



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: July 12, 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

For Douglas R. Hooker
Electronic signature
Original ink signature on file

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: MAC III Expansion

Review Type: DRI

Submitting Local Government: City of Union City

Date Opened: July 12, 2013

Deadline for Comments: July 26, 2013 **Date to Close:** August 1, 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.

PRELIMINARY 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.

Comments:

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 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 Natural Resources staff.

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. This finding will be published to the ARC website.

The ARC review website is located at: <http://www.atlantaregional.com/land-use/planreviews>.



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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):

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: *July 26, 2013*

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: July 12, 2013

ARC REVIEW CODE: R1307121

TO: ARC Land Use, Environmental, Transportation, Research, and Aging Division Chiefs

FROM: Jon Tuley, Extension: 3-3307

Reviewing staff by Jurisdiction:

Land Use: Tuley, Jon

Environmental: Santo, Jim

Aging: Rader, Carolyn

Transportation: Willis, Marshall

Research: Skinner, Jim

Name of Proposal: MAC III Expansion

Review Type: Development of Regional Impact

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.

Submitting Local Government: City of Union City

Date Opened: July 12, 2013

Deadline for Comments: July 26, 2013

Date to Close: August 1, 2013

Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

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

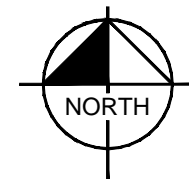
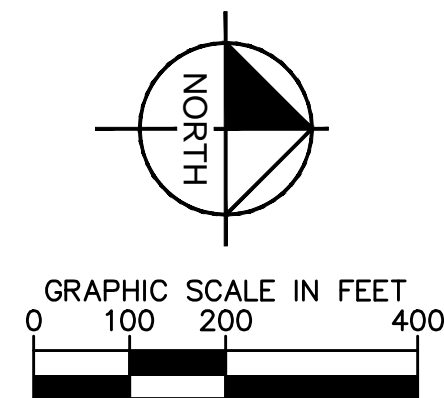
The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be 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:

Land Use	Land Area (ac)	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Office/Light Industrial	48.02	61.95	822.58	5474.28	33998.16	71.07	9.12
TOTAL	48.02	61.95	822.58	5474.28	33998.16	71.07	9.12

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) 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.



1. SITE LAYOUT AND BASE PROVIDED BY PAULSON MITCHELL ON JULY 08, 2013.
2. MINIMUM OF ONE REQUIRED PARKING SPACE PER EMPLOYEE, AS PER SPECIFICAT
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.

DR1: #2356

NAME: MAC III EXPANSION

CLIENT CONTACT INFO:

NAME: MAJESTIC REALTY COMPANY

ADDRESS: ONE SECURITIES CENTER
3490 PIEDMONT RD NE
SUITE #210
ATLANTA, GA 30305

PHONE: (404) 467-5255

SITE PLANNER CONTACT INFO:

NAME: PAULSON MITCHELL
INCORPORATED

ADDRESS: 85 MILL STREET
SUITE #200
ROSWELL, GA 30075

PHONE: (770) 650-7685

FAX: (770) 650-7684

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>BUILDING A:</u>	
SQUARE FOOTAGE:	992.25
CAR PARKING:	275 SPA
TRAILER PARKING:	339 SPA
DOCK DOORS:	141 DO
<u>BUILDING B:</u>	
SQUARE FOOTAGE:	426.00
CAR PARKING:	244 SPA
TRAILER PARKING:	130 SPA
DOCK DOORS:	149 DO

Diagram illustrating a traffic signal with a callout for a proposed driveway. The signal is shown as a vertical rectangle with three circles (red, yellow, green) and a horizontal line. A callout box labeled "PROPOSED DRIVEWAY #1" is connected to the signal by a line. The callout box is labeled "DRIVEWAY CALLOUT". The signal is labeled "TRAFFIC SIGNAL CALLOUT".

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 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
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):

Water Supply

Name of water supply provider for this site:	City of Atlanta
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.11 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.

Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
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If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for this site:	Fulton County
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.11 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.

Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
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If yes, how much additional line (in miles) will be required?

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.)	Daily: approx 2520 trips, AM Peak: approx 184 trips, PM Peak: approx 194 trips
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</div> <div>Save without Submitting</div> <div>Cancel</div>	
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Developments of Regional Impact

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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:

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