



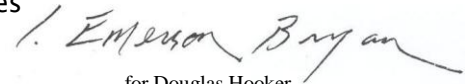
REGIONAL REVIEW NOTICE

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

DATE: Dec 10 2012

ARC REVIEW CODE: R1212101

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


for Douglas Hooker

The Atlanta Regional Commission (ARC) has completed a preliminary regional review of the following Development of Regional Impact (DRI). ARC 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 as well as state, federal, and other agencies. The preliminary report 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: DRI

Submitting Local Government: City of Conyers

Date Opened: Dec 10 2012

Deadline for Comments: Dec 25 2012 **Date to Close:** Dec 30 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.

PRELIMINARY 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.

Comments continued on next page.

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 ARC staff 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. This finding will be published to the ARC website.

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



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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

Return Date: *Dec 25 2012*



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

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 27th, 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.

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:
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[Site Map](#) | [Statements](#) | [Contact](#)

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Developments of Regional Impact

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

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	

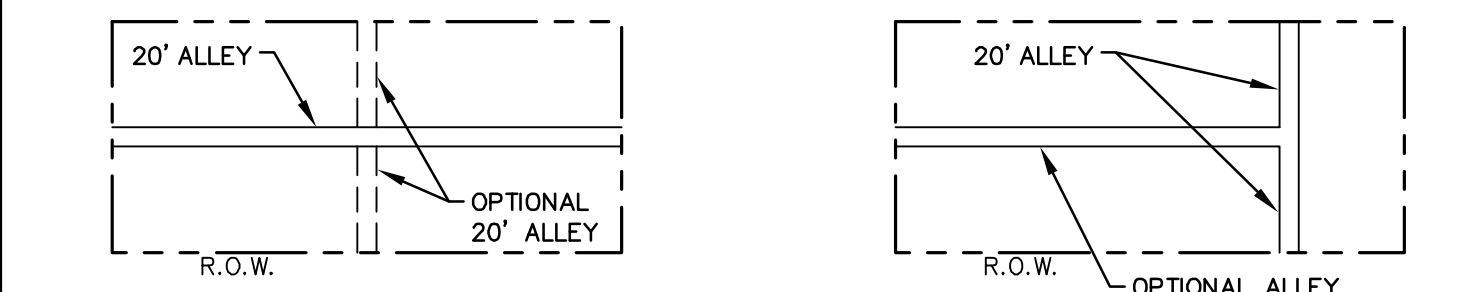
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	50% +/-
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Setbacks will 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.	
<hr/>	
Environmental Quality	
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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This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

1. ONE OR BOTH SIDES OF BLOCK MAY BE EITHER SFD OR TH LOTS.

2. SFD LOTS: 40' MIN. WIDTH REAR-LOAD
65' MIN. WIDTH FRONT-LOAD
TH LOTS: 20' MIN. WIDTH
1. ONE OR BOTH SIDES AND/OR END OF BLOCK MAY BE EITHER SFD OR TH LOTS.

2. SFD LOTS: 40' MIN. WIDTH REAR-LOAD
65' MIN. WIDTH FRONT-LOAD
TH LOTS: 20' MIN. WIDTH



CONFIGURATION 1 CONFIGURATION 2

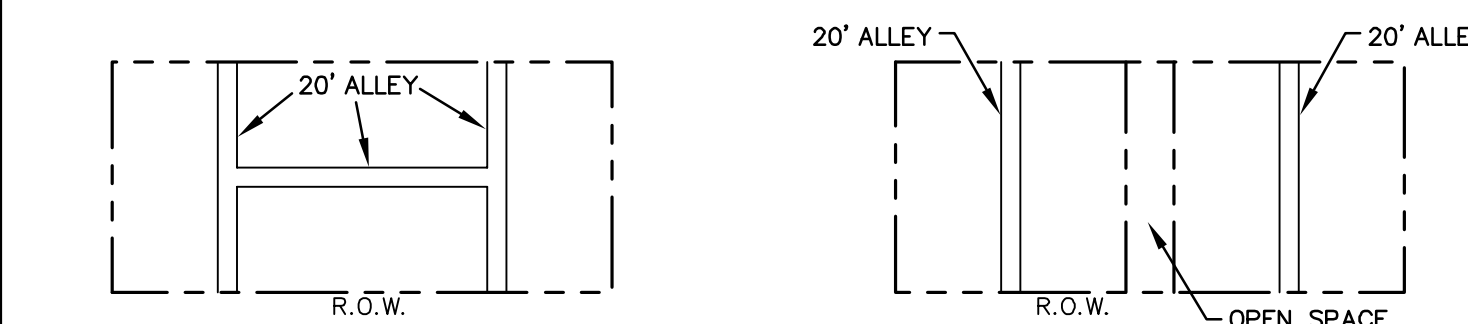
1. ONE OR BOTH ENDS AND/OR SIDES OF BLOCK MAY BE EITHER SFD OR TH LOTS.

2. SFD LOTS: 40' MIN. WIDTH REAR-LOAD
65' MIN. WIDTH FRONT-LOAD
TH LOTS: 20' MIN. WIDTH

3. TWO OF THE FOUR ALLEY ACCESS POINTS TO R.O.W. MAY BE OPTIONAL.
1. ONE OR BOTH ENDS AND/OR INTERIOR OF BLOCK MAY BE EITHER SFD OR TH LOTS.

2. SFD LOTS: 40' MIN. WIDTH REAR-LOAD
65' MIN. WIDTH FRONT-LOAD
TH LOTS: 20' MIN. WIDTH

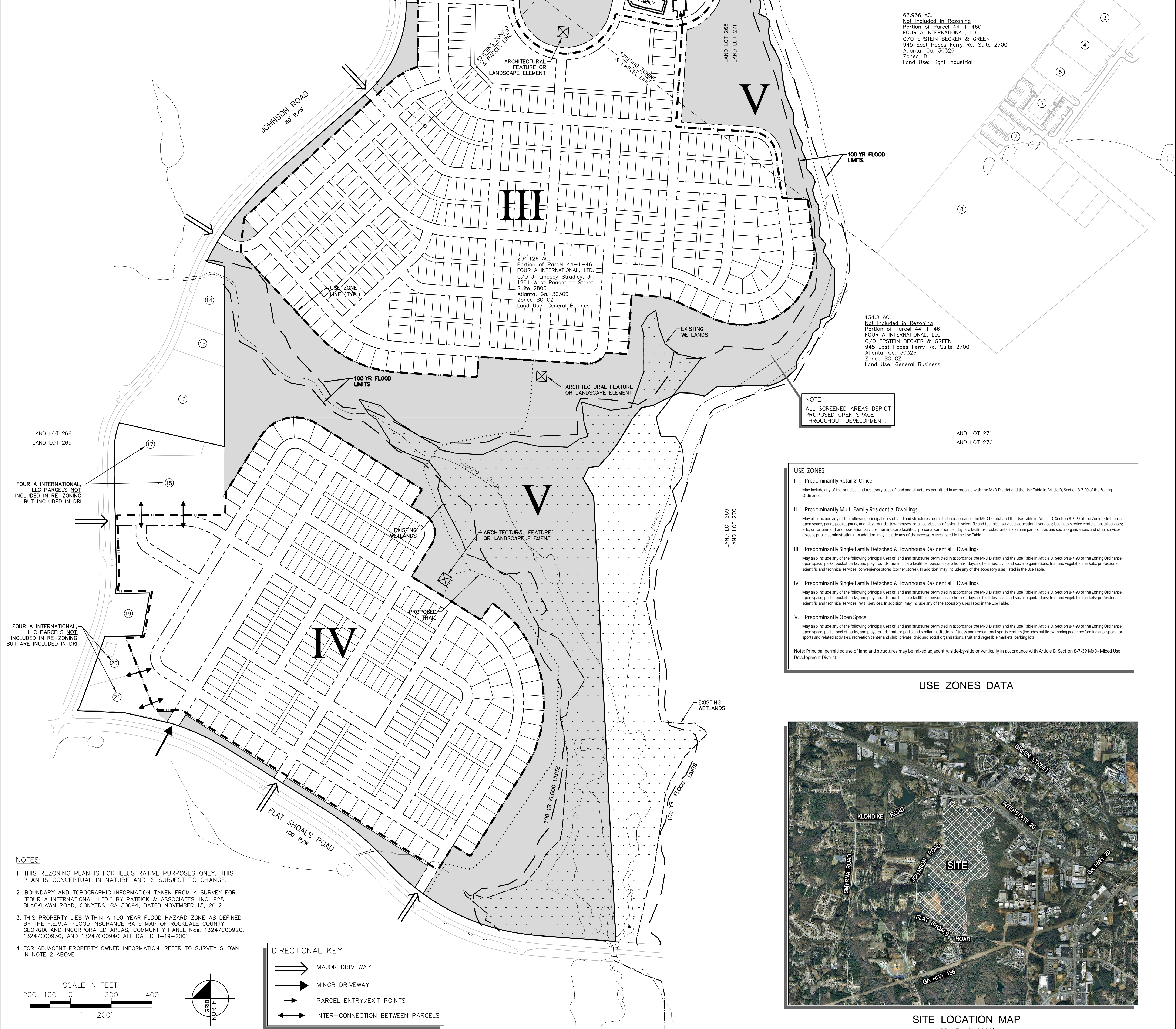
3. INTERIOR LOTS IN THIS CONFIGURATION MAY FRONT ONTO OPEN SPACE.



CONFIGURATION 3 CONFIGURATION 4

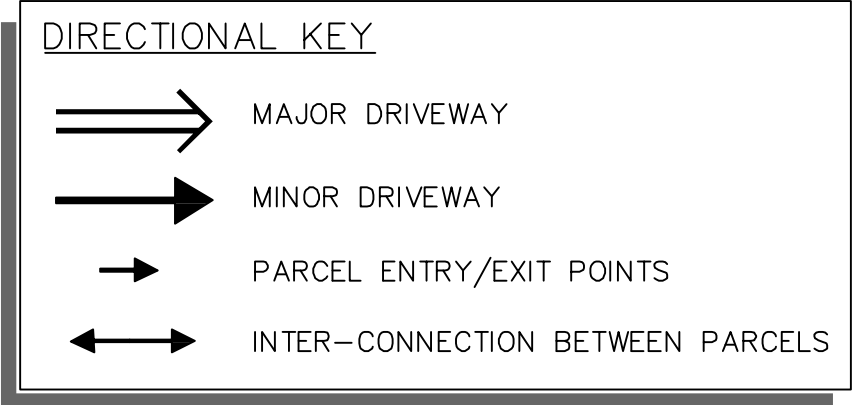
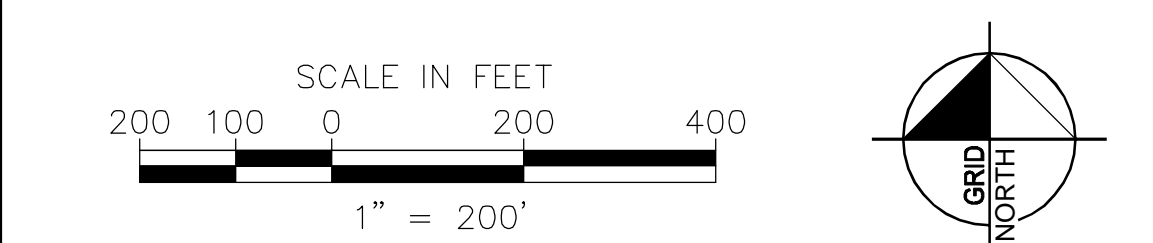
- NOTES:
- SFD and TH LOTS MAY EXIST ON SAME BLOCK IN EITHER A REAR-TO-REAR AND/OR SIDE-TO-REAR RELATIONSHIP.
 - TH LOTS SHALL FRONT ONTO A 60' MIN. RIGHT-OF-WAY. SFD LOTS SHALL FRONT ONTO A 50' MIN. RIGHT-OF-WAY.
 - ALL TH LOTS SHALL BE REAR-LOAD.
 - BLOCKS WITH ALLEYS SHALL HAVE A MINIMUM OF TWO ALLEY ACCESS POINTS TO R.O.W.
 - OTHER PERMITTED USES MAY BE INTEGRATED INTO BLOCKS AS PERMITTED AND DESCRIBED IN THE USE ZONE DESCRIPTIONS.
1. NO ALLEYS IN THIS CONFIGURATION.
2. ALL LOTS IN THIS CONFIGURATION ARE SFD FRONT-LOAD WITH A 65' MIN. WIDTH.

SFD AND/OR TH BLOCK CONFIGURATIONS
NOT TO SCALE



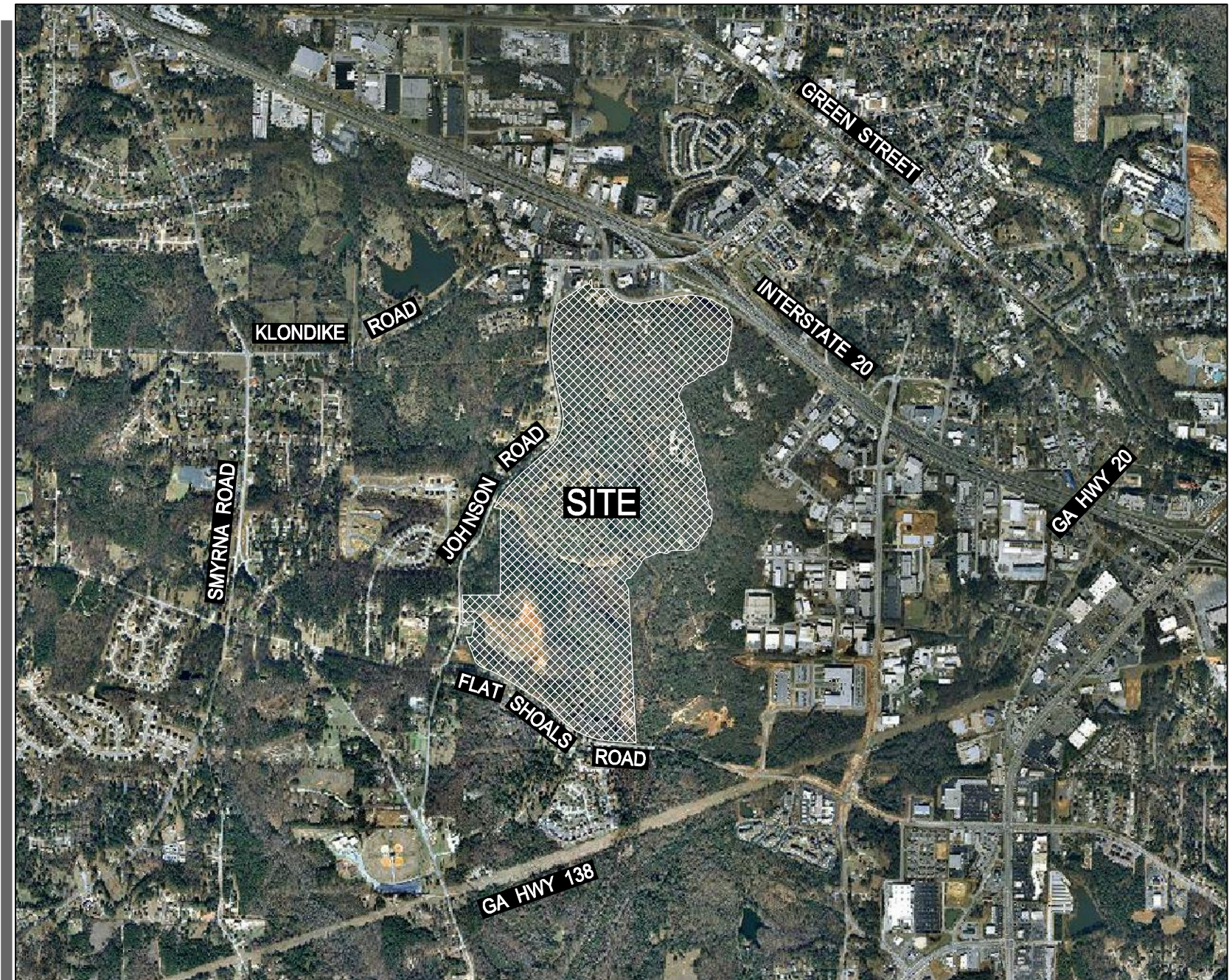
SITE TABULATION				
Gross Site Area to be Rezoned	308.06 Acres			
Area of floodplain and wetlands	(37.82) Acres +/-			
Net Site Area	270.24 Acres +/-			
Residential Program	# D.U. Proposed	% of Total	Net Density Provided (DU/Net Ac)	Net Density Allowed (DU/Net Ac)
SFD dwelling units proposed	726	50%	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	

- NOTES:
- THIS REZONING PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY FOR "FOUR A INTERNATIONAL, LTD." BY PATRICK & ASSOCIATES, INC. 928 BLACKLAWN ROAD, CONYERS, GA 30094, DATED NOVEMBER 15, 2012.
 - THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF ROCKDALE COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL Nos. 13247C00092C, 13247C00093C, AND 13247C00094C ALL DATED 1-19-2001.
 - FOR ADJACENT PROPERTY OWNER INFORMATION, REFER TO SURVEY SHOWN IN NOTE 2 ABOVE.



USE ZONES	
I. Predominantly Retail & Office	May include any of the principal and accessory uses of land and structures permitted in accordance with the M&D District and the Use Table in Article D, Section 8-7-90 of the Zoning Ordinance.
II. Predominantly Multi-Family Residential Dwellings	May also include any of the following principal uses of land and structures permitted in accordance with the M&D District and the Use Table in Article D, Section 8-7-90 of the Zoning Ordinance: open space, parks, pocket parks, and playgrounds; townhouses; retail services; professional, scientific and technical services; educational services; business services; postal services; arts, entertainment and recreation services; nursing care facilities; personal care homes; day care facilities; restaurants; ice cream parlors; civic and social organizations; and other services (except public administration). In addition, may include any of the accessory uses listed in the Use Table.
III. Predominantly Single-Family Detached & Townhouse Residential Dwellings	May also include any of the following principal uses of land and structures permitted in accordance with the M&D District and the Use Table in Article D, Section 8-7-90 of the Zoning Ordinance: open space, parks, pocket parks, and playgrounds; nursing care facilities; personal care homes; day care facilities; civic and social organizations; fruit and vegetable markets; professional, scientific and technical services; convenience stores (corner stores). In addition, may include any of the accessory uses listed in the Use Table.
IV. Predominantly Single-Family Detached & Townhouse Residential Dwellings	May also include any of the following principal uses of land and structures permitted in accordance with the M&D District and the Use Table in Article D, Section 8-7-90 of the Zoning Ordinance: open space, parks, pocket parks, and playgrounds; nursing care facilities; personal care homes; day care facilities; civic and social organizations; fruit and vegetable markets; professional, scientific and technical services; retail services. In addition, may include any of the accessory uses listed in the Use Table.
V. Predominantly Open Space	May also include any of the following principal uses of land and structures permitted in accordance with the M&D District and the Use Table in Article D, Section 8-7-90 of the Zoning Ordinance: open space, parks, pocket parks, and playgrounds; nature parks and similar institutions; fitness and recreational sports centers (includes public swimming pools); performing arts, spectator sports and related activities; recreation center and club; private, civic and social organizations; fruit and vegetable markets; parking lots.
Note: Principal permitted use of land and structures may be mixed adjacently, side-by-side or vertically in accordance with Article B, Section 8-7-39 M&D Mixed Use Development District.	

USE ZONES DATA



SITE LOCATION MAP
SCALE: 1"=2000'

PROJECT: FOUR A INTERNATION, LLC - 308 ACRE MIXED-USE DEVELOPMENT LAND LOTS 267, 268, 269, 271 & 272 - 16TH DISTRICT CITY OF CONYERS - ROCKDALE COUNTY, GA	CLIENT: FOUR A INTERNATIONAL, LLC. 1785 PARKER ROAD, SUITE 310 CONYERS, GA 30094 (678) 509-0259	KHA PROJECT No. DATE: 11/30/2012 SCALE: 1" = 200' DESIGNED BY: DRAWN BY: TJS CHECKED BY: LHF/JW	 © 2012 KIMLEY-HORN AND ASSOCIATES, INC. 817 W PEACHTREE STREET, NW THE BUNKER, SUITE 601, ATLANTA, GA 30308 PHONE: 404-419-8700 FAX: 404-419-8701 WWW.KIMLEY-HORN.COM	No.	REVISIONS	DATE	BY
SHEET No. 1 of 1	TITLE: CONCEPTUAL DRI SITE PLAN						

- | No. | REVISIONS | DATE | BY |
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