



# 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: Jul 26 2013

ARC REVIEW CODE: R1307121

TO: Mayor Pro Tem Vince Williams  
ATTN TO: Shayla Harris, Senior City Planner  
FROM: Douglas R. Hooker, Executive Director  
RE: Development of Regional Impact Review

*Jane Hayse for Douglas Hooker*

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:** MAC III Expansion

**Submitting Local Government:** City of Union City

**Review Type:** Development of Regional Impact      **Date Opened:** Jul 12 2013      **Date Closed:** Jul 26 2013

**Description:** This project is a proposed industrial development with two buildings totaling approximately 1,500,000 square feet. The proposed development is located in the City of Union City, near the interchange of Flat Shoals Road and I-85, south of Flat Shoals Road, east of Interstate 85 and west of Buffington Road.

**Comments:**

**Regional Context:**

According to the ARC Unified Growth Policy Map (UGPM) and the Regional Development Guide (RDG), the proposed MAC III Expansion is within areas designated as the Airport Investment Area and Developing Suburbs.

The RDG states that the Airport Investment Area represents the Hartsfield-Jackson Atlanta International Airport and the surrounding area. It is one of the major economic and transportation hubs of the region, as well as one of the main economic generators in the southeast. Development within this area will be more specialized than in other areas due to the proximity to the airport, subsequent economic potential, and land use restrictions.

This area will see increased job growth in the form of class A office and industrial/logistics space. While additional residential development in this area is allowed, it is only appropriate in certain locations. Jurisdictions should work together to develop a common strategy for economic development and land development capitalizing on Hartsfield-Jackson Atlanta International Airport. In doing so, there will be a need to resolve conflicts between airport activities and surrounding land uses.

The RDG states that Developing Suburbs 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.

Recommendations:

The proposed development is located in an area that is rapidly changing and is becoming dominated by industrial and warehouse uses. It is important to promote compatible uses where possible, as well as identify and mitigate potential land use and transportation conflicts as the area continues to develop.

This development will result in additional truck trips in the surrounding road network. The City should work with GDOT and nearby jurisdictions to identify and if needed, mitigate any transportation issues that may arise as a result of this and other large developments.

See additional comments from ARC and GDOT 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  
FULTON COUNTY  
FAYETTE COUNTY

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

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

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>.



## MEMORANDUM

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

**FROM:** Marshall Willis, Transportation Access and Mobility Division

**DATE:** July 16, 2013

**SUBJECT:** **Transportation Division Review of DRI # 2356**  
Project: MAC III Expansion  
County: Fulton  
Location: Buffington Road, south of Flat Shoals Road  
Analysis: Expedited ☐  
Non-Expedited ☒

**cc:** David Haynes  
TAMD

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The following input is provided for the Infrastructure section of the DRI Report. The applicant proposes to construct a 1,600,000 square foot industrial warehouse facility on 80.13 acres in Union City. The site fronts Buffington Road to the east, which connects to Flat Shoals Road. The expected build-out year is 2015. This is a re-review of DRI 705 Majestic Airport Center III, which took place in 2005.

## INFRASTRUCTURE

### Transportation

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

Site access will be served via two locations. One location connects to Buffington Road, to the NE of the property. The second location connects with the industrial warehouse site to the south of the subject site, which will ultimately contain an extension of Oakley Industrial Boulevard. The applicant referenced plans to build this southern connection; the PLAN 2040 RTP aspirations project list, which is not a financially constrained plan and contains projects without current funding commitments, includes a project to widen and extend Oakley Industrial Boulevard (ASP-FS-202).

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

The preliminary figures suggest 1,000-3,000 daily ingress and egress trips.

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

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

ARC Number	<i>Route and Description</i>	Type of Improvement	Scheduled Completion Year
FS-AR-183	SR 138 (Jonesboro Road) – adding turn lanes at the ends of the exit ramps and widening the SR 138 bridge to include turn lanes	Roadway / Interchange Upgrade	2030

*\*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.

**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 located along or near the following:

- National Highway System: SR 138 (Jonesboro Road)
- National Highway System: I-85
- Regional Thoroughfare Network: SR 138 (Jonesboro Road)

**Proximity to Interstate**

- During the pre-review meeting, a GDOT representative expressed concern about the short distance on Flat Shoals Road between Buffington Road and the I-85 North entrance ramp. The applicant should study this area to ensure an adequate level of service will be maintained.

**Pedestrian Safety**

- Due to the proximity of the site to a childcare facility located on Flat Shoals Road, with Buffington Road separating the facility to the west and a large church to the east, pedestrian activity should be considered to ensure safety for all modes of travel.

**MAC III EXPANSION DRI**  
**City of Union City, Fulton County**  
**Natural Resources Division Review Comments**  
**July 11, 2013**

**Stream and Watershed Protection**

The proposed project is in the Flint River Water Supply Watershed, a water supply source for Fayette and Clayton Counties. The watershed is greater than 100 square miles above the intake and there is no reservoir directly on the Flint within this watershed area. Therefore, the only criteria applicable in such watersheds under the Georgia Planning Act's Part 5 minimum water supply watershed criteria apply to the handling and storage of hazardous materials and hazardous waste. No other water supply watershed criteria apply.

A tributary to Morning Creek crosses the southern portion of the property. The 75-foot City stream buffer along this stream is shown on the plans, and all proposed development shown is both outside the City buffer and the floodway. Any other unmapped streams that may be on the property would also be subject to the requirements of the City stream buffer ordinance. Any state waters that may be on the property are subject to the State 25-foot erosion and sedimentation buffer requirements.

**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. The amount of pollutants that will be produced after construction of the proposed development has been estimated by ARC. These are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr) from typical land uses in the Atlanta Region. The loading factors are based on regional storm water monitoring data from the Atlanta Region with impervious areas based on estimated averages for land uses in the Atlanta Region. If actual impervious percentages are higher or lower than the estimate, the pollutant loads will differ accordingly. Based on the proposed use and the impervious coverage of the proposed project as shown in the submitted plans, office/light industrial was selected as the use for the entire property. The following table summarizes 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>
Office/Light Industrial	48.02	61.95	822.58	5474.28	33998.16	71.07	9.12
<b>TOTAL</b>	<b>48.02</b>	<b>61.95</b>	<b>822.58</b>	<b>5474.28</b>	<b>33998.16</b>	<b>71.07</b>	<b>9.12</b>

Total % impervious                      70%

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.

# REGIONAL REVIEW NOTIFICATION

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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: MAC III Expansion *See the Preliminary Report.*

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

Per the Georgia Department of Transportation Office of Planning's review, the MAC III Expansion DRI does not appear to affect any GDOT projects currently programmed in the immediate area.

Individual Completing Form: Julia Billings

Local Government:

Department: Georgia Department of Transportation, Office of Planning

Telephone: (404) 631 - 1774

Signature:

*Julia Billings*

Date: 7/15/13

***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: July 26, 2013



**From:** Hood, Alan C. <achood@dot.ga.gov>  
**Sent:** Friday, July 19, 2013 10:19 AM  
**To:** Andrew Smith; Jonathan Tuley  
**Cc:** Shelley.Lamar@atlanta-airport.com; douglas.barrett@fultoncountyga.gov; Eleam, Katie; Cobb, Nancy C.; Comer, Carol; Cevallos, Peter Paul Jr.  
**Subject:** DRI Review Notification - MAC III Expansion (DRI #2356)  
**Attachments:** Preliminary Report - MAC III Expansion (DRI 2356).pdf

Jon and Andrew,

The proposed development, of industrial warehousing consisting of two buildings totaling 1,500,000 sq ft, is located approximately 4.6 miles south west of Atlanta's Hartsfield Jackson International Airport (ATL) and 11.9 miles south east of the Fulton County Airport – Brown Field (FTY), and is located outside of any of their FAA surfaces, and compatible land use areas, and does not appear to impact the airports.

However, the proposed location is within approximately 5.6 miles of the Atlanta VORTAC navigation facility and may impact the assurance of navigation signal reception. The Federal Aviation Administration, in accordance with FAR Part 77.9, requests an FAA Form 7460-1 be submitted. 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 airports and advise the proponent if any action is necessary.

I have copied Ms. Shelley Lamar with the Hartsfield Jackson International Airport and Mr. Doug Barrett with Fulton County Airport – Brown Field on this email.

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:** Andrew Smith [<mailto:ASmith@atlantaregional.com>]  
**Sent:** Friday, July 12, 2013 4:33 PM  
**To:** [jud.turner@gaepd.org](mailto:jud.turner@gaepd.org); Fowler, Matthew; VanDyke, Cindy; Ware, Alan; 'michawilliams@dot.ga.gov'; Comer, Carol; Hood, Alan C.; Lobdell, Mike; 'lbeall@grta.org'; 'wstinson@itsmarta.com'; 'Crocker, John'; 'Floyd, Greg'; 'Jon West'; 'sharris@unioncityga.org'; 'Ellington, Morgan'; 'troy@fairburn.com'; 'Pete Frisina'; 'jprince@tcfatl.com'; 'Rob.Ross@kimley-horn.com'; [John.Walker@kimley-horn.com](mailto:John.Walker@kimley-horn.com); 'elizabeth.hammer@kimley-horn.com'; 'woody@glawgp.com'; Laurel David ([laurel@glawgp.com](mailto:laurel@glawgp.com)); 'sconway@majesticrealty.com'  
**Cc:** Landuse; Jonathan Tuley; Jim Santo; Jim Skinner; Marshall Willis; Carolyn Rader; Jared Lombard  
**Subject:** DRI Review Notification - MAC III Expansion (DRI #2356)

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

This e-mail serves as notice that the ARC staff has begun the review for **MAC III Expansion (DRI #2356)**. We request that you or a member of your staff review the attached preliminary report and provide comments to ARC by **Friday, July 26, 2013**.

This project is a proposed industrial development with two buildings totaling approximately 1,500,000 square feet. The proposed development is located in the City of Union City, near the interchange of Flat Shoals Road and I-85, south of Flat Shoals Road, east of Interstate 85 and west of Buffington Road.



Review opened: July 12, 2013

**Comments Due:** July 26, 2013

Review will close on or before: August 1, 2013

For more information regarding the DRI process, information needed for the review, or other DRIs reviewed by ARC, please visit the [DRI website](#).

Please contact Jon Tuley at [jtuley@atlantaregional.com](mailto:jtuley@atlantaregional.com) or Jared Lombard at [jlombard@atlantaregional.com](mailto:jlombard@atlantaregional.com) with questions about the review.

Andrew Smith  
Planner, Community Development Division

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

40 Courtland Street, NE  
Atlanta, Georgia 30303-2538

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[atlantaregional.com](http://atlantaregional.com)

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Georgia DOT provides funding and technical assistance to support construction and maintenance of the State's harbors in Savannah and Brunswick, which contribute an annual economic value of \$18.5 billion and supports more than 350,000 jobs. The Department is a local sponsor for the U.S. Army Corps of Engineers that constructs and maintains these harbors.

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## Andrew Smith

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**To:** [jud.turner@gaepd.org](mailto:jud.turner@gaepd.org); Fowler, Matthew; VanDyke, Cindy; Ware, Alan; 'michawilliams@dot.ga.gov'; Comer, Carol; Hood, Alan C.; Lobdell, Mike; 'lbeall@grta.org'; 'wstinson@itsmarta.com'; 'Crocker, John'; 'Floyd, Greg'; 'Jon West'; 'sharris@unioncityga.org'; 'Ellington, Morgan'; 'troy@fairburn.com'; 'Pete Frisina'; 'jprince@tcfatl.com'; 'Rob.Ross@kimley-horn.com'; [John.Walker@kimley-horn.com](mailto:John.Walker@kimley-horn.com); 'elizabeth.hammer@kimley-horn.com'; 'woody@glawgp.com'; Laurel David ([laurel@glawgp.com](mailto:laurel@glawgp.com)); 'sconway@majesticrealty.com'  
**Cc:** Landuse; Jonathan Tuley; Jim Santo; Jim Skinner; Marshall Willis; Carolyn Rader; Jared Lombard  
**Subject:** DRI Review Notification - MAC III Expansion (DRI #2356)

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**Comments Due:** July 26, 2013

Review will close on or before: August 1, 2013

For more information regarding the DRI process, information needed for the review, or other DRIs reviewed by ARC, please visit the [DRI website](#).

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Andrew Smith  
Planner, Community Development Division

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

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# Developments of Regional Impact

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DRI #2356

## 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:

Union City

Individual completing form:

Shayla Harris

Telephone:

770-515-7818

E-mail:

sharris@unioncityga.org

\*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:

MAC III Expansion

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

Flat Shoals Road and Buffington Road

Brief Description of Project:

Approximately 1.5 million sf of high-cube industrial warehousing with two buildings separated by a new public roadway.

#### 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:

# DRI Initial Information Form

Project Size (# of units, floor area, etc.):	Approximately 1.5 million sf		
Developer:	Majestic Realty Company		
Mailing Address:	One Securities Center		
Address 2:	3490 Piedmont Rad NE #210		
	City: Atlanta	State: GA	Zip: 30305
Telephone:	404-467-5255		
Email:	sconway@majesticrealty.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 checked="" type="radio"/> Yes <input type="radio"/> No		
If yes, provide the following information:	Project Name: Majestic Airport Center III		
	Project ID: 705		
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Connect Sewer <input type="checkbox"/> Connect 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: 2015		
	Overall project: 2015		
<div> <input type="button" value="Save Updates to Submitted Form"/> <input type="button" value="Save without Submitting"/> <input type="button" value="Cancel"/> </div>			
<a href="#">Back to Top</a>			

You are logged in to the DRI Website as **jtuley**. | [Change Password](#) | [Go to Applications Listing](#)

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# Developments of Regional Impact

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DRI #2356

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:	Union City
Individual completing form:	Shayla Harris
Telephone:	770-515-7818
Email:	sharris@unioncityga.org
Project Information	
Name of Proposed Project:	MAC III Expansion
DRI ID Number:	2356
Developer/Applicant:	Majestic Realty Company
Telephone:	404-467-5255
Email(s):	sconway@majesticrealty.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 type="radio"/> Yes <input checked="" type="radio"/> No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input checked="" type="radio"/> (not selected) <input 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:	\$37.2 Million
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$594,000
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):	
<div></div>	
<hr/>	
<b>Water Supply</b>	
Name of water supply provider for this site:	City of Atlanta
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.11 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:	
To applicant's best knowledge and belief, there is a waste water treatment capacity.	
<div></div>	
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?	
<div></div>	
<hr/>	
<b>Wastewater Disposal</b>	
Name of wastewater treatment provider for this site:	Fulton County
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.11 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:	
To applicant's best knowledge and belief, there is a waste water treatment facility.	
<div></div>	
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?	
<div></div>	
<hr/>	
<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.)	Daily: approx 2520 trips, AM Peak: approx 184 trips, PM Peak: approx 19
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:

Construction of the Oakley Industrial Boulevard to Buffington Road.

### Solid Waste Disposal

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

1,054 tons annually

Is sufficient landfill capacity available to serve this proposed project?

☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?

☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

### Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

85%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:

Stormwater will be designed per Union City regulations to mitigate stormwater impacts

### Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds?

☐ (not selected) ☐ Yes ☒ No

2. Significant groundwater recharge areas?

☐ (not selected) ☐ Yes ☒ No

3. Wetlands?

☐ (not selected) ☐ Yes ☒ No

4. Protected mountains?

☐ (not selected) ☐ Yes ☒ No

5. Protected river corridors?

☐ (not selected) ☐ Yes ☒ No

6. Floodplains?

☐ (not selected) ☐ Yes ☒ No

7. Historic resources?

☐ (not selected) ☐ Yes ☒ No

## DRI Additional Information Form

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: <div></div>	
<div></div>	
<div>Save Updates to Submitted Form   Save without Submitting   Cancel</div>	
<a href="#">Back to Top</a>	

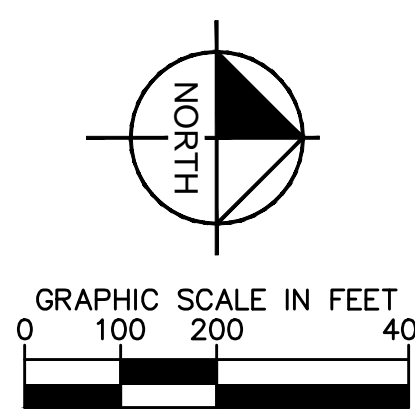
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1. SITE LAYOUT AND BASE PROVIDED BY PAULSON MITCHELL ON JULY 08, 2013.
2. MINIMUM OF ONE REQUIRED PARKING SPACE PER EMPLOYEE, AS PER SPECIFICATIONS OF LOCAL GOVERNMENT.
3. ALL PROPOSED BUILDINGS ARE INTENDED FOR INDUSTRIAL USE ONLY.
4. ALL PROPOSED BUILDINGS ARE ONLY ONE STORY IN HEIGHT.
5. ALL DEVELOPMENT WILL OCCUR IN A SINGLE PHASE.
6. THE EXISTING CONDITION IS UNDEVELOPED LAND.
7. THE PROJECT IS IN THE JURISDICTION OF CITY OF UNION CITY, FULTON COUNTY.

**TRAFFIC CONSULTANT CONTACT INFO:**

NAME: KIMLEY-HORN AND ASSOCIATES

ADDRESS: 817 WEST PEACHTREE ST NW  
SUITE 601  
ATLANTA, GA 30308

CONTACT: ROB ROSS, P.E.

PHONE: (404) 419-8700

<u><b>BUILDING A:</b></u>	
SQUARE FOOTAGE:	992,250 SF
CAR PARKING:	275 SPACES
TRAILER PARKING:	339 SPACES
DOCK DOORS:	141 DOORS
 <u><b>BUILDING B:</b></u>	
SQUARE FOOTAGE:	426,000 SF
CAR PARKING:	244 SPACES
TRAILER PARKING:	130 SPACES
DOCK DOORS:	149 DOORS
 <u><b>SITE ACREAGE TO BE REZONED :</b></u>	
	48.02 ACRES

[illegible]