, Transportation Planning Division

**DATE:** December 7th, 2012

**SUBJECT:** **Transportation Division Review of DRI # 2316**  
Project: 4A International, Iris Drive  
County: Rockdale  
Location: 1160 Iris Drive, 1200 Iris Drive, and 1240 Iris Drive  
Analysis: Expedited ☐  
Non-Expedited ☒

**cc:** David Haynes  
TD

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The following input is provided for the Infrastructure section of the DRI Report. This DRI proposal is being considered for review under the Georgia Regional Transportation Authority Non-expedited Review Process. The applicant proposes to develop approximately 308 acres located south of I-20 near the Klondike Road interchange, into a mixed use development with commercial (retail and office), civic, multi-family residential, and single-family residential uses. The northern portion of the development, fronting Iris Drive, is proposed for commercial development; directly below the commercial use, along Johnson Drive, is a proposed multifamily residential section and civic facility, surrounding a greenspace component. Below the multifamily use, two large sections of single-family, with a mix of townhouse dwelling and detached dwellings are proposed along Johnson Road and Flat Shoals Road. Applicant requested flexibility in the mix of uses – emphasizing the commercial component – to alter the site plan as market conditions dictate, given the 11-year proposed build-out schedule.

## INFRASTRUCTURE

### Transportation

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

Site access is proposed by seventeen driveways. There are eight “Major” driveways – two in phase I along Iris Drive, one in phase II on Johnson Road, two in phase III along Johnson Road, and phase IV has one on Johnson Road and two on Flat Shoals Road. There are nine “Minor” driveways – three along Iris Drive, two on Old Johnson Spur, three along Johnson Road, and one on Flat Shoals Road. There are multiple internal roads segmenting out the separate uses within the development, and minor roads within the different phases/uses that provide a high level of connectivity between and within uses. The site plan is subject to change, and is used as a representation of the types of connectivity within each use type.

**How much average daily traffic will be generated by the proposed project?**

The applicant is still working with GRTA to solidify the proposed methodology for the traffic study at this time. The preliminary figures – assuming a 1.0% annual growth rate – suggest a Net Total Gross Trip generation of 22,200 and Driveway Volumes of 25, 191. Reductions accounted for in these figures are justified through an internal capture rate of 14.02% daily and 13.50% PM peak due to the interaction between residential and office, residential and retail, and retail and office uses. Pass-by trip reductions were assumed for the retail use at 28.3% in the PM.

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

#### PLAN 2040 RTP (Long Range Projects)\*

ARC Number	<u>Route</u>	Type of Improvement	Scheduled Completion Year
RO-034	Old Covington Highway	Roadway/General Purpose Capacity	2016 (Programmed)
RO-237	Klondike Road	Roadway/Operations & Safety	2016 (Programmed)
RO-015E	Parker Road / Millers Chapel Road	Roadway/General Purpose Capacity	2016 (Programmed)
RO-015F	Millers Chapel Road Widening	Roadway/General Purpose Capacity	2030 (Long Range)
RO-138B	SR 138 (Stockbridge Highway)	Roadway/Operations & Safety	2020 (Programmed)
RO-235C	Sigman Road	Roadway/General Purpose Capacity	2020 (Programmed)
RO-235D	Metro Arterial Connector – Sigman Road	Roadway/General Purpose Capacity	2030 (Long Range)
RO-235E1	Sigman Road	Roadway/General Purpose Capacity	2040 (Long Range)

RO-138C	Salem Road Connector (Old Salem Road Realignment)	Roadway/Operations & Safety	2030 (Programmed)
RO-243	Commerce Crossing / I-20 Overpass	Roadway/General Purpose Capacity	2030 (Long Range)
RO-AR-138	SR 138/20 (Walnut Grove Road / McDonough Highway)	Roadway/Interchange Capacity	2030 (Programmed)
RO-025C	Flat Shoals Road	Roadway/General Purpose Capacity	2040 (Long Range)
RO-222B	East Freeway Drive Extension: Phase II	Roadway/General Purpose Capacity	2040 (Long Range)

*\*The ARC Board adopted the PLAN 2040 RTP and FY 2012-2017 TIP on July 27<sup>th</sup>, 2011.*

**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 site is not directly served by transit. Georgia Regional Transportation Authority (GRTA) operates two Xpress bus service routes from the *Sigman Road Lot*, which has a parking capacity of 421 spaces and located at 911 Chambers Drive. This is located approximately 5.1 miles from the proposed development.

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

None proposed.

**What other issues should be considered during the traffic study or in general for the proposed development?**

The developer should review design guidelines related to ARC's Policy and Investment Networks. The proposed development is abutted by local roads on all sides; it is not located on any of the ARC investment networks or NHS. The site is, however, nearby the following NHS facility:

- SR 138 to the south of the site

Consideration of bicyclists and pedestrians:

- Wide curb lanes, sidewalks, and cross walks should be in place throughout the major intra-site roads. Accommodations for bicyclists should be considered in the project, especially in the commercial portion.
- Upgrades to cross walks and pedestrian signals may need to take place at signalized intersections abutting the site.
- Precautions for pedestrian safety should be taken throughout the site; consult the Atlanta Regional Commission and Georgia Department of Transportation websites for guidance and best practices.

**From:** Hood, Alan C. <achood@dot.ga.gov>  
**Sent:** Wednesday, December 12, 2012 5:01 PM  
**To:** Jonathan Tuley  
**Cc:** Comer, Carol; Sands, Carla Jo; Doyle, Danny; vpassariello@cityofcovington.org  
**Subject:** RE: DRI Review Notification - 4A International, Iris Drive Development (DRI #2316)

Jon,

The proposed development is located approximately 9.1 miles East of the Covington Municipal Airport (CVC). The proposed development will not impact the airport unless construction exceeds 200ft above ground level. If the proposed project's vertical construction exceeds 200ft above ground level, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration. That may be done online at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. The FAA must be in receipt of the notification, no later than 45 days prior to construction. The FAA will evaluate the potential impact of the project on protected airspace associated with the airport and advise the proponent if any action is necessary.

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

**Alan Hood** | Airport Safety Data Program Manager  
Georgia Department of Transportation - Aviation Programs  
600 West Peachtree Street, N.W. | 9th Floor | Atlanta, Georgia 30308  
T: 404-631-1343 | F: 404-631-1414 | M: 404-660-3394 | E: [achood@dot.ga.gov](mailto:achood@dot.ga.gov)

View our website at <http://www.dot.ga.gov/aviation>

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**From:** Jonathan Tuley [mailto:JTuley@atlantaregional.com]  
**Sent:** Monday, December 10, 2012 5:05 PM  
**To:** jud.turner@gaepd.org; Fowler, Matthew; VanDyke, Cindy; Ware, Alan; Williams, Michael V.; Comer, Carol; Hood, Alan C.; Lobdell, Mike; lbeall@grta.org; 'wstinson@itsmarta.com'; 'Crocker, John'; 'Floyd, Greg'; 'Jon West'; 'marvin.flanigan@conyersga.com'; 'jason.alexander@conyersga.com'; david@dlrx.com; John.Walker@kimley-horn.com; Michael DeRosier (mjderosier@verizon.net); 'marshall.walker@rockdalecounty.org'; Catherine.Mercier-Baggett@rockdalecounty.org; Burke Walker (BWalker@negrc.org); 'Jim Moneyhun'; 'ssirotkin@co.newton.ga.us'  
**Cc:** Landuse; Jim Santo; Marshall Willis; Jim Skinner; Sammie Carson; Carolyn Rader  
**Subject:** DRI Review Notification - 4A International, Iris Drive Development (DRI #2316)

### **Development of Regional Impact Request for Comments**

This e-mail serves as notice that the ARC staff has begun the Development of Regional Impact (DRI) review for **4A International, Iris Drive Development, DRI #2316**. We request that you or a member of your staff review the attached preliminary report and provide comments to ARC by **Tuesday, December 25, 2012**.

The proposed 4A International, Iris Drive Development, located in the City of Conyers, is a proposed 308 acre mixed use development with 303,300 square feet of retail, 202,200 square feet of office, 726 attached single-family units, 290 townhomes, and 435 multi-family units. The proposed project is located south of Interstate 20 at 1160 Iris Drive, 1200 Iris Drive, and 1240 Iris Drive.

Review opened: 12-10-12

**Comments Due:** 12-25-12

Review will close on or before: 12-30-12

For more information regarding the DRI process or other DRI's reviewed by ARC, please see the [DRI website](#).

Please let me know if you have any questions about the review.

Jon Tuley, AICP  
Principal Planner

**Atlanta Regional Commission**  
**regional impact + local relevance**

40 Courtland Street, NE  
Atlanta, Georgia 30303-2538  
P | 404.463.3307  
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[atlantaregional.com](http://atlantaregional.com)

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During inclement winter weather, Georgia DOT's priority is to clear travel lanes on the state's most-used roadways – the Interstate Highway System and other major arterial roads. The Department urges travelers to exercise caution and call 511 for updated information on roadway conditions before getting on the road during a winter weather event.

Visit us at <http://www.dot.ga.gov/winterweather> ; or follow us on <http://www.facebook.com/GeorgiaDOT> and <http://twitter.com/gadeptoftans>





# REGIONAL REVIEW NOTIFICATION

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)



## DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: **4A International, Iris Drive Development** *See the Preliminary Report.*

Comments from affected party (attach additional sheets as needed):

Individual Completing Form:

Local Government:

Department:

Telephone: (     )

Signature:

Date:

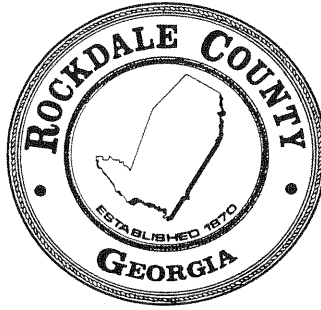
***Please Return this form to:***

Jon Tuley, Atlanta Regional Commission  
40 Courtland Street NE  
Atlanta, GA 30303  
Ph. (404) 463-3307 Fax (404) 463-3254  
[jtuley@atlantaregional.com](mailto:jtuley@atlantaregional.com)

Return Date: *Dec 25 2012*

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JANICE VANNESS, COMMISSIONER POST II



DEPARTMENT OF PLANNING & DEVELOPMENT

MARSHALL W. WALKER, DIRECTOR  
Phone: (770) 278-7100  
Fax (770) 785-6968

December 21, 2012

Jon Tuley, AICP  
Principal Planner  
Atlanta Regional Commission

RE: DRI 2316 – Four A International, Iris Drive Development

Jon,

After review of the proposed development, staff of the Department of Planning and Development would like to bring attention to the elements listed below. The proposed development otherwise conforms to the Rockdale County Future Land Use Map and staff foresees positive impacts from the creation of a new activity center in this area.

- Johnson Road was not designed to support high traffic and will require major improvements. Deceleration lanes, turning lanes, traffic signals, pedestrian and cyclist amenities and stormwater infrastructure need to be considered.
- The County supports ARC's comments on opening the proposed road network to future connections with adjacent parcels, and between the southern and northern portions of the site.
- The protection of our waterways is a high priority for the County. The plans submitted at this stage do not delineate protection buffers for streams and wetlands.
- The parcels located outside the City limits are noted on the plans as part of the DRI, but it does not translate graphically. The County would like to emphasize its desire to see those properties integrated into the overall design of the project.

Staff of P&D is looking forward to working collaboratively with the developer, the City of Conyers and other stakeholders to ensure the highest quality of project for our County.

Should you have any questions, please do not hesitate to contact us.

Cordially,

A handwritten signature in black ink, appearing to read "CMBT".

Catherine Mercier, AICP, LEED-AP  
Rockdale County Planner  
958 Milstead Avenue  
Conyers, Georgia 30012  
planning@rockdalecounty.org  
direct: 770 278-7140

# Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)**DRI #2316**

## 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:	Conyers of Conyers
Individual completing form:	Marvin D. Flanigan
Telephone:	770-929-4280
E-mail:	marvin.flanigan@conyersga.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:	4A International, LLC Property Development, 308 Acres fronting Iris Drive, Johnson Road, and Flat Shoals Road
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	1160 Iris Drive; 1200 Iris Drive; and 1240 Iris Drive.
Brief Description of Project:	308 Acre Mixed Use Development with commercial (retail and office), civic, multi-family residential, and single- family residential, (detached and townhouse dwellings)

#### Development Type:

- |  |   |   |
|--|---|---|
| <input type="radio"/> (not selected)                       | <input type="radio"/> Hotels                                | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office                               | <input checked="" type="radio"/> Mixed Use                  | <input type="radio"/> Petroleum Storage Facilities    |
| <input type="radio"/> Commercial                           | <input type="radio"/> Airports                              | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution             | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals            |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools                | <input type="radio"/> Truck Stops                     |
| <input type="radio"/> Housing                              | <input type="radio"/> Waste Handling Facilities             | <input type="radio"/> Any other development types     |
| <input type="radio"/> Industrial                           | <input type="radio"/> Quarries, Asphalt & Cement Plants     |   |

If other development type, describe:

# DRI Initial Information Form

Project Size (# of units, floor area, etc.):	1,451 residential dwellings/570,500 square feet of retail, office , and civic uses
Developer:	4A International, LLC Attn: David Roper, Agent
Mailing Address:	1785 Parker Road, Suite 310
Address 2:	
	City:Conyers State: Ga Zip:30094
Telephone:	404-606-6500
Email:	david@dlrx.com
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, property owner:	
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 type="checkbox"/> Other
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: 2023 Overall project:
<a href="#">Back to Top</a>	

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# Developments of Regional Impact

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## 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: Conyers of Conyers

Individual completing form: Marvin D. Flanigan

Telephone: 770-929-4280

Email: marvin.flanigan@conyersga.com

### Project Information

Name of Proposed Project: 4A International, LLC Property Development, 308 Acres fronting Iris Drive, Johnson Road, and Flat Shoals Road

DRI ID Number: 2316

Developer/Applicant: 4A International, LLC Attn: David Roper, Agent

Telephone: 678-509-0259

Email(s): david@dlrx.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: 325,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: 8,272,000

Is the regional work force sufficient to fill the demand created by the proposed project? ☐ (not selected) ☒ Yes ☐ NoWill 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:	Rockdale Water Resources
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.8 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 checked="" type="radio"/> Yes <input type="radio"/> No
If yes, how much additional line (in miles) will be required? 8.0 miles+/-	
Wastewater Disposal	
Name of wastewater treatment provider for this site:	Rockdale Water Resources
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.7 MGD
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity: Applicant received letter from Rockdale Water Resources indicating that sanitary sewer service is available. Upgrade to the Almand Branch Wastewater Treatment Facility is needed to accommodate the additional wastewater demand.	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, how much additional line (in miles) will be required? 9.0 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.)	25,000 Daily, 1600 AM Peak, 2400 PM Peak
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 checked="" type="radio"/> Yes <input type="radio"/> No
Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, please describe below: See traffic study by Kimley-Horn (in progress)	
Solid Waste Disposal	
How much solid waste is the project expected to generate annually (in tons)?	4000
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:	
Stormwater Management	

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	50% +/-
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Setbacks will be provided adjacent to floodplains and wetlands. SWM/BMP facilities will be provided to address stormwater quantity and quality. Low impact development features such as bio-retention swales will be incorporated into the design.	
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<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 checked="" type="radio"/> Yes <input 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 checked="" type="radio"/> Yes <input 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: Wetlands and floodplain on site, but will not be impacted.	
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<a href="#">Back to Top</a>	



- DATE \_\_\_\_\_

Gross Site Area to be Re-zoned	308.06	Acres		
Area of floodplain and wetlands	(37.82)	Acres +/-		
Net Site Area	270.24	Acres +/-		
Residential Program	# D.U. Proposed	% of Total	Net Density Provided (D.U./Net Ac.)	Net Density Allowed (D.U./Net Ac.)
SFD dwelling units proposed	726	50%	2.69	
Townhouse dwelling units proposed	290	20%	1.07	
Multi-family dwelling units proposed	435	30%	1.61	6.0
Total	1,451	100%	5.37	10.0
Open Space Required	20%	61.6 Acres		
Open Space Proposed	28.6%	88.0 Acres		
Commercial Program	GSF Proposed	Net Density Provided (GSF/Net Ac.)	Net Density Allowed (GSF/Net Ac.)	
Retail, Office and Civic	570,500	2,111	30,000	